

HAMMONTON DOWNTOWN CODE

Proposed Amendments to Chapter 175

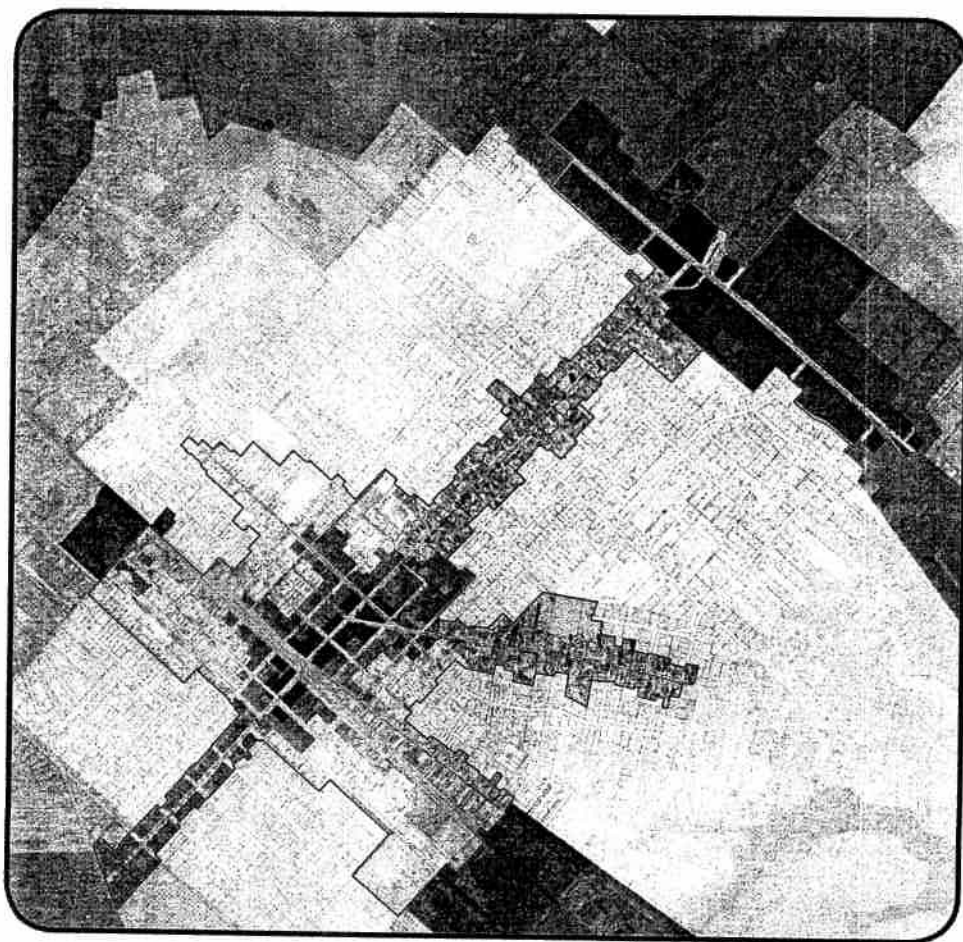
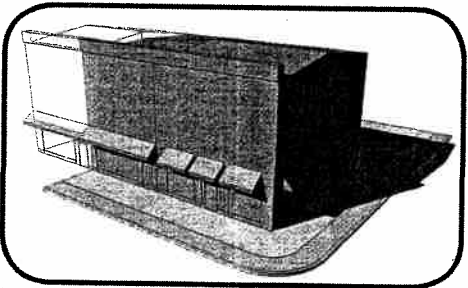
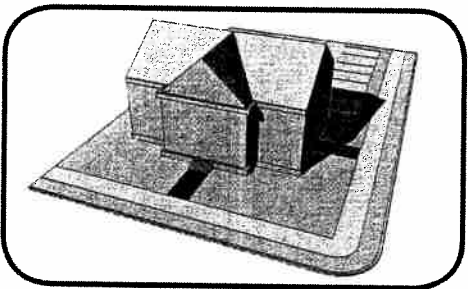
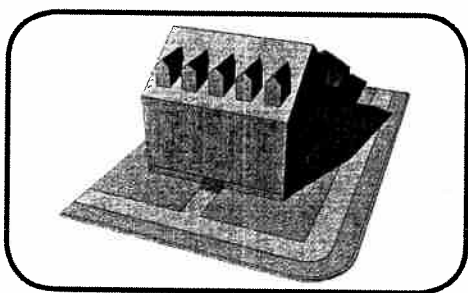


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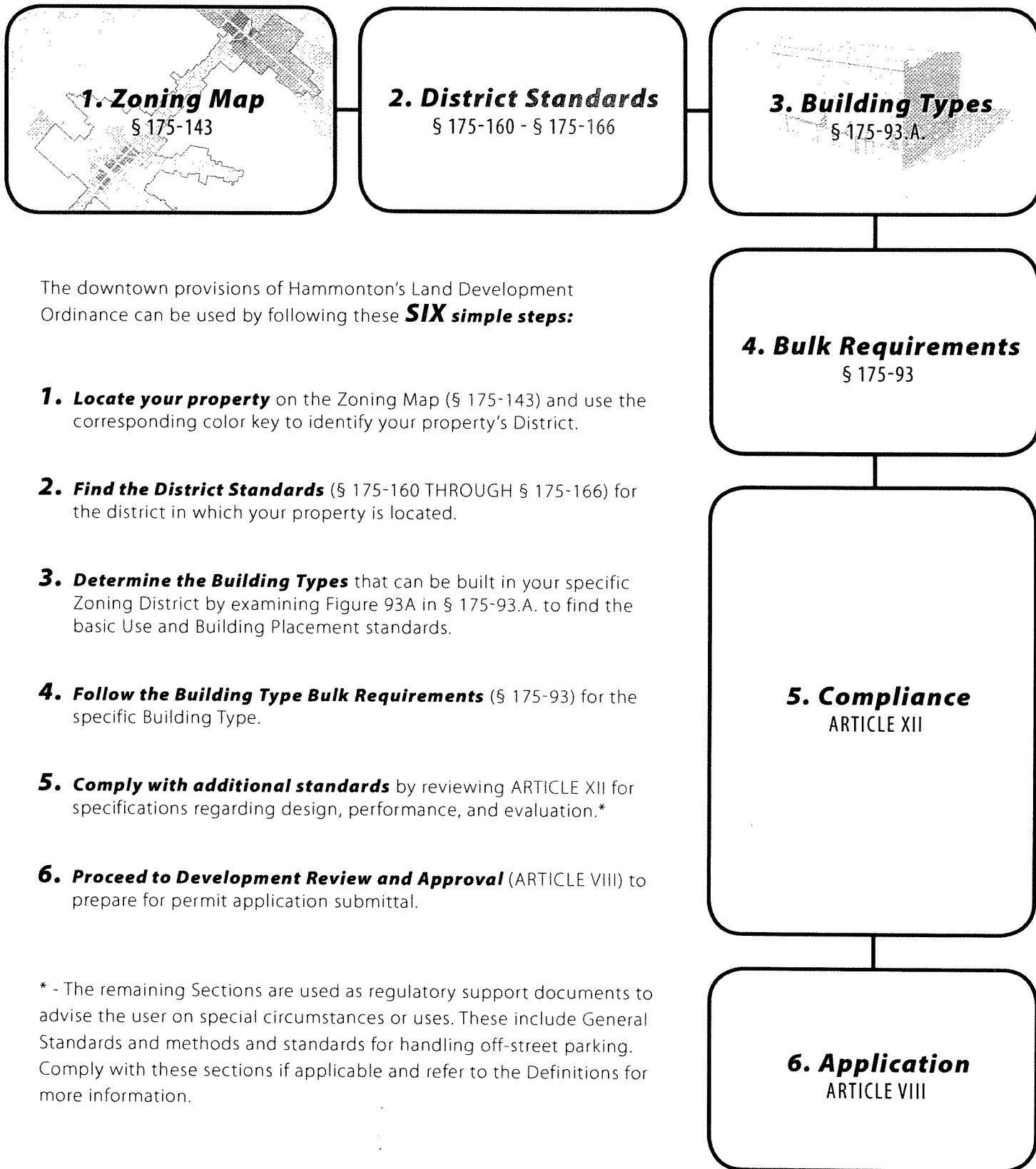
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How To Use The New Code Elements



The downtown provisions of Hammonton’s Land Development Ordinance can be used by following these **SIX simple steps**:

- 1. Locate your property** on the Zoning Map (§ 175-143) and use the corresponding color key to identify your property’s District.
- 2. Find the District Standards** (§ 175-160 THROUGH § 175-166) for the district in which your property is located.
- 3. Determine the Building Types** that can be built in your specific Zoning District by examining Figure 93A in § 175-93.A. to find the basic Use and Building Placement standards.
- 4. Follow the Building Type Bulk Requirements** (§ 175-93) for the specific Building Type.
- 5. Comply with additional standards** by reviewing ARTICLE XII for specifications regarding design, performance, and evaluation.*
- 6. Proceed to Development Review and Approval** (ARTICLE VIII) to prepare for permit application submittal.

* - The remaining Sections are used as regulatory support documents to advise the user on special circumstances or uses. These include General Standards and methods and standards for handling off-street parking. Comply with these sections if applicable and refer to the Definitions for more information.

**PROPOSED AMENDMENTS TO ARTICLE II
“DEFINITIONS”**

The following definitions are proposed to be added to (or amended in) the Town's current ordinance at § 175-10. Changes or additions are shown underlined; deletions as ~~strikethrough~~.

ACCESSORY DWELLING UNIT – A single bedroom and associated living area, kitchen and bathroom facilities within an Accessory Structure in DT-1, DT-2, DT-3, or GW-1 Zones on a lot for which residential use is allowable.

ACCESSORY STRUCTURE OR USE — Except as otherwise expressly authorized by the provisions of this chapter, N.J.S.A. 40:55D-1 et seq. and/or the Pinelands Comprehensive Management Plan, and/or §175-93 "Accessory Building Type in Downtown and Gateway Districts," is a building, structure or use which:

- A. Is subordinate and incidental to and serves a principal building or a principal use, including but not limited to the production, harvesting and storage, as well as washing, grading and packaging, of unprocessed produce grown on-site.
- B. Is subordinate in area, extent and purpose to the principal structure or principal building or a principal use.
- C. Contributes primarily to the comfort, convenience or necessity of the occupants, business or industry of the principal structure or principal use served. Leasing of space in Accessory Structures by the owner of the principal structure for occupation can be considered to be an option for meeting these goals as a Conditional Use according to the terms of review set forth in §175-59.
- D. Is located on the same parcel as the principal structure or principal use served.

APARTMENT BUILDING – Multiple dwellings above or beside each other in a building that occupies most of its lot width and is placed close to the sidewalk.

APRON SHOPFRONT – A Building Type that is typically a commercial property that has been converted from Single Houses and expanded with an apron, which is created when commercial design

elements are added to the ground floor space between the original structure and the sidewalk.

BLOCK – An area that can be comprised of parcels and alleys, and that is surrounded by rights-of-way on all sides.

BUILDING-LINE BUILD-TO LINE — The line parallel to the street line at a distance there from equal to the depth of the required front yard. A building shall not extend beyond this line, except for encroachments as otherwise allowed in this chapter.

BUILDING TYPE – A structure that is determined by a building's height, scale, use, and location of the building on its lot.

BULK – A building's combined Height, depth, width, and Lot Occupation.

CHARACTER DISTRICT – One of the Downtown Districts or Gateway Districts mapped in Hammonton, in which consider Building Type is the primary regulatory feature.

CIVIC BUILDING – A Building Type that contains a public or civic use of special significance to residents, employees, or visitors. Civic Buildings are used for the following purposes: community services, daycare, education, government, places of worship, or social services. Civic Buildings do not include retail buildings, residential buildings, or buildings with private offices.

CIVIC USE – Use of a Lot, Buildings, or Structure by a House of Worship, library, school, or Municipal Use.

COMMERCIAL USE – A category of land use that includes Retail and Personal Services, but not Residential Uses.

COTTAGE HOUSE – A variant of the Single House with a lower allowable height and smaller side and front setbacks. It is intended for smaller lots.

CROSSWALK – A path clearly delineated on a street, parking lot, or access drive to indicate where pedestrians should cross.

CURB CUT – A break in the curb line and sidewalk for

means of ingress or egress of motor vehicles.

DISPLAY WINDOWS - Windows on the ground story of a building that allow visibility into and out of a retail space and are used for retail display.

DISTRICT — A portion of the territory of the town within which certain regulations and requirements or various combinations thereof apply. For Downtown Districts and Gateway Districts, also see: Character Districts.

DOWNTOWN BUILDING – A multistory Building Type with one or more dwellings or offices in upper stories and retail or office uses on the ground floor.

DOWNTOWN DISTRICT - One of a group of Character Districts in Hammonton surrounding Bellevue Avenue generally referred to as the downtown area.

DWELLING UNIT or DWELLING — One or more rooms used or intended to be used for living purposes by one or more persons living together and maintaining a common household, having separate cooking and sanitary facilities and accessible from the outdoors, either directly or through an entrance hall shared with other dwelling units except in the case of Accessory Dwelling Units. Not included are mobile homes, hotels, motels, lodging houses, boardinghouses or tourist homes.

EAVE LINE - For a pitched roof, the lowest point of the primary roof structure. The eave height of a Building is measured from grade to the Eave Line.

ENCROACHMENT - Any structural element that breaks the plane of a vertical or horizontal regulatory limit; extending beyond a Front Yard Setback Line, Rear Yard Setback Line, Side Yard Setback Line, or into the public Right-Of-Way.

FAÇADE – The exterior face of a building, including, but not limited to, the wall, windows, window sills, doorways, and such traditional design elements as horizontal lines, cornice, and parapet.

FRONT FAÇADE - The side of a building that faces a street; corner buildings have two front facades.

FRONT SETBACK - Location along a line drawn parallel with the street line or the front lot line and drawn through the point of a building or structure nearest to the street line or front lot line to establish the closest distance the rear of the Building can be placed in relation to the rear Lot Line.

GATEWAY DISTRICT – One of a group of Character Districts clustered around the intersection of White Horse Pike and Route 54, within which certain regulations and requirements apply.

GROUND FLOOR - The first floor of a building that is level with or elevated above the sidewalk, excluding basements and cellars.

HEIGHT – The dimension of a building, measured from the average slope point of grade along the building's perimeter to the highest point along the roofline. This dimension is expressed both in terms of feet.

LINER BUILDING – A Building Type that is a building or portion of a building constructed between the Façade of a parking garage, cinema, supermarket, or other large building and that Building's Lot Line to conceal large expanses of blank wall area. Liner Buildings face the street with a Façade that has ample doors and windows opening on to the sidewalk.

LIVE-WORK BUILDING – A Building Type that is a variant of Flex Buildings and Townhomes that combines living space with work space that is related to the livelihood of the building's occupants. All of these uses may occupy any story of the Building. A Live-Work Building may include one unit or multiple units, and may be an attached or detached unit.

LOFT BUILDING – A Building Type that was formerly used as, or has been built to resemble an industrial factory or mill. Loft Buildings contain multiple dwellings above and beside each other, multiple offices above and beside each other, and sometimes both. This Building Type occupies most of its lot width and is placed close to the sidewalk with parking hidden behind or next to it.

LOT OCCUPATION – The manner in which a Building is located on the Lot in relation to its Lot Lines.

parking, and yards.

MIXED-USE – A building that includes more than one use; typically having different uses on the first floor and the upper floors of the Building. A common example is a ground story commercial use with offices and/or residences on upper floors.

MULTI-FAMILY – A category of residential Structure that includes more than one dwelling unit on a property.

PAD COMMERCE BUILDING - A Building Type that comprises one structure with a single commercial occupant, and is detached with side yards, a front yard, and a rear yard.

PARK – An improved area of Open Space, designated or reserved for public recreational use.

PERSONAL SERVICE – Use related to the office or place of business maintained for conduct of one of the following legal occupations: cleaner, barber, tailor, beautician, manicurist, or similar occupations.

PLANTING STRIP – The area between the curb and the sidewalk, intended to provide a buffer between pedestrians and vehicles, where grass and street trees are often located

PLAYGROUND – Section of a Park that is designated for space and freestanding recreational structures to be used for outdoor play, especially by children.

POCKET PARK – A smaller variant of a Park created on a single vacant building Lot, developed and maintained for active recreational use and accessible to the public.

PODIUM BUILDING – A Building Type that is a variant of the Liner Building, but which has a small footprint on the ground level at the front of the lot with the rest of the lot devoted to parking spaces and auto circulation; with larger floors on the second floor (and higher floors, if applicable) above all or some of the parking spaces.

PORCH – A covered area, open to the outside except for a roof or support structures such as columns or

railings, adjoining an entrance to a building.

PRIMARY STREET - A Street in a Downtown or Gateway District to which a Building is oriented toward, which is parallel or nearly parallel to the Front Setback.

PROPERTY LINE - A line that legally describes the boundaries of a piece of property or lot. See also: LOT LINE.

REAR SETBACK – Location along a line drawn parallel with the rear lot line to establish the closest distance the rear of the Building can be placed in relation to the rear Lot Line.

ROOF LINE – The highest point of a building, such as the peak of a pitched roof or a parapet.

SCALE - The proportion of a structure's mass and bulk in relationship to other structures in the structure's neighborhood; or the relative size of a building, street fixture, sign, or other architectural element.

SECONDARY STREET - A Street in a Downtown or Gateway District to which runs along one Side Setback line of a Building on a corner lot.

SETBACK — The distance between the street line or Property Line and the building line.

SHOPFRONT - A Ground Floor Façade, which is characterized by Display Windows and a building's main entrance. This Façade is typically found on buildings that contain commercial uses on the Ground Floor, but have residential features such as a pitched rather than a flat roof.

SIDE SETBACK – Location along a line drawn parallel with the side lot line and drawn through the point of a building or structure nearest to the street line or front lot line.

SIDEWALK - An improved path for pedestrian use outside the cartway.

SINGLE HOUSE – A Building Type that comprises one dwelling unit, and is detached with small side yards, a front yard, and a rear yard.

STREETSCAPE – Combined design elements

within and along the public right-of-way, including streetlights, sidewalks, landscaping, street furniture, and signage.

SUBDIVISION, MINOR — A subdivision of land for the creation of an aggregate of not more than four lots (three new lots plus the remaining lot), provided that such subdivision does not involve a planned development, any new streets or the extension of any off-tract improvements, the cost of which is to be prorated pursuant to § 175-119 of this chapter (N.J.S.A. 40:55D-42); and not being a further division of an original tract of land for which previous minor subdivisions have been approved by any board within the five years past and where the combination of the proposed and approved minor subdivisions constitute a major subdivision. Any readjustment of lot lines resulting in no new lots shall be classified as a minor subdivision. (NOTE: CHECK FOR APPLICABILITY FOR "UPZONING" TO MULTIFAMILY FROM R-1/R-2 OR TWIN FROM SFD, ETC. BEFORE APPROVAL)

TOWNHOUSE – A Building Type comprised of a single residence on a lot which is attached to similar Building Types along a shared property line on each side, or on one side in the case of corner lots. Townhouse Building Types do not have side yards, except on corner lots, where the front door should be located along the longer of the front or side Façades.

TWIN – A Building Type for Downtown Districts that is a variant of a Townhouse Building Type; a semidetached building that consists of two dwelling units that abut along a shared property line. A Twin Building Type has one small side yard, one front yard, and one rear yard. See also: "DWELLING UNIT, TWIN OR TWO-FAMILY"

UPPER FLOOR - Any occupiable floor of a building that is above the Ground Floor.

PROPOSED AMENDMENTS TO ARTICLE VIII
“DEVELOPMENT REVIEW AND APPROVAL”

The following definitions are proposed to be added to (or amended in) the Town’s current ordinance at Chapter 175. Changes or additions are shown underlined; deletions as ~~strikethrough~~.

§ 175-52. Review Requirements; exemptions; waivers

- A. Site plan review and approval shall be required before any development, change of use or before any excavation, removal of soil, clearing of a site or placing of any fill on lands contemplated for development, and, except as hereinafter provided, no building permit shall be issued for any building for use or reduction or enlargement in size or other alteration of any building or change in building type or use of any building, including accessory structures, unless a site plan is first submitted and approved by the reviewing board, and no certificate of occupancy shall be given unless all construction and development conform to the plans as approved by the reviewing board.
- B. Exemptions.
- 1) Site plan review and approval shall not be required for:
 - a) Building permits for individual lot applications involving only a detached one- or two-dwelling-unit building outside of Downtown Districts and Gateway Districts.
 - b) Accessory uses such as a private garage, unless it is part of an apartment or townhouse project or within a Downtown District or Gateway District.
 - c) (no change)
 - d) (no change)
 - e) (no change)
 - 2) (no change)
- C. The reviewing board may waive site plan approval requirements whenever it determines that the proposed construction or alteration or change of occupancy or use or Building Type classification does not affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of site plan review. Any applicant desiring a waiver under this provision shall present sufficient evidence to allow the board to reach such conclusions as would permit a waiver. This evidence shall consist of sketches, descriptions of property and appurtenances, methods of operations, photographs or other information or documentation as the board may require. The board shall base its decision on such evidence and may attach conditions to any waiver.

§ 175-53. Concept Design Review

- A. (no change)
- B. A concept design plan and the supporting documents for a proposed development shall constitute the material to be officially submitted to the Planning Board. Said plans and supporting documents shall show a general informal design, including proposed Building Types if located in a Downtown District or Gateway District, of the development and its public improvements so that the Board can indicate its approval or disapproval of the concept. Approval of the concept design plan does not constitute an approval of the concept or plan, nor shall it be considered a valid basis for the construction of improvements or for other commitments which depend upon its design characteristics. Neither the applicant nor the Board shall be bound by the plan or the review.
- C. (no change)
- D. (no change)
- E. (no change)
- F. (no change)

§ 175-54. Filing of applications with Pinelands Commission

- A. For the purpose of this section, the following terms shall have the meanings indicated: DEVELOPMENT - The change of or enlargement of any use or disturbance of any land, the performance of any building or mining operation, the division of land into two or more parcels and the creation or termination of rights of access or riparian rights, including but not limited to:
- 1) A change in type of use of a structure or land, or a change in Building Type if within areas zoned as Down-town Districts or Gateway Districts.
 - 2) (no change)
 - 3) (no change)
 - 4) (no change)
 - 5) (no change)
 - 6) (no change)
 - 7) (no change)
 - 8) (no change)
 - 9) (no change)
- B. (no change)

§ 175-56. Review of Major Subdivisions and Planned Development

A. (no change)

§ 175-59. Conditional use review

It is well recognized that certain uses, if located without proper consideration to existing conditions or Building Types and surrounding development, may have an adverse effect on the public health, safety and general welfare of the community. These uses are designated as conditional uses and are subject to the conditions hereby established.

- A. (no change)
- B. (no change)
- C. Conditional uses shall adhere to the additional standards specified for the particular use or Building Type under Article XII, except where no additional standards are specified herein.
- D. (no change)

§ 175-60. Pinelands Commision review

- A. (no change)
- B. Minor development application requirements. Any application for approval of minor development shall include at least the following information:
- 1) (no change)
 - 2) (no change)
 - 3) (no change)
 - 4) A description of all existing uses and Building Types of the subject property.
 - 5) (no change)
 - 6) (no change)
 - 7) (no change)
 - 8) (no change)
 - 9) (no change)
 - 10) (no change)
 - 11) (no change)
 - 12) (no change)
- C. (no change)
- D. Notices to the Pinelands Commission.
- 1) Notice of application submission and modification. Written notification shall be given by the approving authority to the Pinelands Commission within seven days after a determination is made by the approving authority that an application for development is complete or if a determination is made by the approving authority that the application has been modified. Such notice shall contain:
 - a. (no change)
 - b. (no change)
 - c. A brief description of the proposed development including uses proposed and intensity of uses proposed. A brief description of the Building Types proposed shall be included if development is located within Downtown Districts or Gateway Districts.
 - d. (no change)
 - e. (no change)
 - f. (no change)
 - g. (no change)
 - h. (no change)
 - 2) (no change)
 - 3) (no change)
 - 4) (no change)

§ 175-63. Standards for development review

In reviewing any plan, the Board shall consider:

- A. (no change)
- B. (no change)
- C. (no change)
- D. (no change)
- E. (no change)
- F. (no change)
- G. (no change)
- H. (no change)
- I. (no change)
- J. (no change)
- K. Design standards for Downtown Districts and Gateway Districts, as per Article XII §175-93.

PROPOSED AMENDMENTS TO ARTICLE XII
“DESIGN, PERFORMANCE AND EVALUATION STANDARDS”

The following definitions are proposed to be added to (or amended in) the Town's current ordinance at Chapter 175. Changes or additions are shown underlined; deletions as ~~strikethrough~~.

§ 175-87 Accessory buildings

- A. Accessory buildings as part of principal buildings. Any accessory building attached to a principal building shall be considered part of the principal building, and the total structure shall adhere to the yard requirements for the principal building, regardless of the technique of connecting the principal and accessory buildings. Accessory buildings not attached to principal buildings, and within Downtown Districts, shall follow Accessory Building Type
- B. (No Change)
- C. Height of accessory buildings. The height of accessory buildings that do not contain dwelling units shall be limited to 50% of the maximum height of the principal building. The height of detached Accessory Buildings in Downtown Districts shall follow height restrictions for Accessory Building Types as per § 175-93.
- D. Location. An accessory building may be erected in side and rear yard areas only, and the required side and rear yards shall be 1/2 that required for primary structures, except that in no case shall side or rear yards for accessory buildings be less than six feet, except that if erected on a corner lot, the accessory building shall be set back from the side street to comply with the setback line applying to the principal building for that side street. Additionally, except as otherwise specified for the Rural Residential District in § 175-150, no poultry or livestock shelter shall be erected nearer than 50 feet to any lot line. Seasonal stands are exempt from front and yard provisions, provided that such seasonal stands occur as accessory uses to a farm and are constructed as temporary six-foot moveable structures. Accessory buildings in Downtown Districts shall follow location and setback specifications as per § 175-93.
- E. Private garages. No business, service or industry shall be conducted on the Ground Floor within a private garage outside of Downtown Districts, other than the storage of personal vehicles.

§ 175-89 Air Quality Standards

- A. (No Change)
- B. Applications for the following developments shall ensure that all state ambient air quality standards in N.J.A.C. 7:27 et seq. for carbon monoxide shall not be exceeded at places of maximum concentration and at sensitive receptors:
- 1) Residential development of 50 or more units and any other development involving more than 100 parking spaces located in an RR, R-1, R-2, R-3, ~~B-2~~, B-H, MI, REC or ~~MD~~, M-2, GW-1, GW-2, or GW-3 District.
 - 2) (No Change)

§ 175-92 Building Design

- A. Within any residential district, no building with a permitted professional office or other home occupation shall be constructed or altered so as to be inharmonious with the residential character of the adjacent residential areas. See § 175-93 for additional requirements in DT-1, DT-2, DT-3, DT-4, GW-1, GW-2, and GW-3.

~~§ 175-93 (Reserved)~~

TO BE REMOVED & REPLACED WITH "§ 175-93 Building Types"

§ 175-93 Building Types

A. The following General Standards must be followed for any new construction or building addition in each Downtown District:

(1) Bulk

- (a) New structures shall be designed in sections between 15 feet and 35 feet in width along the street frontage. Sections can be expressed through architecturally articulated bays, variations in setback, window patterns, changes in material, and other similarly effective techniques. Minor variations may be considered to adjust for lot frontage and lot geometry.
- (b) Eave Lines and Roof Lines shall vary between building sections in height or setback from the street.
- (c) The maximum length of a horizontal facade or side wall shall be 100 feet. Setbacks, open space passages between buildings, recessed courtyards or similarly significant architectural breaks shall be used to reduce the length of continuous horizontal facades or side walls.
- (d) The maximum length of any roofline shall be 60'. In cases where individual buildings are longer than 60',

the roofline shall be set back a minimum of 15' for for 15'-35' of the facade length beyond the 60' roofline.

- (e) Three-story structures shall differentiate between the ground level and upper levels, in addition to the third floor setback, using setbacks, changes in materials, bands or other linear ornamentation.

(2) Building Heights

- (a) Building Heights shall be measured in both stories and feet.
- (b) The ground story of a building is the first floor of a building that is level to or elevated above grade. The upper stories of a building begin at the first floor above the ground story. Building types constructed with pitched roofs with dormers have regulations that allow an additional story, if located within the roof structure.
- (c) When measuring by feet, Building Heights shall be measured to both the Eave Line and Roof Line, for buildings with pitched roofs, and to the Roof Line for all other buildings.
- (d) For sloped sites, the grade level shall be measured

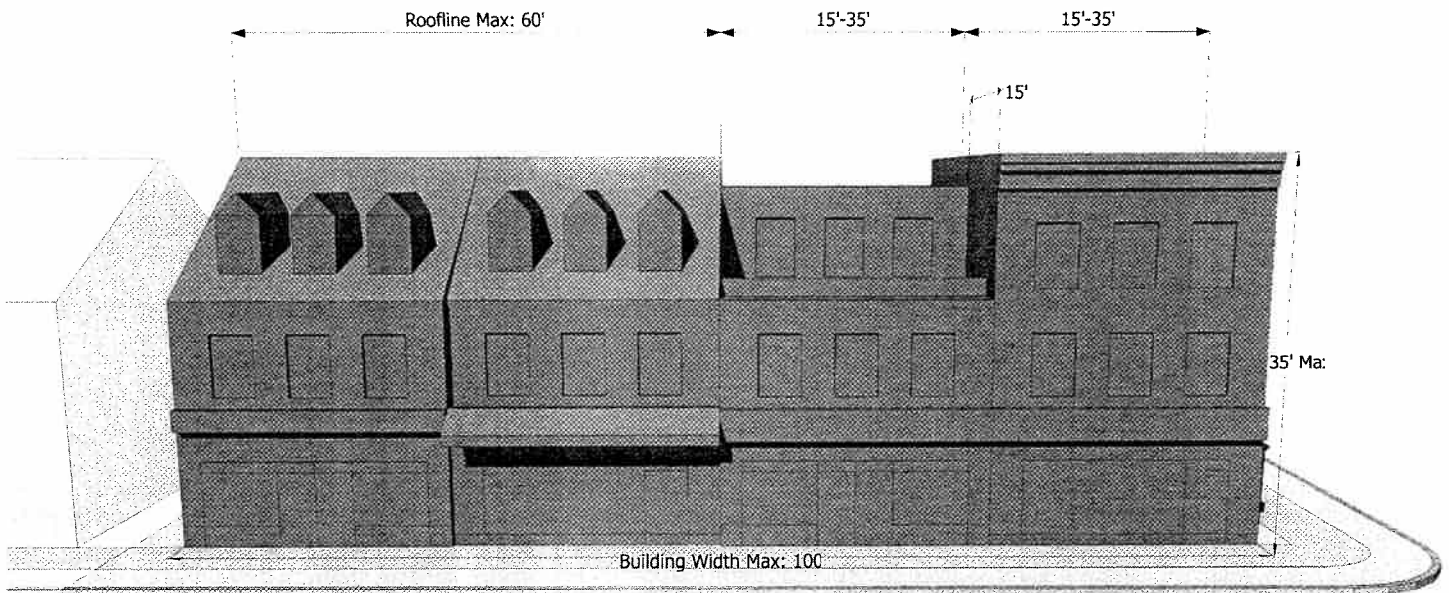


Figure 93A - General Urban Design Standards For All New Construction In Downtown Districts and Gateway Districts

§ 175-93 Building Types

from the average point of the slope on any side of the Property Line that includes an entrance to a dwelling unit, retail space, or office space.

- (e) Ornamental tower elements associated with religious institutions are exempt from maximum Building Height requirements.

(3) Doors and Windows

1. All buildings shall include front doors and windows facing the street: no blank walls are permitted facing the street at the Ground Story.
2. The minimum area of window and door openings on any wall shall be 30% of the area of the wall. For commercial uses or walls facing streets, the glazed area must be greater than 70% with a maximum sill height of 2' 6" above sidewalk grade.
3. Side walls that face public ways, or which are set back a minimum of five feet from a lot line, must have windows and may have doors.
4. Every street-facing ground-level business and residence must have a separate entry. Live-Work Buildings must have one total entrance. Buildings located on the corner parcel of any block are encouraged to place primary entrances on Secondary Streets or at the corner.

(4) Driveways

1. Parking shall be accessed by Rear Alleys or Rear Lanes where available. Parking pads and Garages that must be accessed from the front of a lot should be located at the rear of the lot.
2. Driveway width at the access point shall be no wider than 10 feet between the front lot line and the front facade of the building.
3. Shared driveways between two properties, which minimize curb cuts and impervious surfaces, are permitted. This shall be accomplished by initiating an irrevocable offer of cross-easement between the abutting properties. The owners of the involved properties shall submit, with their application for special exception, a site plan showing joint use and location of the shared driveway.

(5) Porches, Stoops, and Other Encroachments

1. Porches shall be no less than 6' deep. Front porches, not including steps from the porch to a walkway at grade, may extend up to 10 feet into Front Yards, provided they are no closer than 4' to any property line.

2. These dimensions also apply to Porches facing Corner Lot Lines.
3. Stoops may encroach into the Front Setback area of Cottage Houses, Single Houses, Townhouses, and Twins if their highest point is not higher than 42" above Sidewalk level.
4. Other encroachments, such as Bay Windows, Balconies, or Collonades shall provide a minimum of eight feet of clearance over a public sidewalk or ROW. Encroachments shall also be no greater than sixteen feet in width and two feet in depth.
5. Overhanging encroachments may go beyond the Property Line only in to the public Right-Of-Way, not in to an adjoining property. Easements are required for any encroachment in to public Right-Of-Way.

(6) Frontage

1. In Downtown Zones, at least 50% of the Building's Front Facade at Ground Level must be located along the Front Setback Line. Buildings in D4 must have a Frontage Percentage of at-least 75%.

(7) Entrances

1. The main entrance of every building must directly face a street or a civic space. The Residential or Office component of a Downtown Building with Ground-Floor Retail frontage may be located to the Rear or Side of the Building if all setback requirements are followed.
2. Every street-facing ground-level business and residence should have a separate entry.

(8) Ground Floor Elevation

1. For Buildings with Retail Uses, the Ground Floor should be at Sidewalk level. If the Ground Floor Use is not Retail, the floor level may be elevated if access is not restricted according to ADA Requirements.

(9) Story Heights

1. The Ground Floor floor-to-floor height of any building with commercial or mixed uses shall be no more than 18' tall. Buildings that are primarily residential or live-work shall have a Ground Floor floor-to-floor height of no more than 14' tall.
2. Each story above the Ground Story must have a floor-to-floor height of 8'-12'. Top stories must have a floor-to-floor height of 8'-12' tall as measured from the finished floor level to the bottom of the structure above.

§ 175-93 Building Types

(10) Single-Story Buildings

1. Ground-story residential use in one-story buildings is limited to the Single Family Detached House and Cottage House types, as well as Accessory Buildings or Structures where residential use is permitted.

(11) HVAC

1. HVAC equipment shall not be visible from streets or public parks.

(12) Parking

1. Residential units in mixed-use developments shall each require 1.5 parking spaces.
2. Non-Residential uses shall require 3 parking spaces per 1,000 square feet of leasable space.
3. The parking spaces required may be reduced when two or more establishments share the same parking area, whether on the same lot or abutting lots. Shared Parking or offsite parking strategies are described in § 175-118.

§ 175-93 Building Types

A. Building Types for Downtown Districts and Gateway Districts.

(1) General

Allowable Building Types are defined for each Downtown District and Gateway District in § 175-93. A single building may host more than one use.

(2) Allowable Building Types

The Allowable Building Types for Downtown Districts and Gateway Districts are:

- Apron Shopfront (see § 175-93.A.(5))
- Box Building (see § 175-93.A.(6))
- Civic Building (see § 175-93.A.(7))
- Cottage House (see § 175-93.A.(8))
- Downtown Building (see § 175-93.A.(9))
- Liner Building (see § 175-93.A.(10))
- Live/Work Building (see § 175-93.A.(11))
- Loft Building (see § 175-93.A.(12))
- Pad Commerce (see § 175-93.A.(13))
- Podium Building (see § 175-93.A.(14))
- Single House (see § 175-93.A.(15))
- Special Industry (see § 175-93.A.(16))
- Strip Commerce (see § 175-93.A.(17))
- Townhouse (see § 175-93.A.(18))
- Twin House (see § 175-93.A.(19))
- Accessory Structure (see § 175-93.A.(20))

(3) Building Types Across Zone Boundaries

Building Types should be selected so that buildings of compatible scale and arrangement relate front-to-front across streets and district boundaries or side-to-side across lot lines. Building types of contrasting scale and arrangement are best placed back-to-back, with alleys or rear lot lines acting as transitions.

§ 175-93 Building Types

(4) Permitted Building Types By District

The allowance of permitted Building Types for each Downtown District and Gateway District are summarized in Figure 93B below. For allowable uses in each Building Type, by District, see "Permitted Uses" charts in §175-160 through §175-166.

		DOWNTOWN				GATEWAY		
		DT1	DT2	DT3	DT4	GW1	GW2	GW3
BUILDING TYPES								
Apron Shopfront	AS		★	★				
Box Building	BB						★	
Civic Building	CB	★	★	★		★		
Cottage House	CH	★	★	★				
Downtown Building	DB			★				
Liner Building	LB			★				
Live/Work Building	LW		★	★				
Loft Building	LB		★	★				
Pad Commerce	PC						★	
Podium Building	PB			★				
Single House	SH					★		
Special Industry	SI		★					
Strip Commerce	SC						★	
Townhouse	TH		★	★				
Twin House	TW	★	★	★				
Accessory Structure	-	★	★	★		★		

NOTES: ★ = "This Building Type is permitted in this district"

Building Types are allowed in the district as shown only if they can meet the criteria listed for each individual Building Type in § 175-93A (5-20)

Figure 93B - Allowable Building Types By Zone

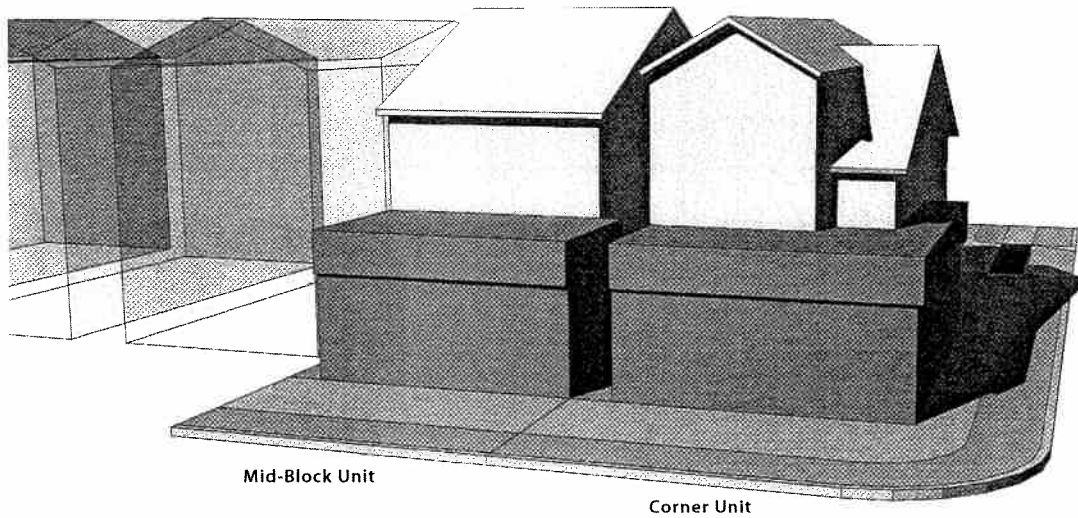
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(5) Apron Shopfront

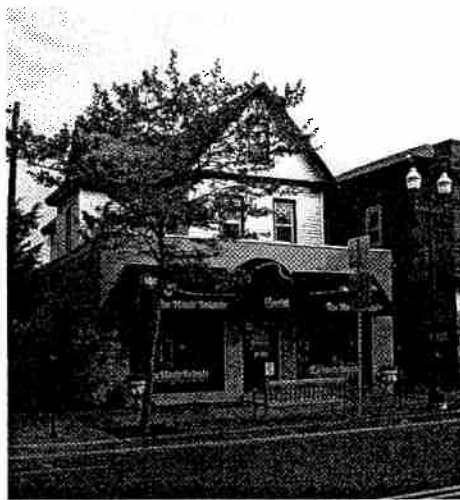
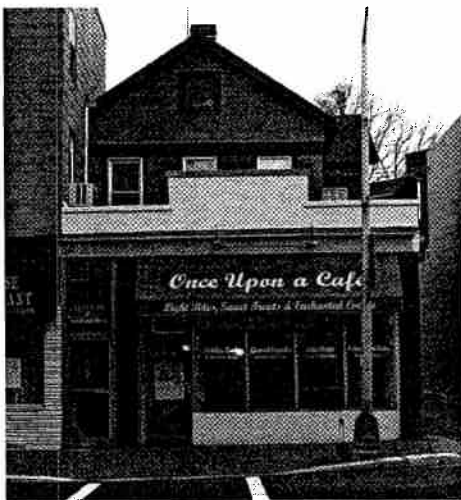
Apron Shopfront buildings are typically commercial properties which have been converted from existing Single Family Homes. The "apron" is created when commercial design elements are added to the ground floor space between the original structure and sidewalk. This evolution allows a property owner to add or increase commercial floor area and street presence without demolishing an existing structure. Some ground floor area can remain as residential space or as access to residential space above, as long as commercial and residential uses have separate, dedicated entrances.

[a] Typical Condition / Siting Example

For illustrative purposes only.

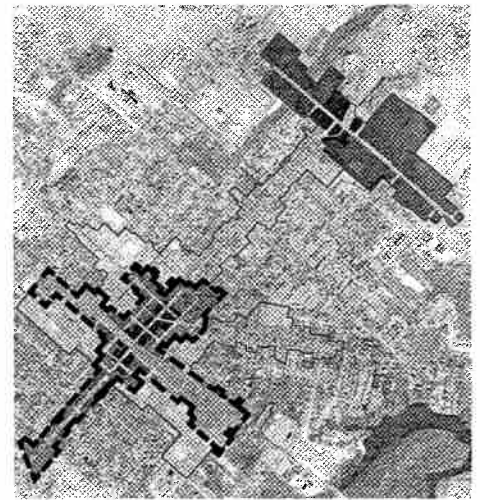


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application

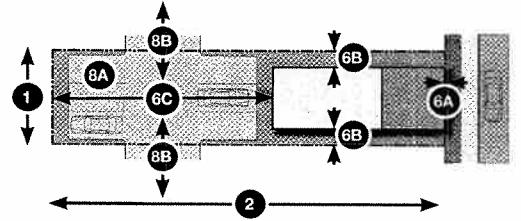


(5) Apron Shopfront

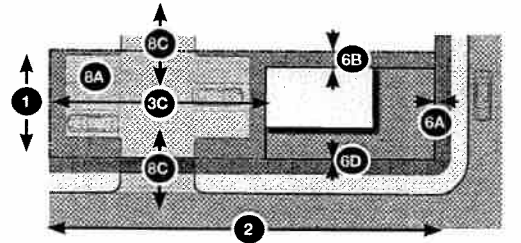
[c] Specifications

			[AS] Apron Shopfront			
1.	Lot Width (max)		50 ft			
2.	Lot Depth (max)		125 ft			
3.	Footprint Area (min/max)		1000 / 2000 sf			
4.	Building Width (min/max)		25 / 50 ft			
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	90% incl. ex. bldg.	G2	--	
		D3	90% incl. ex. bldg.	G3	--	
		D4	90% incl. ex. bldg.		--	
						--
6.	Setbacks	A. Front (min/max)	D1	--	G1	--
			D2	5 / 10 ft	G2	--
			D3	3 / 5 ft	G3	--
			D4	0 / 0 ft		--
	B. Side (min/max)	D1	--	G1	--	
		D2	0 / 20 ft	G2	--	
		D3	0 / 20 ft	G3	--	
		D4	0 / 10 ft		--	
	C. Rear (min/max)	D1	--	G1	--	
		D2	rear wall of ex bldg.	G2	--	
		D3	rear wall of ex bldg.	G3	--	
		D4	rear wall of ex bldg.		--	
	D. Corner Setback (min/max)	D1	--	G1	--	
		D2	10 / 20 ft	G2	--	
		D3	5 / 20 ft	G3	--	
		D4	0 / 10 ft		--	
7.	Height	A. Stories (min/max)	D1	--	G1	--
			D2	1 / 1	G2	--
			D3	1 / 1	G3	--
			D4	1 / 1		--
	B. Height in feet (max)	D1	--	G1	--	
		D2	12	G2	--	
		D3	12	G3	--	
		D4	12		--	
	C. Height of first story (min/max)	D1	--	G1	--	
		D2	9 / 12 ft	G2	--	
		D3	9 / 12 ft	G3	--	
		D4	9 / 12 ft		--	
8.	Parking	A. Location	Rear			
		B. Access, Mid Block Lot	Adjacent Lot			
		C. Access, Corner Lot	Adjacent Lot or Side Street			

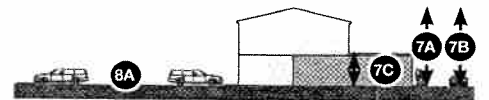
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

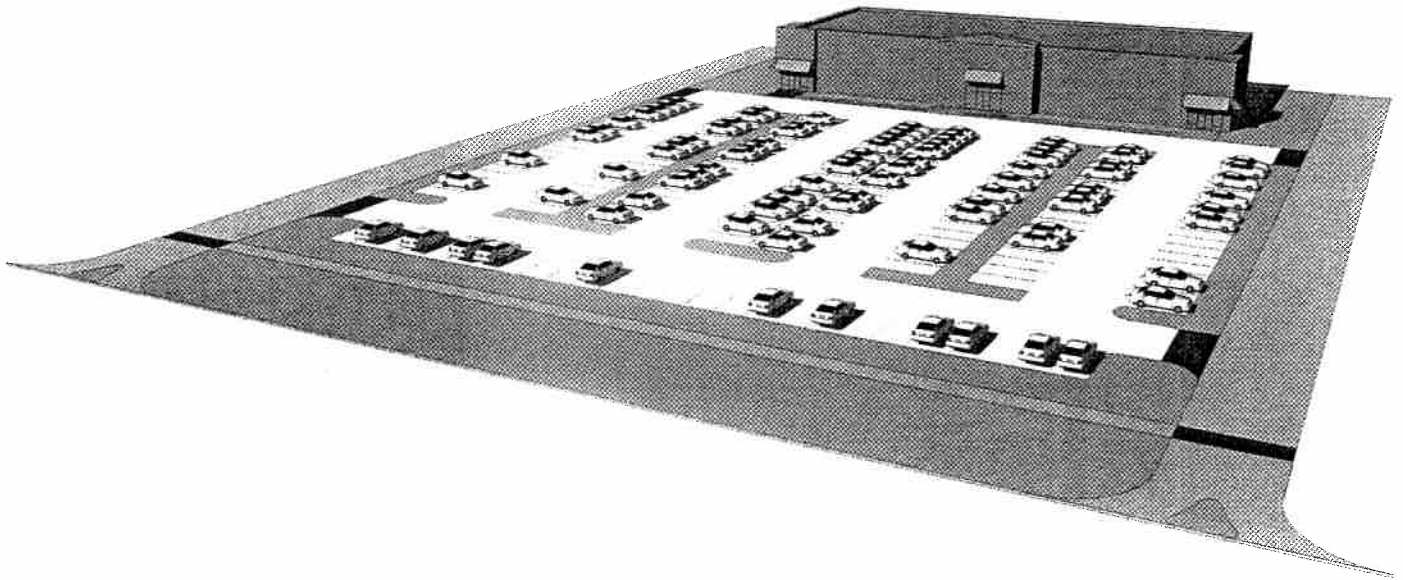
Signage Requirements are located in §175-128.

(6) Box Building

A large, free-standing Building Type, generally with a flat roof covering a single floor of one single use. Box Buildings can be completely or partially circumnavigated by automobile within their own lot.

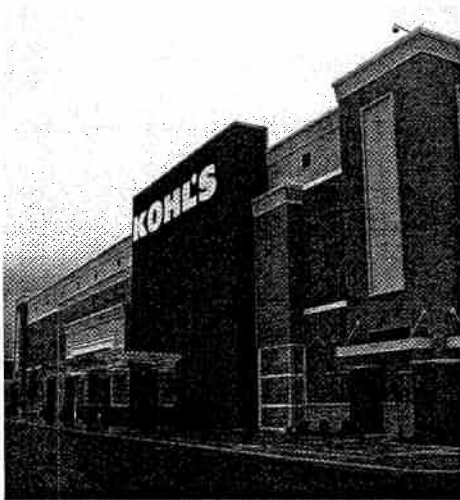
[a] Typical Condition / Siting Example

For illustrative purposes only.



Character Example(s)

[b] Zone Application



Note: Photographs show general principles only and may not meet all standards

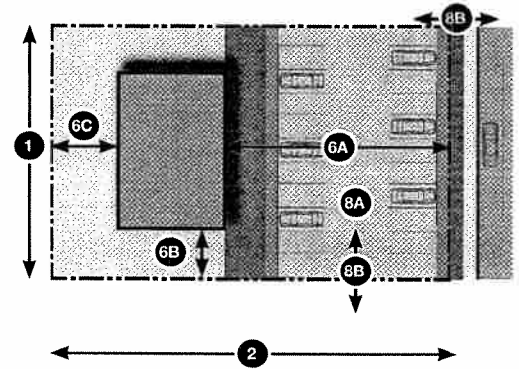
DT1 DT2 DT3 DT4 GW1 **GW2** GW3

(6) Box Building

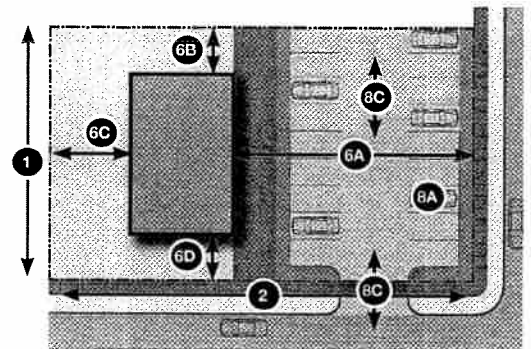
[c] Specifications

			[BB] Box Building			
1.	Lot Width (max)		800 ft			
2.	Lot Depth (max)		no max.			
3.	Footprint Area (min/max)		10,000 / 160,000 sf			
4.	Building Width (min/max)		35 / 400 ft			
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	--	G2	75%	
		D3	--	G3	--	
		D4	--		--	
6.	Setbacks A.	Front (min/max)	D1	--	G1	--
			D2	--	G2	40 / 200 ft
			D3	--	G3	--
			D4	--		--
	B.	Side (min/max)	D1	--	G1	--
			D2	--	G2	15 / 40 ft
			D3	--	G3	--
			D4	--		--
	C.	Rear (min/max)	D1	--	G1	--
			D2	--	G2	40 / 50 ft
			D3	--	G3	--
			D4	--		--
D.	Corner Setback (min/max)	D1	--	G1	--	
		D2	--	G2	15 / 40 ft	
		D3	--	G3	--	
		D4	--		--	
7.	Height A.	Stories (min/max)	D1	--	G1	--
			D2	--	G2	1 / 2
			D3	--	G3	--
			D4	--		--
	B.	Height in feet (max)	D1	--	G1	--
			D2	--	G2	35
			D3	--	G3	--
			D4	--		--
	C.	Height of first story (min/max)	D1	--	G1	--
			D2	--	G2	12 / 35 ft
			D3	--	G3	--
			D4	--		--
8.	Parking A.	Location	Front			
		B. Access, Mid Block Lot	Front, Shared Drive			
		C. Access, Corner Lot	Side Street, Shared Drive			

[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

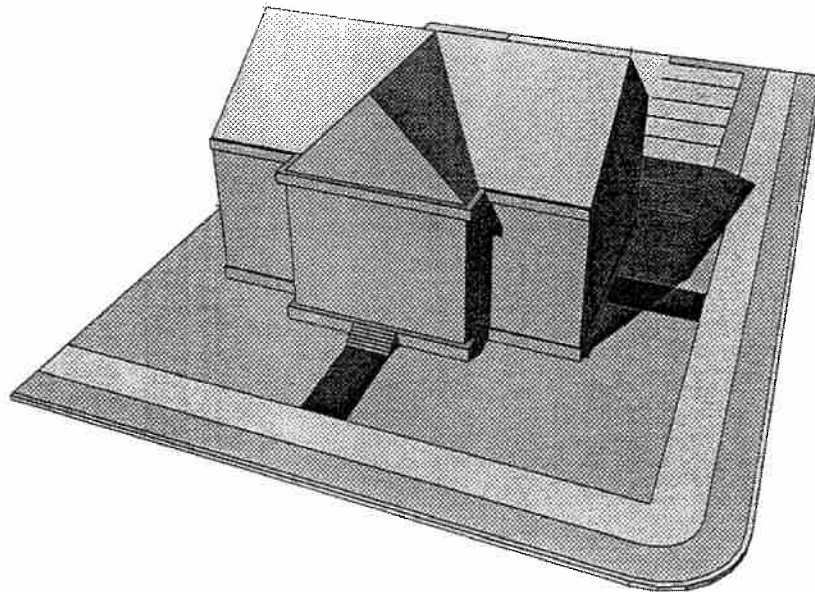
Signage Requirements are located in §175-128.

(7) Civic Building

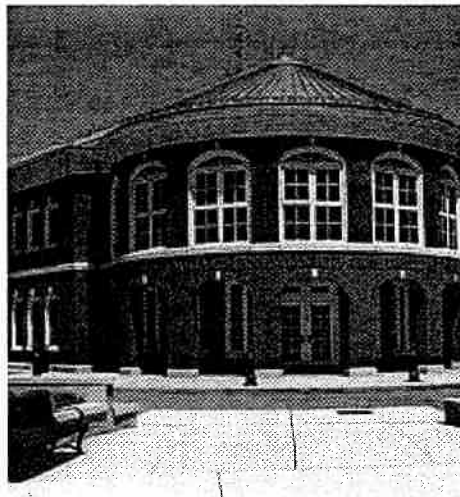
A building that contains public or civic uses of special significance to residents, employees, or visitors. Civic buildings are used for the following purposes: community services, day care, education, government, places of worship, or social services. Civic buildings do not include retail buildings, residential buildings, or buildings with private offices.

[a] Typical Condition / Siting Example

For illustrative purposes only.

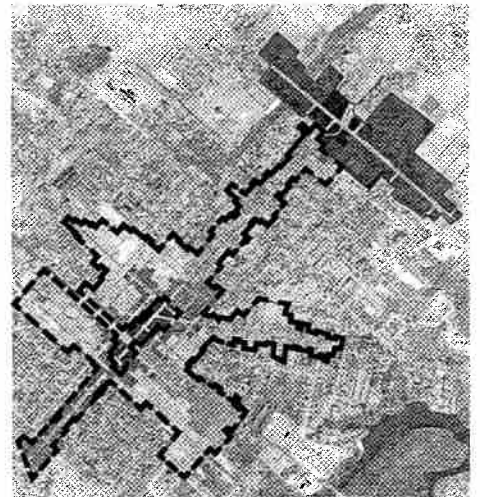


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application



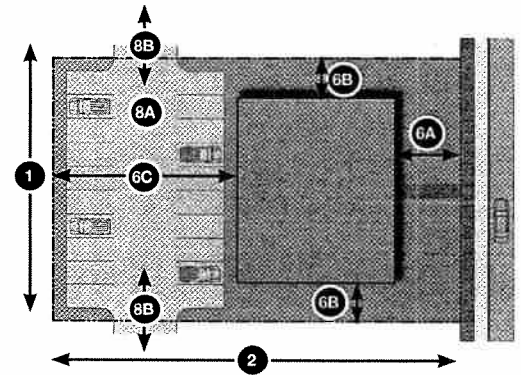
(7) Civic Building

[c] Specifications

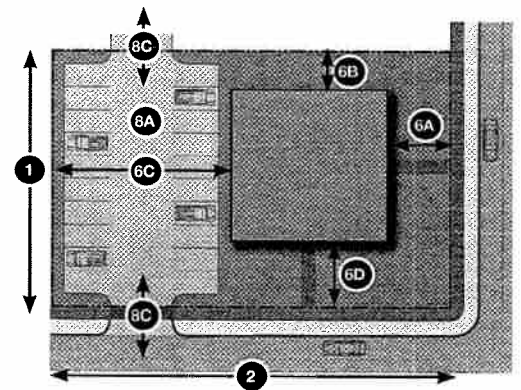
[CB] Civic Building

1.	Lot Width (max)	100 ft				
2.	Lot Depth (max)	155 ft				
3.	Footprint Area (min/max)	no min / 10,000 sq ft				
4.	Building Width (min/max)	no min / 100 ft				
5.	Lot Coverage (max %)	D1	50%	G1	40%	
		D2	50%	G2	--	
		D3	60%	G3	--	
		D4	--		--	
		D4	--		--	
6.	Setbacks	A. Front (min/max)	D1	20 / 35 ft	G1	30 / 50 ft
			D2	20 / 35 ft	G2	--
			D3	10 / 20 ft	G3	--
			D4	--		--
	B. Side (min/max)	D1	10 / 20 ft	G1	10 / 25 ft	
		D2	10 / 20 ft	G2	--	
		D3	0 / 10 ft	G3	--	
		D4	--		--	
	C. Rear (min/max)	D1	30 ft / no max	G1	30 ft / no max	
		D2	20 ft / no max	G2	--	
		D3	0 ft / no max	G3	--	
		D4	--		--	
	D. Corner Setback (min/max)	D1	10 / 20 ft	G1	10 / 25 ft	
		D2	10 / 20 ft	G2	--	
		D3	0 / 10 ft	G3	--	
		D4	--		--	
7.	Height	A. Stories (min/max)	D1	1 / 2	G1	1 / 2
			D2	1 / 2	G2	--
			D3	2 / 3	G3	--
			D4	--		--
	B. Height in feet (max)	D1	35	G1	35	
		D2	35	G2	--	
		D3	35	G3	--	
		D4	--		--	
	C. Height of first story (min/max)	D1	12 / 18 ft	G1	12 / 18 ft	
		D2	12 / 18 ft	G2	--	
		D3	12 / 18 ft	G3	--	
		D4	--		--	
8.	Parking	A. Location	Rear, Side			
		B. Access, Mid Block Lot	Along Side Property Line, Adjacent Lot			
		C. Access, Corner Lot	Adjacent Lot or Side Street			

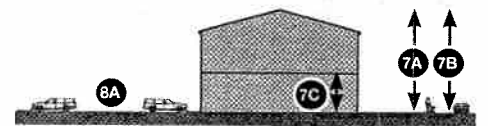
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

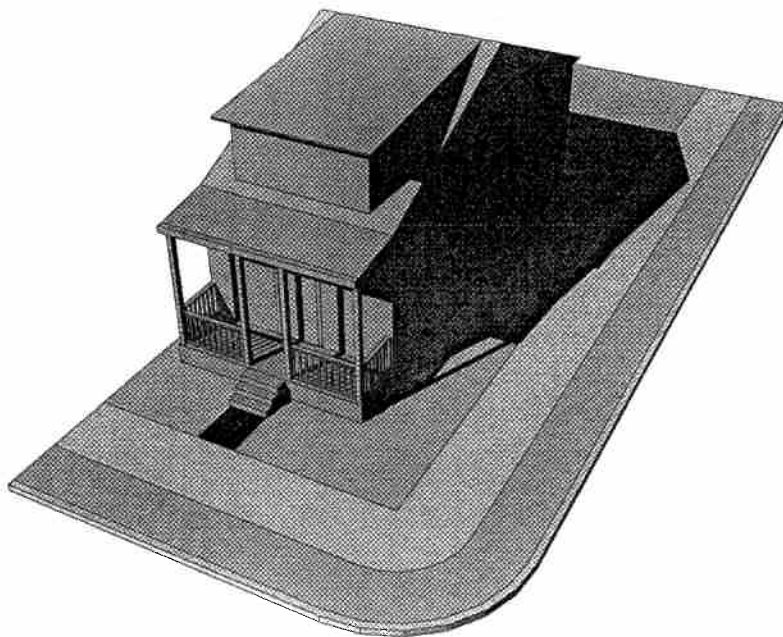
Signage Requirements are located in §175-128.

(8) Cottage House

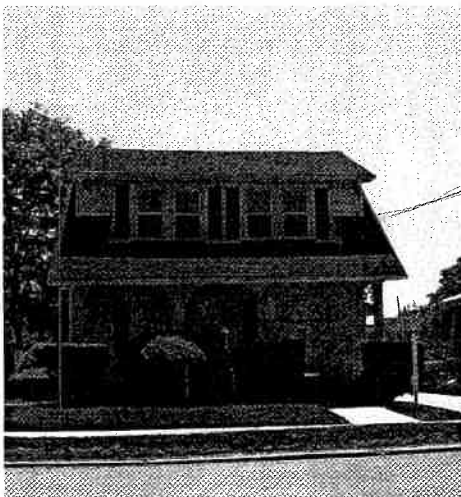
A variant of the Single Family Detached House, with a lower allowable height and smaller side and front setbacks. It is intended for smaller lots and to be occupied by residential use, although some may be converted to small shops or galleries.

[a] Typical Condition / Siting Example

For illustrative purposes only.

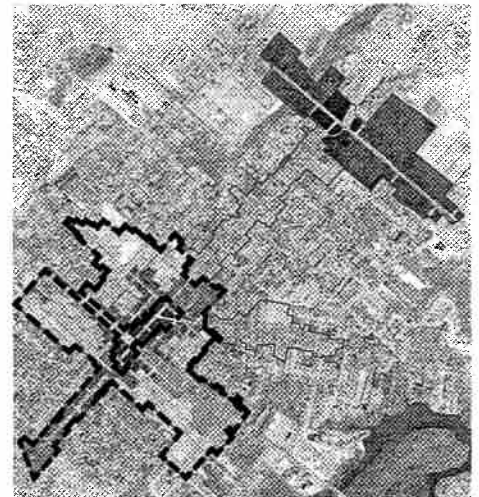


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application

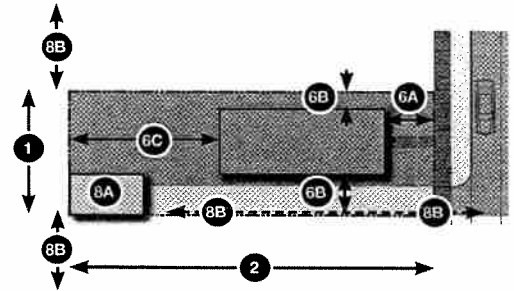


(8) Cottage House

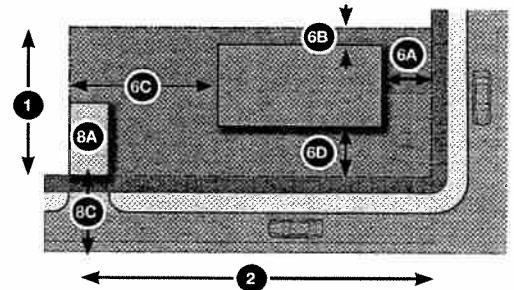
[c] Specifications

		[CH] Cottage House				
1.	Lot Width (max)	60 ft				
2.	Lot Depth (max)	120 ft				
3.	Footprint Area (min/max)	800 / 1,500 sf				
4.	Building Width (min/max)	20 / 35 ft				
5.	Lot Coverage (max %)	D1	50%	G1	--	
		D2	50%	G2	--	
		D3	50%	G3	--	
		D4	--		--	
		D4	--		--	
6.	Setbacks	A. Front (min/max)	D1	15 / 25 ft	G1	--
			D2	10 / 25 ft	G2	--
			D3	3 / 25 ft	G3	--
			D4	--		--
	B. Side (min/max)	D1	5 / 15 ft	G1	--	
		D2	5 / 15 ft	G2	--	
		D3	3 / 15 ft	G3	--	
		D4	--		--	
	C. Rear (min/max)	D1	10 ft / no max	G1	--	
		D2	10 ft / no max	G2	--	
		D3	10 ft / no max	G3	--	
		D4	--		--	
	D. Corner Setback (min/max)	D1	5 / 15 ft	G1	--	
		D2	5 / 15 ft	G2	--	
		D3	3 / 15 ft	G3	--	
		D4	--		--	
7.	Height	A. Stories (min/max)	D1	1 / 2	G1	--
			D2	1 / 2	G2	--
			D3	1 / 2	G3	--
			D4	--		--
	B. Height in feet (max)	D1	24	G1	--	
		D2	24	G2	--	
		D3	24	G3	--	
		D4	--		--	
	C. Height of first story (min/max)	D1	9 / 12 ft	G1	--	
		D2	9 / 12 ft	G2	--	
		D3	9 / 12 ft	G3	--	
		D4	--		--	
8.	Parking	A. Location	Side or Rear Yard			
		B. Access, Mid Block Lot	Front, Shared Drive or Rear Alley			
		C. Access, Corner Lot	Side Street or Rear Alley			

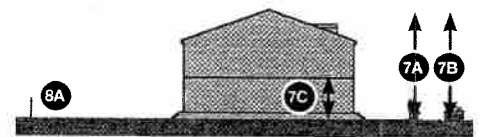
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

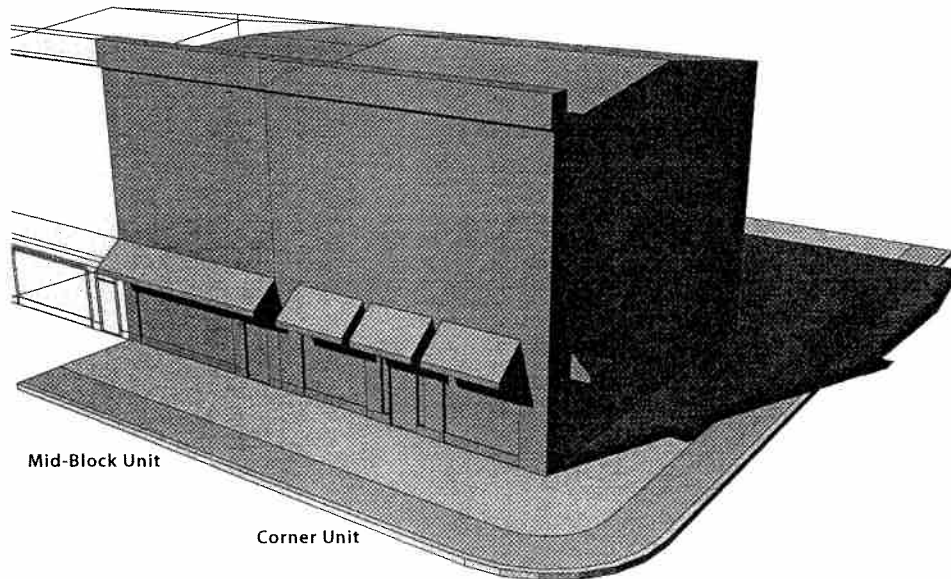
Signage Requirements are located in §175-128.

(9) Downtown Building

A multi-story building with multiple dwellings or offices in upper stories and retail or office uses on the ground floor. Residential uses may not be placed on the ground floor. Often, these buildings have common walls on one or both side lot lines.

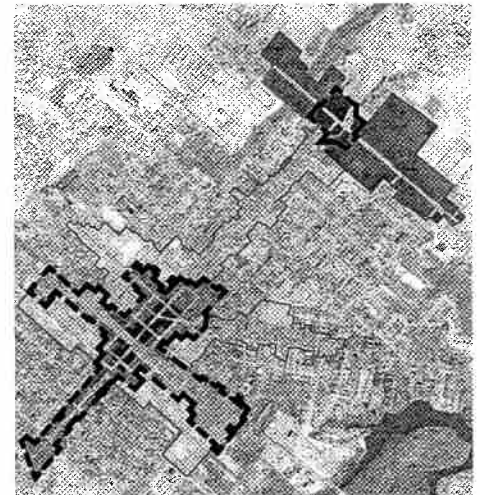
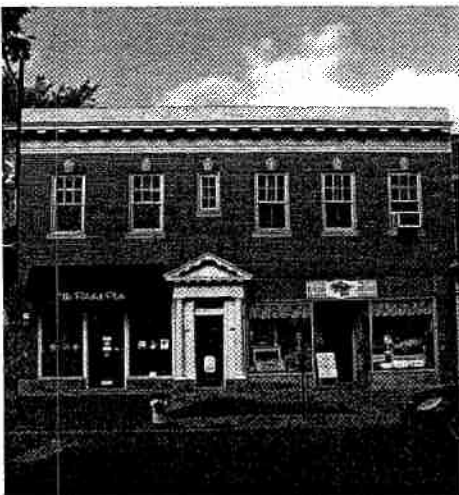
[a] Typical Condition / Siting Example

For illustrative purposes only.



Character Example(s)

[b] Zone Application



Note: Photographs show general principles only and may not meet all standards



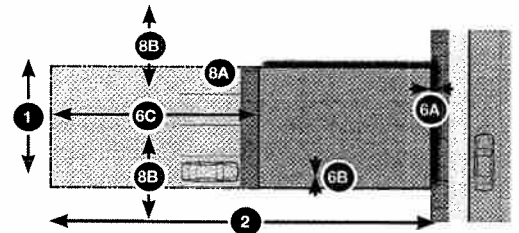
(9) Downtown Building

[c] Specifications

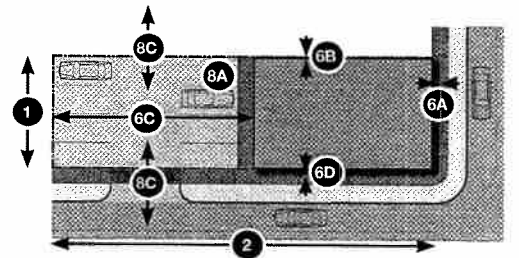
[DB] Downtown Building

1.	Lot Width (max)	100 ft				
2.	Lot Depth (max)	120 ft				
3.	Footprint Area (min/max)	no min / 7,000 sf				
4.	Building Width (min/max)	no min / 100 ft				
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	75%	G2	--	
		D3	90%	G3	75%	
		D4	100%		--	
6.	Setbacks	A. Front (min/max)	D1	--	G1	--
			D2	0 / 15 ft	G2	--
			D3	0 / 5 ft	G3	5 / 15 ft
			D4	0 / 0 ft		--
	B. Side (min/max)	D1	--	G1	--	
		D2	5 / 20 ft	G2	--	
		D3	0 / 10 ft	G3	10 / 20 ft	
		D4	0 / 10 ft		--	
	C. Rear (min/max)	D1	--	G1	--	
		D2	15 / no max	G2	--	
		D3	15 / no max	G3	10 / 20 ft	
		D4	15 / no max		--	
D. Corner Setback (min/max)	D1	--	G1	--		
	D2	5 / 20 ft	G2	--		
	D3	0 / 10 ft	G3	10 / 20 ft		
	D4	0 / 10 ft		--		
7.	Height	A. Stories (min/max)	D1	--	G1	--
			D2	2 / 3	G2	--
			D3	2 / 3	G3	2 / 4
			D4	2 / 3		--
	B. Height in feet (max)	D1	--	G1	--	
		D2	35	G2	--	
		D3	35	G3	35	
		D4	35		--	
	C. Height of first story (min/max)	D1	--	G1	--	
		D2	12 / 16 ft	G2	--	
		D3	12 / 16 ft	G3	12 / 18 ft	
		D4	12 / 16 ft		--	
8.	Parking	A. Location	Rear			
		B. Access, Mid Block Lot	Adjacent Lot, Alley			
		C. Access, Corner Lot	Adjacent Lot or Side Street			

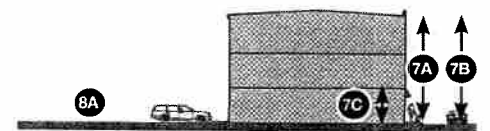
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

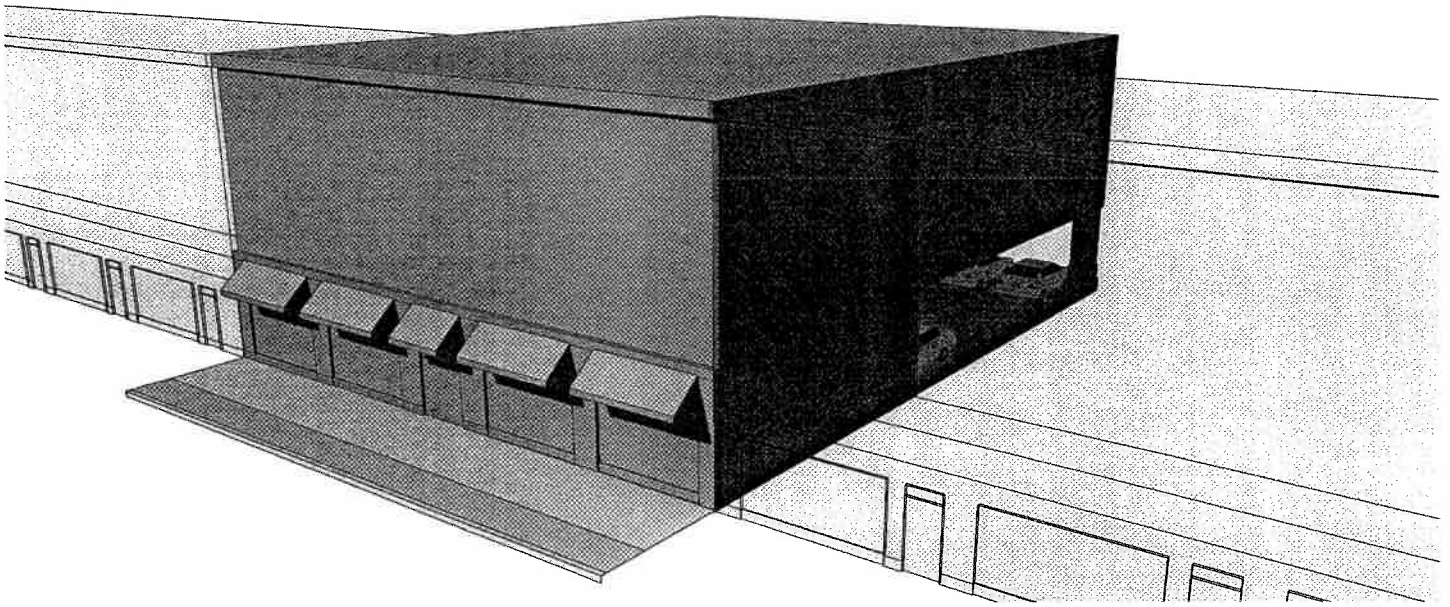
Signage Requirements are located in §175-128.

(10) Liner Building

Liner Buildings are new buildings constructed between parking garages (or other large structures with blank walls) and the street. They add walkable urban character to the street and are typically mixed in use.

[a] Typical Condition / Siting Example

For illustrative purposes only.

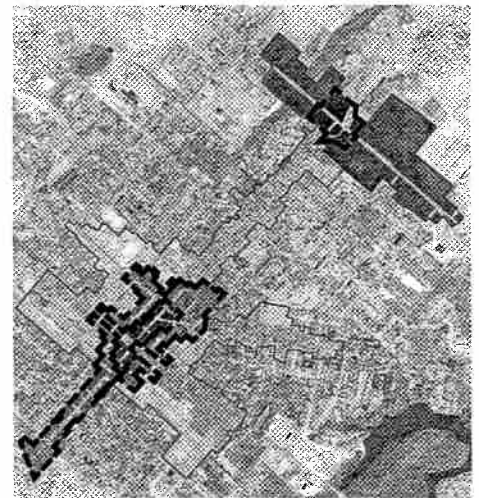


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application

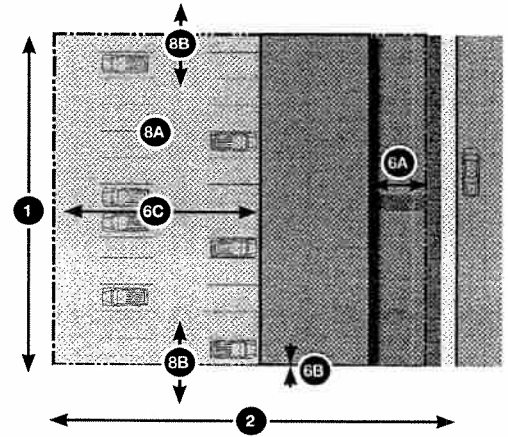


(10) Liner Building

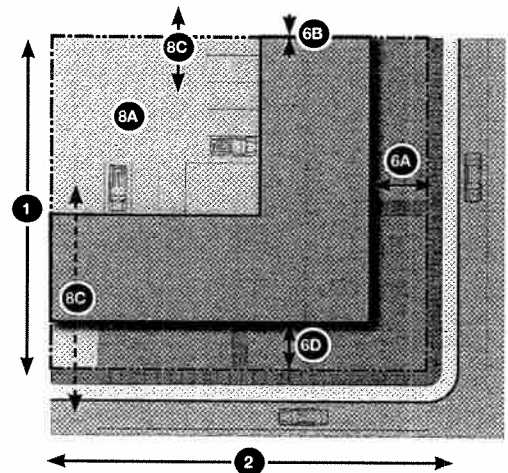
[c] Specifications

		[LB] Liner Building				
1.	Lot Width (max)	120 ft				
2.	Lot Depth (max)	140 ft				
3.	Footprint Area (min/max)	no min / 15,000 sf				
4.	Building Width (min/max)	25 / 100 ft				
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	--	G2	--	
		D3	90%	G3	75%	
		D4	--		--	
6.	Setbacks	A. Front (min/max)	D1	--	G1	--
			D2	--	G2	--
			D3	0 / 5 ft	G3	5 / 15 ft
			D4	--		--
	B. Side (min/max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	0 / 20 ft	G3	0 / 20 ft	
		D4	--		--	
	C. Rear (min/max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	5 / no max	G3	20 / no max	
		D4	--		--	
D. Corner Setback (min/max)	D1	--	G1	--		
	D2	--	G2	--		
	D3	0 / 20 ft	G3	0 / 20 ft		
	D4	--		--		
7.	Height	A. Stories (min/max)	D1	--	G1	--
			D2	--	G2	--
			D3	35	G3	35
			D4	--		--
	B. Height in feet (max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	12 / 16 ft	G3	12 / 18 ft	
		D4	--		--	
	C. Height of first story (min/max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	12 / 16 ft	G3	12 / 18 ft	
		D4	--		--	
8.	Parking	A. Location	Rear Structure			
		B. Access, Mid Block Lot	Adjoining Lot			
		C. Access, Corner Lot	Side Street			

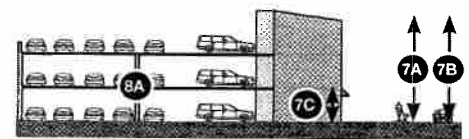
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

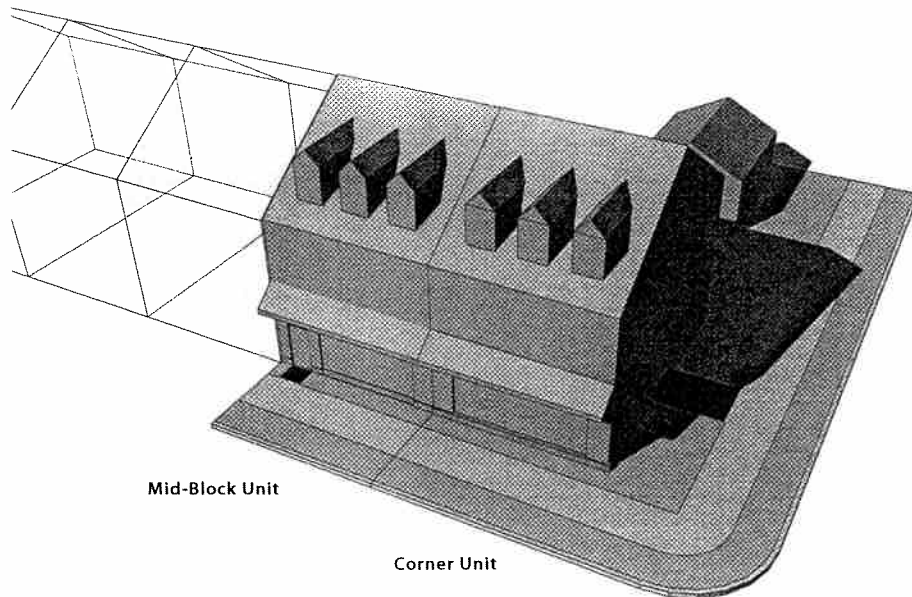
Signage Requirements are located in §175-128.

(11) Live/Work Building

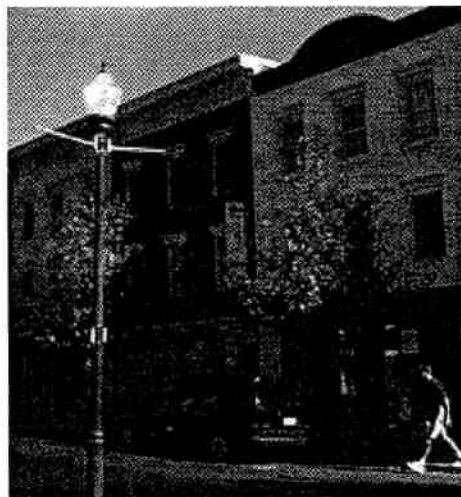
A Building Type variant that combines elements of a Downtown Building and Townhouse, in that living space is joined with work space, retail space and/or professional space that is related to the livelihood of the building's occupants. All of these uses may occupy any story of the building. A Live/Work building may include one unit or multiple units, and may be an attached or detached building.

[a] Typical Condition / Siting Example

For illustrative purposes only.

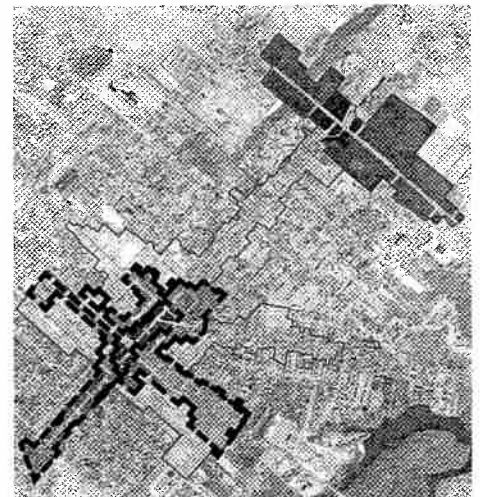


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application

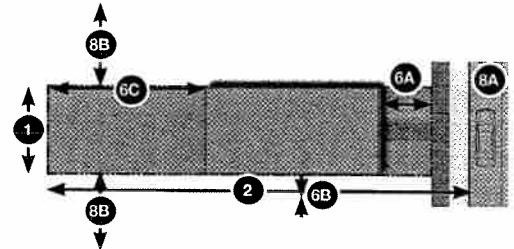


(11) Live/Work Building

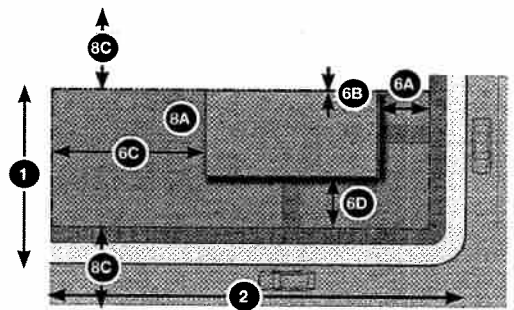
[c] Specifications

		[LW] Live/Work Building				
1.	Lot Width (max)	40 ft				
2.	Lot Depth (max)	120 ft				
3.	Footprint Area (min/max)	800 / 1,500 sf				
4.	Building Width (min/max)	25 / 35 ft				
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	75%	G2	--	
		D3	90%	G3	--	
		D4	--	--	--	
		D4	--	--	--	
6.	Setbacks	A. Front (min/max)	D1	--	G1	--
			D2	10 / 20 ft	G2	--
			D3	0 / 10 ft	G3	--
			D4	--	--	--
	B. Side (min/max)	D1	--	G1	--	
		D2	0 / 10 ft	G2	--	
		D3	0 / 10 ft	G3	--	
		D4	--	--	--	
	C. Rear (min/max)	D1	--	G1	--	
		D2	5 / 20 ft	G2	--	
		D3	5 / 20 ft	G3	--	
		D4	--	--	--	
	D. Corner Setback (min/max)	D1	--	G1	--	
		D2	0 / 10 ft	G2	--	
		D3	0 / 10 ft	G3	--	
		D4	--	--	--	
7.	Height	A. Stories (min/max)	D1	--	G1	--
			D2	2 / 3	G2	--
			D3	2 / 3	G3	--
			D4	--	--	--
	B. Height in feet (max)	D1	--	G1	--	
		D2	35	G2	--	
		D3	35	G3	--	
		D4	--	--	--	
	C. Height of first story (min/max)	D1	--	G1	--	
		D2	9 / 12 ft	G2	--	
		D3	9 / 12 ft	G3	--	
		D4	--	--	--	
8.	Parking	A. Location	Rear			
		B. Access, Mid Block Lot	Adjacent Lot, Alley			
		C. Access, Corner Lot	Side Street, Alley			

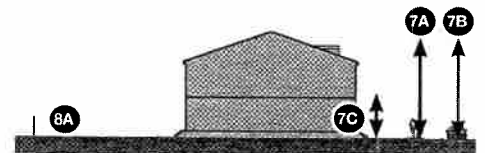
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

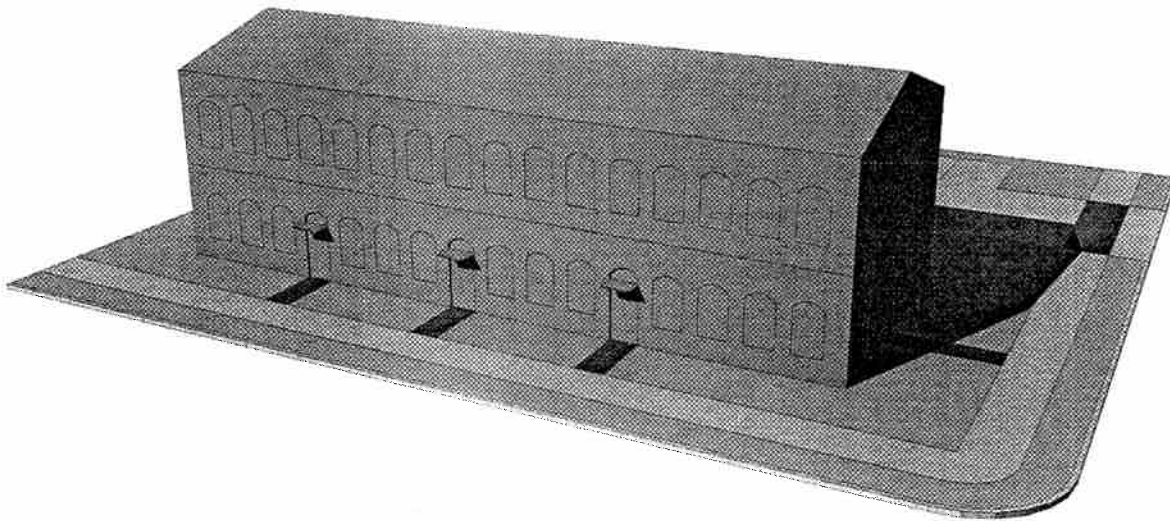
Signage Requirements are located in §175-128.

(12) Loft Building

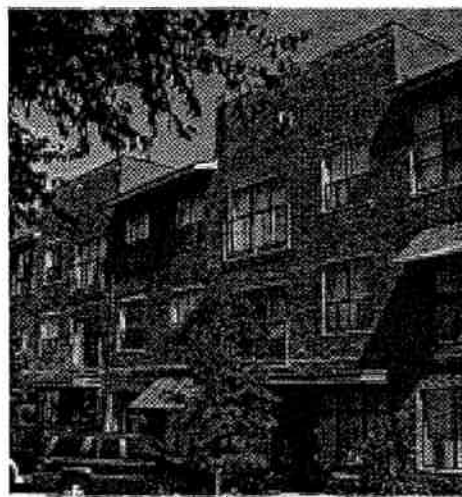
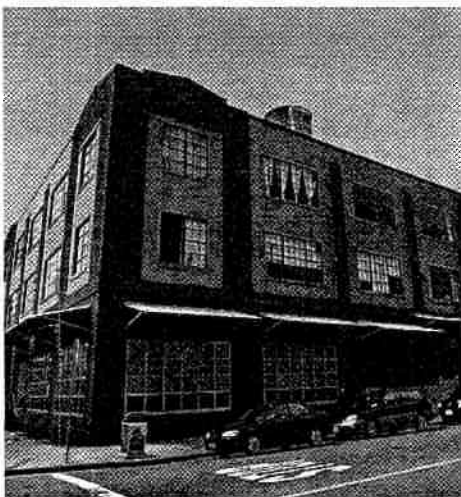
A detached Building Type that was formerly used as, or has been built to resemble, an industrial factory or mill. Loft Buildings contain multiple dwellings above and beside each other, multiple offices above and beside each other, and sometimes both. This Building Type occupies most of its lot width and is placed close to the sidewalk with parking hidden behind it.

[a] Typical Condition / Siting Example

For illustrative pu.

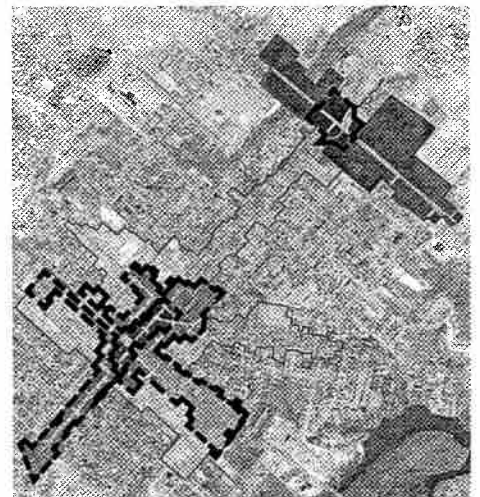


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application

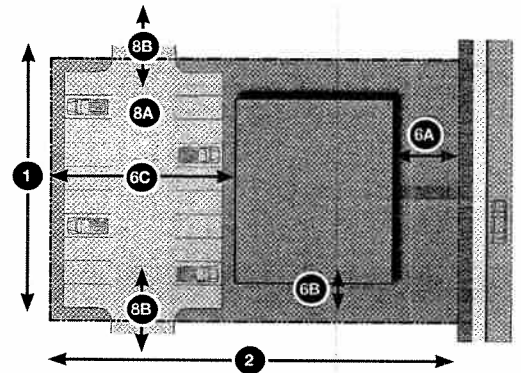


(12) Loft Building

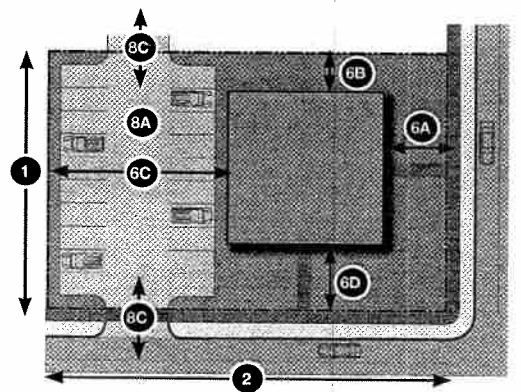
[c] Specifications

		[LB] Loft Building			
1.	Lot Width (max)	100 ft			
2.	Lot Depth (max)	150 ft			
3.	Footprint Area (min/max)	4,000 / 8,000 sf			
4.	Building Width (min/max)	40 / 100 ft			
5.	Lot Coverage (max %)	D1	--	G1	--
		D2	75%	G2	--
		D3	90%	G3	75%
		D4	--		--
6.	Setbacks A. Front (min/max)	D1	--	G1	--
		D2	10 / 20 ft	G2	--
		D3	5 / 10 ft	G3	5 / 20 ft
		D4	--		--
	B. Side (min/max)	D1	--	G1	--
		D2	10 / 20 ft	G2	--
		D3	10 / 20 ft	G3	10 / 20 ft
		D4	--		--
	C. Rear (min/max)	D1	--	G1	--
		D2	15 ft / no max.	G2	--
		D3	15 ft / no max.	G3	15 / no max.
		D4	--		--
D. Corner Setback (min/max)	D1	--	G1	--	
	D2	10 / 20 ft	G2	--	
	D3	10 / 20 ft	G3	10 / 20 ft	
	D4	--		--	
7.	Height A. Stories (min/max)	D1	--	G1	--
		D2	2 / 3	G2	--
		D3	2 / 3	G3	2 / 3
		D4	--		--
	B. Height in feet (max)	D1	--	G1	--
		D2	35	G2	--
		D3	35	G3	35
		D4	--		--
	C. Height of first story (min/max)	D1	--	G1	--
		D2	10 / 16 ft	G2	--
		D3	10 / 16 ft	G3	12 / 18 ft
		D4	--		--
8.	Parking A. Location	Rear			
		B. Access, Mid Block Lot	Adjacent Lot, Street		
		C. Access, Corner Lot	Adjacent Lot or Side Street		

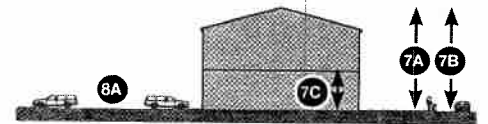
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

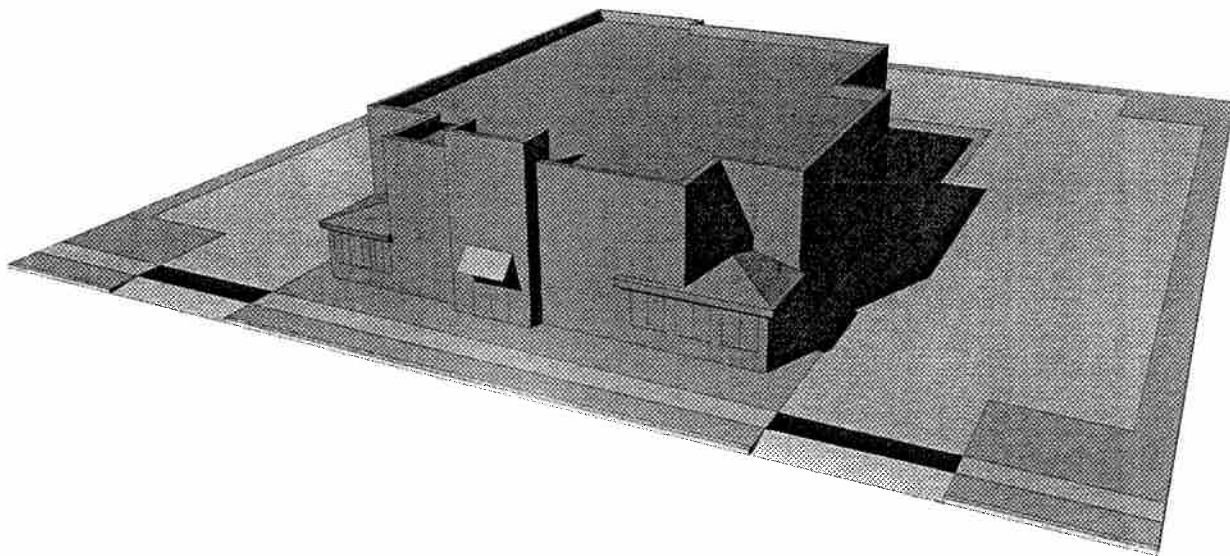
Signage Requirements are located in §175-128.

(13) Pad Commerce

A self-contained, single-use lot with a commercial building designed to serve automobile-based uses and services, and which can be completely or partially circumnavigated by automobile. Pad Commerce is not a preferred Building Type, so new Pad Commerce Buildings are to be limited and should only be allowed in lower-density Character Districts with adequate lot dimensions.

[a] Typical Condition / Siting Example

For illustrative purposes only.

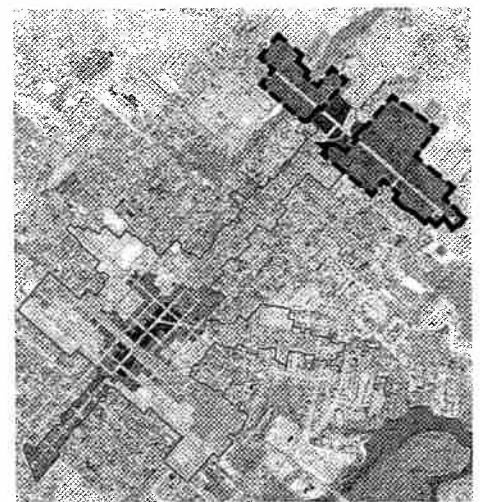


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application



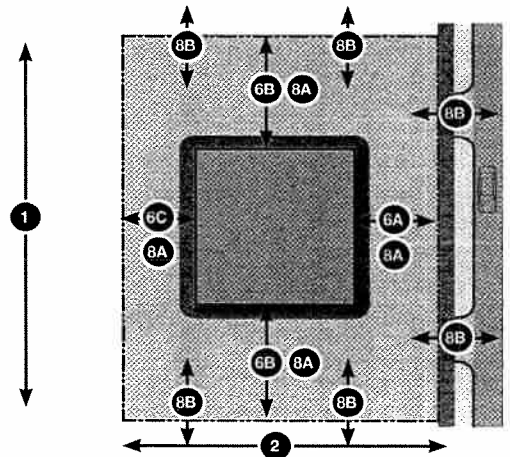
DT1 DT2 DT3 DT4 CW1 **CW2** CW3

(13) Pad Commerce

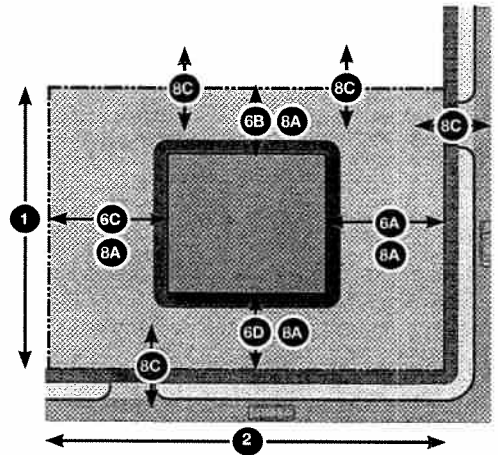
[c] Specifications

		[PC] Pad Commerce		
1.	Lot Width (max)	150 ft		
2.	Lot Depth (max)	150 ft		
3.	Footprint Area (min/max)	2,500 / 10,000 sf		
4.	Building Width (min/max)	35 / 100 ft		
5.	Lot Coverage (max %)	D1	G1 --	
		D2	G2 75%	
		D3	G3 --	
		D4	--	
			--	
6.	Setbacks	A. Front (min/max)	D1	G1 --
			D2	G2 40 / 65 ft
			D3	G3 --
			D4	--
	B. Side (min/max)	D1	G1 --	
		D2	G2 15 / 45 ft	
		D3	G3 --	
		D4	--	
	C. Rear (min/max)	D1	G1 --	
		D2	G2 40 / 50 ft	
		D3	G3 --	
		D4	--	
	D. Corner Setback (min/max)	D1	G1 --	
		D2	G2 15 / 45 ft	
		D3	G3 --	
		D4	--	
7.	Height	A. Stories (min/max)	D1	G1 --
			D2	G2 1 / 2
			D3	G3 --
			D4	--
	B. Height in feet (max)	D1	G1 --	
		D2	G2 35	
		D3	G3 --	
		D4	--	
	C. Height of first story (min/max)	D1	G1 --	
		D2	G2 12 / 18 ft	
		D3	G3 --	
		D4	--	
8.	Parking	A. Location	Rear, Side	
		B. Access, Mid Block Lot	Front, Adjacent Lot	
		C. Access, Corner Lot	Side Street, Adjacent Lot	

[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

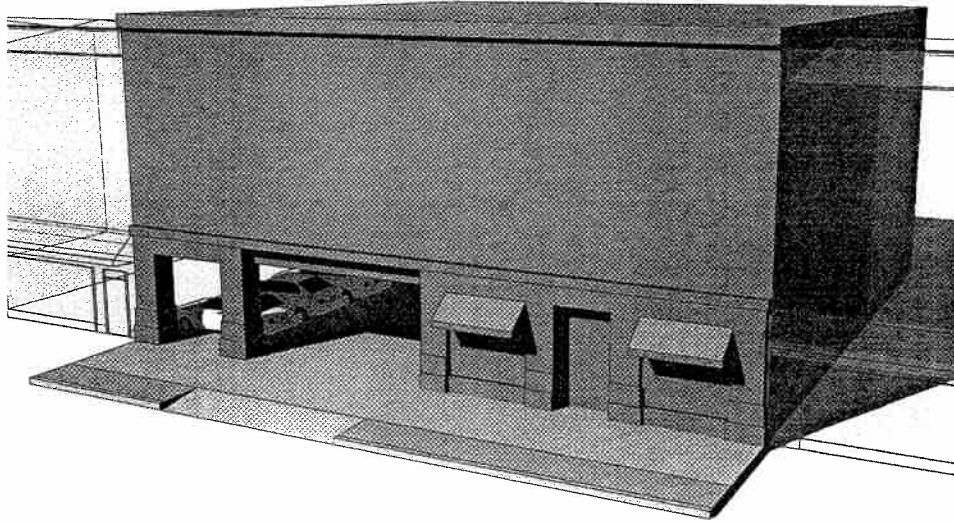
Signage Requirements are located in §175-128.

(14) Podium Building

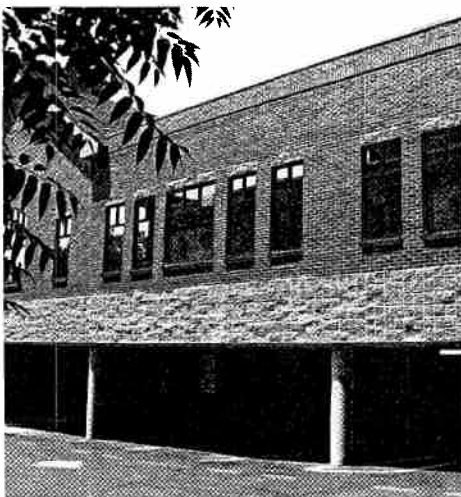
Podium Buildings are buildings with a small footprint on the ground level, with the rest of the lot devoted to parking spaces and auto circulation; and larger floors on the second floor (and higher floors if applicable) above all or some of the parking spaces. This option would be accessed from the front of the lot, with a maximum 42' of ground floor facade frontage not enclosed and occupied.

[a] Typical Condition / Siting Example

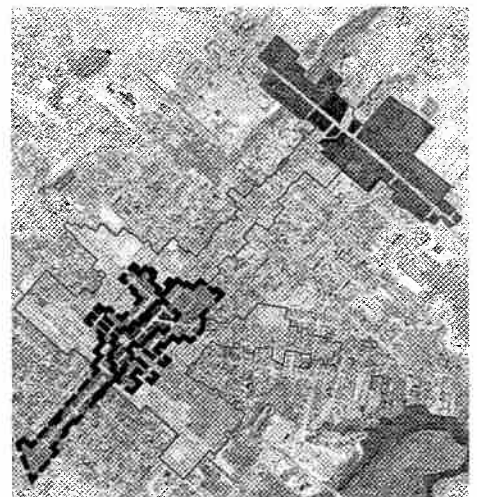
For illustrative purposes only.



Character Example(s)



[b] Zone Application



Note: Photographs show general principles only and may not meet all standards

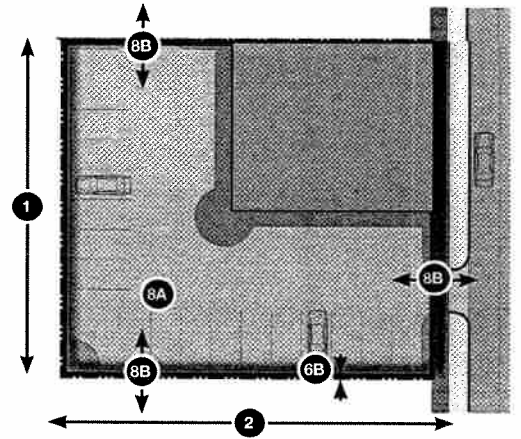
DT1 DT2 **DT3** DT4 CW1 CW2 CW3

(14) Podium Building

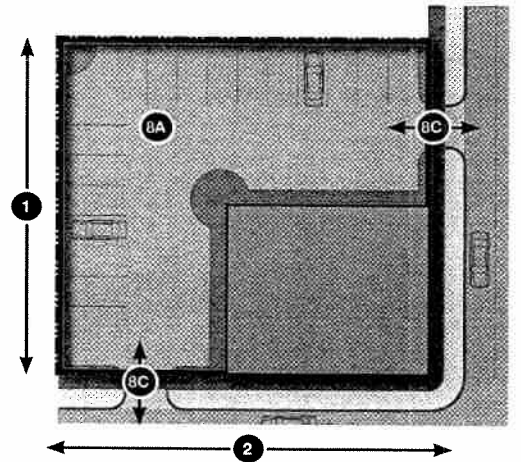
[c] Specifications

			[PB] Podium Building			
1.	Lot Width (max)		120 ft			
2.	Lot Depth (max)		120 ft			
3.	Footprint Area (min/max)		no min. / 12,000 sf			
4.	Building Width (min/max)		60 / 100 sf			
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	--	G2	--	
		D3	90%	G3	--	
		D4	--	--	--	
6.	Setbacks	A. Front (min/max)	D1	--	G1	--
			D2	--	G2	--
			D3	0 / 5 ft	G3	--
			D4	--	--	--
	B. Side (min/max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	0 / 20 ft	G3	--	
		D4	--	--	--	
	C. Rear (min/max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	0 / 20 ft	G3	--	
		D4	--	--	--	
	D. Corner Setback (min/max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	0 / 20 ft	G3	--	
		D4	--	--	--	
7.	Height	A. Stories (min/max)	D1	--	G1	--
			D2	--	G2	--
			D3	2 / 3	G3	--
			D4	--	--	--
	B. Height in feet (max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	35	G3	--	
		D4	--	--	--	
	C. Height of first story (min/max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	12 / 16 ft	G3	--	
		D4	--	--	--	
8.	Parking	A. Location	Rear, Side (below deck)			
		B. Access, Mid Block Lot	Adjacent Lot, Front (limited)			
		C. Access, Corner Lot	Adjacent, Side, Front (limited)			

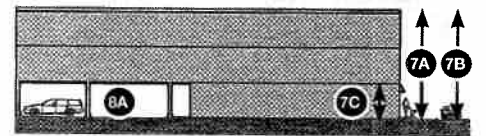
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

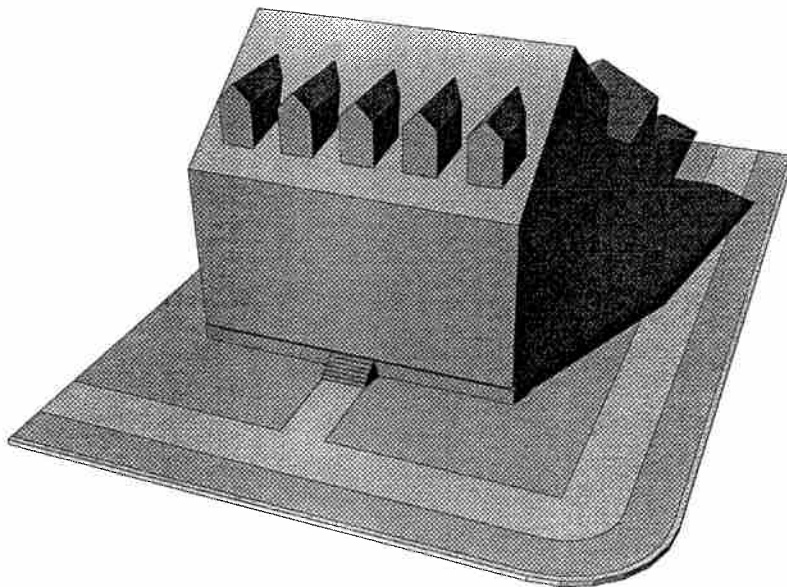
Signage Requirements are located in §175-128.

(15) Single House

A residential-scale building physically detached from other buildings or portions of buildings. However, it does not have to be used exclusively for single family residential occupation and can host commercial or multi-family users.

[a] Typical Condition / Siting Example

For illustrative purposes only.

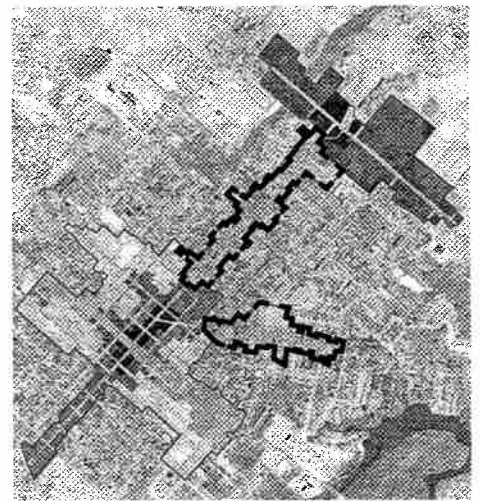


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application



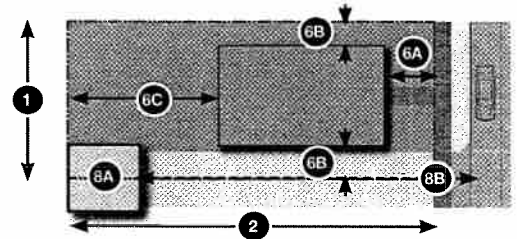
DT1 DT2 DT3 DT4 **GW1** GW2 GW3

(15) Single House

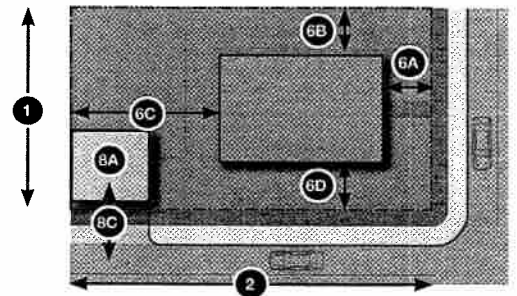
[c] Specifications

		[SH] Single House				
1.	Lot Width (max)	90 ft				
2.	Lot Depth (max)	150 ft				
3.	Footprint Area (min/max)	1,200 / 2,000 sf				
4.	Building Width (min/max)	30 / 45 ft				
5.	Lot Coverage (max %)	D1	--	G1	40%	
		D2	--	G2	--	
		D3	--	G3	--	
		D4	--		--	
6.	Setbacks	A. Front (min/max)	D1	--	G1	25 / 35 ft
			D2	--	G2	--
			D3	--	G3	--
			D4	--		--
	B. Side (min/max)	D1	--	G1	10 / 15 ft	
		D2	--	G2	--	
		D3	--	G3	--	
		D4	--		--	
	C. Rear (min/max)	D1	--	G1	30 ft / no max.	
		D2	--	G2	--	
		D3	--	G3	--	
		D4	--		--	
	D. Corner Setback (min/max)	D1	--	G1	10 / 15 ft	
D2		--	G2	--		
D3		--	G3	--		
D4		--		--		
7.	Height	A. Stories (min/max)	D1	--	G1	2 / 3
			D2	--	G2	--
			D3	--	G3	--
			D4	--		--
	B. Height in feet (max)	D1	--	G1	35	
		D2	--	G2	--	
		D3	--	G3	--	
		D4	--		--	
	C. Height of first story (min/max)	D1	--	G1	9 / 12 ft	
		D2	--	G2	--	
		D3	--	G3	--	
		D4	--		--	
8.	Parking	A. Location	Side, Rear			
		B. Access, Mid Block Lot	Front			
		C. Access, Corner Lot	Front, Side Street			

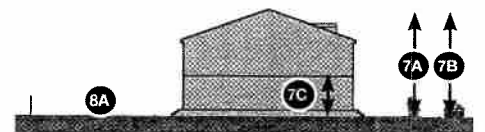
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

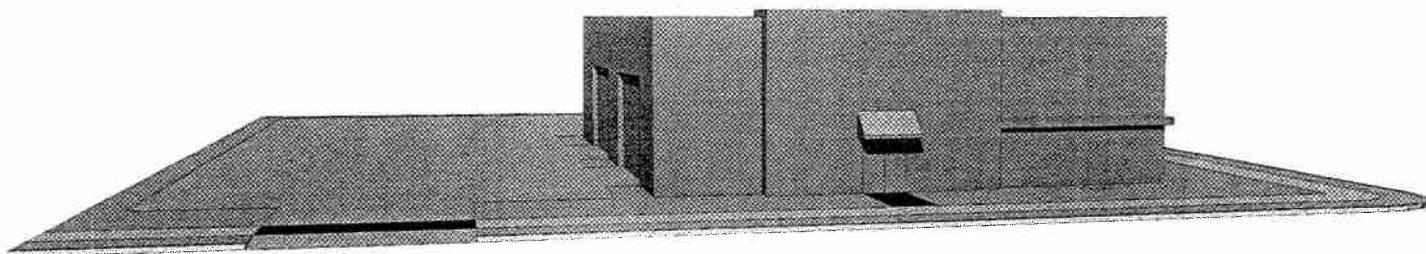
Signage Requirements are located in §175-128.

(16) Special Industry

A low-rise, detached Building Type with single or multiple industrial tenants on the ground floor. Related office uses may be placed on any floor. Typically, these buildings have limited "work yard" and parking areas between them and their side or rear property lines. Special Industry Buildings should only be allowed in lower-density Character Districts with adequate lot dimensions and access to transportation infrastructure.

[a] Typical Condition / Siting Example

For illustrative purposes only.

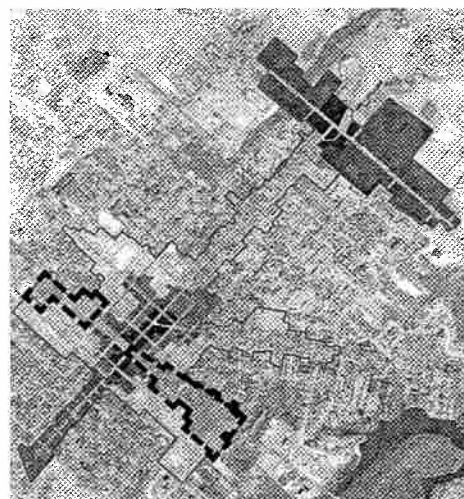


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application

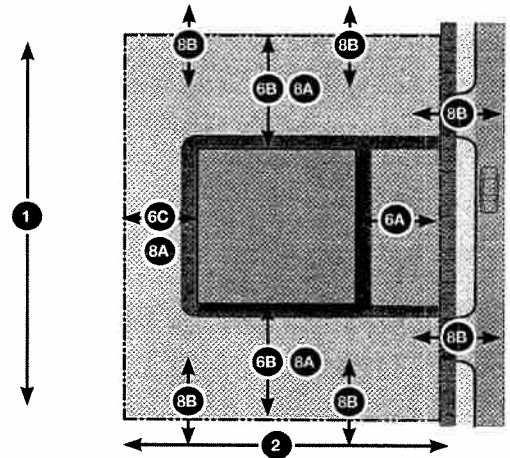


(16) Special Industry

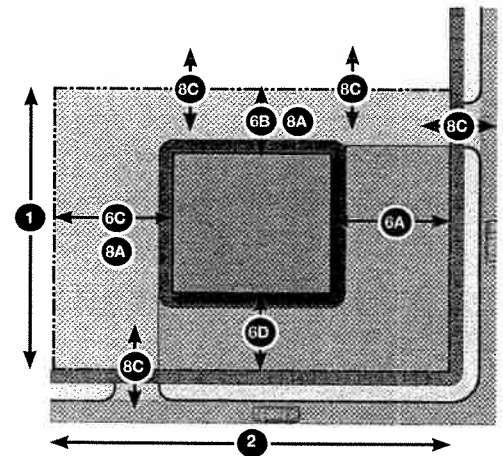
[c] Specifications

		[SI] Special Industry				
1.	Lot Width (max)	160 ft				
2.	Lot Depth (max)	160 ft				
3.	Footprint Area (min/max)	1,200 / 12,000 sf				
4.	Building Width (min/max)	30 / 100 ft				
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	75%	G2	--	
		D3	--	G3	--	
		D4	--	--	--	
6.	Setbacks	A. Front (min/max)	D1	--	G1	--
			D2	15 / 35 ft	G2	--
			D3	--	G3	--
			D4	--	--	--
	B. Side (min/max)	D1	--	G1	--	
		D2	15 / 65 ft	G2	--	
		D3	--	G3	--	
		D4	--	--	--	
	C. Rear (min/max)	D1	--	G1	--	
		D2	15 / 65 ft	G2	--	
		D3	--	G3	--	
		D4	--	--	--	
D. Corner (min/max)	D1	--	G1	--		
	D2	15 / 65 ft	G2	--		
	D3	--	G3	--		
	D4	--	--	--		
7.	Height	A. Stories (min/max)	D1	--	G1	--
			D2	1 / 2	G2	--
			D3	--	G3	--
			D4	--	--	--
	B. Height in feet (max)	D1	--	G1	--	
		D2	35	G2	--	
		D3	--	G3	--	
		D4	--	--	--	
	C. Height of first story (min/max)	D1	--	G1	--	
		D2	10 ft / no max	G2	--	
		D3	--	G3	--	
		D4	--	--	--	
8.	Parking	A. Location	Side, Rear			
		B. Access, Mid Block Lot	Front, Side, Rear			
		C. Access, Corner Lot	Front, Side, Rear			

[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

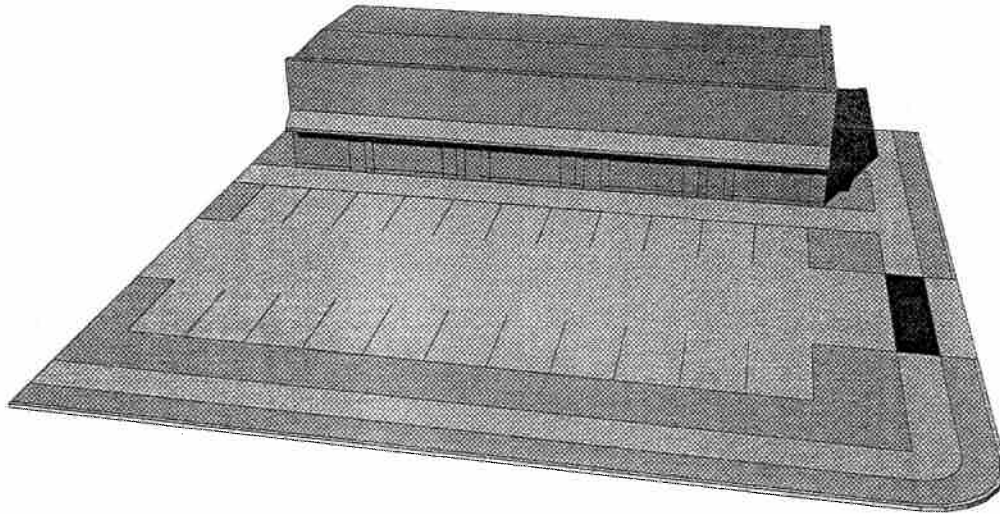
Signage Requirements are located in §175-128.

(17) Strip Commerce

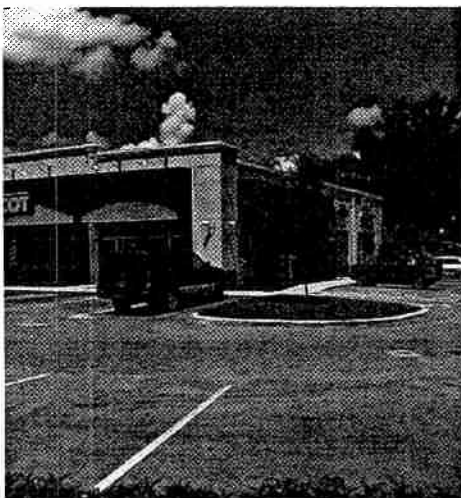
A low-rise building with single or multiple retail or office tenants side-by-side on the ground floor. Residential uses may not be placed on the ground floor. Typically, these buildings have limited parking area between the facade and the Right-Of-Way. Parking can be accessed directly from the highway, but a preferred strategy of shared access with neighboring parcels is preferred. Strip Commerce is not a preferred Building Type, so new Strip Commerce Buildings are to be limited and should only be allowed in lower-density Character Districts with adequate lot dimensions.

[a] Typical Condition / Siting Example

For illustrative purposes only.

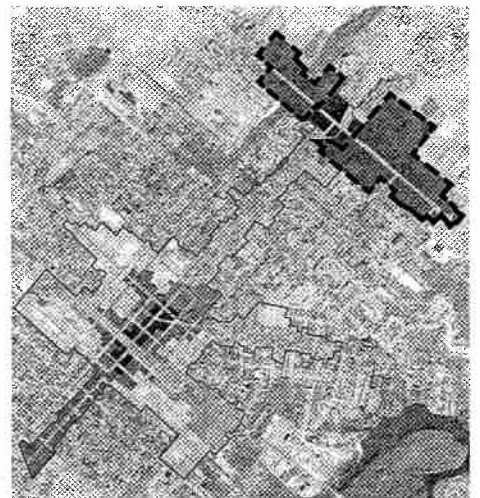


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application



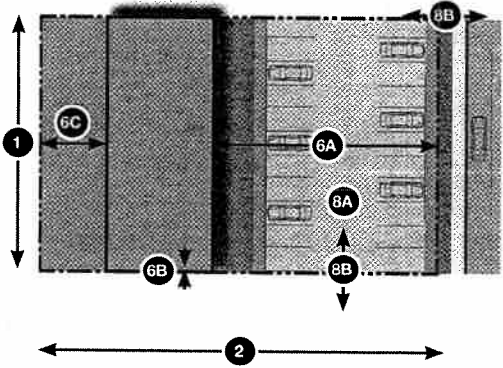
DT1 DT2 DT3 DT4 GW1 GW2 GW3

(17) Strip Commerce

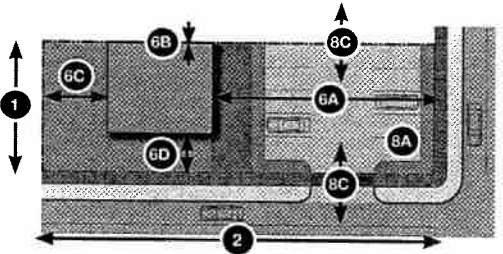
[c] Specifications

		[SC] Strip Commerce				
1.	Lot Width (max)	400 ft				
2.	Lot Depth (max)	no max.				
3.	Footprint Area (min/max)	5,000 / 10,000 sf				
4.	Building Width (min/max)	50 / 100 ft				
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	--	G2	75%	
		D3	--	G3	--	
		D4	--		--	
6.	Setbacks	A. Front (min/max)	D1	--	G1	--
			D2	--	G2	40 / 80 ft
			D3	--	G3	--
			D4	--		--
	B. Side (min/max)	D1	--	G1	--	
		D2	--	G2	15 / 40 ft	
		D3	--	G3	--	
		D4	--		--	
	C. Rear (min/max)	D1	--	G1	--	
		D2	--	G2	20 / 50 ft	
		D3	--	G3	--	
		D4	--		--	
	D. Corner (min/max)	D1	--	G1	--	
		D2	--	G2	15 / 40 ft	
		D3	--	G3	--	
		D4	--		--	
7.	Height	A. Stories (min/max)	D1	--	G1	--
			D2	--	G2	1 / 2
			D3	--	G3	--
			D4	--		--
	B. Height in feet (max)	D1	--	G1	--	
		D2	--	G2	35	
		D3	--	G3	--	
		D4	--		--	
	C. Height of first story (min/max)	D1	--	G1	--	
		D2	--	G2	12 / 18 ft	
		D3	--	G3	--	
		D4	--		--	
8.	Parking	A. Location	Front			
		B. Access, Mid Block Lot	Front, Shared Drive			
		C. Access, Corner Lot	Side Street, Shared Drive			

[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

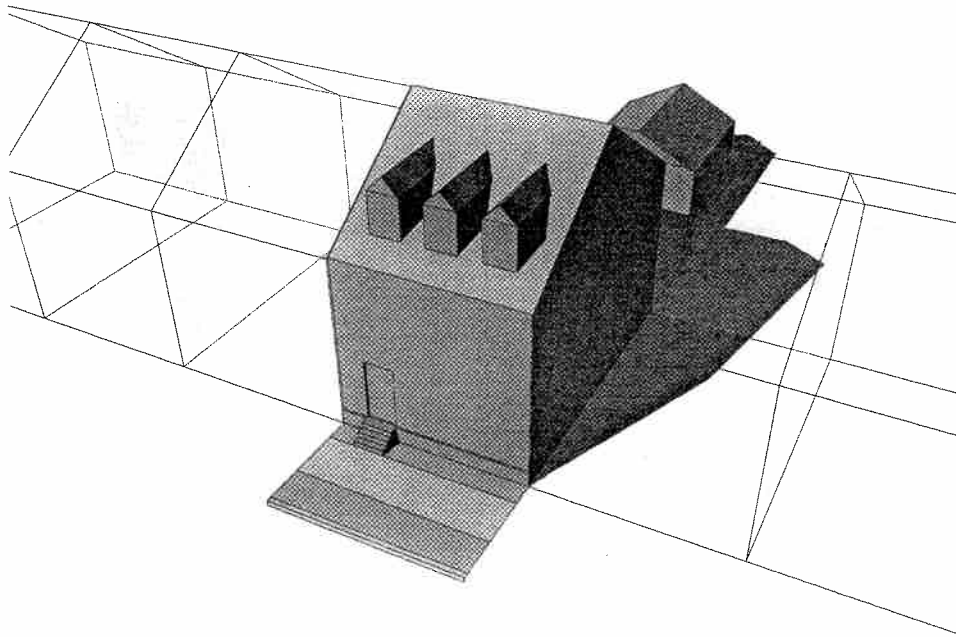
Signage Requirements are located in §175-128.

(18) Town House

A dwelling unit that is one of a series of dwelling units in a short row, which is attached by a common fireproof and sound-resistant wall to one or more similar adjacent dwelling units. Homes that occupy the corner lot, or which are located at the end of any row of similar dwelling units, have one side yard and may have a private rear yard.

[a] Typical Condition / Siting Example

For illustrative purposes only.

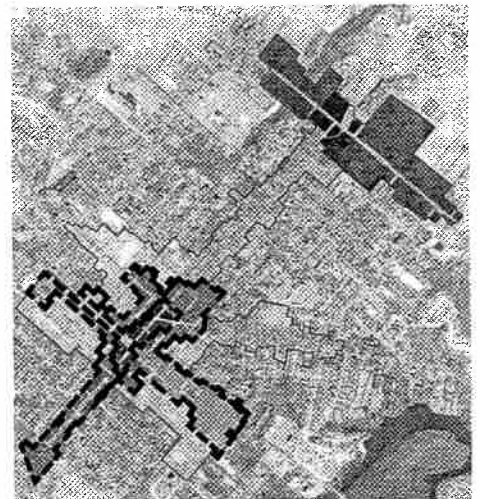


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application



DT1 DT2 DT3 DT4 GW1 GW2 GW3

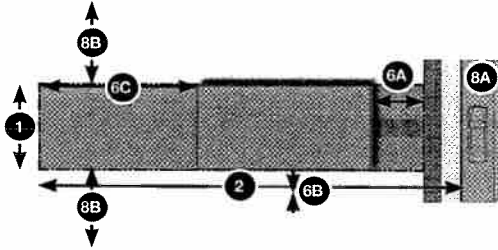
(18) Town House

[c] Specifications

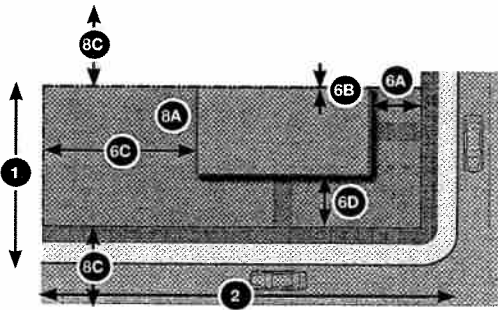
[TH]
Town House

1.	Lot Width (max)	40 ft				
2.	Lot Depth (max)	120 ft				
3.	Footprint Area (min/max)	800 / 1,200 sf				
4.	Building Width (min/max)	15 / 35 ft				
5.	Lot Coverage (max %)	D1	--	G1	--	
		D2	75%	G2	--	
		D3	75%	G3	--	
		D4	--		--	
6.	Setbacks	A. Front (min/max)	D1	--	G1	--
			D2	10 / 20 ft	G2	--
			D3	5 / 10 ft	G3	--
			D4	--		--
	B. Side (min/max)	D1	--	G1	--	
		D2	0 / 10 ft	G2	--	
		D3	0 / 10 ft	G3	--	
		D4	--		--	
	C. Rear (min/max)	D1	--	G1	--	
		D2	--	G2	--	
		D3	5 / 20 ft	G3	--	
		D4	5 / 20 ft		--	
D. Corner (min/max)	D1	--	G1	--		
	D2	0 / 10 ft	G2	--		
	D3	0 / 10 ft	G3	--		
	D4	--		--		
7.	Height	A. Stories (min/max)	D1	--	G1	--
			D2	2 / 3	G2	--
			D3	2 / 3	G3	--
			D4	--		--
	B. Height in feet (max)	D1	--	G1	--	
		D2	35	G2	--	
		D3	35	G3	--	
		D4	--		--	
	C. Height of first story (min/max)	D1	--	G1	--	
		D2	9 / 12 ft	G2	--	
		D3	9 / 12 ft	G3	--	
		D4	--		--	
8.	Parking	A. Location	Rear			
		B. Access, Mid Block Lot	Adjacent Lot, Alley			
		C. Access, Corner Lot	Side Street, Alley			

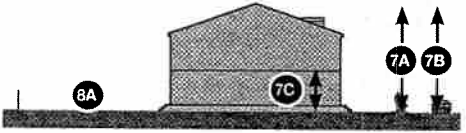
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

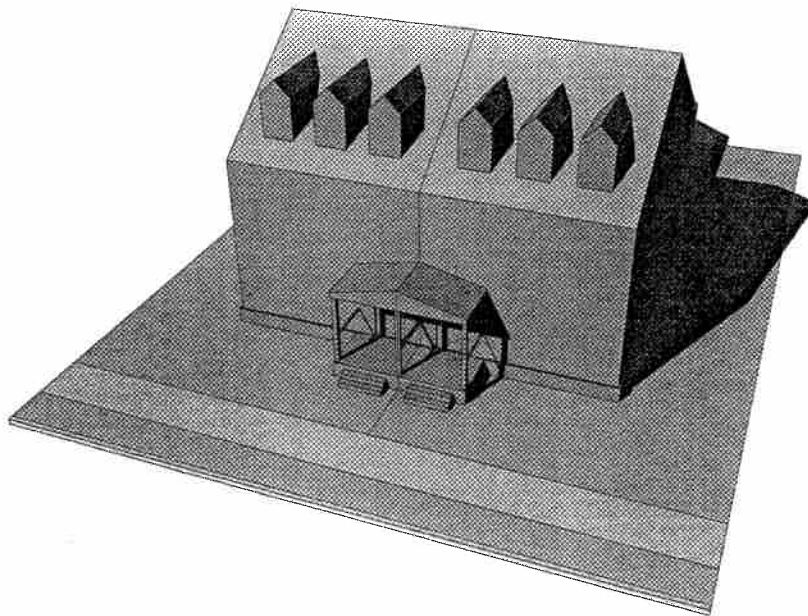
Signage Requirements are located in §175-128.

(19) Twin House

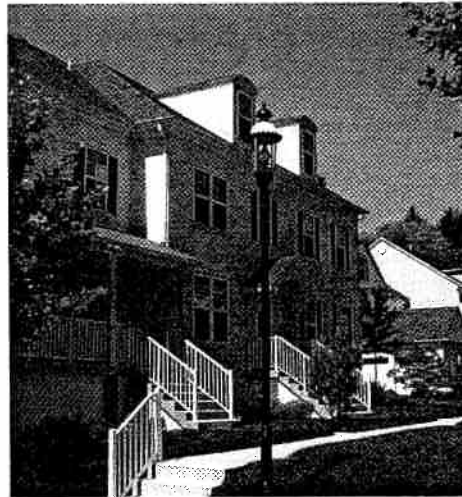
A semidetached building that consists of two dwelling units that abut along a property line. A Twin Building Type is a variant of a Townhouse Building Type, but has one small side yard per each of the two dwelling units and a large front yard.

[a] Typical Condition / Siting Example

For illustrative purposes only.

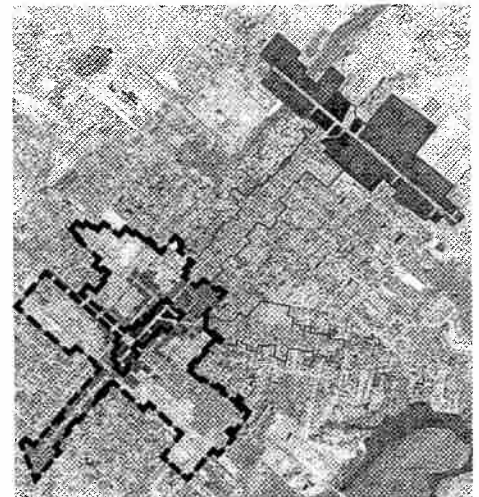


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application

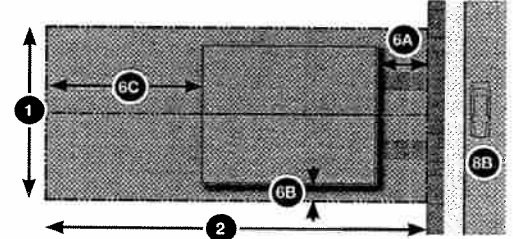


(19) Twin House

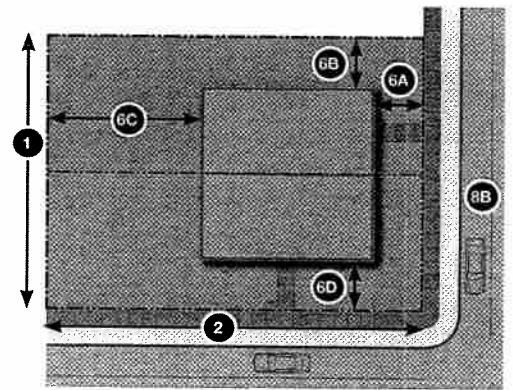
[c] Specifications

		[TW] Twin House				
1.	Lot Width (max)	75 ft (total for both units)				
2.	Lot Depth (max)	120 ft				
3.	Footprint Area (min/max)	800 / 1,600 sf (total for both units)				
4.	Building Width (min/max)	30 / 45 ft (total for both units)				
5.	Lot Coverage (max %)	D1	60%	G1	--	
		D2	60%	G2	--	
		D3	60%	G3	--	
		D4	--	--	--	
		D4	--	--	--	
6.	Setbacks	A. Front (min/max)	D1	15 / 25 ft	G1	--
			D2	15 / 25 ft	G2	--
			D3	5 / 10 ft	G3	--
			D4	--	--	--
	B. Side (min/max)	D1	0 / 15 ft	G1	--	
		D2	0 / 15 ft	G2	--	
		D3	0 / 15 ft	G3	--	
		D4	--	--	--	
	C. Rear (min/max)	D1	5 / 20 ft	G1	--	
		D2	5 / 20 ft	G2	--	
		D3	5 / 20 ft	G3	--	
		D4	--	--	--	
	D. Corner (min/max)	D1	0 / 15 ft	G1	--	
		D2	0 / 15 ft	G2	--	
		D3	0 / 15 ft	G3	--	
		D4	--	--	--	
7.	Height	A. Stories (min/max)	D1	2 / 3	G1	--
			D2	2 / 3	G2	--
			D3	2 - 3	G3	--
			D4	--	--	--
	B. Height in feet (max)	D1	--	G1	--	
		D2	35	G2	--	
		D3	35	G3	--	
		D4	--	--	--	
	C. Height of first story (min/max)	D1	9 / 12 ft	G1	--	
		D2	9 / 12 ft	G2	--	
		D3	9 / 12 ft	G3	--	
		D4	--	--	--	
8.	Parking	A. Location	Rear			
		B. Access, Mid Block Lot	Street, Alley			
		C. Access, Corner Lot	Side Street, Alley			

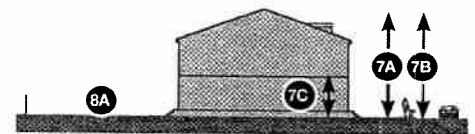
[d] Plan (Mid Block Lot)



[e] Plan (Corner Lot)



[f] Section



[g] Notes

Off-Street Parking and Loading Requirements are located in §175-118.

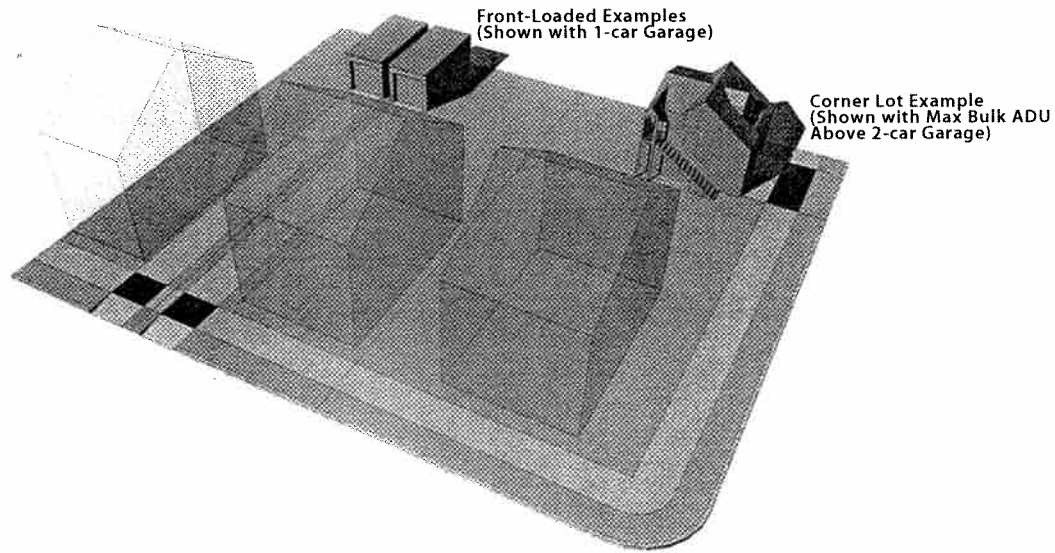
Signage Requirements are located in §175-128.

(20) Accessory Structure

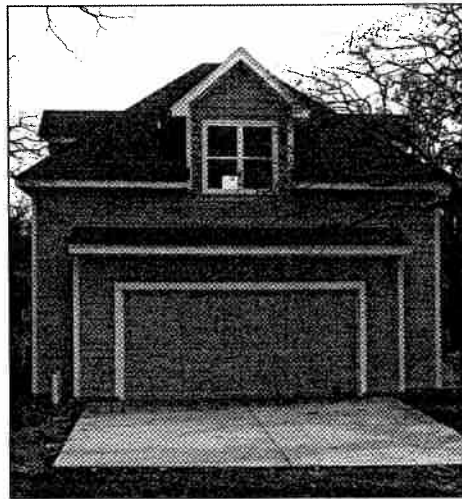
A building or structure that requires a footing and that is customarily associated with and is subordinate and incidental to a principal building or structure, and that is located on the same tax lot. This includes but is not limited to Accessory Dwelling Units, garages, carports, doghouses, sheds, free-standing air-conditioning units, non-portable swimming pools, tennis courts and other similar structures. Any Accessory Building or Structure attached to the principal building or structure shall be considered a part of that principal building or structure.

[a] Typical Condition / Siting Example

For illustrative purposes only.

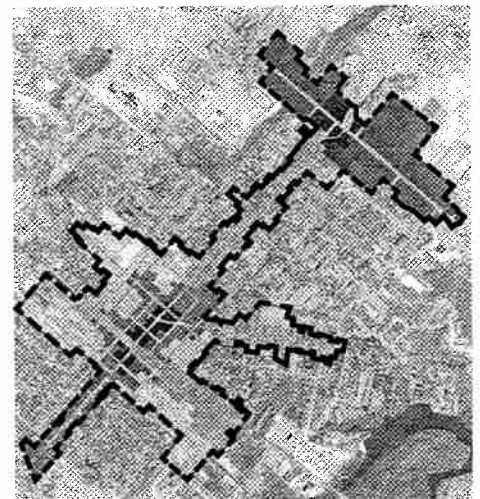


Character Example(s)



Note: Photographs show general principles only and may not meet all standards

[b] Zone Application



§ 175-94. Corner Lots

- A. Corner lots for residential use shall have additional width in order to accommodate the requirements of the Zoning Ordinance of the Town of Hammonton for front yard setbacks on both streets.
- B. Corner lots in Downtown Districts and Gateway Districts shall adhere to setback specifications from side roads as shown in c.6.D. for each Building Type.

§ 175-96. Easements

- A. (no change)
- B. Shared parking.
 - 1) Shared parking easements shall.....see §175???

§ 175-106. Height Limitations

- A. (no change)
- B. (no change)
- C. (no change)
- D. (no change)
- E. Height limitations in Downtown and Gateway Districts shall be measured in both feet and stories. When measuring by stories, Building Heights shall be counted in half-stories, to account for buildings with visible basements or pitched roofs. The ground story of a building is the first floor of a building that is level to or elevated above grade. The Upper Stories of a building begin at the first floor above the ground story, if located within the roof structure.

§ 175-107. Historical, archaeological and cultural preservation

- A. A cultural reference survey shall accompany all applications for development in the RR, R-1, R-2, R-3, B-2, B-H, M-1, REC and ~~MD~~ M-2 Districts and all applications for major development as defined in § 175-54A in order to determine whether any significant historic resources exist on the parcel.
- B. (no change)
- C. (no change)
- D. (no change)
- E. (no change)

§ 175-108. Home occupations.

Home occupations such as seamstresses, tailors, typists and the like are permitted as noted in Article XIII and shall adhere to the minimum standards of a particular zone and shall also meet the following criteria:

- A. (no change)
- B. (no change)
- C. (no change)
- D. (no change)
- E. (no change)
- F. (no change)
- G. (no change)
- H. There shall be no external change to the premises or its buildings unless said change continues the appearance of the property's principal use. If Building Type is changed on a lot with permitted home occupations to a Building Type that does not permit home occupation, home occupation will require a variance.
- I. (no change)
- J. (no change)
- K. (no change)
- L. (no change)

§ 175-112. On-Site Lighting

All parking areas and walkways thereto and appurtenant passageways and driveways serving commercial, public, office, industrial, apartment or other similar uses having common off-street parking and/or loading areas and building complexes requiring area lighting shall be adequately illuminated for security and safety purposes. 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 0.3 footcandle anywhere in the area to be illuminated and shall average a minimum of 0.5 footcandle over the entire area, and shall be provided by fixtures with a mounting height not more than 25 feet for the height of the building, whichever is less, measured from the ground level to the center line of the light source, spaced a distance not to exceed five times the mounting height. Any other outdoor lighting, such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental lighting, 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. To achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval by the Planning Board.

(REVIEW)

§ 175-113. Lots

- A. (no change)
- B. (no change)
- C. Each lot must front upon an accepted street at least 50 feet in width; except in Downtown Districts or Gateway Districts, where there are no minimum dimensions for streets with lot frontage.
- D. (no change)
- E. (no change)
- F. Building lot abutting street or alley. No permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure, or if the lot is to be served by a rear or side alley. Such street shall have been duly placed on the Official Map or shall be an existing state, county or municipal street or highway; a street or alley shown upon a plat approved by the Planning Board; or a street or alley on a duly filed plat in the office of the County Clerk prior to the passage of an ordinance under this act or any prior law which required prior approval of plats by the governing body or other authorized body. Before any such permit shall be issued, such street or alley shall have been certified to be suitably improved to the satisfaction of the Town Council, or such suitable improvement shall have been assured by means of a performance guaranty in accordance with standards and specifications for road improvements approved by the Town Council, as adequate in respect to the public health, safety and general welfare of the special circumstances of the particular street or alley.
- G. (no change)

§ 175-117. Nonconforming Uses, Structures or Lots

- A. The lawful use of land or structures or Building Types existing at the date of adoption of this chapter, as amended, may be continued although such use or structure is nonconforming to the provisions specified in this chapter, as amended, for the zoning district in which such use or structure or Building Type is located, except as provided by law.
- B. Any nonconforming use or structure or Building Type which has been changed to a conforming use or structure or Building Type shall not be changed back again into a nonconforming use or structure.
- C. Any nonconforming use, structure, Building Type or lot may change ownership and continue to function as the same nonconforming use, structure, Building Type or lot, provided that all other provisions of this chapter and other applicable laws are met.
- D. Repairs and maintenance work required to keep a structure in sound condition may be made to a nonconforming structure or a structure containing a nonconforming use or Building Type. No structure containing a nonconforming use or Building Type shall be enlarged, extended, constructed, reconstructed or structurally altered in any manner without an appeal to the Board of Adjustment subject to Section 5-102 of the CMP. A prior nonconforming structure or Building Type may be enlarged, extended, constructed or structurally altered if such alteration or enlargement neither increases the existing nonconformity nor creates a new violation. A prior nonconforming structure or Building Type shall not be reconstructed if destroyed, without an appeal to the Board of Adjustment.
- E. (no change)
- F. (no change)
- G. (no change)
- H. Any existing properties located within the Downtown Districts or Gateway Districts are provided the same level of protection as nonconforming properties outside of these Districts. Within the Downtown Zoning Districts or Gateway Zoning Districts, all buildings legally existing at the time of adoption of this ordinance are declared legal and valid uses and structures relative to zoning and may continue to exist as legal and valid uses and structures if used and properly maintained in the current use and Building Type configuration. Alterations that do not change the use of said structure located on a nonconforming lot for the associated Building Type, or that result in a nonconforming lot for the associated Building Type, shall require bulk variance but not a use variance.

§ 175-118. Off-street Parking and Loading

A. General provisions.

- 1) (no change)
- 2) (no change)
- 3) Location of parking spaces. All required off-street parking spaces shall be located on the same lot or premises as the use served, unless premises is located in a Downtown or Gateway District, when shared-parking agreements or easements may be considered (see §175-96 Easements and §175-154 Downtown District).
- 4) (no change)
- 5) (no change)
- 6) (no change)

B. Specific requirements for Zones outside of Downtown Districts and Gateway Districts. Each individual use shall provide parking spaces according to the following provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by individually computing the parking requirements for each different activity and adding the resulting numbers together. Specific parking requirements for Downtown Districts and Gateway Districts, see §175-93A.12.

- 1) (no change)
- 2) (no change)
- 3) Location of parking spaces. All required off-street parking spaces shall be located on the same lot or premises as the use served, unless premises is located in a Downtown or Gateway District, when shared-parking agreements or easements may be considered (see §175-96 Easements and §175-154 Downtown District).
- 4) Local retail and service activities, banks and offices shall provide parking at a ratio of five spaces per 1,000 square feet of gross floor area. A ratio of three spaces per 1,000 square feet of gross floor area shall be provided for these activities in Downtown Districts (see §175-154 Downtown District). A ratio of four spaces per 1,000 square feet of gross floor area shall be provided for the activities in Gateway Districts (see §175-154 Gateway Districts). These requirements may be waived if Shared Parking agreements are created.
- 5) (no change)
- 6) (no change)

§ 175-120. Performance Standards

An application for a permit shall provide relevant documentation that the intended use will comply with the performance standards enumerated below. In the case of a structure being built where the future use is not known, a construction permit may be issued until such time as this documentation is submitted with respect to the particular occupant. It shall be the burden of the applicant to prove beyond a reasonable doubt that the proposed use meets the standards required by this chapter.

- A. (no change)
- B. (no change)
- C. (no change)
- D. (no change)
- E. (no change)
- F. (no change)
- G. (no change)
- H. (no change)
- I. (no change)
- J. Greenhouse gas emissions. Effort shall be made to reduce vehicle trips required per household.

§ 175-121. Number of Principal Structures and Uses Permitted

Unless otherwise specified for a particular zoning district, no more than one principal structure shall be permitted on one lot, except for Accessory Buildings or structures as otherwise noted in this chapter. No more than one principal use shall be located on one lot, except for forestry, agriculture, horticulture, fish and wildlife management, and recreational development on agricultural lands.

§ 175-126. Sidewalks

- A. Concrete sidewalks shall have a compressive strength of 2,500 pounds per square inch after 28 days and shall be Class C concrete in accordance with New Jersey State Highway Specifications. Sidewalks shall not be less than four feet in width, nor less than four inches in thickness, except as driveways and aprons, which shall be not less than six inches in thickness. Sidewalks in Downtown Districts and Gateway Districts (see §175-154) shall not be less than five feet in width, not including Planting Strips. A preformed bituminous expansion joint filter, 1/2 inch thick, shall be a float finish with the edges finished with a suitable finishing tool. The engineer shall reject any concrete surface which has been defaced, marred or improperly finished.

§ 175-127. Sight Triangles

- A. On a corner lot in any district, sight triangles shall be required in addition to the right-of-way, in which no grading, planting or structure shall be erected or maintained so as to interfere with vision between a height of two feet and 10 feet as measured from the center-line grade of either intersecting street. The "sight triangle" is defined as that area outside the right-of-way which is bounded by the intersecting street lines and the straight line connecting sight points, one each located on the two intersecting street center lines the following distance away from the intersecting center lines: arterial streets, 300 feet; major collector and secondary streets, 250 feet; and minor and marginal streets, 90 feet. Where the intersecting streets are both arterial, both collectors or one arterial and one collector, two overlapping sight triangle shall be required, formed by connecting the sight point noted above with a sight point 90 feet on the intersecting street. Building Types on corner lots in Downtown Districts or Gateway Districts are subject to AASHTO standards.
- B. (no change)
- C. Setback requirements in Downtown Districts or Gateway Districts are defined in §175-93.

§ 175-128. Signs

- A. (no change)
- B. (no change)
- C. (no change)
- D. Districts
 - (1) (no change)
 - (2) (no change)
 - ~~(3) B-1 Central Business District~~
 - ~~(4) B-2 B-H Highway District~~
 - (5) (no change)
 - (6) M-D Mixed Use M-2 Town Industry
 - (7) Downtown Districts or Gateway Districts
 - (a) General Sign Provisions in these districts.
 - [1] Where the building(s) is (are) designed for rear or side entrances, one unlighted sign not to exceed an area equivalent to 1/2 that of the sign on the front of the building.