

**HARDING TOWNSHIP
ORDINANCE NO. 06-13**

**"AN ORDINANCE AMENDING CHAPTER 225 (LAND USE AND
DEVELOPMENT) OF THE CODE OF THE TOWNSHIP OF HARDING TO MODIFY
ZONING REGULATIONS CONCERNING CALCULATION OF BUILDING AREA"**

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF HARDING IN THE COUNTY OF MORRIS AND STATE OF NEW JERSEY AS FOLLOWS:

SECTION 1: Section 225-122(C)(3) shall be revised (with deletions shown by strikethroughs and additions highlighted) to read in its entirety as follows:

- (3) Accessory structures constructed prior to 1945 shall not be included in the calculation of building area as set forth above, except that any portion of a building used as an accessory residence shall be included in the calculation of building area, and further provided that any ~~enlargement of~~ such a ~~preexisting~~ accessory structure shall be included counted in the calculation of building area and shall be limited as set forth above if it has been enlarged or relocated on the property since 1944.

SECTION 2: Section 225-122(C) shall be revised to add a new subsection (4) to read in its entirety as follows:

- (4) Notwithstanding the foregoing, in connection with a development application, the Planning Board or Board of Adjustment, as applicable, may authorize exclusion from the calculation of building area barns and other accessory structures that contribute to the Township's rural character. Any future enlargement, relocation or significant exterior alteration, not including repair or maintenance activities, of any such accessory structure shall require the entire accessory structure to be included in the calculation of building area absent a new determination that the accessory structure as modified will continue to contribute to the Township's rural character.

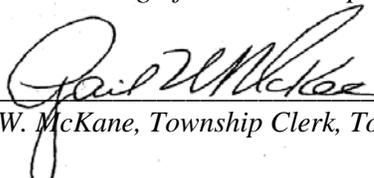
SECTION 3: If any section, subsection, paragraph, sentence or any part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 4: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5: This ordinance shall take effect after final passage and publication as prescribed by law.

I, Gail W. McKane, Township Clerk of the Township of Harding, do hereby certify this document to be a true copy of the original ordinance as adopted at the meeting of the Township Committee on October 15, 2013.

Date: October 15, 2013



Gail W. McKane, Township Clerk, Township of Harding