

Borough of Hillsdale**Ordinance No. 10-08
(Adoption)****Title: Amending the Land Use Code, Definitions Section, Floor Area Ratio (F.A.R.)**

BE IT ORDAINED: by the Borough Council of the Borough of Hillsdale as follows:

A. Article 1 “General Provisions, “Section 310-4 “Definitions” is amended and supplemented as follows:

a. The following definitions are revised to read as follows:

Floor Area Ratio (FAR): The sum of the area of all floors of existing or new buildings or structures, compared to the total area of the property on which the structures are located, expressed as a percentage. The computation of Floor Area Ratio includes the principal and all accessory structures **and buildings**, such as sheds and garages located on the lot. Habitable Attic Space as defined in Section 310-4 is included in the FAR calculation. Basements, cellars, and **uncovered** decks and patios are not included in the computation. **Roofed and/or covered decks and patios are considered buildings and included in the FAR calculations.** FAR computations shall be taken from the exterior face of outside walls, **pillars and/or columns** and include the wall thickness.

a. The following new definitions are added:

Carport: A roofed garage providing space for the parking of motor vehicles, which may be open on not more than three sides.

Deck: An unroofed platform, either freestanding or attached to a building or other improvement, that is supported by pillars, posts, walls or foundations.

Patio: A level, landscaped, and/or surface area located at grade level that is not covered by a roof.

BE IT FURTHER ORDAINED: that this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon and after the date of its final passage, adoption and publications as required by law.

Council member	Motion	Second	Yes	No	Absent	Abstain
DeJoseph, Jonathan						
Frank, Douglas						
Giancarlo, Michael						
Hanlon, Marie						
Schiavone, Donna						
Weinstein, Andy						

Adopted: July 13, 2010

Robert P. Sandt, RMC
Municipal Clerk

Mayor Max Arnowitz