

**BOROUGH OF HIGHLAND PARK
ORDINANCE NO. 21-2036**

**AN ORDINANCE BY THE BOROUGH OF HIGHLAND PARK, MIDDLESEX COUNTY
AUTHORIZING A LABORATORY USE WITHIN THE COMMERCIAL, PROFESSIONAL
OFFICE AND LIGHT INDUSTRIAL ZONES AND AMENDING THE “CODE OF THE
BOROUGH OF HIGHLAND PARK”.**

BE IT ORDAINED by the Council of the Borough of Highland Park, Middlesex County as follows: (Bracketed material deleted); underlined material new.

- (1) Section 230-141.B and G of the “Code of the Borough of Highland Park” which establishes permitted permissible uses and parking requirements within the C Commercial Zone is amended to read as follows:

Section 230-141.B. Permitted principal uses.

- (1) All uses permitted in §230-140.B. for the CBD Zone, with the exception of carry-out restaurants.
- (2) Restaurants.
- (3) Lawn and garden shops.
- (4) Professional offices.
- (5) [Medical and radiologic laboratories.] Laboratories.
- (6) Computer or electronic services or rental.
- (7) Retail integrated developments of such uses as retail stores and shops, personal service establishments, professional and business offices, banks and restaurants housed in an enclosed building or buildings and utilizing such common facilities as customer parking areas, pedestrian walks, truck loading and unloading space, utilities and sanitary facilities and other necessary and appropriate uses, subject to and in conformance with the regulations specified herein.

Section 230-141.G. Off-street parking and loading.

- (1) For permitted business, laboratory and service establishments: one parking space for each 300 square feet of gross floor area[of the establishment].
 - (2) Off-street loading berths for all retail and commercial establishments having a gross floor area in excess of 10,000 square feet: one loading space for every 10,000 square feet or fraction thereof of gross floor area.
 - (3) Public and private parking lots are permitted.
 - (4) Banks: one space for each 100 square feet of gross floor area.
 - (5) Restaurants: One off-street parking space for each three seats, plus one off-street parking space per employee on the maximum shift.
 - (6) For medical professional offices, one off-street parking must be provided at the rate of three off-street parking spaces for each professional staff member plus one space for each permanent employee or one parking space for each 100 square feet of gross floor area, whichever is greater.
- (2) Section 230-142.A. and E. of said Code which establishes permitted principal uses and parking requirements within the PO Professional Office Zone is amended to read as follows:

Sec. 230-142.A. Permitted principal uses.

- (1) Professional and business offices.
- (2) Offices for practicing physicians, dentists, psychologists and other professionals dealing in the medical profession.
- (3) Single-family homes.

(4) Laboratories.

Section 230-142.E. Off-street parking and loading.

- (1) For medical professional offices, off-street parking must be provided at the rate of three off-street parking spaces for each professional staff member plus one space for each permanent employee or one parking space for each 100 square feet of gross floor area, whichever is greater.
 - (2) For permitted business, office, laboratory and service establishments: one parking space for each 300 feet of gross floor area.
- (3) Section 230-143.B. and G. of said Code which establishes permitted principal uses and parking requirements within the LI Light Industrial Zone is amended to read as follows:

Sec. 230-143.B. Permitted principal uses.

- (1) Business, professional and governmental offices.
- (2) Light industrial manufacturing, processing and assembling of products.
- (3) Wholesale offices and showrooms with accessory storage for goods.
- (4) Warehousing of finished products and materials for distribution.
- (5) Electrical, heating, ventilating, air-conditioning, plumbing and refrigeration equipment sales and service businesses.
- (6) Computer and/or electronic assembly, services or retail.
- (7) Wireless telecommunications, towers and antennas as specified in Article XVIII.

(8) Laboratories.

Section 230-143.G. Off-street parking and loading.

Subsection (1)(e) is amended to read as follows: For permitted business, office, laboratory and service establishments: one parking space for each 300 square feet of gross floor area.

- (4) Section 230-148 of said Code which establishes the SC Senior Citizen Housing Zone is amended to read as follows:

Section 230-148 [SC Senior Citizen Housing] Stream Corridor Protection Overlay Zone.

Sec. 230-148.D. Prohibited uses. The following uses are prohibited in the Stream Corridor Protection Overlay Zone even though they may be permitted in the underlying zoning.

Subsection (10) is amended to read as follows: [Commercial and medical] Laboratories, processing or manufacturing facilities.

- (5) This Ordinance shall take effect upon its passage and publication and the filing of a copy of same with the Middlesex County Planning Board all of which is required by law.

Introduced and passed on first reading: October 19, 2021

ADOPTED: November 9, 2021
ATTEST:

APPROVED: November 9, 2021

Joan Hullings, Borough Clerk

Gayle Brill Mittler, Mayor