

**TOWNSHIP OF EAST WINDSOR  
COUNTY OF MERCER  
ORDINANCE NO. 2026-03**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XX, “ZONING,”  
SECTION 20-17, “TC TURNPIKE COMMERCIAL,” SUBSECTION 20-17.3,  
“CONDITIONAL USES,” APPLYING TO SELF STORAGE FACILITIES OF THE  
REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR**

**WHEREAS**, the Township Planning Board publicly reviewed a concept plan for a self-storage facility on Route 33 in the Turnpike Commercial (TC) Zone and recommended further Township review of this use in the zone; and

**WHEREAS**, on July 29, 2024, the Township Council, pursuant to a recommendation and proposal from the Township Planner adopted Ordinance 2024-08 to create a new conditional use for self-storage facilities in the Turnpike Commercial (TC) Zone; and

**WHEREAS**, the recommendation and proposal from the planner incorporated in Ordinance 2024-08 did not address the floor area ratio (FAR) and building coverage limitations which were reflected and often suitable for self-storage facilities; and

**WHEREAS**, the Township, in consideration of the nature of self-storage uses being a low intensity activity, finds such use should be permitted to have a larger building area than the other uses in the TC Zone, providing a more efficient use of land while subject to other conditional and general standards of the Zone; and

**NOW THEREFORE, BE IT ORDAINED** by the Township Council of the Township of East Windsor as follows:

**Section 1.** Chapter XX, “Zoning,” Section 20-17, “TC Turnpike Commercial,” Subsection 20-17.3, “Conditional Uses,” is hereby amended by adding a new subparagraph 11 in Paragraph 20-17.3c., as follows:

11. The following floor area ratio limits and building coverage limits shall apply to self-storage facilities under this subparagraph (c):

- (a) Self-storage buildings which include floor area to be used for customer self-storage of goods and materials shall be permitted a floor area ratio maximum under the provisions of this conditional use requirement not to exceed 0.65, subject to the following standards to qualify for this floor area ratio:
  - (i.) At least 90% of the gross floor area ratio of the building or buildings on the site are to be used for customer self-storage and associated ingress and egress areas.
  - (ii.) Restrictions are to be imposed on the use of the building to assure that the self-storage minimum of 90% of gross floor area is maintained.
  - (iii.) The allowable building coverage shall not exceed 32.5% in order to accommodate the increased allowable floor area ratio.
  - (iv.) The maximum improvement coverage of 80% of the TC Zone shall not be exceeded.

**Section 2. Repealer.** All ordinances or parts thereof inconsistent with this Ordinance are repealed.

**Section 3. Severability.** If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

**Section 3. Effective Date.** This Ordinance shall take effect upon its passage, publication and filing with the Mercer county Planning Board, as provided for by law.

**ATTEST:**

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**ALLISON QUIGLEY**  
Municipal Clerk

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**JANICE S. MIRONOV**  
Mayor

Introduced:  
Adopted:  
Effective Date: