



Route One Corridor Redevelopment Plan

Township of Woodbridge

*Department of Planning
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ROUTE ONE CORRIDOR REDEVELOPMENT PLAN

I. DESCRIPTION OF THE PROJECT AREA

A. Location

The project area is designated as the approximate thirteen (13) mile length of the Route One Corridor in Woodbridge Township. The width of the corridor is one block in most cases, on both sides of Route One. The Route One Corridor extends through Fords, Woodbridge, and Avenel from Edison Township on the South to the city of Rahway to the North.

B. Boundaries

The boundaries of the project area generally include the first block extending from the highway, but are more specifically designated as the following properties, in accordance with the attached Schedule.

All deed information supersedes tax map information. Any tax map information herein is for reference only.

A general map of the designated area is attached.

II. PROJECT OBJECTIVES

The first objective of this redevelopment plan is to promote large scale redevelopment with a cohesive and well planned development pattern. Issues of traffic calming, site circulation, and protection of adjacent residences are paramount.

The second objective is to minimize access points promoting better site circulation and safer highway entrance and departure and simultaneously provides necessary parking.

The third objective is to promote large scale development in order to increase tax ratables by ensuring value added improvements to the properties.

The fourth objective is to attract new job opportunities through the redevelopment of these properties.

The fifth objective is to provide protection to the residential character of the neighborhoods which border so much of the Corridor district.

The sixth objective is to ensure the provision of a unified landscaping design and planned open space features within the Corridor.

The seventh objective is to promote pedestrian access throughout the entirety of the Corridor.

The eighth objective is to promote mass transit opportunities within the Corridor and within the region.

The ninth objective is to provide a cohesive development plan which will implement a vision of the Corridor as one entity and will promote development with coordinated shared access, parking and open space.

III. CONSISTENCY WITH THE MASTER PLAN OF THE TOWNSHIP OF WOODBRIDGE

A. Goals and Objectives

The Route One Corridor Redevelopment Plan is consistent with the Master plan of the Township of Woodbridge in a number of ways. The plan achieves or contributes to the following objectives contained in the Township Master Plan:

To promote a balanced variety of residential, commercial, industrial, recreational, public, and conservation land uses.

To provide a balance between housing and employment and assure adequate retail and service establishments in appropriate locations.

To safeguard the tax base and provide for a continuing source of employment and tax ratables through appropriate use of non-residential land.

To provide adequate community facilities and services in order to maintain the quality of life for existing and future Township residents.

To encourage mixed use development where appropriate.

To insure that the Township's Land Use Plan is compatible with those of adjacent municipalities, the County, and State.

To preserve the integrity of existing residential areas by preventing intrusion of non-residential uses into residential neighborhoods.

To encourage and control commercial development by limiting regional commercial and office development to major highway corridors.

To expand retail and service activities in appropriate locations to meet future shopping needs of Township residents.

To enhance existing strip commercial areas by preparing rehabilitation programs which address curbing, landscaping, front facade improvements, rear facade improvements, parking, signage, and buffering.

To maintain and upgrade existing recreation facilities within the Township.

To provide for compatibility between the zoning of Woodbridge Township and adjoining municipalities.

To be consistent with the Middlesex County Master Plan and County planning policies.

To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health safety, morals, and general welfare;

To encourage the location and design of transportation routes which promote the free

flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

To promote a desirable visual environment through creative development techniques and good civic design and arrangements;

To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and the more efficient use of land.

B. Recommended Use Purposes

The Master Plan adopted in 1990, and the Reexamination Report adopted in 1994, recommends that much of the Route One Corridor be maintained for commercial use purposes; that portions of the M-1 Light Industrial Zone development be removed, and that portions of the Corridor be re-examined for redevelopment: The Avenel section of Route One was recommended to be altered from the M-1 Light Industrial to B-3 Highway Business at the intersection of Route One and Route Thirty-Five; examination that unimproved of "paper streets" within the Corridor area be examined to determine which "paper streets" may be vacated; and consideration of redevelopment of underdeveloped or obsolete sections of the Corridor area. The Iselin section was recommended to remain for commercial use as it had previously been designated. Additionally, the area of Route One at the Gill Lane intersection was recommended to be changed from the M-1 designation to reflect the hotel/motel development of the area as provided for in the Planned Unit Development Option (PUDO.) The Woodbridge and Fords sections were recommended to continue to retain the commercial designation along those portions of the Route One Corridor.

The Reexamination Report of 1994 did not alter the Master Plan recommendations for the Corridor.

IV. PHYSICAL CHARACTERISTICS

There are no known contaminated parcels located within the Corridor area, based upon a review of the New Jersey Department of Environmental Protection (NJDEP)

contaminated site records. Sites may contain unreported contamination, a phase 1 environmental assessment will be required on a site by site basis, as necessary, for new development or redevelopment. The Township has no way of ascertaining that information beyond the record search performed as part of this study. It is assumed that on those lots containing long extant automotive or petroleum based operated machinery there exist both in-the-ground storage tank contamination and low level, surface soil contamination from these products. There are no known parcels fully covered in wetlands, certainly parcels may have isolated areas of wetlands which will require identification, classification and ultimate permitting by the NJDEP. Finally, none of the parcels contained within the study area of the Corridor are located within a flood hazard area of a flood zone based upon a review of the Federal Emergency Management Agency (FEMA) Flood Limit.

V. CONSISTENCY WITH MASTER PLANS OF ADJACENT MUNICIPALITIES

Only two municipalities abut the Woodbridge Township Route One Corridor. Edison Township abuts Woodbridge to the southwest and the City of Rahway abuts Woodbridge to the northeast. The Township of Edison Master Plan recommends the abutting portion of the Route One Corridor to continue to be used for commercial, residential and industrial uses. The City of Rahway Master Plan recommends the abutting portion of the Route One Corridor to continue to be used for commercial, residential, and industrial uses. The proposed Route One Corridor Redevelopment Plan is consistent with the Master Plans of each of the adjacent municipalities.

VI. CONSISTENCY WITH THE STATE PLAN

The New Jersey State Development and Redevelopment Plan approved in 1999 designated much of the Township of Woodbridge as "Towns" with Metro Park recognized as a "Regional Center". The entire Township is designated as part of the PA1, "Metropolitan Planning Area". The proposed Redevelopment Plan is consistent with this designation in that the goods and services produced within the Corridor will be utilized within the greater metropolitan area and therein contributes to the development and redevelopment of the Metropolitan Planning Area as a whole.

The underlying basis of the State Plan is to promote coordinated development and guiding future development to areas where development has already occurred. Attracting additional development to the Route One corridor is consistent with this important State Plan objective.

VII. EXISTING ZONE PLAN

The Official Zoning Map for the Township of Woodbridge designates much of the Route One Corridor area as B-3 Highway Business. Other sections of the corridor have been designated for M-1 Light Industrial and still other sections have been designated for MF Multi-Family use purposes and other sections are designated as single family residential classifications. The predominant zone designation is B-3 Highway Business. This zone permits a variety of retail, hotel and motel, recreational and other uses. However, within this zone, the minimum lot size is 20,000 square feet and maximum floor area ratio (FAR) is 0.75 to 1.0. The minimum lot size reflects the existing pattern of small lots within the area and the floor area ratio as zoned provides for much more open land than structure.

VIII. PROPOSED ZONE PLAN

The proposed Route One Corridor Plan is designed to provide a variety of uses that are Designed in a compatible manner with adjacent residential development. The Plan would be implemented through a proposed new zone district, the "(R1R) Route One Redevelopment Zone." The R1R Zone would include permitted and conditional uses, require a minimum lot area of 40,000 square feet, a minimum lot width of 150 feet, a maximum lot coverage of fifty (50%) percent and a minimum gross floor area of 2,000 square feet. Special requirements are included for designing shared access drives and parking areas, interconnecting drives and pedestrian walkways, enhancing site landscaping, providing additional buffer requirements from abutting residential uses and promoting mass transit opportunities in the Corridor.

This new zone designation will replace and supercede existing zone designations with the intention of providing greater uniformity in the area.

THE ROUTE ONE REDEVELOPMENT ZONE (R1R)

- A. Purposes. The purposes of the Route One Redevelopment Zone are to encourage development and redevelopment of Route One in a cohesive, well-planned manner; to encourage larger lot development therein limiting the access drives to and from the highway requiring coordinated access between adjacent sites, maximizing the development and ratable base potential, ensuring appropriate and enhanced buffers for adjacent residential uses and coordinated landscaping and open spaces.
- B. Permitted uses. A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:
- (1) Principal uses. Principal uses are as follows:
- Advertising agencies
 - Advertising specialty offices
 - Amusement center
 - Antique sales
 - Apparel
 - Appliance stores
 - Art galleries
 - Artist's supplies
 - Assisted Living Facilities (Age Restricted)
 - Audiovisual equipment
 - Automobile parking lots and garages
 - Auto supplies, parts and accessories (not including used or junk parts)
 - Bakery shops
 - Banks
 - Barbershops
 - Beauty and cosmetic shops
 - Beer, ale and liquor sales
 - Bicycle shops
 - Blueprinting and photostating

Book, periodical and newspaper sales
Broadcasting studios and offices
Business equipment sales
Business machine
Business offices
Business schools
Butcher shops or meat markets (no slaughtering permitted)
Cafeterias
Camera and/or photographic supply stores
Candy sales
Card shops
Caterers
Carpet rug and floor covering stores
Ceramic products
Children's gyms/play places
China shops
Cigars and tobacco sales
Cleaner pickup or laundry pickup
Clothing and pressing establishments
Clothing or accessory stores
Clubs
Cocktail lounges
Coin dealers
Cosmetic shops
Costume rentals
Credit union offices
Curtain shops
Dance schools
Dairy products, retail
Daycare facilities
Delicatessens
Delivery services
Department stores
Diners

Display equipment
Drugstores
Dry cleaning and linen supply
Dry goods sales
Eating establishments (non-drive-in, non-fast-food)
Electrical supplies
Employment agencies
Exterminators
Fabric shops
Finance companies
Fire protection equipment sales, (nonautomotive)
Fitness centers
Floor covering
Florists
Food products
Fruit and vegetable markets
Funeral services
Furniture sales
Fur shops
General office buildings
Gift shops
Glassware
Greeting card shops
Grocery stores
Gyms
Hairdressers
Hardware stores
Hobby shops
Home furnishings
Home improvement offices
Hotel/motel
Household appliances
Ice cream shops
Insurance companies

Interior decorating establishments
Jewelry stores
Kitchen equipment
Laundry and dry cleaning
Lawn maintenance services offices
Leather goods and luggage
Libraries
Liquor stores
Locksmiths
Luncheonettes
Mail order houses
Management consultants' offices
Medical Clinics and offices (outpatient)
Metalware
Museums
Musical instrument stores
Newsstands
Notaries
Nursing Homes
Office Buildings
Office Equipment and Supplies
Optical goods
Optometrists
Package liquor stores
Paint, glass and wallpaper
Parking lots and garages
Pet shops
Pharmacies
Phonographic sales and service
Photographic studios
Physical culture and health establishments
Police and fire stations
Printers' offices and establishments
Private schools

Professional offices
Public utilities' offices
Real Estate and insurance
Record shops
Recreational uses
Restaurant (non-drive-in)
Sandwich shops (non-drive-in)
Savings and Loan associations
Seafood stores
Senior Housing (age restricted)
Shoe or hat repair shops
Skating rinks
Snack bars (non-drive-in)
Special foods
Sporting goods
Stamp and coin stores
Stamp redemption centers
Stationery stores
Supermarkets
Surgical and medical supplies
Tailors
Taverns and inns
Telephone and telegraph offices
Telephone answering service/offices
Television-radio sales and repairs
Theaters
Toy shops and hobbies
Travel agencies
Travel ticket offices
Uniform rentals and sales
Variety stores
Veterinary hospitals
Wallpaper stores
Window cleaning services

Women's clothing

- (2) Any and all similar uses, as documented to, and reviewed and approved by the Municipal Agency. The Municipal Agency retains jurisdiction and discretion over permitted uses: All uses not specifically permitted are prohibited.
 - (3) Conditional uses. The following uses are permitted subject to approval of the municipal agency and the special conditions of this Article:
 - (a) Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants, including volunteer fire companies and first aid squads.
 - (b) Churches, synagogues, parish houses and similar religious uses.
 - (c) Automotive gasoline stations.
 - (d) Automotive service stations.
 - (e) Automotive repair garages.
 - (f) Car washes.
 - (g) Automotive sales and service and used car sales lots.
 - (h) Landscaping, nurseries and garden supply sales.
 - (i) Trailer and mobile home sales, recreation equipment sales, swimming pool sales and boat marine sales.
 - (j) Eating establishments (drive-in or fast-food).
 - (k) Quasi-public uses, including clubs, lodges and similar uses.
 - (l) Hospitals, nonprofit.
 - (3) Any and all similar uses, as documented to and reviewed and approved by the Municipal Agency. The Municipal Agency has approval overall.
- C. Development standards. The Route One Redevelopment Zone specified herewith shall be occupied only as indicated and with the following standards:
- (1) Principal buildings.
 - (a) Minimum lot size: forty thousand (40,000) square feet.
 - (b) Minimum lot width: one hundred fifty (150) feet.
 - (c) Minimum lot depth: two hundred (200) feet.

- (d) Minimum front yard setback (measured from the future street right-of-way): fifty (50) feet.
 - (e) Minimum side yard setback: fifteen (15) feet.
 - (f) Minimum both side yards: fifty (50) feet.
 - (g) Minimum rear yard setback: forty (40) feet.
 - (h) Minimum gross floor area: two thousand (2,000) square feet.
 - (i) Maximum lot coverage: fifty percent (50%).
 - (j) Maximum building height: two and one-half (2½) stories or thirty-five (35) feet, whichever is less, within one hundred (100') feet of a residential property/zone; forty-five (45') feet if no residential zone/property abuts the site.
 - (k) Maximum floor area ratio: one to one (1:1).
- (2) Accessory buildings and uses. Accessory buildings shall conform to at least the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard. Accessory uses shall be clearly associated with and accessory to the principal uses of the site.

D. Parking regulations.

- (1) Off-street parking, unloading and service requirements of this section shall apply and govern in the redevelopment zone within the municipality. Except as provided in this section, no application for a building permit for a building shall be approved unless there is included with the plan for such building, improvement or use, a plot plan showing the required space reserved for off-street parking, unloading and service purposes. Plot plans associated with buildings, structures and facilities used by the general public shall be designed in accordance with the Barrier-Free Design Regulations promulgated by the State of New Jersey, Department of the Treasury, Division of Building and Construction, and the Americans With Disabilities Act.
- (2) Duty to provide and maintain off-street parking and loading. Properties and uses enjoying nonconformity in terms of the provision of off-street parking shall not be expanded unless the expansion thereof is provided with the off-street parking and loading facilities in the amount, and maintained in the manner, required by this section.
- (3) Circulation.
 - (a) There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space.

- (b) Road, pedestrian walks and opens spaces shall be properly related to existing and proposed buildings and appropriately landscaped.
 - (c) Buildings, parking areas and vehicular circulation shall be arranged so that pedestrian movement is not necessarily exposed to vehicular traffic.
 - (d) Materials and design of paving, lighting fixtures, retaining walls, fences, curbs, benches, etc., shall be of good appearance and easily maintained.
 - (e) The location and design of pedestrian walks should emphasize desirable views of new and existing development.
 - (f) The maximum separation of private automobiles and service vehicles shall be provided through the use of separate service lanes, where reasonably possible.
 - (g) Parking facilities shall be designed with careful regard to orderly arrangement, topography, landscaping and ease of access and shall be developed as an integral part of an overall site design.
- (4) Required areas for each parking space. Each automobile parking space shall not be less than nine (9) feet wide or less than eighteen (18) feet deep, exclusive of passageways. In addition, there shall be provided adequate interior driveways to connect each parking space with a public right-of-way. In the case of a parallel parking space, each space shall not be less than ten (10) feet wide or less than twenty-two (22) feet long. Aisle space shall not be less than twenty-four (24) feet wide for two-way ninety-degree parking; not less than sixteen (16) feet for one-way sixty-degree parking; and not less than thirteen (13) feet for forty-five degree one-way parking.
- (5) Provision for proper drainage and maintenance. All off-street parking, off-street loading and service facilities shall be graded and drained so as to dispose of all surface water accumulation in a safe manner while preventing damage to butting properties and/or public streets.
- (6) Separation from walkways and streets. All off-street parking, off-street loading and service areas shall be separated from walkways, sidewalks, streets or alleys by curbing or other protective devices where necessary as required by the municipal agency.
- (7) Private walks adjacent to business buildings. A walkway should be adjacent to a business building and shall not be less than four (4) feet in width and shall be in addition to the other requirements of this section.
- (8) Site plan. Location and dimensions of pedestrian exits, walks and walkways shall be indicated on submitted site plans.
- (9) Connection to a public right-of-way. Each off-street parking, loading or service area shall be connected to a public street right-of-way by means of a driveway constructed in accordance with at least the minimum standards required by this chapter.

- (10) Size of driveways. A driveway, exclusive of curb return radii, shall not be less than fifteen (15) feet in the zone. A curb return radius for a driveway at its entrance to a public street shall be a minimum of fifteen (15) feet for all uses. The maximum width of the driveway, exclusive of curb-to-curb return radii, shall not exceed forty (40) feet.
- (11) Shared driveways. Every attempt should be made to provide common access off of single drives and connections between properties to share access and promote safe acceleration/deceleration along the corridor.
- (12) Location of curb cuts. At the intersection of streets, a curb cut, where required or installed, shall be set back not less than twenty-five (25) feet from the intersection of two (2) curblines; between the curb cuts for any two (2) driveways serving the same property, there shall be at least fifty (50) feet. Curb cuts shall be located at least five (5) feet from abutting property lines in the zone.
- (13) Off-street parking space within buildings. Garage space or space within buildings, in basements or on the roofs of buildings may be used to meet the off-street parking requirements of this chapter, provided that all requirements regarding this section are met.
- (14) Pavement markings and signs. Each off-street parking space shall be clearly marked, and pavement directional arrows or signs shall be provided wherever necessary. Markers, directional arrows and signs shall be properly maintained so as to ensure their maximum efficiency.
- (15) Lighting. All parking areas, walkways thereto and appurtenant passageways and driveways serving commercial, public office, industrial, multifamily and other similar uses having off-street parking and loading areas and building complexes requiring area lighting shall be illuminated adequately during the hours between sunset and sunrise when the use is in operation. The lighting plan in and around the parking areas shall provide for nonglare, color-corrected lights focused downward. The light intensity provided at ground level shall be a minimum of three-tenths (0.3) foot-candle anywhere in the area to be illuminated and shall be provided by fixtures with a mounting height not to be more than twenty (20) feet, measured from the ground level to the center line of the light source or the height of the building if attached, whichever is lower, and spacing not to exceed five (5) times the mounting height. Any other outdoor lighting, such as building and sidewalk, illumination, driveways with no adjacent parking and ornamental light, shall be shown on the lighting plan in sufficient detail to allow determination of the effects to adjacent properties, traffic safety and overhead sky glow. The objective of these specifications is to minimize undesirable off-premises effects. No light shall shine directly into windows or onto streets and driveways in such a manner as to interfere with or distract driver vision. No multiple string lights shall be permitted in any zone to illuminate or attract, whether in parking areas, display areas or yard areas. To achieve these requirements, the intensity of such light sources, light shielding and similar characteristics shall be subject to site plan approval by the municipal agency.

- (16) Required off-street parking area shall not be reduced. No off-street parking area shall be reduced in size or encroached upon by a building, vehicle storage, loading or unloading or any other use where such reduction or encroachment will reduce the off-street parking and loading spaces that are required under these regulations.
- (17) Parking provided on same lot as main building. Off-street parking spaces for all uses shall be located on the same lot as the main building to be served, except as permitted in Subsection (18) and (19) of this section.
- (18) Shared parking facilities. The off-street parking requirements for two (2) or more neighboring uses may be satisfied by the allocation of the required number of spaces for each use in a common parking facility, provided that the number of off-street parking spaces is not less than the sum of individual requirements, and provided further that there is compliance with all other provisions of these regulations.
- (19) Sharing of parking facilities. Off-street parking facilities for one (1) use shall not be considered as providing the required facilities for any other use, except that one-half ($\frac{1}{2}$) of the off-street parking space required by any use whose peak attendance will be at night or on Sundays, such as houses of worship, theaters and assembly halls, may be assigned to a use which will be closed at night or on Sundays. This provision will only apply with approval of the municipal agency and by testimony provided at Planning Board hearing as part of necessary site plan approval for parking reduction.
- (20) Computing number of employees. For the purpose of this section, the number of employees shall be computed on the basis of the maximum number of persons to be employed on any one (1) shift, taking into consideration day, night and seasonal variations.
- (21) Fractional spaces required. When units of measurements determining the number of required off-street parking and off-street loading spaces result in the requirement of a fractional space, any fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded. Any units over one-half ($\frac{1}{2}$) will require an additional space.
- (22) Off-street parking and loading space within a required front setback. Parking shall be permitted in the front yard, provided that a five-foot landscaped area is provided along the front and side lot lines. Within that area, low shrubs (being 36" in height, except 30" in sight triangle areas), fences or any combination of screening material shall be utilized to buffer those areas from public view.
- (23) Parking for visitors. Parking for visitors only shall be permitted in the front yard of industrial and office research zones.
- (24) Paving locations restrictions. Paving for parking loading or access thereto, unless otherwise restricted, shall not be permitted within five (5) feet of any property line, with the exception of the B-1 Neighborhood Business Zone, where this distance may be reduced to two and one-half ($2\frac{1}{2}$) feet.

- (25) Other uses of off-street parking spaces prohibited. No required off-street parking or loading area shall be used for the storage, sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies.
- (26) Parking area site layout. Parking areas shall be divided into lots separated by appropriate landscaping, where possible. In addition, driveways and internal roads shall be separated from parking areas by curbed landscaped islands, where possible. Landscaping for parking areas shall be subject to approval as part of the submitted site development plans.
- (27) Shared access. Nothing in this chapter is intended to prohibit the sharing of access by adjacent uses, provided that the common facility is a service drive.
- (28) Fire lanes. Where fire lanes are required by the Board of Fire Commissioners, pavement striping shall be clearly marked and no-parking signs erected in order to prevent parking within these fire lanes.
- (29) Minimum off-street parking spaces. Off-street parking spaces for the storage or parking of passenger vehicles of occupants, employees and patrons of main buildings and structures hereafter erected or enlarged shall be provided and kept available in amounts not less than specified in this section.
 - (a) Residential uses. The minimum required number of parking spaces to be provided in conjunction with residential uses in the Redevelopment zone shall be as follows:
 - [1] Assisted Living Facilities: Off-street parking shall be provided at the minimum rate of 0.25 space for each dwelling unit/or bed depending upon facility plus one space for each employee at the maximum shift.
 - [2] Senior Housing Facilities: Off-street parking shall be provided at the minimum rate of 0.25 space per unit/or bed depending upon facility plus one space for each employee at maximum shift.
 - (b) Non-residential uses. The minimum required number of parking spaces to be provided in connection with non-residential uses in the zone shall be in accordance with the following regulations:
 - [1] Auditoriums, recreational establishments or other places of public assembly, including public schools: one (1) parking space for each three (3) fixed seats at capacity, or one (1) space for each three (3) memberships in a swim club, or one (1) parking space for each one (100) square feet of gross floor area in cases where the capacity is not determined by the number of fixed seats or swim club membership.
 - [2] Bowling alleys: four (4) parking spaces for each lane.
 - [3] Clubs: one (1) parking space for each one hundred (100) square feet of gross floor area.

- [4] Hospitals: one (1) parking space for each three hundred (300) square feet of gross floor area.
- [5] Hotels/motels: one (1) parking space per room, plus one (1) parking per employee on the maximum shift, plus one (1) parking space per two hundred (200) square feet of gross floor area of meeting rooms, restaurants and cocktail lounges.
- [6] Offices, office buildings, office-research buildings (not including medical and dental): one (1) parking space for each three hundred (300) square feet of gross floor area, not including stairways and other common areas.
- [7] Offices (medical and dental): one (1) parking space for each one hundred (100) square feet of gross floor area.
- [8] Retail home furnishing stores: one (1) parking space for each five hundred (500) square feet of gross floor area.
- [9] Restaurants or taverns (non-drive-in or non fast-food franchise): one (1) parking space for each one hundred (100) square feet of gross floor area.
- [10] Restaurants (drive-in/fast-food): one (1) parking space for each fifty (50) square feet of gross floor area.
- [11] Retail stores, personal services or custom shops or studios: one (1) parking space for each two hundred (200) square feet of gross floor area.
- [12] Automotive uses, including automotive gasoline stations, automotive service stations, automotive repair garages, automotive sales and services, automotive sales lots, and automotive washes: a minimum of three (3) parking spaces plus one (1) parking space for each six (6) fuel dispensers plus one (1) parking space for each service bay plus one (1) parking space for each one thousand six hundred (1,600) square feet of vehicle display area, plus one (1) space for each one thousand (1,000) square feet of building area devoted exclusively to vehicle washing.
- [13] Banks: one (1) parking space for each two hundred (200) square feet of gross floor area.
- [14] Police and fire stations and post offices: one (1) space for each two hundred fifty (250) square feet of gross floor area.
- [15] Churches and synagogues: one (1) space for each two (2) fixed

seats, or one (1) for each seventy-two (72) inches of benches, at capacity, plus one (1) parking space for each one hundred (100) square feet of gross floor area for assembly and meeting rooms.

- [16] Other uses not specifically listed: the same requirement as for the most similar listed use, as determined by the Administrative Officer.
- [17] Mixed uses: The total requirement shall be the sum of the requirements of the component uses computed separately.
- [18] Theaters. Theaters shall provide one (1) parking space for each three and 1/2 half (3.5) seats.

E. Loading and unloading.

- (1) General. On the same premises with every building, or part thereof, erected and occupied for commercial, institutional or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for off-street standing, turning, loading and unloading services in order to avoid interference with public use of the streets, sidewalks and other public rights-of-way. Commercial development of less than four thousand (4,000) square feet of gross floor area shall be exempt from these requirements.
- (2) Size of space. All required space shall be at least fourteen (14) in width, fifty-five (55) feet in length and have a minimum vertical clearance of fifteen (15) feet. Additional space for maneuvering, depending on the arrangement of the loading facilities, shall be provided. Reductions in the space size may be made for certain uses as determined by the municipal agency.
- (3) Number of spaces. Loading and unloading shall be provided according to the following schedule:
 - (a) Gross Floor area.

Gross Floor Area (square feet)	Spaces Required
4,000 to 25,000	.1
25,001 to 50,000	2
50,001 to 75,000	3
75,001 to 100,000	4
Each additional 50,000	1 additional

Gross Leasable area (square feet)	Spaces Required
0 to 15,000	0

15,001 to 60,000	1
60,001 to 150,000	2
150,001 to 300,000	3
Each additional 200,000	1

- (4) Location. Loading and unloading areas shall be permitted only in the side and rear yards.
- (5) Screening. Loading facilities shall be screened from public view by a solid fence and evergreen shrubs not less than six (6) feet high, unless loading facilities are totally below ground.

F. Signs

- (1) Permit Required. It shall be unlawful for any person to erect, repair, replace or alter any sign or other advertising structure as defined in this chapter, except those signs exempted under this section of this chapter, without first obtaining a building permit.
- (2) General Regulations:
 - (a) All signs shall be limited to the lot or parcel to be sold or the premises where the business or service is conducted.
 - (b) The maximum permitted area of each sign shall be the size of one (1) side only. The area of the sign shall include each and every part of the sign, including moldings and frames. Where the sign is supported by a post or pylon whose surface is being used for advertising purposes, the area of the post, pylon or other supporting members shall be considered as part of the total allowable sign area. Wherever the name or advertising message on a sign is divided between the number of panels or parts, all of the panels or parts shall be considered as one (1) sign. Where a sign consists of individual letters or numbers, the area of the sign shall be considered as the total area of the smallest rectangle or rectangle which can enclose all of the letters or numbers.
 - (c) Signs erected flat against the side of a building shall not extend above the height or beyond the sides of the vertical wall or cornice to which they are attached. Such facade signs shall not extend from the face of the wall on which it is attached more than eight (8) inches.
 - (d) Where the side or rear of a business structure adjoins a public parking area or a private parking area intended for the use of the structure in question, signs may be placed on said side or rear wall to identify the business use in the structure, subject to the maximum sign requirements of this chapter.
 - (e) No sign or any part thereof shall be located closer than fifteen (15) feet to any lot line.
 - (f) Any sign erected in conjunction with a specific use will be removed upon

the discontinuation or removal of that use.

- (g) The following types of signs shall not be permitted:
- [1] A flashing, fluttering, animated, electronic or rotating sign.
 - [2] Signs with any lighting or control mechanism which may cause radio or television interference.
 - [3] Any sign so erected, constructed or maintained as to obstruct or be attached to any fire escape, window, door or opening used as a means of egress or ingress or for fire-fighting purposes or placed so as to interfere with any opening required for legal ventilation
 - [4] Any sign which is of such a form, character or shape as to confuse or dangerously distract the attention of the operator of a motor vehicle.
 - [5] Any advertisement which uses a series of two or more signs or units placed in a line parallel to the highway, or in similar fashion, all carrying a single advertising message, part of which is contained on each sign.
 - [6] Signs which in any way simulate official, directional or warning signs erected or maintained by the State of New Jersey, a county or municipality thereof, or by any railroad or public utility or similar agency concerned with the protection of the public health or safety.
 - [7] Billboard and/or outdoor display structures.
 - [8] Roof signs.
 - [9] Signs on railroad or vehicular overpasses.
 - [10] Signs with more than two display surfaces, sides or faces, such as hinged, triangular or box signs.
 - [11] Any multiple use of lights, flags or pennants; strings of lights, flags or pennants; or similar displays to attract attention.
 - [12] Signs located in the public right-of-way.
 - [13] Signs utilizing neon in such colors or located in such fashion as to diminish or detract in any way from the effectiveness of any traffic signal or similar safety or warning device.
 - [14] All applications for signs shall be reviewed by the Sign Review Committee which Committee shall advise and make recommendations to the Director of Planning and Development

concerning all sign applications. Such Committee shall act in an advisory capacity only and shall not have any independent authority to either approve or disapprove any sign application. The Sign Review Committee shall consist of five members and two alternate members who shall be appointed by the Mayor. The terms of the members first appointed shall be so determined so that, to the greatest practical extent, the expiration of the terms shall be distributed in the case of regular members evenly over the first four years after their appointment and in the case of alternate members, evenly over the first two years after their appointment, provided that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years and the term of an alternate member shall be two years. Vacancies occurring otherwise than by expiration of term shall be filled for the unexpired term only. The failure of the Director of Planning and Development to refer a sign application to the Sign Review Committee shall not invalidate any hearing or proceeding.

- (3) Illumination. Illumination devices, such as but not limited to floor or spot lights shall be so placed and so shielded so as to prevent the rays of illumination thereof from being cast into residential properties or into a public right-of-way.
- (4) Temporary signs in the public right-of-way. No temporary sign shall be placed erected, constructed or otherwise located within the public right-of-way.
- (5) Setback from residential district. When signs in a non-residential district are located along the district boundary line of any residential district, they shall be set back not less than one hundred (100) feet from such residential district boundary line and/or residential uses.
- (6) Sign maintenance. Any sign that is or shall become dangerous or unsafe in any manner whatsoever shall be repaired, made safe and attractive in conformity with this chapter or shall be removed by the owner, lessor, agent or occupant of the building, property or land upon which it is placed or to which it is attached. A written notice shall be served upon the owner, lessor, agent or occupant of a building, property or land upon which a dangerous or unsafe sign is located. Said notice shall require necessary action to be taken within ten (10) days from the date of service of the notice upon such person, or within such lesser time as shall be deemed reasonable in cases where the danger to the public health, safety and general welfare is so imminent as to require more immediate abatement. All signs shall be painted and maintained in good repair at all times. Failure to keep signs painted, illuminated or in good repair for a period of twelve (12) consecutive calendar months shall constitute abandonment, and such sign may not then be repaired or reused and must be removed.
- (7) Location of signs. No sign shall be erected or located to obstruct the vision of

drivers entering a public street; nor shall any sign be erected which obstructs existing signs on adjacent properties to a degree that the message contained on the obstructed sign is no longer visible for a reasonable distance therefrom.

(8) Commercial Uses:

(a) Facade signs. Exterior signs identifying or advertising the names or use of the tenants or occupants of the premises may be affixed to the building and shall occupy no more than ten (10%) percent of the front facade area of the building. Signs may be placed on all exposed sides of a building, provided that they do not total more than the ten (10%) percent maximum limitation of the front facade.

(b) Canopy signs and awnings.

[1] A building whose walkways along the front facade are covered by a permanently installed rigid canopy or other structural device shall be permitted to hang vertically from the complete underside of said canopy, one sign for each store in the first floor of the building. Said sign shall not exceed six square feet in area and shall not be less than ten (10) feet above the walks. Such signs may be illuminated, but shall not overhang any public right-of-way. The canopy shall not project more than two feet from the structure. The colors that may be utilized in the canopy and signage shall be compatible with the color scheme of the entire building.

[2] Awnings. Awnings shall not extend more than six inches beyond either side of the window or doorway which they serve. Awnings may not be more than three feet in maximum height. Letters contained on awnings may not exceed twelve (12) inches in height and may not exceed seventy-five (75%) percent of the width of the awning. The colors that may be utilized in the awning and signage shall be compatible with the color scheme of the entire building.

(c) Freestanding signs.

[1] One freestanding identification sign per lot shall be permitted for every six hundred (600) linear feet of frontage provided that the aggregate area of all sides of such sign, in square feet, shall be in accordance with the following schedule and the maximum number of total signs shall be three (3) for any one site:

Gross Floor Area (square feet)	Aggregate Sign Area (square feet)
50,001 to 100,000	100 per side
100,001 to 150,000	150 per side
130,001 to 200,000	200 per side
200,001 to 300,000	250 per side

- [2] Any commercial building having over 100,000 square feet of gross floor area and desiring a larger sign than two hundred-fifty (250) square feet per side shall apply to the municipal agency for approval.
 - [3] Such signs shall not exceed a height of thirty-five (35) feet, measured from the ground level to the topmost portion of the structure. Supporting frames for all such signs shall be of permanent materials, such as steel or concrete.
 - [4] Freestanding signs shall provide a monument base or in the alternative a planting base which screens the poles from the ground to either the bottom of the sign area or a minimum of 10' of the pole height.
- (9) Office Research Uses:
- (a) Facade sign. Each permitted use may have one identification sign located on the front facade of the building. Said sign shall not exceed an area equal to ten (10%) percent of the front facade of the building and shall not project more than eight (8) inches in front of the facade.
 - (b) Freestanding sign. Each permitted use may have one freestanding sign on each lot, provided that each sign shall not exceed fifty (50) square feet in area. The height of a freestanding sign shall not exceed five (5) feet.
- (10) Temporary sign, responsibility. There is hereby created as presumption that any temporary sign was placed by, or at the direction of, the person, corporation, entity or organization whose name appears on the temporary sign, as a sponsor of the event or candidate, and such person, corporation, entity or organization shall be responsible for its removal in accordance with this article.
- (11) Temporary sign, private property. Any temporary sign which has been placed, erected, constructed or otherwise located on private property which has not been removed by the person, corporation, entity or organization that is responsible for the removal of the same within the time prescribed in this article shall be removed by the owner of the property.
- (12) Sign color. Sign colors shall have a consistent design theme throughout a particular project. The design theme would include style of lettering, construction, material and lighting. Colors of letters and background area also important and shall be carefully considered in relation to the color of the materials or buildings or where the signs are proposed to be located.
- (13) Use of neon. Utilization of neon signs and borders shall be included in sign square footage calculations and subject to all signage regulations.

G. Landscaping

- (1) Purpose. The intention of these requirements is to enhance the aesthetic and environmental appeal and character of buildings and sites being developed within the municipality by ensuring the development provides sufficient foliage to a site for environmentally sound and aesthetic site design.
- (2) General regulations for the Redevelopment zone.
 - (a) Landscaped areas. All areas in a development not used for construction of buildings, roads, access ways, parking or sidewalks shall be fully landscaped in accordance with these regulations.
 - (b) Site considerations. Natural site features, such as existing trees, streams, rock outcroppings, etc., shall be preserved wherever possible. Whenever such natural features are absent or insufficient or have been destroyed during the development of the site, additional new plantings of a sufficient size as determined by the municipal agency shall be established to provide environmental protection to beautify the buildings and grounds and to provide privacy, shade and the screening out of objectionable features created on the site.
 - (c) Labeling. All landscape plans shall have a schedule of the Latin and common name, the quantity, the size, spacing and method of planting of each plant material.
- (3) Additional regulations for commercial uses:
 - (a) A minimum landscaped area of fifteen (15) feet in width shall be provided along all side and rear yard lines and ten (10') feet along all front yard property lines.
 - (b) All buffers and landscaped areas shall be protected from adjacent areas by curbs, or concrete, metal or wood bumpers at least six (6) inches in height and securely anchored into the ground.
 - (c) Service areas, parking areas, transformer compounds and other strictly utilitarian improvements shall be screened as fully as practicable. In general, it is intended that possible objectionable or unsightly features within a given development shall be screened from passing traffic or abutting residential properties.
 - (d) In the case of a repetition of building designs, as in apartment house development, care shall be exercised to avoid monotony in the planting design by introducing sufficient variety in the planting layout to lend interest and aesthetic appeal. By the same token, excessive variety shall be avoided, and all shall be represented as a balanced design with proper accent in the right places.

- (e) All street trees and on-site deciduous shade trees shall not be less than three (3) inches in diameter, measured at four (4) feet above the root crown.
 - (f) A satisfactory amount of evergreen plant material (being 7' – 8' in height) shall be included in the planting, this to be judged on an individual basis by the municipality.
 - (g) Retaining walls shall not be permitted within buffer areas unless approved as part of the site plan approval.
 - (h) In the redevelopment zone where non-single-family zone lines abut a single-family residential use, a buffer shall be established in the above non-single-family zone as follows: not less than twenty-five (25') feet.
 - (i) A buffer area shall be provided along the perimeter of the site. This buffer area shall be appropriately landscaped so as to generally enhance the appearance of the site. Where the buffer area is adjacent to a residential zone, such buffer area shall not contain roads, driveways, parking areas or signs, and such buffer area shall be appropriately landscaped, except that this limitation of use shall not apply to such buffer zone where a public highway exists between the residential zone and the Redevelopment Zone.
 - (j) Within the twenty-five (25') foot buffer of the Redevelopment Zone to a residential zone/uses, a bermed living wall shall be placed in the vicinity of the property line; at the property line an eight (8) foot high board-on-board and/or lattice topped fence shall be installed. On the adjacent residential properties, each owner shall have the right of refusal of placement by the developer of a bermed row of landscaping (i.e. evergreen species) being a minimum of eight (8') feet in height, and planted 8' on center. The developer shall obtain written refusals from residential property owners in order to be exempt from the required placement on those properties.
- (4) Landscape coverage.
- (a) Minimum landscape coverage limits for Redevelopment Zone sites shall be: twenty-five percent (25%).
 - (b) Landscaped area required. For all uses, a minimum of fifteen percent (15%) of the site shall be devoted to landscaped areas in addition to all required buffers. In calculating the landscaped areas, the areas of plazas, open pedestrian shopping malls, sitting areas, pools and fountains shall be included. For purposes of this subsection, the areas of a paved parking lot shall not be included for purposes of determining the percentage of the site that shall be devoted to landscaped areas. There shall be no landscaping required within the paved parking areas of a parking lot containing one hundred fifty (150) spaces or less. In parking lots containing more than one hundred fifty (150) spaces, landscaping may be allowed within the paved parking areas of the parking lot. The

municipal agency shall have the authority to determine the distribution of the landscaping, except that there shall be no landscaping required within the paved parking areas of a parking lot one hundred fifty (150) spaces or less. All front yards shall have a minimum of fifteen percent (15%) landscaped areas.

- (c) Landscaped areas on or offsite. If design prohibits provision of necessary area at a site, a landscaped pavilion or plaza can be provided in the vicinity of a site. Such proposed transfer requires approval of the Municipal Agency. Every attempt should be made to establish landscaped pavilions and/or pocket parks within the Redevelopment Zone where appropriate both on and off sites of development.

H. Conditional Uses.

- (1) Approval required. A conditional use is a permitted use only as specified by this chapter and may be granted in accordance with the standards and specifications of this section. No permit shall be issued for a conditional use unless an application is submitted to and approved by the municipal agency. It shall be submitted and distributed in the same manner as prescribed for all applications in the Land Use Procedural Ordinance.
- (2) Standards for approval. The following standards and conditions are required to be met in order to receive municipal agency approval for specific conditional uses as indicated:
 - (a) Government buildings and services. Government buildings, such as municipal buildings, libraries and schools, shall provide the municipal agency with the following:
 - [1] A set of plans, specifications and plot plan and a statement setting forth the need and purpose of the installation.
 - [2] Proof is furnished to the municipal agency that the proposed installation in a specific location is necessary and convenient for the efficiency of the public utility system or the satisfactory and convenient provision of service by the utility to the neighborhood or area in which the particular use is to be located, further provided that the design of any building in connection with such facility conforms to the general character of the zone and will in no way adversely affect the safe and comfortable enjoyment of property rights of the Redevelopment Zone in which it is located; that adequate and attractive fences and other safety devices will be provided; and that sufficient landscaping, including shrubs, trees and lawn, are provided and will be periodically maintained.
 - [3] Landscaping and buffer requirements as specified in this chapter shall apply.
 - (b) Churches, synagogues, parish houses and similar religious uses, including parochial and private schools.

- [1] All regulations for the Redevelopment district in which the use is to be located shall be complied with.
 - [2] Parking shall be provided in accordance with the requirements of this Article.
 - [3] Where parking areas are adjacent to a residential zone, a twenty-five-foot-wide buffer strip, including fences and shrubs, no less than eight (8) foot high shall be provided.
 - [4] Landscaping and buffering shall be provided in accordance with this section.
- (c) Eating establishments (drive-in or fast-food).
- [1] The minimum off-street parking shall be one (1) space for each fifty (50) square feet of gross floor area and one (1) loading space for each establishment.
 - [2] All other requirements of the zone, including fencing and landscaping, shall apply.
 - [3] There shall be no access to rest rooms from the exterior of the building.
 - [4] There shall be adequate trash receptacles outside the building for the use of patrons.
 - [5] There shall be frequent collection of debris and trash from outside the building so that trash does not blow off the property or make the subject property unsightly.
 - [6] The property shall be surrounded on three (3) sides by an eight-foot-high solid architectural fence, set back from the front property line no more than twenty-five (25) feet.
 - [7] There shall be a trash area completely surrounded by a six-foot-high solid architectural fence with front solid gates. All outside trash shall be stored in this area and shall not be in public view over the fence height. All similar accessory appurtenances, such as propane tanks, shall be similarly enclosed.
- (d) Plant nurseries, nursery stock supplies and sales and garden landscape supplies.
- [1] With the exception of the landscape plants, shrubs and trees, all materials shall be contained within a building, except that open storage and sales areas may be maintained in a side or rear yard, provided that such open storage and sales areas are contiguous to the building and are encircled by a fence of a design which is

homogeneous to the adjacent building and provided approval by the Municipal Agency is granted.

- [2] An eight-foot-high solid fence shall be so designed as to screen all materials and supplies, except plant materials, from public view.
- (e) Trailer and mobile home sales, recreation equipment sales, swimming pool sales and boat and marine equipment sales. All materials shall be contained within a building, except that open storage and sales areas may be maintained in a side or rear yard, provided that such open storage and sales areas are contiguous to the building and provided approval by the Municipal Agency is granted.
- (f) Automotive uses. Automotive gasoline stations, automotive service stations, automotive repair garages, automotive sales and services, automotive sales lots and automotive washes shall be permitted in the zone, provided that such uses satisfy the criteria set forth in this section. All automotive uses specified herein may be established as joint uses with other automotive uses, provided that such joint uses collectively satisfy the criteria set forth in this section.
 - (1) The following activities, where appropriate, are to occur entirely on-site within specifically designated areas:
 - [a] Parking for customers and employees while on premises.
 - [b] Storage of vehicles left by customers to await service.
 - [c] Storage of other vehicles.
 - [d] Vehicles sales display areas.
 - [e] Loading or unloading of vehicles transported to or from the site.
 - [f] Buildings within which repair, service or other work shall take place.
 - [g] Other areas within which repair, service or other work shall take place.
 - [h] All permitted uses established in conjunction with automotive uses shall be clearly accessory in nature.
 - [i] No more than one accessory use may be established in conjunction with the enumerated automotive uses.
 - [j] No more than three automotive related uses may operate on a site.

- [k] Structures housing accessory uses shall be no larger than 2,500 square feet.
 - [l] All other requirements for the zone.
- (2) Designated areas for specified activities may be shared by mixed uses, but designated areas shall be used solely for the activities approved.
- [a] Parking areas shall be used only for parking of vehicles by customers and employees.
 - [b] Storage of sale or rental cars, trucks, trailers, boats or other vehicles shall be limited to areas specifically designated and approved for that purpose.
 - [c] Repair and service work shall be confined to designated areas.
 - [d] The storage of cars, trucks, trailers, boats or any other vehicles not being serviced or repaired on the premises of an automotive gasoline station, automotive service station or automotive repair garage shall be prohibited.
 - [e] Storage of any vehicle requiring body work or which is inoperable because of major repairs required shall be permitted only in designated areas at an automotive repair garage or automotive sales and service.
- (3) Designated areas for vehicular storage or display need not conform to standards for parking but shall be segregated from parking areas. Storage areas shall be screened from view to a height of eight (8) feet. Display areas shall be separated with a height of not less than five (5) feet.
- (4) Sites shall be limited to locations as follows:
- [a] Automotive car washes and automotive gasoline stations shall be located where pedestrian traffic at peak hour is projected to be less than fifty (50) persons.
 - [b] Automotive car washes shall be located where vehicle stacking will not impede the free flow of traffic on adjoining properties and public rights-of-way.
 - [c] Storage or display of rental of vehicles is permitted only as an accessory to an automotive sales and service use.
 - [d] Vehicle towing or transport services shall be permitted only as an accessory to an automotive service station, automotive repair garage or an automotive sales and service use.

- (5) Buildings shall be designed to preserve sufficient open area to establish conforming parking areas in the amount of one space for each three hundred (300) square feet of gross floor area. Said open area may be designated for other uses.
- (6) When located adjacent to any property in a zone permitting residential usage or a residential use, automotive uses shall:
 - [a] Maintain between any outdoor activity other than parking and the residentially zoned property.
 - [1] A twenty-five (25) foot buffer.
 - [2] An eight-foot-high visually solid fence, wall or landscape screen.
 - [3] Adequate noise control measures to attenuate vibrations and audible sound to conform to all laws and ordinances in effect for residential areas.
 - [b] Limited vehicles to not more than two (2) axles and not more than ten (10) ton gross vehicle weight.
 - [c] Prohibit a facade sign on that facade of the building that faces a zone permitting residential uses.
 - [d] Prohibit the placement of a freestanding sign within one hundred (100) feet of a zone permitting residential uses.
- (7) In addition to the conditional use criteria enumerated above, said uses shall also be subject to the following zoning requirements which shall not be conditional criteria for the use:
 - [a] Setbacks. The front setbacks shall be not less than forty (40) feet. The side setbacks shall be not less than fifteen (15) feet and a total side yard setback shall not be less than fifty (50) feet. The rear yard setback shall not be less than forty (40) feet. Where one of the yards adjoins a residential zone, the commercial use shall maintain not less than the setbacks required in that zone. A cantilevered cover or canopy may be permitted to extend into the front yard, provided that it is at least twenty (20) feet from any front property line and maintains the required setback of the zone.
 - [b] Parking. Not more than five (5) vehicles may be stored in the area between the street and the setback line of the principal building.
 - [c] Curb cuts and driveways.

- [1] On a corner lot, a driveway shall be at least twenty-five (25) feet from the street intersection, as measured along the property line.
 - [2] Driveways shall be no less than twenty-five (25) feet and no more than thirty (30) feet wide. The driveway shall be flared or slanted at the curbline to facilitate auto ingress and egress.
 - [3] Curb cuts shall be no less than ten (10) feet from any adjacent property line.
 - [4] Any two (2) driveways giving access to a single street shall be separated by a curbed island of at least fifty (50) feet.
 - [5] A raised curb of at least six (6) inches in height shall be provided along the street property lines, except for driveway openings.
 - [6] There shall not be more than two (2) curb cuts providing access to any one (1) street.
- [d] Signs.
- [1] Freestanding signs. One (1) freestanding sign shall be permitted, provided that the aggregate area of all sides of the sign shall not exceed seventy-five (75) square feet.
 - [2] Facade signs. Facade signs shall be allowed on front or side facades so as to not exceed fifteen percent (15%) of the square footage of the facade on which it is located.
 - [3] Other signs. Other signs that may be required by state or federal law shall be allowed, but no other advertising signs shall be permitted.
- [e] Lighting. No strings of multiple lights shall be permitted.
- [f] Pavement. all parking, access and driveway areas shall be paved with a permanent surface, such as macadam, with proper drainage so as not to affect adjacent property owners.
- [g] Location of fuel dispensers. All dispensers shall be on curbed safety islands which shall be a minimum of twenty-five (25) feet from any adjacent property line and twenty (20) feet from any public right-of-way.
- [h] Accessory buildings. All lifts, lubrication equipment, service pits and goods for sale shall be located within an enclosed building. With the exception of such items as wiper blades, oil and tires, outdoor displays of products for sale or rental shall not be

permitted. Accessory buildings shall not be permitted, except for the temporary storage of trash or garbage.

- [i] Fuel tanks. Fuel storage tanks shall be placed underground and at least ten (10) feet from any structure. Tanks having a capacity of six thousand (6,000) gallons or more shall be located at least a minimum distance from any structure according to the following schedule:

Gallons	Minimum Separation (Feet)
6,000	20
12,000	25
20,000	30
50,000	40
Unlimited	50

- [j] Landscaping buffers and screening shall be provided as follows:

- [1] A minimum landscaped area five (5) feet wide shall be provided along all property lines abutting public streets, except where curb cuts are permitted.
- [2] All buffers and landscaped areas shall be protected from adjacent parking areas by curbs, or concrete, metal or wood bumpers at least six (6) inches in height and securely anchored into the ground.
- [3] Service areas and parking areas shall be screened from abutting property. A minimum of a six-foot architecturally solid fence shall be erected on all property lines, except the front property line.

- (8) Quasi-public uses. Quasi-public uses, such as clubs, social organizations and other public gathering places not publicly owned, not commercial in nature and not specifically listed in this section shall adhere to the following:

- (a) Parking shall be provided in accordance with the requirements of this section.
- (b) Where parking areas are adjacent to a residential zone or use, a twenty-five (25') foot wide buffer strip, including fences and shrubs, no less than eight (8) feet high shall be provided.
- (c) Landscaping and screening shall be provided in accordance with the requirements of this Article.

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