

**Borough of Highland Park
Ordinance No. 20-**

**AN ORDINANCE OF THE BOROUGH OF HIGHLAND PARK, COUNTY OF
MIDDLESEX AMENDING CHAPTER 230, LAND DEVELOPMENT CONCERNING
ACCESSORY BUILDINGS, GARAGES AND HOME OCCUPATION AND AMENDING
THE “CODE OF THE BOROUGH OF HIGHLAND PARK”**

BE IT ORDAINED by the Borough Council of the Borough of Highland Park that the following amendments to Chapter 230 are hereby enacted, bracketed[] is deleted; underlined material is new and is added:

1. Section 230-3 of the “Code of the Borough of Highland Park” setting forth definitions for land development is amended with regard to accessory building or use, private garages and home occupation and shall read as follows:

ACCESSORY BUILDING OR USE –

An accessory building or use which:

- A. Is subordinate to and serves an ancillary purpose to a principal building or use;
- B. Is subordinate in area, extent, or purpose to the principal building or principal use served;
- C. Contributes to the comfort, convenience, or necessity of occupants of the principal buildings or principal use served; and
- D. Is located on the same zoning lot as the principal building or principal use served.
- E. May have a sink, electrical service, heat and/or air conditioning, but does not contain a bathroom, toilet, kitchen or cooking device.

GARAGE, PRIVATE

[A building or space used as an accessory to the main building which provides for the storage of motor vehicles, in which no occupation, business or service is conducted.]

A building or space used as an accessory to the principal use which provides for a permitted accessory use including the storage of motor vehicles and/or a home occupation.

HOME OCCUPATION

[Any activity carried out for a gain by a resident, conducted as an accessory use in the resident’s dwelling.]

Any activity carried out for gain by a resident, conducted as an accessory use entirely within the resident’s dwelling, a private garage or an accessory structure without any exterior signage or

visible display related to the home occupation. A home occupation is limited to two residents who reside on the premises and no employee, tenant or other person may work from the premises except for students attending academic, artistic, musical or religious instruction or tutoring or coaching sessions.

2. Sections 230-132. B., Section 230-133.B and Section 230-134.C of said Code concerning permitted accessory uses in the RA, RB and RA-E Residential Zone are hereby amended concerning permitted accessory uses and shall read as follows:

[B. Permitted accessory uses.

- (1) Private garage space for the storage of motor vehicles.
- (2) Greenhouses, tool sheds and other similar structures.
- (3) Private recreational facilities, such as but not limited to swimming pools, tennis courts, and satellite dish antennas (receive only), provided these uses shall be noncommercial and that lighting shall be directed away from adjacent lots.
- (4) Fences, walls and hedges.]

B. Permitted accessory uses.

- (1) Private garage space.
- (2) Greenhouses, tool sheds and other similar structures.
- (3) Private recreational facilities, such as but not limited to swimming pools, tennis courts, home gyms and satellite dish antennas (receive only), provided these uses shall be noncommercial and that lighting shall be directed away from adjacent lots.
- (4) Fences, walls and hedges.
- (5) Home occupations.

3. Section 230-135.B.(1), Section 230-136.B.(1), Section 230-137.B.(1), Section 230-138.B.(1) and Section 230-139.C.(1) concerning private parking garage space as permitted accessory uses is amended to read as follow:

(1) Private garage space and parking area. [For the storage of motor vehicles.]

4. This Ordinance will take effect upon its passage and publication and the filing of a copy of same with the Middlesex County Planning Board, all of which as required by law.

Introduced and Passed on First Reading by Title: September 15, 2020

Adopted: _____, 2020

Approved: _____, 2020

Attest: _____
Joan Hullings, Borough Clerk

Gayle Brill Mittler, Mayor

RECORD OF COUNCIL VOTES

Council Member		Ayes	Nays	Abstain	Absent
Fine					
Foster-Dublin					
George					
Hale					
Kim-Chohan					
Canavera					