

**TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON**

NOTICE is hereby given that the following Ordinance was introduced and passed upon first reading at a regular meeting of the Township Committee of the Township of Readington, Hunterdon County, New Jersey on January 21, 2025 and that said Ordinance will be taken up for further consideration for final passage at a public hearing during the regular meeting of the Township Committee to be held on February 18, 2025 at 7:45 p.m. or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning same. The summary of the terms of such Ordinance follows: Title: ***AN ORDINANCE SUPPLEMENTING AND AMENDING VOLUME II CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON, TO CREATE THE HVC HIGHWAY VILLAGE COMMERCIAL, HC HIGHWAY COMMERCIAL, AND THE ROM-3 RESEARCH OFFICE AND MANUFACTURING ZONING DISTRICTS, AND TO PROVIDE USE PROVISIONS, SPATIAL AND DESIGN STANDARDS, AND DEFINITIONS RELATED THERETO; TO REMOVE THE PO PROFESSIONAL OFFICE DISTRICT, AND TO REMOVE THE VILLAGE RESIDENTIAL AFFORDABLE HOUSING-1 DISTRICT, AND AMEND THE ZONING MAP OF THE TOWNSHIP TO REFLECT THE AMENDED ZONING DISTRICTS*** and is numbered ***ORDINANCE #02-2025***. Purpose: To amend certain provision of the Land Development ordinance of the Township of Readington to effectuate the Master Plan Reexamination of the Readington Township Planning Board that recommended amendments to the creation of new zones within the Route 22 corridor to provide a regulatory framework to increase economic activity, development, and redevelopment to benefit the Township; specifically, to establish the HVC Highway Village Commercial, HC Highway Commercial, and ROM-3 Research Office and Manufacturing Districts along Route 22 and to replace the Village Residential Affordable Housing-1 District with the Block 36 Redevelopment Plan without having deleted the regulations from the Ordinance. Due to the size of the document, copies of said ordinance are available from the Municipal Clerk upon request. Please email your request to Karin Parker, Municipal Clerk at parker@readingtontwpnj.org or call the office of the Clerk at (908) 534-4051, ext. 223. (A full copy of the ordinance is also available on the Township's website).

RWAN ORDINANCE SUPPLEMENTING AND AMENDING VOLUME II CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON, TO CREATE THE HVC HIGHWAY VILLAGE COMMERCIAL, HC HIGHWAY COMMERCIAL, AND THE ROM-3 RESEARCH OFFICE AND MANUFACTURING ZONING DISTRICTS, AND TO PROVIDE USE PROVISIONS, SPATIAL AND DESIGN STANDARDS, AND DEFINITIONS RELATED THERETO; TO REMOVE THE PO PROFESSIONAL OFFICE DISTRICT, AND TO REMOVE THE VILLAGE RESIDENTIAL AFFORDABLE HOUSING-1 DISTRICT, AND AMEND THE ZONING MAP OF THE TOWNSHIP TO REFLECT THE AMENDED ZONING DISTRICTS

Ordinance #02-2025

WHEREAS, Readington Township continues to seek appropriate measures within the Land Development Code to maintain and enhance the economic viability within the Route 22 corridor; and

WHEREAS, Readington Township is committed to revitalizing underutilized and deteriorating properties by creating new development and redevelopment opportunities within the US Route 22 corridor. These efforts aim to improve aesthetic quality of the Township's built environment, attract new businesses, generate additional employment opportunities, and foster a more economically vibrant and resilient community; and

WHEREAS, Readington Township is dedicated to revitalization of this commercial corridor in a manner that preserves the existing rural character of the district; and

WHEREAS, Readington Township Planning Board adopted a Master Plan Reexamination Report on October 23, 2023, that recommends zoning amendments and the creation of new zones within the Route 22 corridor to provide a regulatory framework to increase economic activity, development and redevelopment to benefit the Township; and

WHEREAS, Readington Township has determined that amending Chapter 148 Land Development to permit a greater range of permitted principal uses with appropriate design standards, through the establishment of the HVC Highway Village Commercial, HC Highway Commercial, and ROM-3 Research Office and Manufacturing Districts along Route 22 to provide for additional opportunities for business and mixed residential/commercial development within the corridor is consistent with the Master Plan; and

WHEREAS, Readington Township replaced the Village Residential Affordable Housing-1 District with the Block 36 Redevelopment Plan without having deleted the regulations from the Ordinance. This Ordinance repeals the VRAH-1 regulations as they are no longer applicable.

THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, that the following amendments shall be made to Chapter 148 of the Land Use Ordinance of the Township of Readington as follows (Deletions are indicated ~~thus~~; additions are indicated thus):

SECTION I. The above preambles are incorporated as if fully set forth herein.

SECTION II. Article II §148-9 entitled “Definition of Terms” is hereby supplemented and amended to create new definitions and to modify the following existing terms:

ALCOHOL FACILITY — Any of the following alcohol production or service facilities:

- Bar - A use engaged primarily in the sale or dispensing of alcoholic beverages by the drink for consumption on the premises.
- Brewpub – A restricted brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 1.c. license in combination with a restaurant that has a plenary brewery license.
- Cidery - A facility for the production of alcoholic cider licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 2.f license.
- Craft Distillery - A facility for the making of liquor produced by the distillation process from plant matter that has previously undergone an alcoholic fermentation process and is licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 3.d license.
- Limited Brewery - A limited brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 1.b. license.
- Meadery - A fermentation facility for the making of mead that is licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 2.f license.

AUTO DETAILING — A service business involving washing, waxing, bug and tar removal, clay bar surface, degreasing, dressing outside plastics and rubber, waxing or wax sealant, buffing, cleaning and dressing tires, cleaning the engine, dent repair, ventilation decontamination, headlight restoration touch-up painting, fixing scratches or marring in the paint or wheels, applying paint protective coatings and films, interior vacuuming, steam cleaning, cleaning of interior, dressing interior materials, spot cleaning, and/or interior shampooing of automobiles.

AUTO REPAIR AND SERVICE — A service involving the maintenance, servicing, or repair of motor vehicles.

BANK (FINANCIAL) - A business for the custody, loan, or exchange of money or other financial instruments; for the extension of credit and for facilitating the transmission of funds. A bank that includes a drive through facility to conduct business shall meet this definition.

BED AND BREAKFAST – A private residence that rents rooms as temporary lodging and which is the personal residence of the operator. A maximum of eight rooms shall be rented. The food that may be served to registered guests is limited to a breakfast meal and light snacks. Length of stay shall not exceed 21 consecutive days for each registered guest. Total guest occupancy shall not exceed 20 persons at any one time.

CONSTRUCTION OR TRADE CONTRACTOR – A use which shall include an office and may include outdoor storage of equipment, materials or vehicles directly related to the contracting business. Such a use encompasses trades relating to construction, but shall not include manufacturing, assembly, or processing of goods or materials.

DAYCARE, ADULT – A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day.

EQUIPMENT RENTAL AND SALES – Uses engaged in the rental or sale of tools, tractors, construction equipment, agricultural implements, and other, similar equipment. This term does not include the sale or rental of vehicles used on public thoroughfares or uses that require a Dealership License from the New Jersey Motor Vehicle Commission.

FARMERS MARKET – Retail sale of vegetables or produce, flowers, orchard products, and similar agricultural products, occurring in a predesignated area, where the vendors are individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale.

GARDEN CENTER – A use where retail and wholesale products and produce are sold to consumers and construction and trade contractors. These centers, which may include a nursery and/or greenhouses, may include plant material, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils. Such uses may contain outdoor storage of plant material which is visible to the street or public right-of-way, though products other than plant material may not be stored in such a manner, and outdoor storage of other material or products may not be within public view.

LABORATORY: MEDICAL – A facility where blood or other biological specimens are collected, analyzed, or both.

LABORATORY: RESEARCH, TESTING AND ANALYTICAL – A facility for scientific analysis of natural resources, medical and dental resources, electronics, large instruments and manufactured materials. This does not include work with hazardous materials or testing of devices or other materials on animals

LIMITED BREWERY – A limited brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10.

OFFICE, PROFESSIONAL AND GENERAL – A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, reproduction, computer and communications equipment.

OUTPATIENT SURGICAL CENTER – A facility where patients are admitted for treatment or surgical procedures by physicians or other medical personnel where treatment and surgical procedures require a stay of less than twenty-four hours.

PHARMACY – A retail facility where drugs and medicines are prepared, packaged and dispensed. Retail sales may include pharmaceutical products and supplies, therapeutic devices and personal care products. Accessory retail items may include non-health-related products. A pharmacy that includes a drive through facility shall meet this definition.

RECREATION AND SPORTS FACILITY – A permanent facility for recreational activities including any of the following: tennis, platform games, swimming, exercise rooms, handball,

basketball, soccer, lacrosse, fitness instruction, martial arts, gymnastics, table-top games, skate park facilities, bowling, squash, golf, ice skating, hockey, roller skating, archery, rock climbing, laser tag, badminton, racquetball, axe throwing, paintball and/or similar activities. Vehicular sports or motor-driven equipment are excluded.

RETAIL SERVICE – Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including, finance, real estate and insurance, motion pictures, amusement and recreation services, health, educational, and social services, personal care, hair and beauty services, museums and concert halls, but not to include adult cabarets.

SMALL APPLIANCE REPAIR SERVICES – A use where customers bring portable devices and instruments typically used for domestic functions, including but not limited to: vacuum cleaners, televisions, toasters, hairdryers, mixers, fans, radios, food processors, smart phones, computers and other household electronic devices for service, repair or refurbishment. Used and refurbished appliances and devices may also be sold on the premises.

THEATER – A facility used to show motion pictures or for drama, dance, musical or other live performances.

URGENT CARE – Shall mean any medical use engaged in providing walk-in, extended hour access for acute illness and injury care that is either beyond the scope or availability of the typical primary care practice or medical clinic. Urgent care does not include holding of patients overnight, emergency room services, medical offices and hospitals.

SECTION III. Article III, §148-10 entitled "Zoning Districts", is hereby amended as follows:

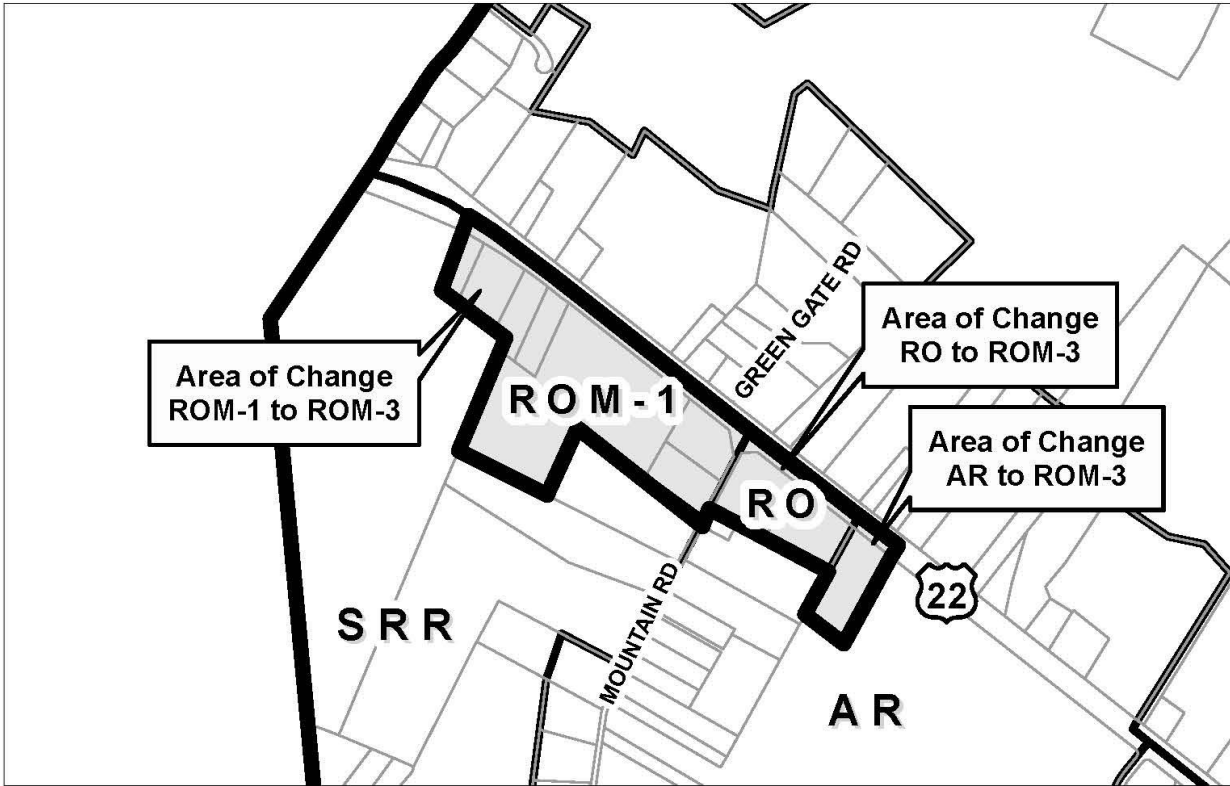
§148-10 Zoning Districts.

A. For the purpose of this chapter, the Township of Readington is hereby divided into ~~24~~ 32 districts as follows:

SRR	Special Resource Residential
AR	Agricultural Residential
RR	Rural Residential
R-1	Residential One-Acre
VR	Village Residential
VR-1	Village Residential-1 Zone
HR	Hamlet Residential
<u>HC</u>	<u>Highway Commercial</u>
<u>HVC</u>	<u>Highway Village Commercial</u>
PND	Planned Neighborhood Development
PND-1	Planned Neighborhood Development
PND-2	Planned Neighborhood Development Zone
VC	Village Commercial
VH	Village Hospitality
PO	Professional Office
B	Business District
LCBO	Licensed Cannabis Business Overlay
ROM-1	Research Office and Manufacturing
ROM-2	Research Office and Manufacturing Park
<u>ROM-3</u>	<u>Research Office and Manufacturing</u>
RO	Research Office
RO-1	Research Office
SC-2	Senior Citizen-2
SC-4	Senior Citizen-4 Overlay Zone
	Solberg-Hunterdon Air Safety and Historic Airport Overlay
VRAH-1	Village Residential Affordable Housing-1
ARAH-1	Age-Restricted Affordable Housing-1
ARAH-2	Age-Restricted Affordable Housing-2
ARAH-3	Age-Restricted Affordable Housing-3
MFAH-1	Multifamily Affordable Housing
MFAH-2.5	Multifamily Affordable Housing-2.5
MFAH-3	Multifamily Affordable Housing-3
MFAH-4	Multifamily Affordable Housing-4
WMG	Whitehouse-Mechanicsville Gateway Overlay Zone

SECTION IV. Article III, §148-11 entitled "Zoning Map" is hereby amended to eliminate the PO Professional Office zone and to delineate the boundaries of the newly created HVC Highway Village Commercial district, HC Highway Commercial district, and ROM-3 Research Office and Manufacturing district in accordance with the following table of blocks and lots that are included in the zoning district changes and pursuant to the following graphics depicting amended zoning boundaries:

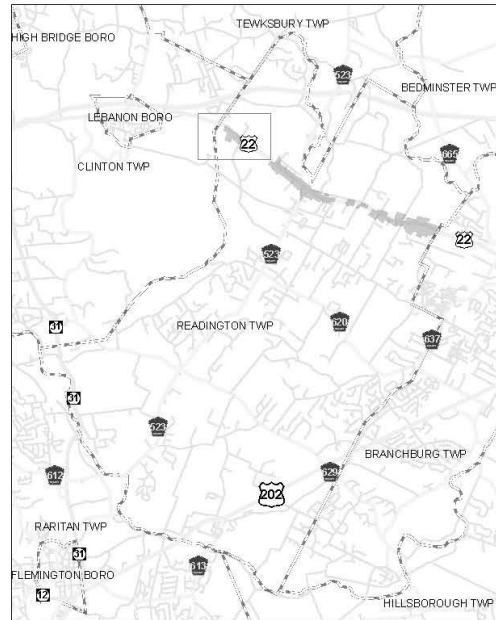
Properties Located Within Areas of Zoning District Changes			
Block	Lot(s)	Current Zone	New Zone
4	53, 54, 67, 68, 69, 70, 71, 72	B	HVC
5	2, 3, 4, 5, 6	B	HVC
7	1, 2, 3, 4	B	HVC
8	3, 13, 14	B	HVC
9	12, 13.01, 14, 15, 16	B	HVC
14	37, 39, 40	AR	HVC
14	49	B	HC
14	30, 30.01, 31, 32, 33, 34, 35	PO	HVC
15	14, 15, 16, 17, 18, 19	AR	HC
15	7.01, 8, 9, 10, 11, 12	B	HC
15	13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25	PO	HC
17	4, 6.01, 7, 8, 9, 10.01, 21	B	HVC
17	1, 1.01, 2, 3, 4, 19	VC	HVC
19	1, 2, 3	PO	HVC
19.01	8	PO	HVC
20	2, 3, 4, 5, 6, 8	ROM-1	ROM-3
21	1, 28	RO	ROM-3
21	9	AR	ROM-3
21.12	1, 2, 3, 4, 5, 6, 7, 46.01, 46.08	B	HVC
21.13	4, 5, 6, 7, 8, 10, 13, 14, 15	B	HVC
24	1, 2, 9, 10, 13	B	HVC
24	2.01, 3, 4, 5, 6, 7	VC	HVC
34	1, 30, 31, 31.01, 33	B	HVC
35	1, 25	B	HVC
36	47, 48, 59, 67, 68, 68.01, 91	PO	HVC
38	66, 67, 69, 70, 71, 71.01, 72, 73, 77, 77.01, 78, 80, 80.01	PO	HVC
38	1, 2, 3, 4, 85, 86, 87, 88, 89, 90, 91	PO	HVC
39	1, 3, 59, 60, 62, 63, 65	B	HC
39	53.02, 56, 57, 58	RO	HC



Legend

Existing Zones

- | | |
|--|---|
| SRR - Special Resource Residential | VC - Village Commercial |
| AR - Agricultural Residential | VH/SC-4 - Village Hospitality / Senior Citizen 4 |
| RR - Rural Residential | VRAH-1 - Village Residential / Affordable Housing 1 |
| VR/SC-4 - Village Residential / Senior Citizen 4 | VR-1 - Village Residential 1 |
| HR - Hamlet Residential | NSRA - Nelson Street Redevelopment Area |
| R-1 - Residential | ARAH-1 - Age-Restricted Affordable Housing 1 |
| PND - Planned Neighborhood Development | ARAH-2 - Age-Restricted Affordable Housing 2 |
| PND-1 - Planned Neighborhood Development | ARAH-3 - Age-Restricted Affordable Housing 3 |
| PND-2 - Planned Neighborhood Development | MFAH-1 - Multi-Family Affordable Housing 1 |
| SC-2 - Senior Citizen 2 | MFAH-2.5 - Multi-Family Affordable Housing 2.5 |
| B - Business | MFAH-3 - Multi-Family Affordable Housing 3 |
| PO - Professional Office | LCBO - Licensed Cannabis Business Overlay Zone |
| RO - Research - Office | RA-36 - Block 36 Redevelopment Area |
| ROM-1 - Research Office - Manufacturing | |
| ROM-1/VMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay | |
| ROM-2 - Research Office - Manufacturing | |



Key Map

Source:
Zoning: Readington Township, digitized by Clarke Caton Hirtz

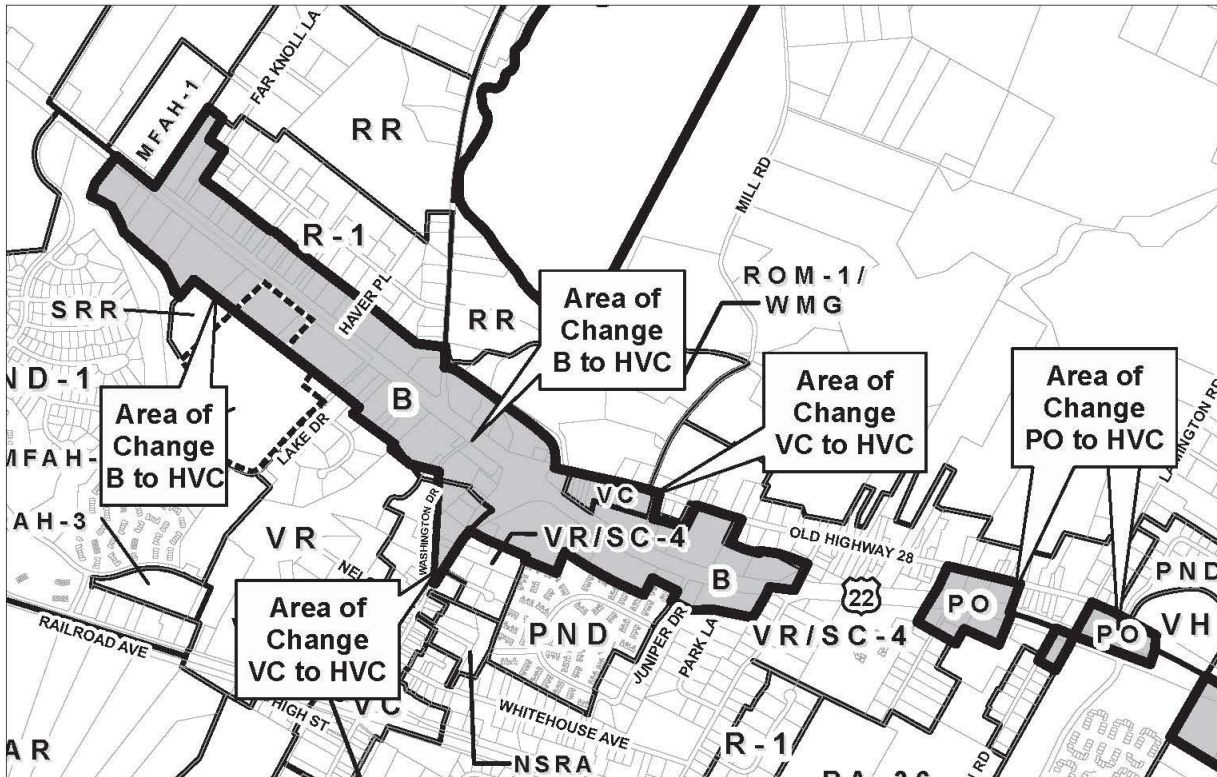


Proposed Zoning Map Change (Map 1 of 3)

Readington Township, Hunterdon County, NJ

October 2024

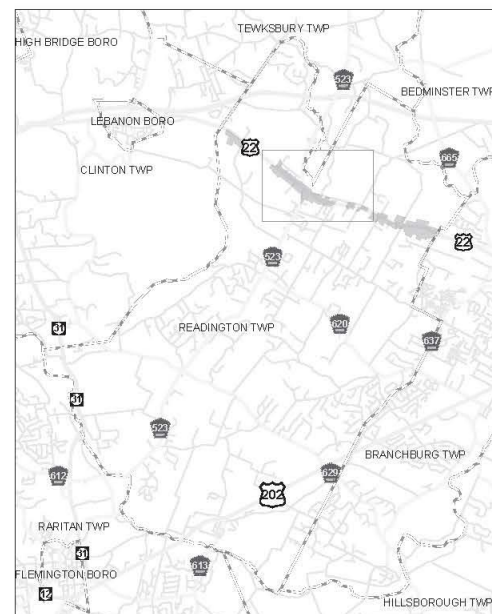
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Legend

Existing Zones

- SRR - Special Resource Residential
- AR - Agricultural Residential
- RR - Rural Residential
- VR/SC-4 - Village Residential / Senior Citizen 4
- HR - Hamlet Residential
- R-1 - Residential
- PND - Planned Neighborhood Development
- PND-1 - Planned Neighborhood Development
- PND-2 - Planned Neighborhood Development
- SC-2 - Senior Citizen 2
- B - Business
- PO - Professional Office
- RO - Research - Office
- ROM-1 - Research Office - Manufacturing
- ROM-1/WMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay
- ROM-2 - Research Office - Manufacturing
- VC - Village Commercial
- VH/SC-4 - Village Hospitality / Senior Citizen 4
- VR/SC-4 - Village Residential / Senior Citizen 4
- VR-1 - Village Residential 1
- NSRA - Nelson Street Redevelopment Area
- ARAH-1 - Age-Restricted Affordable Housing 1
- ARAH-2 - Age-Restricted Affordable Housing 2
- ARAH-3 - Age-Restricted Affordable Housing 3
- MFAH-1 - Multi-Family Affordable Housing 1
- MFAH-2.5 - Multi-Family Affordable Housing 2.5
- MFAH-3 - Multi-Family Affordable Housing 3
- LCBO - Licensed Cannabis Business Overlay Zone
- RA-36 - Block 36 Redevelopment Area



Key Map

Sources:
Zoning: Readington Township; digitized by Clarke Caton Hintz

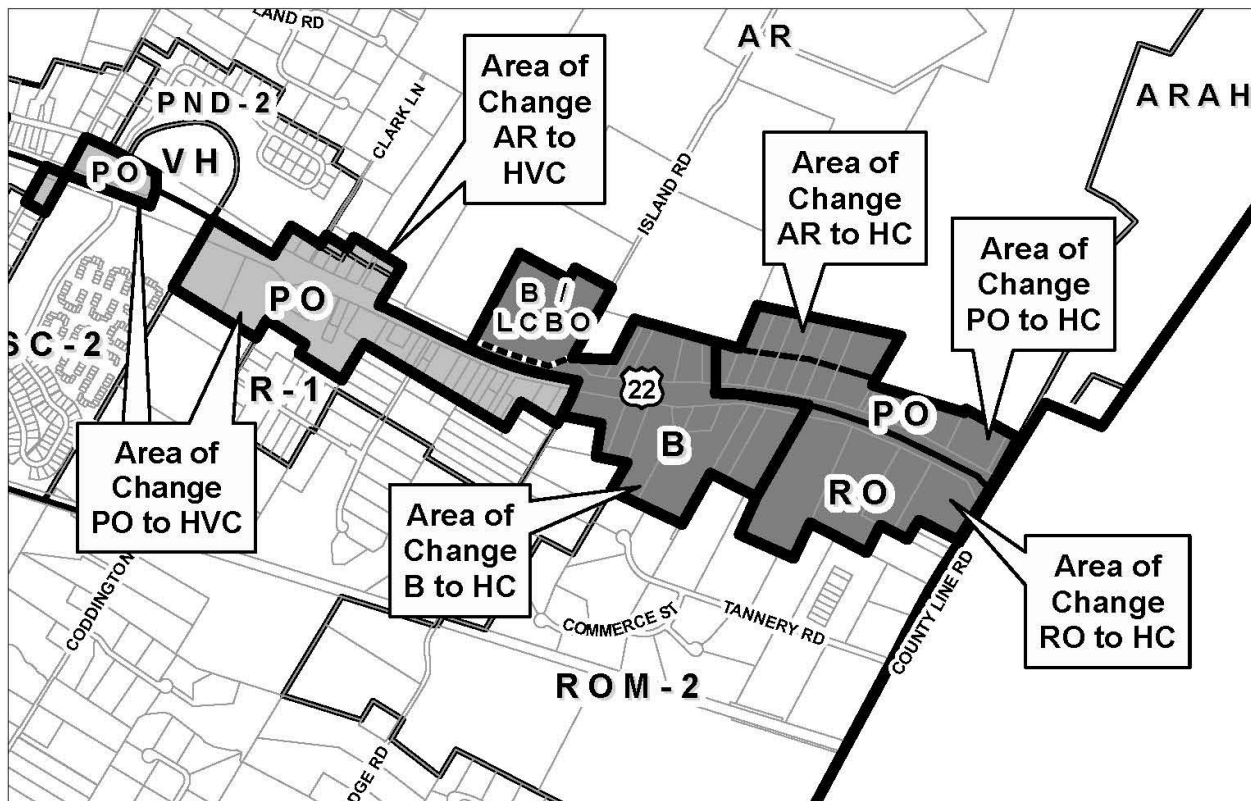


Proposed Zoning Map Change (Map 2 of 3)

Readington Township, Hunterdon County, NJ

October 2024

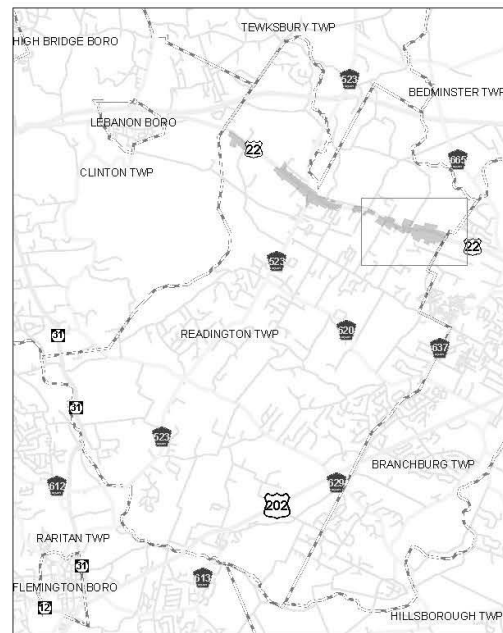
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Legend

Existing Zones

- | | |
|---|--|
| SRR - Special Resource Residential | VC - Village Commercial |
| AR - Agricultural Residential | VH/SC-4 - Village Hospitality / Senior Citizen 4 |
| RR - Rural Residential | VR/AH-1 - Village Residential / Affordable Housing 1 |
| VR/SC-4 - Village Residential / Senior Citizen 4 | VR-1 - Village Residential 1 |
| HR - Hamlet Residential | NSRA - Nelson Street Redevelopment Area |
| R-1 - Residential | ARAH-1 - Age-Restricted Affordable Housing 1 |
| PND - Planned Neighborhood Development | ARAH-2 - Age-Restricted Affordable Housing 2 |
| PND-1 - Planned Neighborhood Development | ARAH-3 - Age-Restricted Affordable Housing 3 |
| PND-2 - Planned Neighborhood Development | MFAH-1 - Multi-Family Affordable Housing 1 |
| SC-2 - Senior Citizen 2 | MFAH-2.5 - Multi-Family Affordable Housing 2.5 |
| B - Business | MFAH-3 - Multi-Family Affordable Housing 3 |
| PO - Professional Office | LCBO - Licensed Cannabis Business Overlay Zone |
| RO - Research - Office | RA-36 - Block 36 Redevelopment Area |
| ROM-1 - Research Office - Manufacturing | |
| ROM-1/ WMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay | |
| ROM-2 - Research Office - Manufacturing | |



Key Map

Source: Readington Township, digitized by Clarke Caton Hirtz



Proposed Zoning Map Change (Map 3 of 3)

Readington Township, Hunterdon County, NJ

October 2024

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SECTION V. Article IV “District Regulations” is hereby amended to remove existing §148-22.1 “PO Professional Office Zone” in its entirety.

SECTION VI. Article IV “District Regulations” is hereby amended to remove existing §148-27.5 “VRAH-1 Village Residential Affordable Housing-1 District” in its entirety.

SECTION VII. Article IV “District Regulations” is hereby amended to establish the HVC Highway Village Commercial Zoning District and regulations.

§148-27.19 HVC Highway Village Commercial Zone.

A. Permitted Principal Uses

- (1) Adult day care centers.
- (2) Agriculture.
- (3) Alcohol facility.
- (4) Animal hospital.
- (5) Art gallery.
- (6) Art / Performance / Instructional studio.
- (7) Artisans / Makers including retail sale of goods.
- (8) Assisted living.
- (9) Bank.
- (10) Bed and breakfast.
- (11) Childcare center.
- (12) Farmers market.
- (13) Health / Sports Clubs and Gymnasiums.
- (14) Home occupations in conformance with §148-53.
- (15) Live / work building.
- (16) Office, medical.
- (17) Office, professional and general.

- (18) Pharmacy.
- (19) Residential apartments above non-residential use.
- (20) Restaurants.
- (21) Restaurants, Fast Food.
- (22) Retail sales.
- (23) Retail services.
- (24) Sheltered workshop.
- (25) Small appliance repair services.
- (26) Theater.
- (27) Multiple permitted principal uses shall be permitted on one lot.

B. Accessory uses

- (1) Public and private parking facilities.
- (2) Fences and walls as regulated in Article VI.
- (3) Signs as regulated in Article XII.
- (4) Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.
- (5) Solar parking canopies as regulated in §148-60.2.
- (6) Outdoor dining/consumption for restaurants and alcohol facilities.
- (7) Other uses and structures customarily incidental and subordinate to a principal permitted use.

C. Conditional uses

- (1) Single-family detached residences.
- (2) Single-family semi-detached residences.

D. Area and yard requirements

(1) Minimum lot size: 0.50 acre.

(2) Building requirements:

	<u>Less Than 1 Acre</u>	<u>From 1 Acre but Less Than 2 Acres</u>	<u>2 Acres or Greater</u>
<u>Maximum floor area Ratio (F.A.R.)</u>	<u>0.35</u>	<u>0.50</u>	<u>0.70</u>
<u>Maximum Impervious Coverage (MIC)</u>	<u>0.55</u>	<u>0.70</u>	<u>0.80</u>
<u>Maximum Height in stories</u>	<u>2.5</u>	<u>3</u>	<u>3</u>
<u>Maximum building height in feet</u>	<u>35</u>	<u>40</u>	<u>40</u>

(3) Required street frontage and building setbacks:

	<u>Less Than 1 Acre</u>	<u>From 1 Acre but Less Than 2 Acres</u>	<u>2 Acres or Greater</u>
<u>Minimum street frontage</u>	<u>50 ft.</u>	<u>100 ft.</u>	<u>150 ft.</u>
<u>Minimum front yard</u>	<u>20 ft.</u>	<u>30 ft.</u>	<u>30 ft.</u>
<u>Maximum front yard</u>	<u>40 ft.</u>	<u>40 ft.</u>	<u>40 ft.</u>
<u>Minimum side yard</u>	<u>10 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>
<u>Minimum side yard (aggregate)</u>	<u>30 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum rear yard setback</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>30 ft.</u>

(4) Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.

(5) Off-street parking setback requirements:

(a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.

(b) Minimum rear yard parking setback: 10 feet.

(c) Minimum side yard parking setback: 5 feet for lots less than one acre; 10 feet for all other lots.

(6) Vehicular access shall not be permitted from Old Highway 28 to an off-street parking area where a non-residential use has frontage on US Highway Route 22.

E. Buffers:

(1) The following buffer requirements shall apply:

	<u>Less Than 1 Acre</u>	<u>From 1 Acre but Less Than 2 Acres</u>	<u>2 Acres or Greater</u>
<u>Minimum buffer width when adjacent to a residential zone</u>	<u>10 ft.</u>	<u>20 ft.</u>	<u>30 ft.</u>
<u>Minimum front yard buffer on Old Highway 28</u>	<u>20 ft.</u>	<u>30 ft.</u>	<u>40 ft.</u>

(2) Single-family detached residences shall not be subject to HVC buffer requirements.

(3) Single-family semi-detached residences shall not be subject to HVC buffer requirements.

F. Off-street parking:

(1) Off-street parking requirements:

(a) Alcohol facility: one space per three seats.

(b) Animal hospitals: one space per 200 square feet of gross floor area.

(c) Art galleries: one space per 300 square feet of gross floor area.

(d) Art / Performance / Instructional studios: one space per 200 square feet of floor area.

(e) Artisans / makers: one space per 500 square feet of floor area.

(f) Assisted living facilities: 0.4 spaces per dwelling unit.

(g) Banks and professional and general offices: one space per 300 square feet of gross floor area.

(h) Bed and breakfasts: One space per lodging unit in addition to the resident spaces that are otherwise required under Residential Site Improvement Standards (RSIS).

- (i) Childcare centers: one space per three children.
- (j) Farmers markets: one space per 500 square feet of gross floor area.
- (k) Health / Sports clubs and gymnasiums: one space per 200 square feet of gross floor area.
- (l) Live / work buildings: two spaces per dwelling unit plus those spaces required for the non-residential use pursuant to §148-27.19.F(1).
- (m) Medical offices: one space per 200 square feet of gross floor area.
- (n) Residential apartments above non-residential use: In accordance with the Residential Site Improvement Standards, N.J.A.C 5:21-4.14.
- (o) Restaurants and fast food restaurants: one space per three seats.
- (p) Retail sales, retail services, pharmacies and personal services: one space per 300 square feet of gross floor area.
- (q) Sheltered workshop: one space per employee on the largest shift and one space per one 1,000 square feet of gross floor area.
- (r) Small appliance repair services: one space per 500 square feet of gross floor area.
- (s) Theaters: 0.4 spaces per seat.

G. Signs:

- (a) Signs are subject to regulations set forth in §148-116.10.A.

H. Outdoor dining/consumption shall meet the following standards:

- (1) 100-foot buffer to any residential use or zone.
- (2) 6-foot high opaque fence or wall between a residential use or zone, located on the inside boundary of the 100-foot buffer. Such a wall is not required where a building is located between an outdoor dining area and a residential use or zone.
- (3) Shall not contain any additional signage.
- (4) Non-permanent lighting such as string lighting is permitted.
- (5) Amplified sound or music shall not be permitted in areas reserved for outdoor dining or consumption.

(6) Outdoor dining/consumption that is added to an existing establishment that is a permitted use is eligible for a site plan waiver, provided that:

(a) The facility to which it is accessory does not otherwise require site plan approval.

(b) It meets all of the requirements of §148-27.19.H herein.

(c) It meets all of the requirements for a site plan waiver in §148-97.D.

SECTION VIII. Article IV “District Regulations” is hereby amended to establish the HC Highway Commercial Zoning District and regulations.

§148-27.20 HC Highway Commercial Zone.

A. Permitted Principal Uses

- (1) Adult day care centers.
- (2) Agriculture.
- (3) Alcohol Facility.
- (4) Animal hospital.
- (5) Art Gallery
- (6) Art/Performance/Instructional Studio
- (7) Artisans/Makers Including Retail Sale of Goods
- (8) Assisted living.
- (9) Auto Detailing.
- (10) Auto Repair and Service.
- (11) Banks.
- (12) Bed and breakfast.
- (13) Childcare centers.
- (14) Construction or trade contractor.
- (15) Farmers Market.

- (16) Garden center.
- (17) Health / Sports Clubs and Gymnasiums.
- (18) Home occupations in conformance with §148-53.
- (19) Hotels.
- (20) Laboratory: Medical.
- (21) Laboratory, research, testing and analytical.
- (22) Live/Work Building.
- (23) Office, medical.
- (24) Office, professional and general.
- (25) Outpatient surgical center.
- (26) Pharmacy.
- (27) Recreation or sports facility (indoor or outdoor).
- (28) Residential Apartments above non-residential use.
- (29) Restaurant.
- (30) Restaurant, Fast Food.
- (31) Retail Sales.
- (32) Retail Service.
- (33) Sheltered Workshop.
- (34) Small appliance repair services.
- (35) Theater.
- (36) Urgent care.
- (37) Multiple permitted principal uses shall be permitted on one lot.

B. Accessory uses

- (1) Outdoor storage of vehicles, materials and equipment directly related to the principal use.
- (2) Private parking facilities.
- (3) Fences and walls as regulated in Article VI.
- (4) Signs as regulated in Article XII.
- (5) Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.
- (6) Solar parking canopies as regulated in §148-60.2.
- (7) Other uses and structures customarily incidental and subordinate to a principal permitted use.

C. Area and yard requirements

- (1) Minimum lot size: 2 acres.
- (2) Building requirements:

	<u>Less Than 2 Acres</u>	<u>From 2 Acre but Less Than 5 Acres</u>	<u>5 Acres or Greater</u>
<u>Maximum floor area Ratio (F.A.R.)</u>	<u>0.20</u>	<u>0.30</u>	<u>0.50</u>
<u>Maximum Impervious Coverage (MIC)</u>	<u>0.35</u>	<u>0.45</u>	<u>0.60</u>
<u>Maximum Height in stories</u>	<u>2.5</u>	<u>2.5</u>	<u>3</u>
<u>Maximum building height in feet</u>	<u>35</u>	<u>35</u>	<u>40</u>

- (3) Required street frontage and building setbacks:

	<u>Less Than 2 Acres</u>	<u>From 2 Acre but Less Than 5 Acres</u>	<u>5 Acres or Greater</u>
<u>Minimum front yard</u>	<u>40 ft.</u>	<u>40 ft.</u>	<u>40 ft.</u>
<u>Minimum side yard</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>40 ft.</u>
<u>Minium rear yard setback</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>40 ft.</u>

(4) Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.

D. Off-street parking and vehicular access:

(1) Off-street parking setback requirements:

(a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.

(b) Minimum rear yard parking setback: 10 feet.

(c) Minimum side yard parking setback: 5 feet for lots less than two acres; 10 feet for all other lots.

E. Off-street parking:

(1) Off-street parking requirements.

(a) Alcohol facility: one space per three seats.

(b) Animal hospitals: one space per 300 square feet of gross floor area.

(d) Art gallery: one space per 300 square feet of gross floor area.

(c) Art/Performance/Instructional Studio: one space per 200 square feet of floor area.

(d) Artisans/Makers Including Retail Sales of Goods: one space per 500 square feet of floor area.

(e) Assisted living facility: 0.4 spaces per dwelling unit.

(f) Auto detailing: one space per 300 square feet of gross floor area.

(g) Auto repair and service: one space per 300 square feet of gross floor area.

(h) Banks and professional and general offices: one space per 300 square feet of gross floor area.

(i) Bed and breakfast: One space per lodging unit in addition to the resident spaces that are otherwise required under Residential Site Improvement Standards (RSIS).

(j) Childcare centers: one space per three children.

- (k) Construction or trade contractor: one space per 300 square feet of gross floor area.
- (l) Farmers market: one space per 500 square feet of gross floor area.
- (m) Garden centers: one space per 500 square feet.
- (n) Health / Sports clubs and gymnasiums: one space per 200 square feet of gross floor area.
- (o) Hotels: 1.25 spaces per guest room.
- (p) Laboratory, medical: one space per 200 square feet of gross floor area.
- (q) Laboratory, research, testing and analytical: one space per 300 square feet of gross floor area.
- (r) Live/Work building: two spaces per dwelling unit plus those spaces required for the non-residential use pursuant to §148-27.20.E(1).
- (s) Medical offices: one space per 200 square feet of gross floor area.
- (t) Outpatient surgical centers: one space per 200 square feet of gross floor area.
- (u) Recreation or sports facilities: one space per 200 square feet of gross floor area.
- (v) Residential Apartments above non-residential use: In accordance with the Residential Site Improvement Standards, N.J.A.C 5:21-4.14.
- (w) Restaurant and fast food restaurants: one space per three seats.
- (x) Retail, retail services, and pharmacies: one space per 300 square feet of gross floor area.
- (y) Sheltered workshop: one space per employee on the largest shift and one space per one 1,000 square feet of gross floor area.
- (z) Small appliance repair services: one space per 500 square feet of gross floor area.
- (aa) Theater: 0.4 spaces per seat.
- (bb) Urgent care: one space per 200 square feet of gross floor area.

F. Buffers:

	<u>Less Than 2 Acres</u>	<u>From 2 Acre but Less Than 5 Acres</u>	<u>5 Acres or Greater</u>
<u>Minimum buffer width when adjacent to a residential zone</u>	<u>50 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum front yard buffer width</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>

(1) A double row of street trees shall be planted within the front yard buffer.

(2) Street trees shall not exceed a spacing of 40 ft. on center.

G. Signs are subject to regulations set forth in §148-116.10.A.

H. Outdoor storage of vehicles, materials and equipment directly related to the principal use shall conform to the following requirements:

(1) Shall not exceed a height of 10 feet.

(2) Shall be located no closer to a property line than the required yard setback for a principal building.

(3) Shall not be located closer to a street line than the rear wall of a principal building or the minimum required building setback, whichever is greater.

(4) Shall be screened by an opaque fence or wall with a minimum height of eight feet.

(5) Total number of vehicles and equipment used in the operation of the uses or businesses to be stored outdoors shall not exceed a combined total of 10.

(6) Shall not exceed 25% of permitted maximum impervious coverage.

SECTION IX. Article IV “District Regulations” is hereby amended to establish the ROM-3 Research Office and Manufacturing District and regulations.

§148-27.21 ROM-3 Research Office and Manufacturing.

A. Permitted Principal Uses

- (1) Agriculture.
- (2) Childcare centers.
- (3) Laboratory, research, testing and analytical.
- (4) Light manufacturing.
- (5) Office, medical.
- (6) Office, professional and general.
- (7) Product assembly.
- (8) Public and private open space and parks.
- (9) Equipment Rental and Sales.
- (10) Restaurant.
- (11) Solar energy facilities as regulated in §148-60.2
- (12) Wind energy facilities as regulated in §148-60.2
- (13) Multiple permitted principal uses shall be permitted on one lot.

B. Accessory uses

- (1) Outdoor storage of vehicles, materials and equipment directly related to the principal use.
- (2) Private garages, off-street parking and truck loading spaces.
- (3) Display showrooms for products of permitted on-site research and testing.
- (4) Manufacturing of products related to a research, testing and analytical laboratory.
- (5) Non-retail sales of products related to a research, testing and analytical laboratory.
- (6) Interior storage of equipment, material and products.
- (7) Eating facilities not open to the general public.

- (8) Fences and walls as regulated in Article VI.
- (9) Child-care centers for the sole use of the principal use. (The floor area occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that number of units or amount of floor space and the permitted density allowable for that building or structure.)
- (10) Agricultural storage sheds and barns.
- (11) The sale and processing of agricultural products, the majority of which are raised or grown on the farm or same farming operation on which the accessory sale or processing is conducted.
- (12) Repair and service of vehicles that are used, solely, in the operation of a permitted principal use. Repair and service are only permitted when conducted within an enclosed building.
- (13) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2.
- (14) Solar parking canopies as regulated in § 148-60.2.
- (15) Wind energy facilities as regulated in § 148-60.2.

C. Area and yard requirements

(1) Minimum lot size: 3 acres.

(2) Building requirements:

	<u>Less Than 10 Acres With Public Sewer and Water</u>	<u>Less Than 10 Acres Without Public Sewer and Water</u>	<u>Greater Than 10 Acres With Public Sewer and Water</u>	<u>Less Than 10 Acres Without Public Sewer and Water</u>
<u>Maximum floor area Ratio (F.A.R.)</u>	<u>0.12</u>	<u>.08</u>	<u>0.15</u>	<u>0.10</u>
<u>Maximum Impervious Coverage (MIC)</u>	<u>.35</u>	<u>.25</u>	<u>.45</u>	<u>.30</u>
<u>Maximum Height in stories</u>	<u>2 1/2</u>	<u>2 1/2</u>	<u>3</u>	<u>3</u>
<u>Maximum building height in feet</u>	<u>35</u>	<u>35</u>	<u>45</u>	<u>45</u>

(3) Required street frontage and building setbacks:

	<u>Less Than 10 Acres</u>	<u>10 Acres or Greater</u>
<u>Minimum front yard</u>	<u>75 ft.</u>	<u>100 ft.</u>
<u>Minimum side yard</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum side yard – adj. to a residential zone or public open space</u>	<u>75</u>	<u>100</u>
<u>Minimum rear yard setback</u>	<u>Same as side yard requirements</u>	<u>Same as side yard requirements</u>

(4) Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.

D. Off-street parking and vehicular access:

(1) Off-street parking setback requirements:

- (a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.
- (b) Minimum rear yard parking setback: 25 feet.
- (c) Minimum side yard parking setback: 25 feet

I. Off-street parking:

(1) Off-street parking requirements.

- (a) Childcare centers: one space per three children.
- (b) Laboratory, research, testing and analytical: one space per 1,000 square feet of gross floor area.
- (c) Light manufacturing: one space per 800 square feet of gross floor area.
- (d) Medical offices: one space per 200 square feet of gross floor area.
- (e) Professional and general offices: one space per 300 square feet of gross floor area.

- (f) Product assembly: one space per 800 square feet of gross floor area.
- (g) Equipment rental and sales: one space per 300 square feet.
- (h) Restaurant: one space per three seats.

E. Buffers:

	<u>Less Than 10 Acres</u>	<u>Greater Than 10 Acres</u>
<u>Minimum buffer width from any Federal, State, or County Road</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum side buffer – adj. to a residential zone or public open space</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum rear buffer – adj. to a residential zone or public open space</u>	<u>50 ft.</u>	<u>50 ft.</u>

- J. Outdoor storage of vehicles, materials and equipment directly related to the principal use shall conform to the following requirements:
 - (1) Shall not exceed a height of 10 feet.
 - (2) Shall be located no closer to a property line than the required yard setback for a principal building.
 - (3) Shall not be located closer to a street line than the rear wall of a principal building or the minimum required building setback, whichever is greater.
 - (4) Shall be screened by an opaque fence or wall with a minimum height of eight feet.
 - (5) Total number of vehicles and equipment used in the operation of the uses or businesses to be stored outdoors shall not exceed a combined total of 10.
 - (6) Shall not exceed 25% of permitted maximum impervious coverage.

SECTION X Article V “Conditional Uses, Exceptions, Modifications and Critical Areas” is hereby amended to establish Single-Family Detached and Semi-Detached Residences in the

HVC Highway Village Commercial District as conditional uses and to provide conditional use standards.

§148-48 Single-Family Detached and Semi-Detached Residences in the HVC Highway Village Commercial District.

- A. Shall be connected to public water and sanitary sewer.
- B. The principal building shall be sited, located and designed to face Old Highway 28.
- C. Vehicular access to the site shall only be from Old Highway 28.
- D. Minimum lot size: 20,000 square feet.
- E. Minimum lot frontage: 80 feet.
- F. Maximum Floor Area Ratio (FAR): .20.
- G. Minimum setbacks:
 - (1) Front yard setback: 30 feet.
 - (2) Side yard setback: 20 feet.
 - (3) Rear yard setback: 50 feet.

SECTION XI. Article XII, §148-116.10 “Signs Permitted in Nonresidential Districts” is hereby supplemented and amended to remove the reference to the PO Professional Office District and to include the HVC Highway Village Commercial District, the HC Highway Commercial District, and the ROM-3 Research, Office, and Manufacturing District.

§ 148-116.10. Signs permitted in nonresidential districts.

A. ~~B and PO Zones~~, HVC, HC, and ROM-3 Zones. One permitted freestanding sign based on the following schedule:

- (1) For lots less than two acres in size, a freestanding sign shall not exceed 20 square feet in area.
- (2) For lots from two acres to less than five acres in size, a freestanding sign shall not exceed 35 square feet in area.
- (3) For lots five acres or greater in size, a freestanding sign shall not exceed 50 square feet in area.

- (4) Freestanding signs shall be located a minimum of 10 feet from any property line.
- (5) The height of a freestanding sign shall not exceed eight feet above the street pavement elevation.
- ~~(6) The freestanding sign for a multitenanted center or building (three or more tenants) shall contain only the name or name and address of the center.~~
- (7) Facade signs shall be permitted based on the following schedule:
- (a) Single-tenanted buildings shall be permitted one facade sign not to exceed one square foot of sign area per linear foot of the front building facade, not to exceed 24 square feet. If no freestanding sign exists or is proposed, the area of the facade sign may be increased, provided that the amount of the increase does not exceed the maximum permitted sign area that would have otherwise been allowed for a freestanding sign.
 - (b) For multitenanted buildings where the primary entrance to each tenant's space is directly from the exterior of the building, one facade sign per tenant shall be permitted that does not exceed one square foot of sign area per linear foot of the facade of the space occupied by the business that contains the main entrance to the business' portion of the building, but sign area shall not exceed 12 square feet.
 - (c) For multitenanted buildings where the primary entrances to each business' space is from an internal lobby, hallway or common area, individual businesses shall not be permitted to have an external facade sign unless the business has a private customer or client entrance to the exterior. In this case, one facade sign shall be placed immediately adjacent to the private external entrance and shall not exceed six square feet in area. Anchor businesses with major external entrances shall be permitted one facade sign per major entrance not to exceed 24 square feet in area. At the main common entrances to multitenanted buildings, one facade sign per such entrance shall be permitted to indicate the name of the center or building and shall not exceed 24 square feet in area.
- [1] Within multitenanted buildings and multibuilding complexes, the signs shall be of the same construction type and uniform in design, letter type and colors used.
- [2] Within multibuilding complexes, on-site directory signs shall be permitted as approved by the Board; each sign shall not exceed 12 square feet in size and six feet in height.

SECTION XII Article VIIC “Subdivision and Site Plan Design Standards for the HVC Highway Village Commercial, HC Highway Commercial, and ROM-3 Research Office and Manufacturing Zoning Districts” is hereby established as section §148-79.21.

§148-79.21 HVC Highway Village Commercial, HC Highway Commercial District and ROM-3 Research Office and Manufacturing Design Standards.

A. Lighting.

- (1) General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking areas. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is required for energy efficiency and uniform illumination.
- (2) Parking lots shall be illuminated with a minimum of no less than 0.2 foot-candles. The ratio between maximum foot-candles and minimum foot-candles shall be no greater than 20 to 1. The ratio between the maximum foot-candles and average foot-candles shall be no greater than 4 to 1.
- (3) Illumination at tract boundary shall not exceed 0.1 foot-candles, excluding driveway intersections at a public street right-of-way or driveway connection to adjacent property.
- (4) Maximum light fixture mounting heights shall be 14 feet.
- (5) Lighting shall be provided along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be 0.2 foot-candles over paved walkway surfaces.
- (6) All fixtures shall be full-cutoff luminaires.
- (7) No light fixture shall exceed a color temperature of 2,700 degrees kelvin.

B. Mechanical Equipment, Refuse and Loading.

- (1) General. Such areas, due to the potential for visual and noise impacts onto adjacent properties, shall be sufficiently screened, recessed, and enclosed to ensure that equipment and containers are not visible from public streets or adjacent properties.
- (2) Utility meters, HVAC equipment and other similar elements shall be screened by incorporating their location and elements intended to provide visual screening into the overall design of a building.

- (3) Mechanical equipment, refuse and loading areas shall be visually screened or enclosed using opaque architectural elements. Design, material and finish of such screening/enclosure shall be of a similar construction and material as the principal building to which it is accessory
- (4) Mechanical equipment, refuse and loading areas shall be planted to facilitate visual screening and to soften the appearance of any structures used for the purpose of screening.

SECTION XIII. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION XIV. All ordinances or parts of this ordinances are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION XV. If any provision of any article, section, subsection, paragraph, subdivision, or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance, or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION XVI. This ordinance shall take effect immediately upon final passage and publication in accordance with the law and upon filing with the Hunterdon County Planning Board.