

June 12, 2014

ORDINANCE #2014-16

AMENDING CHAPTER 145 OF THE CODE OF BOROUGH OF HIGH BRIDGE, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY, THE LAND USE AND DEVELOPMENT ORDINANCE

I. Rezone:

- a. Rezone the homes between Center Street and Mill Street from McDonald Street to the Columbia Trail from DB Zone to the R-4 Zone as single-family detached homes are not a permitted use in the DB Zone.
- b. Rezone a portion of the C Zone along 513 to the MUC Zone.

II. Sign Changes:

Section 302, Signs

E. Signs in Non-Residential Districts: C and ROM Zones.

No business or other commercial establishment including manufacturing and research shall be allowed signs except as permitted herein. Furthermore, any new or replacement signs or non-residential properties containing more than one(1) use or business establishment shall be subject to site plan review by the Planning Board and shall be part of an approved, comprehensive signing plan for the property. Permitted signs may be any one (1) or combination of the following, provided, however, that no individual business or other commercial establishment including manufacturing and research, shall be permitted to display more than two (2) permanent, exterior signs and two (2) simultaneous temporary signs:

- 1. Signs located in Zones C, and ROM shall not exceed.....
- 2. Wall Signs.
- 3. Ground or Freestanding Signs. One (1) ground type sign shall be permitted for each non-residential lot in the C, and ROM Zones only, subject to the following limitations and requirements:

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F. Signs in Non-Residential Districts – Downtown Business Zone.

No business or other commercial establishment shall be allowed signs except as permitted herein. When multiple storefronts occur within the same building, their signs shall be compatible in style, dimension and mounting height.

1. A ground floor establishment may have either a wall sign OR a hanging sign. The standards for wall signs and hanging signs are as follows:

a. Wall signs.

- (1) There shall be no more than one (1) wall sign per establishment per public street frontage.
- (2) The following types of wall signs shall be permitted in the Downtown Business Zone:
 - (a) Back-lit raised letters with concealed ballast.
 - (b) Signage board with or without downward lighting.
- (3) The maximum sign area shall be twenty-five (25) square feet.
- (4) The maximum letter height shall be twelve (12) inches.
- (5) The top edge of a wall sign shall not be installed more than fifteen (15) feet above the sidewalk. The top edge of a wall sign shall not project above the roof line.
- (6) Wall signs shall not project more than eight (8) inches beyond the façade.

b. Hanging signs.

- (1) There shall be no more than one (1) hanging sign per establishment.
- (2) The maximum sign area shall be six (6) square feet.
- (3) The maximum letter height shall be twelve (12) inches.
- (4) The lower edge of a hanging sign shall be at least eight (8) feet above the sidewalk. The highest edge of a hanging sign shall be no more than fourteen (14) feet above the sidewalk.
- (5) Hanging signs shall project a maximum of four (4) feet from the building façade.
- (6) Sign support framework shall be well-crafted, in keeping with the sign and building architecture.
- (7) There shall be a minimum of thirty (30) feet separation between hanging signs.
- (8) Hanging signs may be externally lit. Internally-lit hanging signs shall be prohibited.

2. Street address signs.

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- a. Street address signage shall be provided on each building or for each individual ground floor tenant. Street address signage shall contain, at a minimum, the building number.
- b. Street address signage may be placed on the façade or on the door.
- c. Street address numbers shall have a maximum height of ten (10) inches.
- d. Street address lettering shall have a maximum height of six (6) inches.

3. Street-level directory signs.

- a. Where a building has upper story non-residential uses, one (1) street-level directory sign shall be permitted per entrance to said upper story establishments. Directory signs shall be located next to the exterior entrance to the upper story establishments.
- b. The maximum sign area shall be three (3) square feet.
- c. The maximum letter height shall be eight (8) inches.
- d. The top edge of the directory sign shall not be installed more than six (6) feet above the sidewalk.

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4. Window signs.

- a. Ground floor and upper story non-residential uses may have window signs.
- b. All window signs shall be neat, clean and professional-looking. Examples shown below.
- c. Window signs may be temporary or permanent.
- d. Windows signs shall not exceed twenty percent (20%) of each window's area.
- e. The maximum letter height shall be eight (8) inches.
- f. Window signage shall pertain only to the establishment occupying the premise where the window is located.

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G. Signs in Non-Residential Districts – Mixed-Use Commercial Zone.

No business or other commercial establishment shall be allowed signs except as permitted herein. When multiple storefronts occur within the same building, their signs shall be compatible in style, dimension and mounting height.

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1. Wall signs.

- a. Ground floor establishments may have a wall sign.
- b. There shall be no more than one (1) wall sign per establishment per public street frontage.
- c. The following types of wall signs shall be permitted in the Mixed-Use Commercial Zone:
 - (1) Back-lit raised letters with concealed ballast.
 - (2) Signage board with or without downward lighting.
- d. The maximum sign area shall be thirty (30) square feet.
- e. The maximum letter height shall be fourteen (14) inches.
- f. The top edge of a wall sign shall not be installed more than fifteen (15) feet above the sidewalk or ground level. The top edge of a wall sign shall not project above the roof line.
- g. Wall signs shall not project more than eight (8) inches beyond the façade.

2. Monument signs.

- a. Monument signs shall be permitted where a building has more than one (1) non-residential use and is set back from the right-of-way at least twenty (20) feet.
- b. A maximum of one (1) monument sign shall be permitted per parcel in the Mixed-Use Commercial Zone.
- c. The maximum sign area shall be thirty (30) square feet, excluding the base.
- d. The maximum sign height shall be six (6) feet, which shall include the base.
- e. The sign shall be set back from the right-of-way a minimum of eight (8) feet.
- f. The base of the monument sign shall be constructed of materials that are consistent with the building architecture.
- g. The base of the sign shall be landscaped with plants that extend a minimum of two (2) feet in all directions.
- h. Monument signs may be externally lit. Internally-lit monument signs shall be prohibited.

3. Street address signs.

- a. Street address signage shall be provided on each building or for each individual ground floor tenant. Street address signage shall contain, at a minimum, the building number.
- b. Street address signage may be placed on the façade, door or on a monument sign.
- c. Street address numbers shall have a maximum height of twelve (12) inches.
- d. Street address lettering shall have a maximum height of eight (8) inches.

4. Street-level directory signs.

- a. Where a building has upper story non-residential uses, one (1) street-level directory sign shall be permitted per entrance to said upper story establishments. Directory signs shall be located next to the exterior entrance to the upper story establishments.
- b. The maximum sign area shall be three (3) square feet.
- c. The maximum letter height shall be eight (8) inches.
- d. The top edge of the directory sign shall not be installed more than six (6) feet above the sidewalk or ground level.

5. Window signs.

- a. Ground floor and upper story non-residential uses may have window signs.
- b. All window signs shall be neat, clean and professional-looking.
- c. Window signs may be temporary or permanent.
- d. Windows signs shall not exceed twenty percent (20%) of each window's area.
- e. The maximum letter height shall be twelve (12) inches.
- f. Window signage shall pertain only to the establishment occupying the premise where the window is located.

H. Real Estate Signs.

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↓ Seasonal Agricultural Signs.

↓ Administration

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III. Parking

Section 306. Off-Street Parking and Loading.

A. Parking Space Size.

B. Required Number of Parking Spaces: DB Zone.

1. Single-Family Homes – the number of parking spaces shall be provided in accordance with the Residential Site Improvement Standards.

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2. Properties with non-residential and apartment uses in the same building – the number of parking spaces shall be provided in accordance with the Residential Site Improvement Standards. No parking shall be required for the non-residential uses.

a. At least half of the required parking shall be located on-site.

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b. The remaining spaces shall be located in one of the public parking lots. The property owner shall purchase a parking permit for each of the off-site parking spaces annually.

3. Properties with non-residential uses only, where the number of employees is less than five during the peak shift – two (2) off-street parking spaces.

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4. Properties with non-residential uses only, where the number of employees is six or more during the peak shift – to be determined by the Land Use Board. Factors to be considered include type of tenants, total number of employees, tenant operations, etc.

C. Required Number of Parking Spaces: All Other Zones.

D. Required Number of Loading Spaces.

IV. DB Zone Changes:

Section 405. Regulations for DB, Downtown Business.

B. Permitted Principal Uses.

1. Retail stores, which sell goods or merchandise to the general public. This **excludes** gas and/or service stations.
2. Personal service establishments, except the following:
 - a. Tattoo parlors and/or body piercing.
 - b. Massage parlors.
 - c. Tanning salons.
 - d. Adult-themed retail stores.
 - e. Adult-themed entertainment.
3. Business and professional offices, only on the upper floor(s) of a structure. However:
 - a. Offices that may be located on any floor of a building include travel agencies and real estate offices.
 - b. Buildings in existence as of December 31, 2013 with four or more steps connecting the sidewalk to the first floor may have business and professional offices on the first floor.
4. Restaurants and taverns, except no drive-through windows shall be permitted.
5. Medical and health services, only on the upper floor(s) of a structure. However, opticians may be located on any floor of a building.
6. Studios, including dance, art, aerobic and music, only on the upper floor(s) of a structure.
7. Museums, art galleries and libraries.
8. Child-care centers.
9. Municipal parks, playgrounds, municipal buildings and other public buildings of a governmental or cultural nature, deemed appropriate and necessary by the Mayor and Common Council.
10. Residential uses, including apartments and condominiums, only on the upper(s) floor of a structure. A maximum of six (6) residential units shall be permitted on lots between 5,000 and 10,000 square feet. A maximum of eight (8) residential units shall be permitted on lots greater than 10,000 square feet. One bedroom units shall contain a minimum of 450 square feet, while two bedroom units shall contain a minimum of 800 square feet. The entrance to said dwelling units shall be directly from a street or from the rear of the building. Units shall not have more than two (2) bedrooms.
11. Mixed-use structures with a combination of two (2) or more of the permitted principal uses within the DB Zone.

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C. Permitted Conditional Uses.

Refer to Section 409 for special regulations for these uses, except for farm stands and farmer’s markets.

- 1. Churches and similar places of worship, parish houses and similar accessory uses.
- 2. Public utility uses.
- 3. Public, private parochial and quasi-public schools and institutions of higher learning.
- 4. Farm standards and Farmer’s Markets:
- 5. Wireless telecommunications equipment and facilities.
- 6. Mixed-use Commercial Residential:
 - a. The parcel shall be within one (1) quarter mile of a rail station or mass transit stop.
 - b. The parcel shall have.....
 - c. Minimum lot area

7. Bed and breakfast lodging.

D. Permitted Accessory Uses.

- 1. Private garage space for the storage of commercial vehicles.
- 2. Off-street parking space for the use of patrons and employees and residents, where permitted.
- 3. Other uses and structures customarily incidental to the principal permitted use.
- 4. Child-care programs, which shall be exempt from all local zoning restrictions.

5. Massage, bodywork and somatic therapy. While massage parlors remain a prohibited use, massage, bodywork and somatic therapy shall be permitted as an accessory use in the DB Zone, provided the following requirements are satisfied:

- a. The use is accessory to one of the following principal uses: beauty shop, salon, spa or sports facility.

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- b. All persons employed by the establishment for the purpose of conducting massage, bodywork or somatic therapy shall be certified by the State of New Jersey pursuant to the Massage, Bodywork and Somatic Therapist Certification Act.
- c. A zoning permit specifically related to the accessory use shall be obtained prior to the start of any such accessory use. There shall be no violations of the Massage, Bodywork and Somatic Therapist Certification Act or the regulations promulgated thereunder, as may be amended from time to time. Any such violation shall result in an automatic rescission of the zoning permit.

E. Area, Yard and Bulk Requirements.

1. Minimum Lot Size: 5,000 square feet
2. Minimum Frontage Width: 50 feet
3. Maximum Front Yard Setback: 8 feet
4. Minimum One Side Yard Setback: 0 feet
5. Minimum Total of Two Side Yards Setback: 5 feet
6. Minimum Rear Yard Setback: 15 feet
7. Minimum Accessory Structure Side Yard Setback: 5 feet where adjacent to R-4 Zone
8. Minimum Accessory Structure Rear Yard Setback: 5 feet where adjacent to R-4 Zone
9. Maximum Lot Coverage: 90%
10. Maximum Building Coverage: 60%
11. Maximum Height: 3 stories and 45 feet

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F. Special Regulations.

1. Driveways shall be located at least fifty (50) feet from a street intersection and shall be spaced sufficiently to avoid any potential hazard. No curb cuts shall exceed thirty (30) feet in width.
2. No goods or materials shall be stored or displayed out-of-doors, except as provided below:
 - a. Outdoor displays of goods shall be permitted during business hours; however, a three (3) foot wide, obstruction-free sidewalk zone must be maintained to allow for the free flow of pedestrian traffic.
 - b. Outdoor dining areas are permitted within the DB Zone; however, a three (3) foot wide, obstruction-free sidewalk zone must be maintained to allow for the free flow of pedestrian traffic. Tables and chairs shall be secured at closing time.

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3. A site plan is required only for any change of use defined as outside the principal permitted use of this section, notwithstanding the definition of "development".

4. Outdoor storage of construction vehicles and equipment is prohibited.

6. Special conditions for bed and breakfast lodging are the same as those stipulated in Section 409, except that there is no minimum lot size requirement.

7.

G. Architectural Design Standards

1. Purpose.

- a. The purpose of the architectural design standards is to establish a set of principles and requirements that guide future redevelopment, repairs and renovations. The following standards shall be used to prepare and review the architectural design of all buildings and structures in a development plan.
- b. Where a development plan involves an existing building, the existing building shall be repaired and/or renovated to comply with this article.
- c. These standards shall be applicable to properties that have frontage on Main Street and North Main Street.

2. Scale and Articulation

- a. New buildings shall be designed to be an integral part of the DB Zone and be developed with appropriate consideration for both proposed and existing buildings with respect to height, massing, location and orientation.
- b. Building wall offsets, including both projections and recesses, shall be provided along any street-facing building wall measuring greater than forty (40) feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall.
- c. The maximum spacing between such offsets shall be twenty (20) feet. The minimum projection or depth of any individual offset shall not be less than one (1) foot.
- d. Vertical offsets can include, but are not limited to, pilasters, projecting bays and changes in façade materials.
- e. All street-facing building walls shall have a clearly defined base, body and cap (see example below).
- f. The architectural treatment of a façade shall be completely continued around all street-facing facades of a building.

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g. Awnings, which add visual richness to a downtown, are encouraged for storefronts. Awnings shall be made of fire-resistant canvas or cloth. All awnings shall be securely attached to the building so that the lowest part of the awning is mounted a minimum of eight (8) feet and a maximum of twelve (12) feet above the sidewalk at the storefront.

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h. No garage doors shall be permitted along any Main Street building façade. However, garage doors are permitted along what is known as North Main Street.

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i. No parking shall be permitted between the building façade and the Main Street right-of-way.

3. Corner Buildings

a. Buildings on corners are significant buildings because they have two frontages visible from the street and act as important landmarks.

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b. Corner buildings shall feature a prominent architectural element, which shall include one of the following patterns:

(1) Opening space at the ground level for people to walk across the corner, with the building mass above, redefining the corner.

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(2) A recessed entry at the corner, such as the familiar angled wall with an entry door (chamfered corner).

(3) A corner window with an important view to the building.

(4) Bay windows that wrap the corner.

(5) A tower element to emphasize the corner.

(6) Other unique architectural feature(s), subject to Planning Board approval.

4. Roof

a. The shape, pitch and color of a roof shall be architecturally compatible with the style, materials and colors of such building.

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b. If the building has a flat roof, a parapet shall project vertically to hide any roof-mounted mechanical equipment. Additionally, a cornice shall project out horizontally from the façade and shall be ornamented with moldings, brackets or other details.

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c. Pitched roofs are encouraged to have dormers, chimneys, cupolas or other similar elements to provide architectural interest. These elements shall be compatible with the style, materials, colors and details of the building.

d. Roof top heating, ventilating and air-conditioning (HVAC) systems, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be inconspicuous as viewed from the street and adjacent properties.

5. Transparency

a. Ground floor uses in the DB Zone shall have large pane display windows on the Main Street frontage. Such windows shall be framed by the surrounding wall and shall be a minimum of 50% of the total ground level façade area.

(1) The ground level façade area shall be defined as the area bounded by the side edges of the building and the plane coincident with the internal floor of the building and the internal ceiling of the building.

(2) Transparent doors may be counted in the minimum transparency calculation.

b. Transoms above display windows are encouraged.

c. Windows shall be vertically proportioned (taller than wider) where possible.

d. Ground floor windowsills along Main Street shall not be more than three (3) feet above the sidewalk. Base panels or bulkheads are encouraged between the sidewalk and the windowsills.

e. Buildings of architectural styles that normally have windows with muntins (vertical dividers) or divided lights shall utilize those types of windows.

f. Glass blocks are not permitted on facades that abut a public street.

g. Exterior security grates are prohibited.

6. Entrances

a. All entrances to a building shall be defined and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porches, overhangs, etc.

b. The main entrance of a building shall face the street on which the property fronts.

c. Federal law requires that entrances be accessible to handicapped patrons wherever feasible. People with physical disabilities should be able to use the same entrance as everyone else and be provided with an accessible route into the building. When renovating, use the Americans with Disabilities Act Accessibility Guidelines with the assistance of building officials to determine the adequacy of proposed renovations in addressing the needs of the disabled.

7. Materials and Traditional Design Elements

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a. Building facades visible from a public street shall consist of durable, long-lasting materials.

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b. The predominant material of all street walls shall be brick, cement-board siding, wood and/or stone. Stucco may be used as an accent.

c. Buildings shall be designed to be in keeping with the existing Main Street historic architecture, which includes Colonial, Federal and Victorian styles.

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V. **C Zone**

Section 406. Regulations for C, Commercial Zone.

E. Area, Yard and Building Requirements.

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1. Minimum Lot Size: 40,000 square feet

2. Minimum Lot Frontage: 140 feet

3. Minimum Front Yard Setback: 40 feet

4. Minimum One Side Yard Setback: 30 feet

5. Minimum Total of Two Side Yards Setback: 50 feet

6. Minimum Rear Yard Setback: 30 feet

7. Minimum Accessory Side Yard Setback: 10 feet

8. Minimum Accessory Rear Yard Setback: 10 feet

9. Maximum Lot Coverage: 70%

10. Maximum Building Height: 3 stories and 40 feet

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VI. **Mixed-Use Corridor Zone**

Section 406.1 Regulations for MUC, Mixed-Use Corridor Zone.

A. Purpose.

It is the purpose of this zone to provide an area suitable for businesses and services that is compatible with the character and scale of the CR-513 corridor.

B. Permitted Principal Uses.

1. Retail stores, which sell goods or merchandise to the general public. This excludes retail services with drive-through facilities.
2. Personal service establishments.
3. Business and professional offices.
4. Financial services, excluding drive-through facilities.
5. Medical and health services.
6. Health clubs and/or fitness facilities.
7. Child-care centers.
8. Restaurants and taverns, excluding drive-through facilities.
9. Municipal parks, playgrounds, buildings and other public buildings of a governmental or cultural nature.
10. Mixed-use structures with a combination of two (2) or more of the permitted principal uses within the MUC Zone.
11. Live-work units, which are buildings that provide residential and work space within the same structure typically with work space on the ground floor and residential above. The work space shall comprise at least forty percent (40%) of the principal building's square footage. The building shall be owner-occupied. Employees shall include the property owner and may include non-residents.

C. Permitted Conditional Uses.

1. Automobile repair, service, gas stations, conditions as follows:
 - a. The minimum lot area shall be 35,000 square feet.
 - b. The minimum lot frontage shall be 200 feet.

- c. Rental of motor vehicles, RV's, trailers or boats may occur in conjunction with a gas station so long as the rentals are kept in neat order. Sales of motor vehicles, RV's, trailers and boats are prohibited.
- d. No automobile repair work shall be done out of doors.
- e. Parking spaces for customer vehicles awaiting repair and for employees shall be separated from the driveway and general apron area which gives access to gasoline pumps, air pumps and service bays. No designated parking space shall obstruct access to such facilities.
- f. Vehicles stored on the premises longer than five (5) days must be parked in the rear of the building or to the side if no rear area exists. These long term parking areas shall be screened from public view as follows:
 - (1) A minimum landscaped buffer, five (5) feet wide, shall be provided along all property lines abutting public streets, except where curb cuts are located. Said buffer shall be planted with a staggered mixture of evergreens, deciduous shade trees and shrubs. When planted, evergreens shall be a minimum of four (4) feet in height, deciduous trees shall be a minimum of three (3) inches in caliper and shrubs shall be a minimum of three (3) feet in height.
- g. Service and parking areas shall be screened from abutting residentially-zoned properties. A minimum six (6) foot high, solid fence shall be erected to screen adjacent residentially-zoned properties.
- h. Parked cars for scrap must be removed as soon as the titles can be obtained.
- i. No sale of junk car parts directly to the public shall be allowed.
- j. Gasoline pumps and air pumps shall be placed within the required front yard of the service station, but shall be no closer than thirty-five (35) to the property line. A canopy may be provided over the gasoline pumps provided said canopy is located no closer than ten (10) feet to the property line.
- k. All waste oil, antifreeze and heating oil tanks must be on a concrete pad and have a cap to seal the top of the tanks.
- l. Old parts and scrap steel must be stored in the side or rear yard until picked up for scrap.
- m. Dumpster(s) stored on the premises must be located in an accessible area for pick up and clear in case of fire. Dumpsters shall not be located in the front

yard. Dumpsters shall not be visible from the public right-of-way and shall be screened from view by a stockade fence or evergreen landscaping.

n. Minor body repair and painting of vehicles shall be permitted as an accessory use to a service station.

2. Financial services with drive-through facilities, conditions as follows:

a. The minimum lot area shall be 30,000 square feet.

b. The minimum lot frontage shall be one-hundred (100) feet.

c. Drive-through facilities shall be located in the rear yard.

d. Where the rear yard abuts a residential zone, one of the following mitigation measures must be completed:

(1) A landscaped buffer shall be provided that is five (5) feet wide. Said buffer shall be planted with a staggered mixture of evergreens, deciduous shade trees and shrubs. When planted, evergreens shall be a minimum of four (4) feet in height, deciduous trees shall be a minimum of three (3) inches in caliper and shrubs shall be a minimum of three (3) feet in height.

(2) A minimum six (6) foot high, solid fence shall be erected to screen adjacent residentially-zoned properties.

3. Public utility uses; refer to Section 409 for conditions.

4. Wireless telecommunications equipment and facilities; refer to Section 409 for conditions.

5. Clubs, lodges and fraternal organizations, conditions as follows:

a. The minimum lot area shall be one-half (0.5) acres.

b. Parking facilities must be provided at a rate of one (1) space per one hundred (100) square feet of gross floor area.

D. Permitted Accessory Uses.

1. Off-street parking.

2. Outdoor dining areas associated with a restaurant, however, tables and chairs shall be secured at closing time.

3. Outdoor displays of goods shall be permitted during business hours.
4. Massage, bodywork and somatic therapy shall be permitted as an accessory use in the MUC Zone, provided the following requirements are satisfied:
 - a. The use is accessory to one of the following principal uses: beauty shop, salon, spa or sports therapy facility.
 - b. All persons employed the establishment for the purpose of conducting massage, bodywork or somatic therapy shall be certified by the State of New Jersey pursuant to the Massage, Bodywork and Somatic Therapist Certification Act.
 - c. A zoning permit specifically related to the accessory use shall be obtained prior to the start of any such accessory use. There shall be no violations of the Massage, Bodywork and Somatic Therapist Certification Act or the regulations promulgated thereunder, as may be amended for time to time. Any such violation shall result in an automatic rescission of the zoning permit.

E. Prohibited Uses.

1. The following uses are prohibited within the MUC Zone:
 - a. Retail stores where a single tenant is greater than 5,000 square feet.
 - b. 24-hour a day operations and/or uses, except for municipal uses and/or buildings.
 - c. Car dealerships.
 - d. Car washes.
 - e. Any use not permitted is prohibited in the MUC Zone.

F. Area, Yard and Building Requirements.

1. Minimum Lot Area: 15,000 square feet
2. Minimum Lot Frontage: 65 feet
3. Minimum Front Yard Setback: 10 feet
4. Maximum Front Yard Setback: 40 feet
5. Minimum Side Yard Setback: 10 feet

6. Minimum Rear Yard Setback: 30 feet
7. Maximum Lot Coverage: 70%
8. Maximum Building Height: 3 stories and 35 feet

VII. Design Standards

Section 807. Design of Off-Street Parking, Loading Areas and Driveways.

A. Non-Residential Landscaping.

1. Where off-street parking is located in the front yard a buffer shall be installed, which conforms to the following parameters:

a. The landscape buffer shall be a minimum of five (5) feet wide.

b. Said buffer shall be planted with a staggered mixture of evergreens, deciduous shade trees and shrubs. When planted, evergreens shall be a minimum of four (4) feet in height, deciduous trees shall be a minimum of three (3) inches in caliper and shrubs shall be a minimum of three (3) feet in height.

c. The requirement to provide a sight triangle set forth in Section 803 shall not preclude compliance with this Section, and the landscape buffer shall be provided outside of the required sign triangle(s).

2. All service and loading areas as well as off-street parking located in the side and/or rear yard in the C Zone and MUC Zone shall be screened from abutting properties as follows:

a. A minimum of a six (6) foot high, architecturally solid fence shall be erected to screen adjacent properties, or

b. A landscape buffer, which is a minimum five (5) feet wide. Said buffer shall be planted with a staggered mixture of evergreens, deciduous shade trees and shrubs. When planted, evergreens shall be a minimum of four (4) feet in height, deciduous trees shall be a minimum of three (3) inches in caliper and shrubs shall be a minimum of three (3) feet in height.

3. Each off-street parking area shall provide a minimum of one (1) tree for every ten (10) parking spaces. Trees shall be planted in an area measuring no less than five (5) feet in width and eighteen (18) feet in length. Trees shall be supplemented with ground cover and shrubs. Trees shall be distributed throughout the parking area in order to break the view of parked cars in a manner that does not impair visibility.

4. See also Section 808, Landscaping.

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B. Lighting.

Lighting used to illuminate off-street parking areas shall be arranged to reflect the light away from residential premises and public streets and shall be in accordance with Section 804.B of this Ordinance. The lighting of all off-street parking areas, including any deferred parking areas that may be approved by the Board as provided in Section 807.C., shall be shown on the plan.

All lighting sources must be adequately shielded to avoid any glare. A lighting plan shall be provided that shows on-site footcandles and footcandles within twenty-five (25) feet of the property line.

Mark Desire, Mayor

ATTEST:

Diane L. Seals, Municipal Clerk, RMC

Introduced: June 12, 2014

Published: June 19, 2014

Adopted:

Published: