

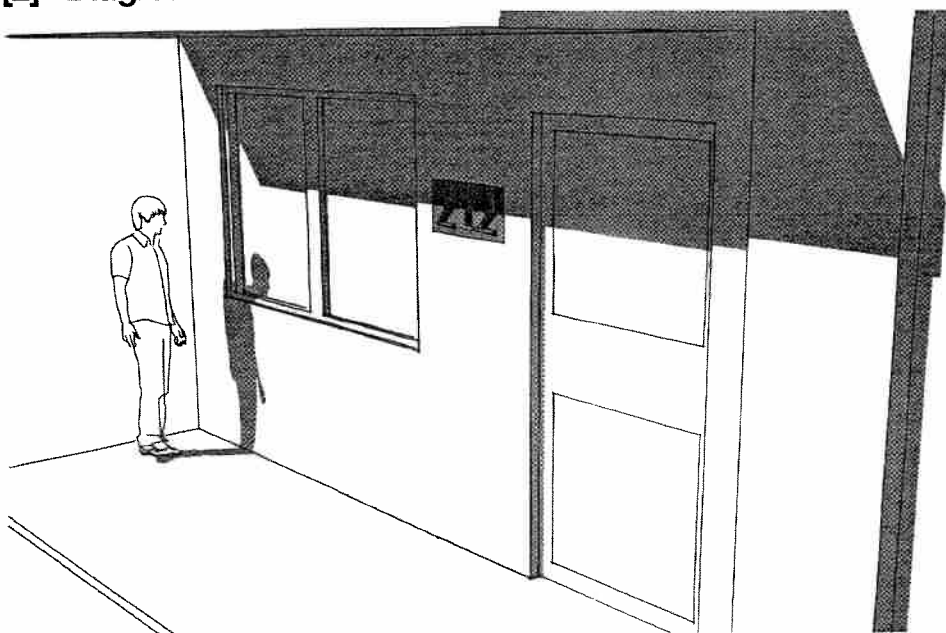
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(b) Address Sign

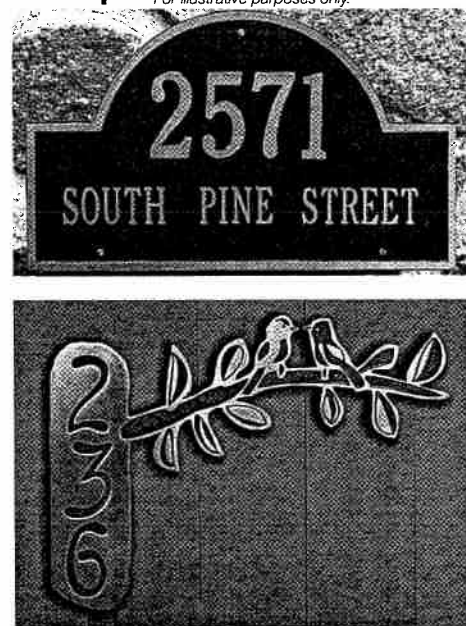
[1] Intent

The intent of regulating address signs is to protect public safety by ensuring the visibility of street addresses from the street. Their sizes, colors, and materials are also regulated to preserve or improve the aesthetic quality of the place in which they are located.

[2] Diagram



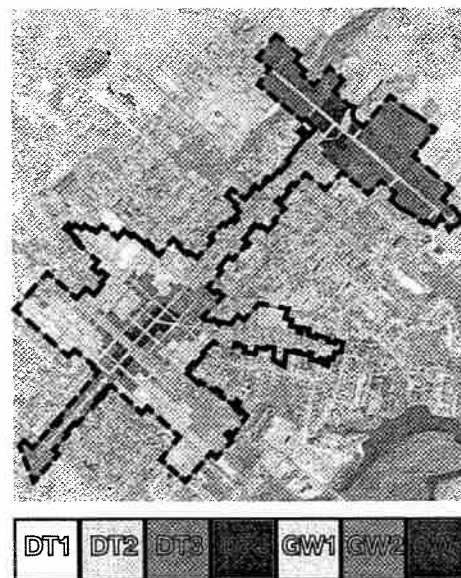
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	max 2 sf
c. Width	max 24 in
d. Height	max 12 in
e. Valance Height	n/a
f. Depth/Projection	max 3 in
g. Clearance	min 4.5 ft
h. Apex	n/a
i. Letter Height	see (6) General Sign Provisions

[4] Zone Application



(b) Address Sign

- [5] Components
 - [a] Address signs typically consist of either a panel or individual letters applied to a building wall.

- [6] General Provisions
 - [a] Address sign numerals applied to commercial, multifamily residential buildings, institutional, office, or industrial buildings shall be between four (4) and ten (10) inches tall. Address sign numerals applied to individual dwelling units shall be at least two (2) inches tall.
 - [b] Address signs shall be easily visible by using colors or materials that contrast with their background.
 - [c] Address signs shall not be incorporated into other signs except in the case of address numerals placed on the valance of awning signs.
 - [d] Address signs shall be constructed of durable materials. Tape and paper shall not be used to create address signs.

- [7] Placement
 - [a] Address signs must be placed in a conspicuous location on the front of the building, preferably on the primary entrance or above it.

- [8] Permitted Quantities and Dimensions
 - [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
 - [b] In the event of conflict or inconsistency, specifications in [6] General Provisions shall apply.

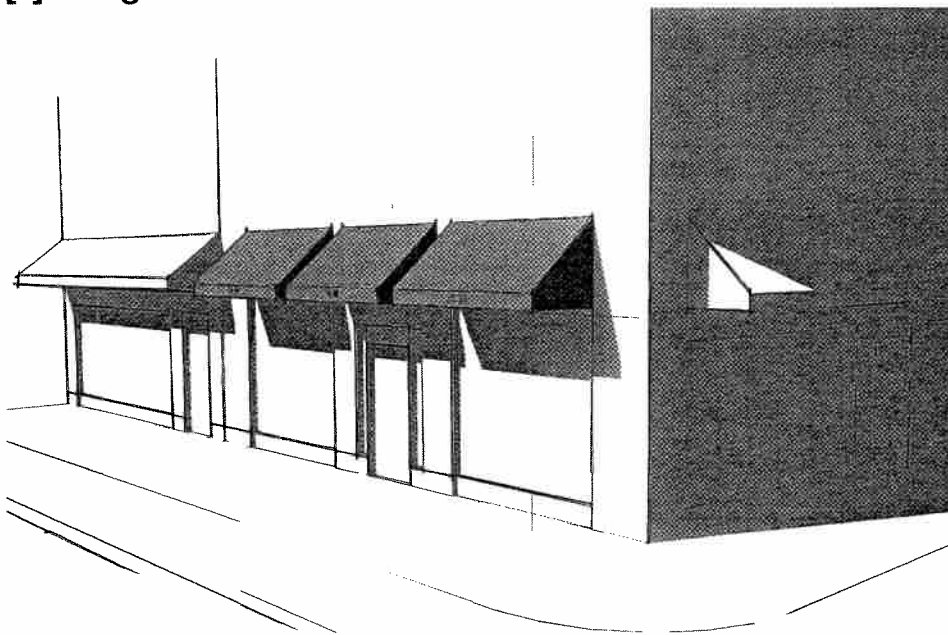
- [9] Conditions
 - [a] Reserved.

(c) Awning Sign

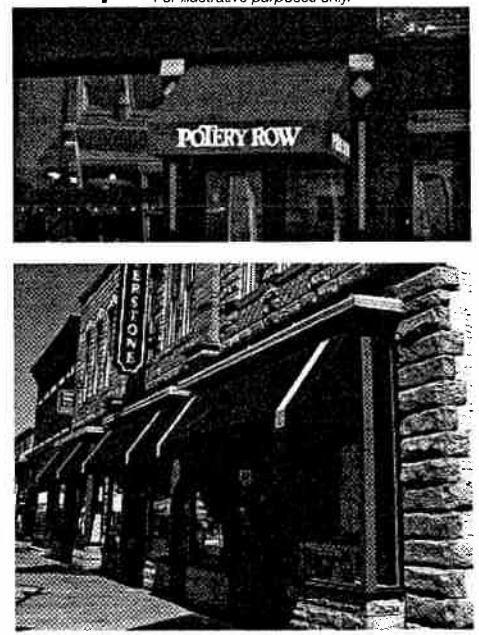
[1] Intent

The intent of regulating awning signs is to ensure proper dimensioning and placement on the building—with respect to existing architectural features—to maintain or improve public safety as well as the aesthetic qualities of the place in which they are located. Awning signs are also regulated to ensure that they are made of durable materials and are fixed or replaced if damaged.

[2] Diagram



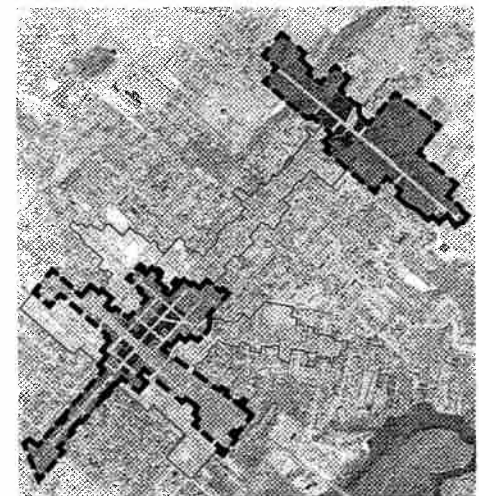
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1 per window or storefront bay
b. Area	n/a
c. Width	max equals width of building front
d. Height	n/a
e. Valance Height	max 12 in
f. Depth/Projection	max 4 ft
g. Clearance	min 7 ft
h. Apex	n/a
i. Letter Height	min 5in / max 10 in

[4] Zone Application

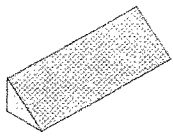


(c) Awning Sign

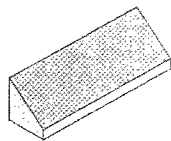
[5] Permitted Components

[a] Awning sign types with the following components are permitted:

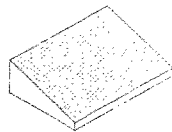
- i. Shed and patio awnings with or without signbands
- ii. Long dome awnings with or without signbands
- iii. Dome awnings with or without signbands or marquee
- iv. Marquee awnings
- v. Gable awnings



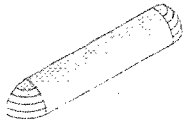
SHED



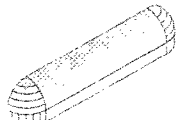
SHED W/ SIGNBAND



PATIO SHED



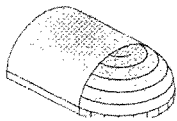
LONG DOME



LONG DOME W/SIGNBAND



DOME



DOME W/ MARQUEE



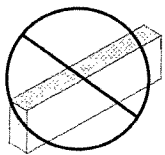
MARQUEE



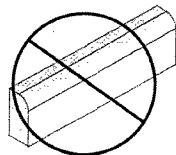
GABLE

[b] The following awning sign type components are prohibited:

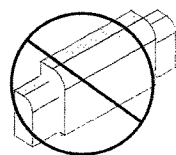
- i. Box awnings
- ii. Waterfall and multilevel waterfall awnings



BOX



WATERFALL



MULTI WATERFALL

[6] General Provisions

- [a] Awning signs shall contain the business name, logo, and street address. Awning signs shall not contain a list of services or products, promotional messages, slogans, address information, operating hours, or contact information.

[b] The height of the valance of an awning sign shall not exceed twelve (12) inches.

[c] Letters, numbers, and graphics may be printed only on the valance portion of the awning sign and must be between five (5) to ten (10) inches in height and cover no more than seventy percent (70%) of the valance area. A logo may be printed on the flat surfaces of a shed awning sign. The size of the logo shall not exceed more than 50% of the area of the flat surface.

[d] Awning signs shall be made of a high-quality canvas, woven acrylic, or similar material. Vinyl, plastic, mylar, and other shiny or glossy materials are prohibited. "Egg crate" undersides to awning signs are prohibited.

[e] Awning signs shall not be internally illuminated or backlit.

[f] Awning signs shall be colored or patterned so as to match or complement the architecture or the brand of the business.

[g] Where multiple awning signs are present on a single building (i.e. for multiple retail tenants in a shopping center), awning signs shall be coordinated in terms of scale, colors, materials, and placement.

[h] Torn or damaged awning signs shall be repaired or replaced immediately.

[7] Placement

- [a] Awning signs shall not obscure architectural features such as pilasters, friezes, roof eaves, roofs, etc. Where possible, they shall be contained within a storefront window bay. Awning signs that span continuously across the entire face of the building's facade are discouraged.
- [b] Awning signs shall not extend beyond the width of the building or tenant space. Awning signs shall not project above the roof line or extend into the floor above.
- [c] No portion of an awning sign shall be less than seven (7) feet above the surface over which it projects or project more than four (4) feet into a public right-of-way.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

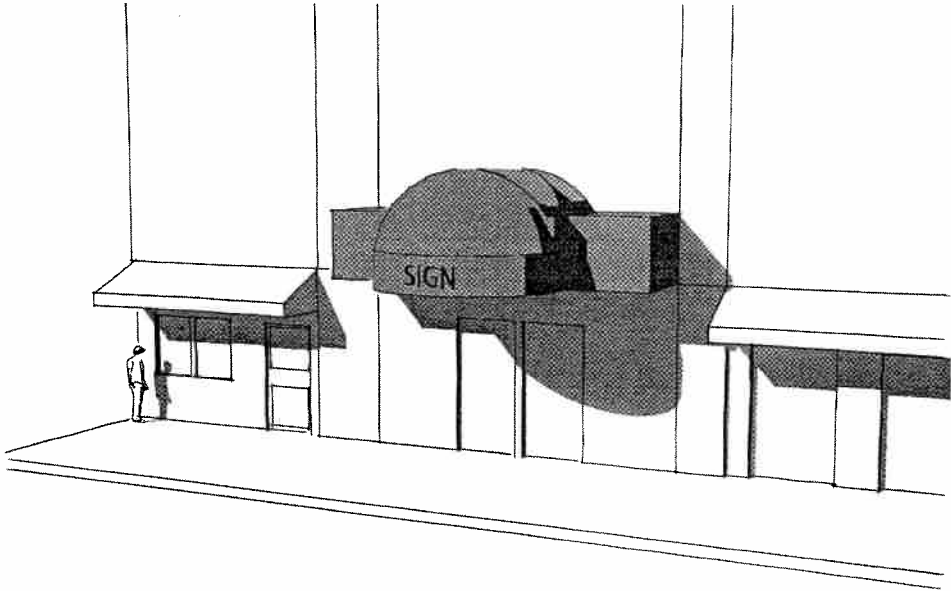
- [a] Reserved.

(d) Entrance Canopy

[1] Intent

The intent of regulating entrance canopies is to ensure durability and to prevent any risk to public health and safety. Furthermore, entrance canopies are regulated to permit adequate clearance above the public right-of-way and to ensure proper dimensioning and placement on the building with respect to existing architectural features.

[2] Diagram



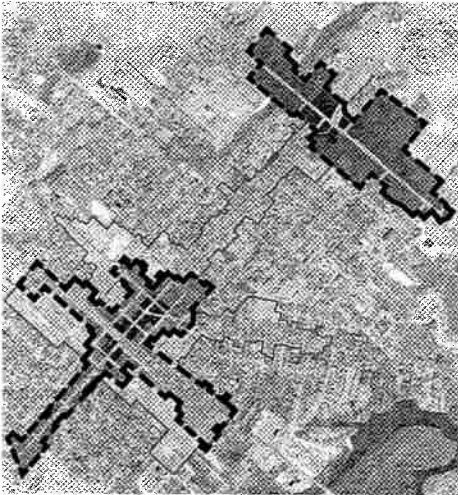
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	n/a
c. Width	no wider than width of entrance bay
d. Height	n/a
e. Valance Height	n/a
f. Depth/Projection	max 8 ft
g. Clearance	min 7 ft
h. Apex	n/a
i. Letter Height	max 8 in

[4] Zone Application



(d) Entrance Canopy

[5] Components

- [a] Entrance canopies consist of a canopy of canvas, cloth, or other materials whose shape is supported by a framework of rods and held up by posts secured to the ground. The canopy may consist of a flat front and valances.

[9] Conditions

- [a] Reserved.

[6] General Provisions

- [a] Entrance canopies shall be made of canvas, cloth, or other similar materials and of fiberglass, plastic or non-ferrous metals. In no case shall entrance canopies include wood or wood products, masonite, or similar materials.

[7] Placement

- [a] In all cases where an entrance canopy is placed upon, attached to, or forming any part of any building and such awning, entrance canopy or shelter canopy projects over a sidewalk, or similar place where the public is accustomed to walk, the rigid or metal parts for any such awning entrance canopy or shelter canopy shall have a clearance of not less than seven (7) feet from the sidewalk elevations, and any non-rigid valance of any such awning, entrance canopy or shelter canopy shall have a clearance of not less than six-and-one-half (6½) feet from sidewalk elevation.
- [b] All entrance canopies shall be attached to a building. No supports shall exist beyond the setback line between the canopy and the sidewalk or ground below.
- [c] Entrance canopies shall not extend more than eight (8) feet from the face of the building on which it is attached.
- [d] The name, logo, and street address of the establishment shall be placed on face or sides of canopy in letters no taller than eight (8) inches. Entrance canopies shall not contain a list of services or products, promotional messages, slogans, address information, operating hours, or contact information
- [e] Entrance canopies installed with sidewalk illumination systems shall direct light downward.

[8] Permitted Quantities and Dimensions

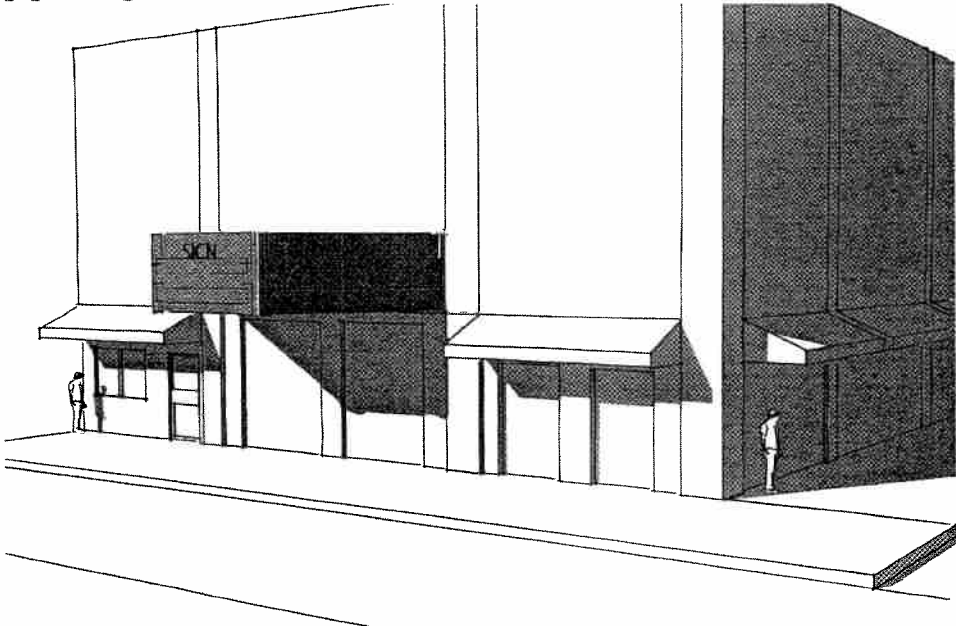
- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

(e) Marquee

[1] Intent

The intent of regulating marquees is to prevent any risk to public health and safety. Furthermore, marquees are regulated to permit adequate clearance above the public right-of-way and to ensure proper dimensioning and placement on the building with respect to existing architectural features.

[2] Diagram



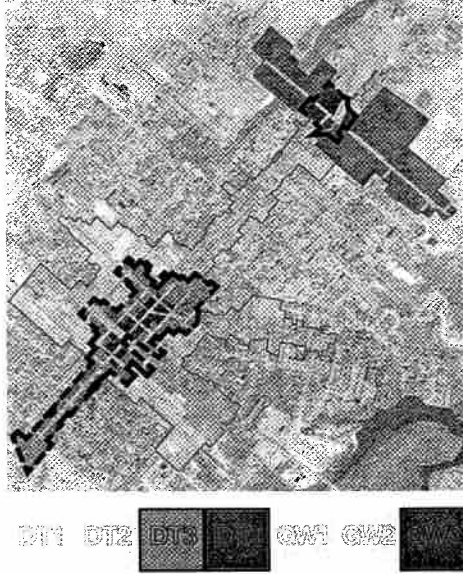
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	n/a
c. Width	width of entrance bay
d. Height	max 50% of height of building
e. Valance Height	n/a
f. Depth/Projection	max 10 ft
g. Clearance	min 10 ft
h. Apex	n/a
i. Letter Height	n/a

[4] Zone Application



(e) Marquee

[5] Components

- [a] Marquees are typically structural features of buildings. Their components and materials can vary considerably. Anchors, bolts, and supporting rods are part of the interior of marquees. Signs, typically in the form of channel letters, are affixed to marquees.

[6] General Provisions

- [a] All marquees, including anchors, bolts, supporting rods and braces thereof, shall be constructed of incombustible materials and shall be designed by a structural engineer and approved by the Building Inspector.
- [b] No portion of a marquee shall be less than ten (10) feet above the sidewalk.
- [c] No marquee shall be permitted to extend closer to the curb line than three (3) feet.
- [d] No marquee shall be wider than the entrance of the building plus two (2) feet on each side thereof.
- [e] Where an entrance consists of multiple adjacent doors, the multiple doors shall be treated as one single entrance.
- [f] Marquees shall be supported solely by the building to which they are attached and no columns or posts shall be used as supports in the required front yard or street right-of-way.
- [g] Message boards are permitted as part of marquees.
- [h] A projecting sign may be placed above a marquee.

[7] Placement

- [a] Marquees shall only be located above the main entrance of a building.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

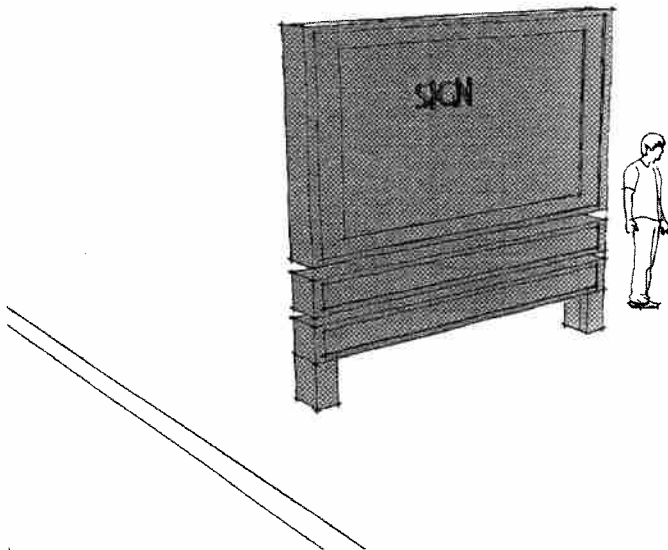
- [a] Reserved.

(f) Message Board

[1] Intent

The intent of regulating message boards is to prevent any nuisance or risk to public safety and health from illuminated messages. Furthermore, the dimensions of message boards are regulated so that they are proportionate with the sign framework in which they are installed.

[2] Diagram



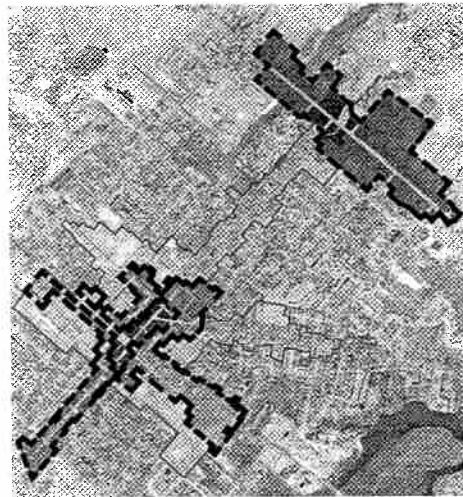
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	see (6) General Sign Provisions
c. Width	n/a
d. Height	n/a
e. Valance Height	n/a
f. Depth/Projection	n/a
g. Clearance	n/a
h. Apex	n/a
i. Letter Height	n/a

[4] Zone Application



(f) Message Board

[5] Components

- [a] Message board signs are classified into the following construction types:
 - i. Non-electronic message boards. Letters are individually attached to a surface within a transparent display case.
 - ii. Electronic message boards. A sign with a fixed or changing message composed of a series of lights that may be changed through electronic means.

[6] General Provisions

- [a] One (1) message board is permitted for each business or institution.
- [b] Message boards shall be permitted on monument signs and pylon signs. The area of message boards shall not exceed 80% of the area of the monument sign, pylon sign, or marquee on which it installed.
- [c] Non-electronic message boards are permitted to be internally-illuminated.
- [d] Electronic message boards signs shall be separated from other electronic message boards by at least 35 feet.
- [e] Electronic message board signs shall present a static display, and shall not change more frequently than twenty (20) seconds. No portion of the image is permitted to flash, scroll, twirl, change color, or in any manner imitate movement, except that they may transition through fades, dissolves or wipes through black.
- [f] The sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.
- [g] Electronic message boards shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.
- [h] Audio speakers or any form of pyrotechnics are prohibited in association with an electronic message board.

[7] Placement

- [a] Message boards shall be placed to maximize their visibility to passing traffic.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

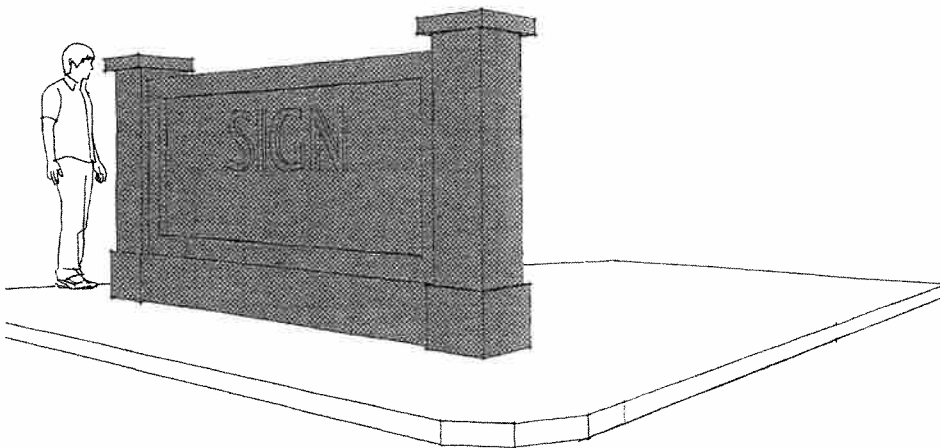
- [a] The leading edge of electronic message boards must be a minimum distance of 100 feet from an abutting residential district boundary.
- [b] When located within 150 feet of a residentially-used lot in a residential zone, any part of the electronic message board shall be oriented so that no portion of the sign face is visible from an existing or permitted principal structure on that lot.
- [c] The message board shall be turned off between the hours of 10 p.m. and 6 a.m.

(g) Monument Sign

[1] Intent

The intent of regulating the dimensions and appearance of monument signs is to preserve or improve public safety as well as the aesthetic qualities of the places in which they exist. Regulations also ensure that the messages on monument signs are clear and not cluttered by excessive information.

[2] Diagram



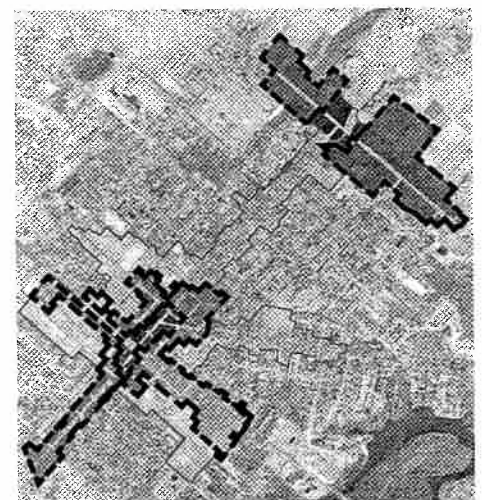
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1 per street frontage, 2 max
b. Area	max 80 sf, see (8) Conditions
c. Width	max 10 sf, see (8) Conditions
d. Height	max 8 ft, see (8) Conditions
e. Valance Height	n/a
f. Depth/Projection	max 2 ft
g. Clearance	n/a
h. Apex	n/a
i. Letter Height	min 6 in

[4] Zone Application



DT1 DT2 DT3 DT4 GW1 GW2 GW3

(g) Monument Sign

[5] Permitted Components

- [a] Monument signs typically consist of a solid structural base with a framework of the same material. Monument signs have a message area that consists of an illuminated cabinet, if the sign is internally-illuminated, or individual letters that are internally- or externally-illuminated.
- [b] Primary Tenant or Development Name. Usually the largest name or logo appearing on a freestanding sign, and placed at the very top.
- [c] Secondary Tenants. Smaller signs located below the primary tenant.
- [d] Street address. Number and street name required for all monument signs.

directed external lighting shielded to prevent glare.

- [h] Monument signs shall be designed to match or complement the colors and architectural features of the adjacent building. Incorporate similar architectural elements at top, sides or base to frame the sign. Monument signs shall include a cap.
- [i] If a monument sign contains listings for multiple tenants, the information shall be presented in a clear and consistent manner. Color, font size, and style should be coordinated across a monument sign.
- [j] If a monument sign is intended to be seen primarily by motorists, letter size shall be such that a motorist would not need to slow down drastically to read the contents of the sign.
- [k] Message boards are permitted as part of monument signs.

[6] General Provisions

- [a] Monument signs for businesses or shopping centers shall be permitted where the primary street frontage is greater than 50 feet and where the setback to the main building includes a driveway or surface parking lot. One (1) monument sign is permitted per street frontage, with the exception that no monument sign is permitted on the same frontage as a pylon sign.
- [b] Nonresidential uses in residential zones are permitted one monument sign per street frontage.
- [c] The base of the sign shall be landscaped. Landscaping shall not obscure text. Landscaping shall not block sight lines of the driveway or circulation aisles.
- [d] Monument signs shall be limited to the name of the business and street address, with an optional logo and/or message board. Other messages, including but not limited to list of services or products, phone numbers, sales or promotions, and slogans, are prohibited unless included within the message board.
- [e] Monument signs for shopping centers with more than one tenant shall be limited to a maximum of five business names, including the name of the retail center, if it has one.
- [f] Monument signs shall use between 5 to 10 percent of its area for address identification. Letters and numbers shall be at least six (6) inches high and be legible from the street.
- [g] Monument signs shall be internally illuminated with letter cutouts on an opaque background, or with

[7] Placement

- [a] Monument signs shall be placed at the entrance to parking lots or driveways, perpendicular to the street. Monument signs shall not block sight lines at the driveway or circulation aisles.
- [b] No portion of the monument sign shall be located within the public right-of-way. All parts of monument signs shall be located at least five feet from any property line.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

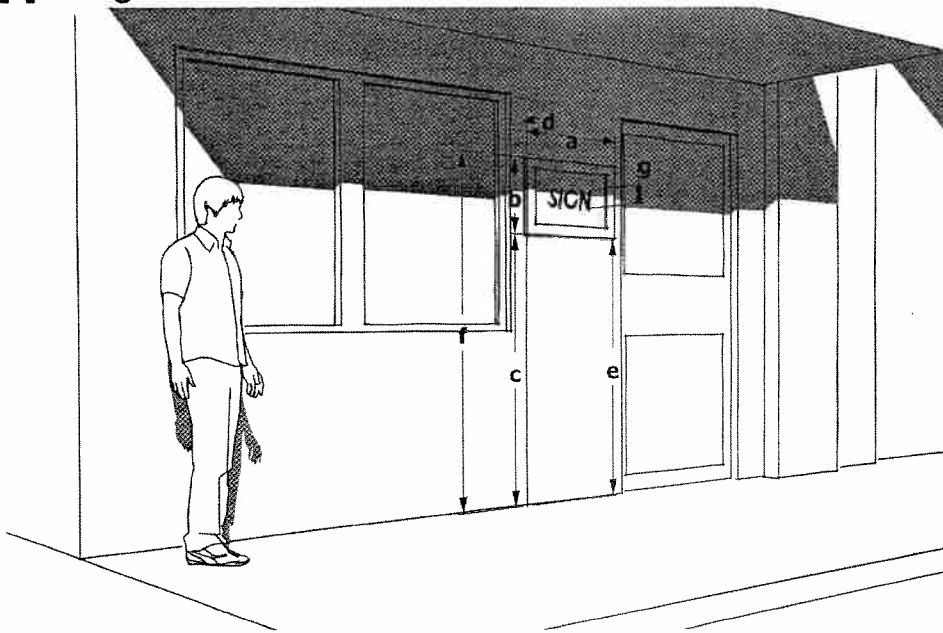
- [a] Reserved.

(h) Nameplate

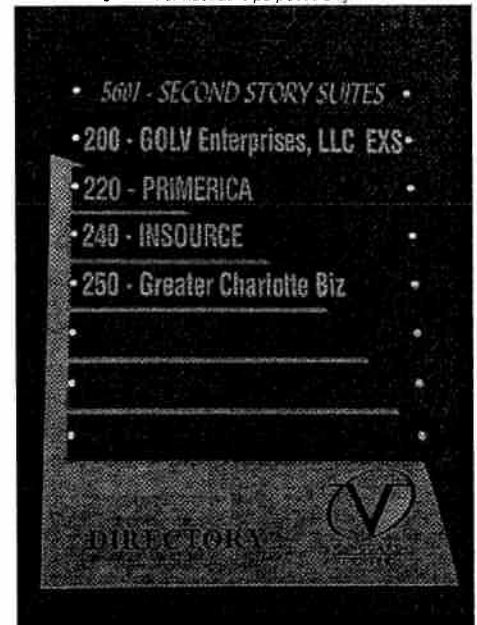
[1] Intent

The intent of regulating the sizes, colors, and materials of nameplates is to preserve or improve public safety, as well as the aesthetic quality of the place in which they are located.

[2] Diagram



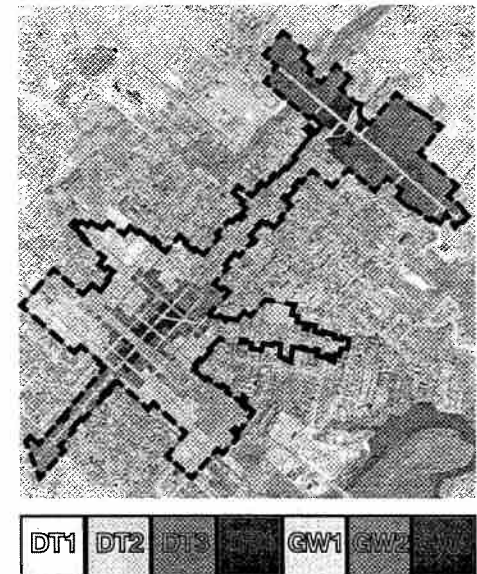
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	3 sf
c. Width	max 18 in
d. Height	max 2 ft
e. Valance Height	n/a
f. Depth/Projection	max 3 in
g. Clearance	min 4 ft
h. Apex	max 7 ft
i. Letter Height	n/a

[4] Zone Application



(h) Nameplate

- [5] Components
 - [a] Nameplates typically consist of either a panel or individual letters applied to a building wall.

- [6] General Provisions
 - [a] One nameplate shall be permitted per address.
 - [b] Nameplates shall not exceed three (3) square feet in display area.
 - [c] Nameplates shall be constructed of durable materials. Tape and paper shall not be used to create nameplates.
 - [d] Nameplates shall include the address number and street in letters at least six inches in height if a separate address sign is not provided.

- [7] Placement
 - [a] Nameplates shall be attached to the wall within ten feet of an entrance to the building.

- [8] Permitted Quantities and Dimensions
 - [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
 - [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

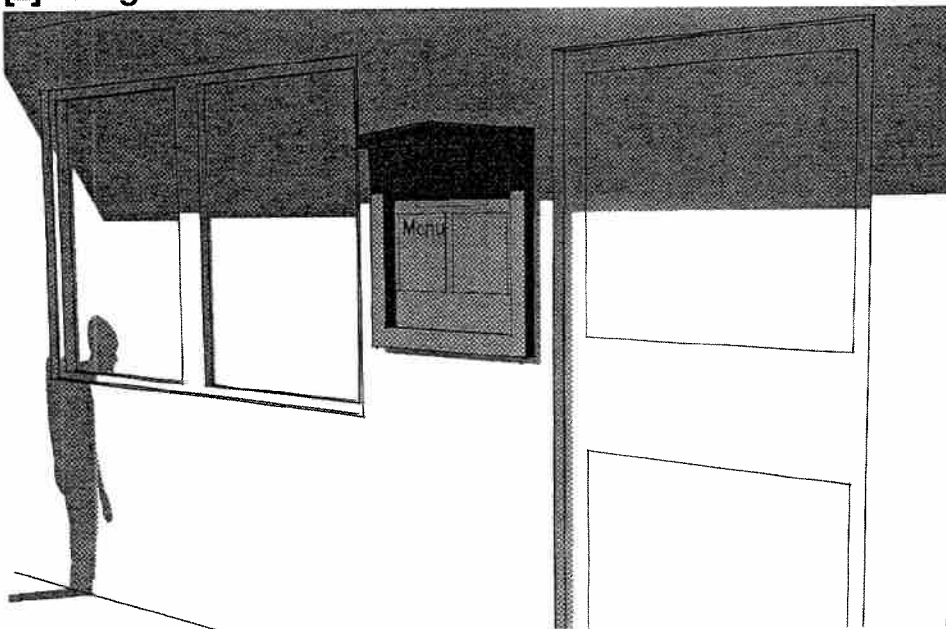
- [9] Conditions
 - [a] Reserved.

(i) Outdoor Display Case

[1] Intent

The intent of regulating outdoor display cases is to protect public health and safety by ensuring that their content is maintained and kept current. Furthermore, the dimensions of outdoor display cases are regulated so that they do not clutter the facades of the buildings on which they are mounted.

[2] Diagram



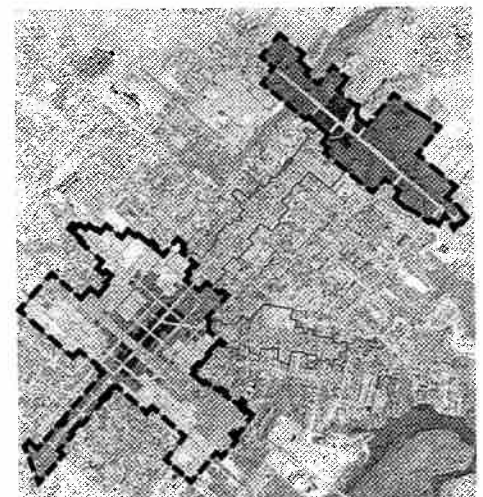
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	max 6 sf
c. Width	max 3.5 ft
d. Height	max 3.5 ft
e. Valance Height	n/a
f. Depth/Projection	max 5 in
g. Clearance	min 4 ft
h. Apex	n/a
i. Letter Height	n/a

[4] Zone Application



(i) Outdoor Display Case

[5] Components

- [a] Outdoor display cases consist of lockable metal or wood framed cabinet with transparent windows mounted onto a building wall.

[6] General Provisions

- [a] One (1) outdoor display case is permitted per every twenty (20) feet of frontage.
- [b] Each outdoor display case shall not exceed a total area of six (6) square feet.
- [c] Outdoor display cases are permitted to be illuminated in order for their contents to be visible in the dark.
- [d] The contents of outdoor display cases shall be maintained and kept current. Faded, torn, and outdated contacts shall be removed and replaced immediately.
- [e] Theaters are permitted to have greater quantities and dimensions of outdoor display cases at the at the discretion of the Planning Board.

[7] Placement

- [a] Outdoor display cases shall be attached to the building walls nearest to the main entrance.
- [b] Outdoor display cases shall not be attached to storefront windows.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

- [a] Reserved.

(j) Projecting / Blade Sign

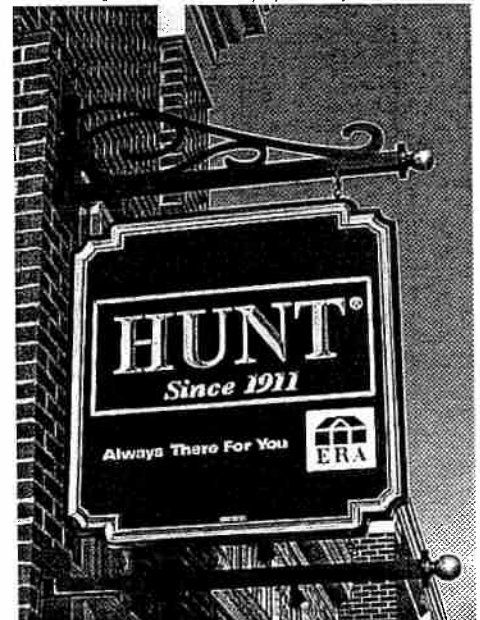
[1] Intent

The intent of regulating the dimensions and lighting of projecting signs is to preserve or improve public safety as well as the aesthetic qualities of the place in which they are located and to ensure adequate clearance above the public right-of-way.

[2] Diagram



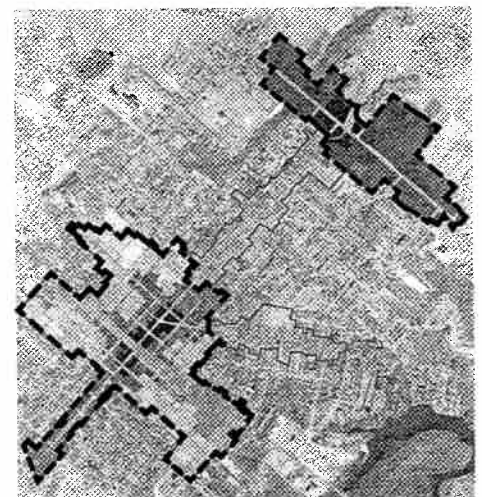
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1 per facade, 2 max
b. Area	16 sf
c. Width	max 4 ft
d. Height	max 4 ft
e. Valance Height	n/a
f. Depth/Projection	max 4 ft
g. Clearance	min 8 ft
h. Apex	n/a
i. Letter Height	max 8 in

[4] Zone Application



(j) Projecting / Blade Sign

[5] Permitted Components

[a] Components of projecting signs include the letters, background, lighting, and an optional logo. The simplest projecting signs consist of letters only, mounted directly on a panel. Projecting signs are classified into the following construction types:

- i. Cut Out Letters. Letters are individually attached on a panel. Shall be externally lit.
- ii. Flat Panel. The letters are printed or etched on same surface as the background, which is then affixed to the wall. Must be lit externally.
- iii. Box or Cabinet. The letters are printed or etched on a box, deep enough to house internal lighting. The box shall be translucent, and the letters are silhouetted; or the box shall be opaque and only the letters are translucent.

[6] General Provisions

- [a] Businesses shall be permitted one (1) projecting sign where its primary frontage is no more than five (5) feet from the front setback line. Businesses that have a secondary frontage on another street that is no more than two (2) feet from the side setback line shall be permitted to have one additional projecting sign on that facade.
- [b] Projecting signs shall be on a single plane and project at a 90 degree angle from the face of the building. Signs may be double-sided.
- [c] Projecting signs shall be permitted only for businesses that has a primary entrance on the ground floor.
- [d] Text and graphics on the projecting sign shall be limited to the name and logo of the business only. Slogans or text advertising products or services are permitted if letters are not more than three (3) inches in height and take up no more than 25% of the area of the sign. Address labels, operating hours and contact information are prohibited.
- [e] Internally illuminated projecting signs shall be prohibited unless the cabinet has an opaque background with letter cut outs. Lighting elements shall not be visible and shall be contained within the maximum depth of six (6) inches.
- [f] Mounting hardware, such as supports and brackets, may be simple and unobtrusive or be highly decorative, but must complement the design of the sign, the building, or both.

[g] For buildings with multiple signs (e.g., for multiple retail tenants in a shopping center), mounting hardware or sign shapes, sizes and colors shall be coordinated.

[7] Placement

- [a] Projecting signs shall not extend beyond the top of the roof line.
- [b] On multi-story buildings, projecting signs shall not extend above the bottom of the second floor window sills, unless placed above a marquee sign.
- [c] No portion of a projecting sign shall be less than eight (8) feet above the surface over which it projects or project more than four (4) feet from the wall on which it is attached into a public right-of-way.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

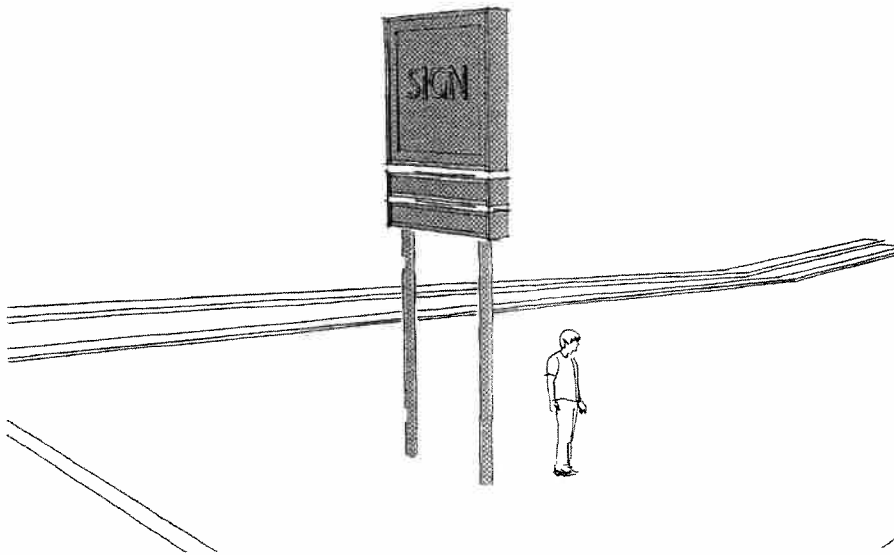
- [a] Reserved.

(k) Pylon Sign

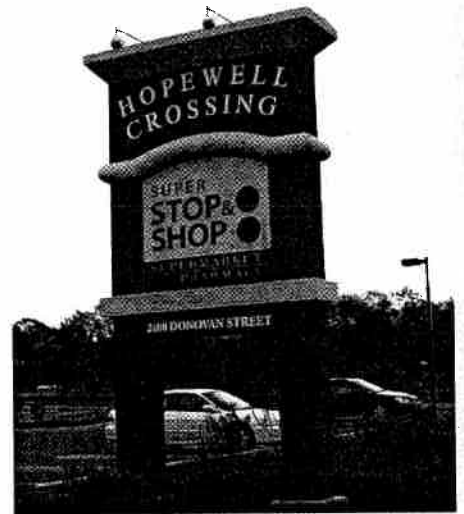
[1] Intent

The intent of regulating the dimensions and appearance of pylon signs is to preserve or improve public safety as well as the aesthetic qualities of the place in which they are located. Regulations also ensure that the messages on pylon signs are clear and not cluttered by excessive information.

[2] Diagram



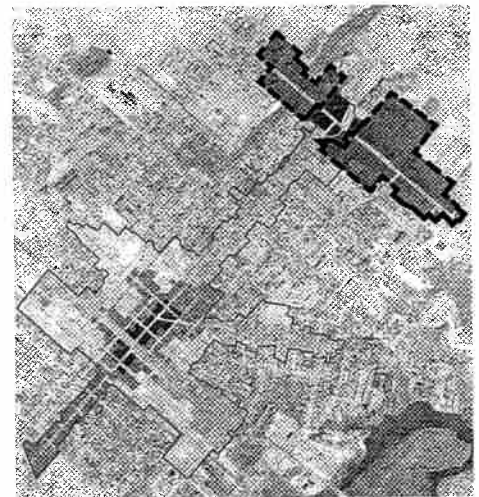
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	max 120 sf
c. Width	max 8 ft
d. Height	max 15 ft
e. Valance Height	n/a
f. Depth/Projection	n/a
g. Clearance	min 7 ft
h. Apex	max 20 ft
i. Letter Height	min 6 in

[4] Zone Application



DD DT2 DT3 DT4 GW1 GW2 GW3

(k) Pylon Sign

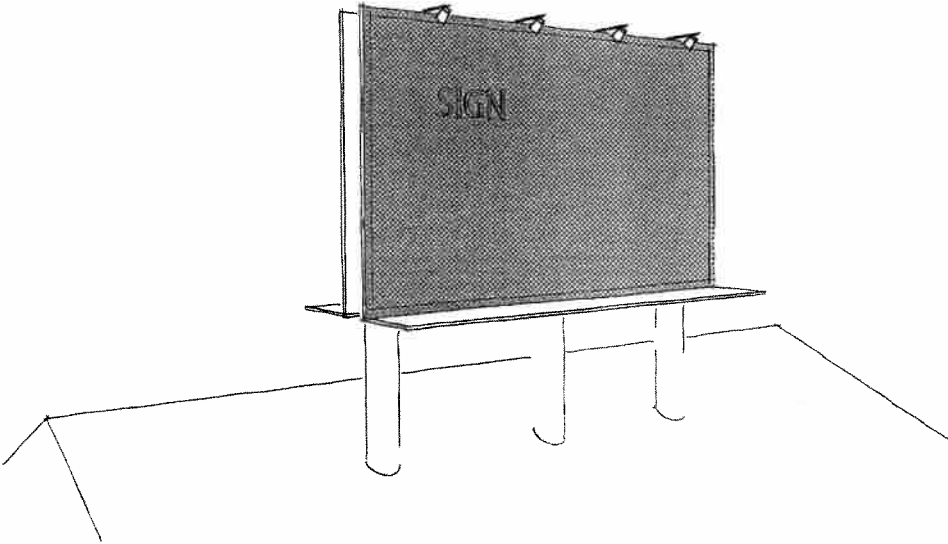
- [5] Permitted Components
- [a] Primary Tenant or Development Name. Usually the largest name or logo appearing on a freestanding sign, and placed at the very top.
 - [b] Secondary Tenants. Smaller signs located below the primary tenant.
 - [c] Street Address. Number and street name required for all pylon signs.
 - [d] Message Board. Some uses may employ a message board with electronic or manual changeable letters to advertise events, sales, or attractions that occur for a limited time.
- [6] General Provisions
- [a] Pylon signs supported by a single pole or three or more supporting poles are not permitted. Only pylon signs supported by two supporting pylons are permitted.
 - [b] Pylon signs shall be permitted only for businesses or shopping centers where the primary street frontage is greater than 50 feet and permits on-street parking, and where the main building setback includes a driveway or surface parking lot. One (1) pylon sign is permitted per lot. Where a development has a secondary street frontage, a monument sign shall be used on that frontage.
 - [c] The base of the sign shall be landscaped. Landscaping shall not block sight lines of the driveway or circulation aisles.
 - [d] No portion of the pylon sign shall be located on or above the public right-of-way.
 - [e] Pylon signs shall maintain a minimum seven (7) feet clearance from the bottom of the sign (not including supports) to the ground, unless enough landscaping is provided to prevent people from walking underneath it.
 - [f] To ease in visibility, pylon signs shall be limited only to the name and street address of the business, with an optional logo and/or message board. Other messages, including but not limited to list of services or products, phone numbers, sales or promotions, and slogans, are prohibited unless included within the message board.
 - [g] Pylon signs for retail centers with more than one tenant shall be limited to a maximum of five business names, including the name of the retail center, if it has one.
 - [h] Pylon signs shall use between 5 to 10 percent of its area for address identification. Letters and numbers shall be at least six (6) inches high and be legible from the street.
- [i] Pylon signs are permitted to be internally illuminated with letter cutouts on an opaque background.
 - [j] Pylon signs are permitted to be externally illuminated provided that the light is directed toward the sign.
 - [k] Pylon signs shall be designed to match or complement the colors and architectural features of the adjacent building. Incorporate similar architectural elements at top, sides or base to frame the sign.
 - [l] If a pylon sign contains listings for multiple tenants, the information shall be presented in a clear and consistent manner. Color, font size, and style should be coordinated across a pylon sign.
 - [m] Message boards are permitted as part of pylon signs.
- [7] Placement
- [a] Pylon signs shall be placed at the entrance to parking lots or driveways, perpendicular to the street. Pylon signs shall not block sight lines at the driveway or circulation aisles.
 - [b] Landscaping shall not block sight lines of the driveway or circulation aisles.
 - [c] No portion of pylon signs shall be located on or above the public right-of-way. All parts of pylon signs shall be located at least five feet from any property line.
- [8] Permitted Quantities and Dimensions
- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
 - [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.
- [9] Conditions
- [a] Reserved.

(I) Roof Sign

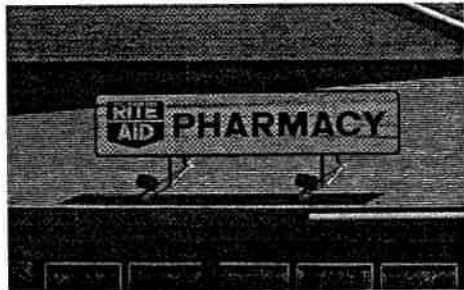
[1] Intent

The intent of regulating roof signs is to prohibit them.

[2] Diagram



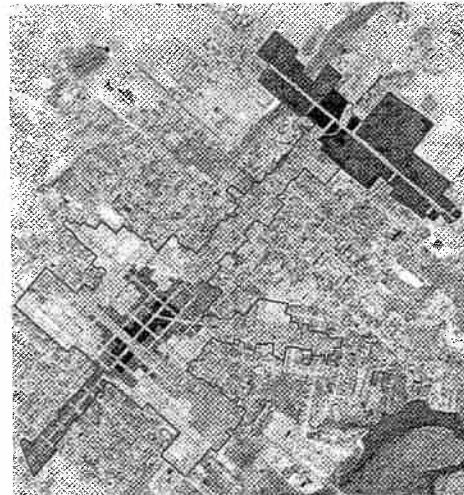
Example For illustrative purposes only.



[3] Specifications

a. Quantity	not permitted
b. Area	n/a
c. Width	n/a
d. Height	n/a
e. Valance Height	n/a
f. Depth/Projection	n/a
g. Clearance	n/a
h. Apex	n/a
i. Letter Height	n/a

[4] Zone Application



DT1 DT2 DT3 DT4 GW1 GW2 GW3

(I) Roof Sign

[5] Components

- [a] Roof-Mounted signs are any signs mounted above the roofline of any structure, and typically feature:
 - i. externally illuminated flat panel
 - ii. internally illuminated letters or images
- [b] Any component above a Building's roof line is prohibited.

[6] General Provisions

- [a] Roof Signs are prohibited.

[7] Placement

- [a] Roof Signs are prohibited.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

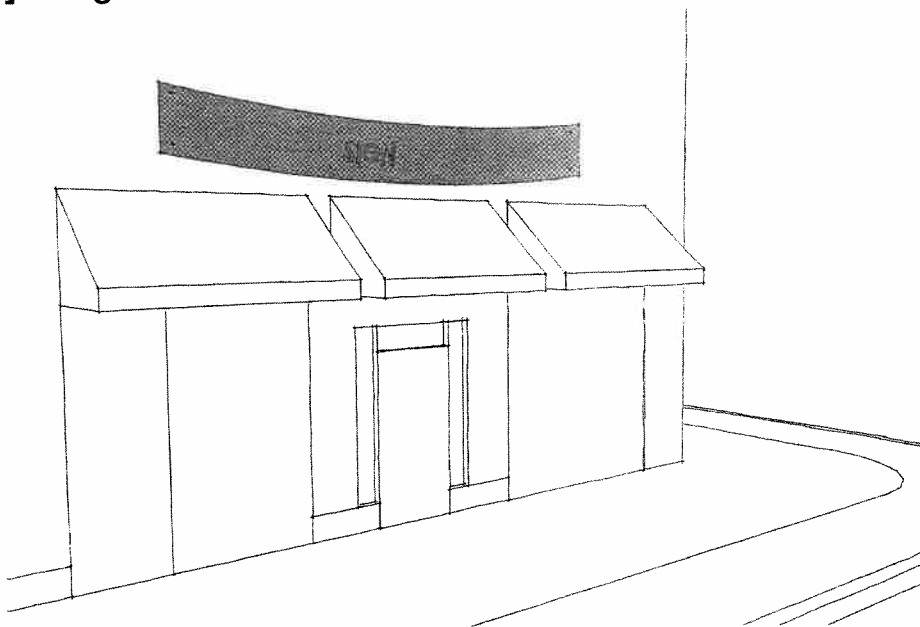
- [a] Reserved.

(m) Temporary Sign, Banner

[1] Intent

The intent of regulating temporary banner signs is to protect public safety by ensuring that they are removed after a specified time period. Furthermore, the dimensions of temporary banner signs are regulated to prevent the signs from cluttering or obscuring the building facade.

[2] Diagram



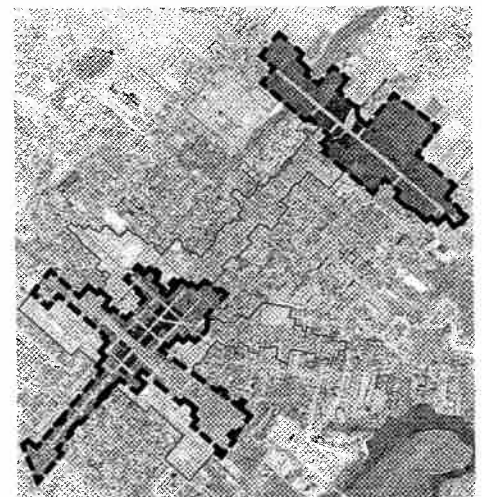
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	32 sf
c. Width	max 16 ft
d. Height	max 5 ft
e. Valance Height	n/a
f. Depth/Projection	n/a
g. Clearance	min 8 ft
h. Apex	min 16 ft
i. Letter Height	max 2.5 ft

[4] Zone Application



(m) Temporary Sign, Banner

[5] Components

- [a] Banners typically consist of a large printed sign, usually on a weather durable material like vinyl, to achieve the same kind of visibility as most wall-mounted signs. Because of its light weight it can be attached to nearly any surface where a more permanent wall sign would be difficult or impossible to mount, such as on highly decorated or ornate surfaces or on fences.

and diagram [2] for an illustration of dimension features.

- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

- [a] Reserved.

[6] General Provisions

- [a] Banners must be temporary, and shall not be used in place of or in addition to other forms of permanent signage.
- [b] Banners shall only be permitted to announce events of limited occurrence or duration such as sales, grand openings, or change of tenant; or for public functions or fundraising events for charitable, educational, civic, religious, or similar purposes.
- [c] Banners may be in place no longer than thirty (30) days in a calendar year. Days do not necessarily need to be consecutive.
- [d] Banner signs shall not exceed six (6) feet in height or sixteen (16) feet in width, with a maximum area of thirty-two (32) square feet. Banners shall not be wider than the building on which it is applied.
- [e] Only one banner is permitted to be displayed at a time.
- [f] "For sale" or "for lease" signs for buildings or space within buildings are exempt from the time limit, but shall be removed before or upon sale or lease.
- [g] Banners shall be constructed of durable materials that can sustain winds and inclement weather.

[7] Placement

- [a] Banners for commercial and industrial uses shall be located on the building. Banners for public and institutional uses may be located on the building or on premises.

[8] Permitted Quantities and Dimensions

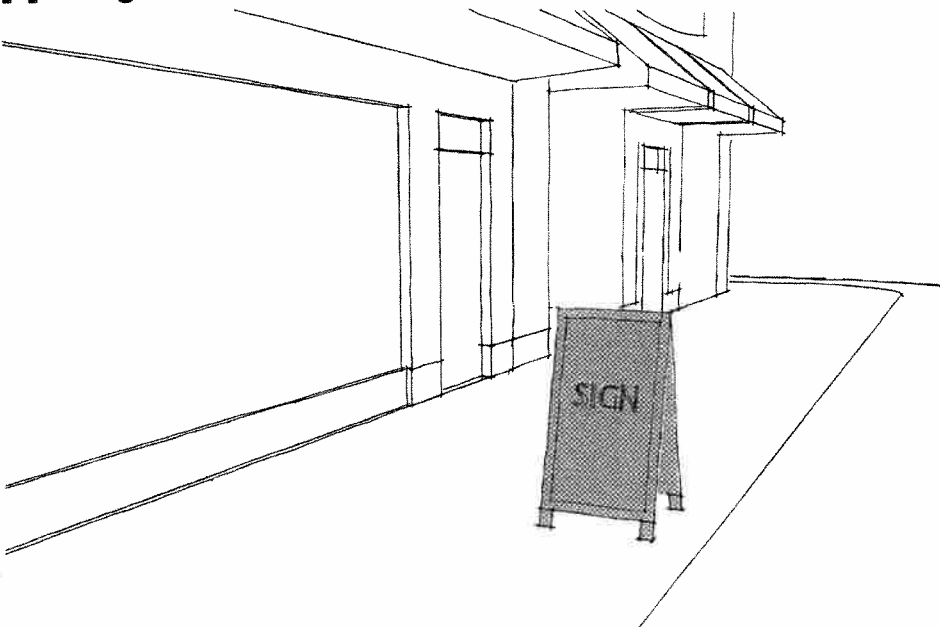
- [a] Refer to table [3] for permitted quantities and dimensions

(n) Temporary Sign, Freestanding

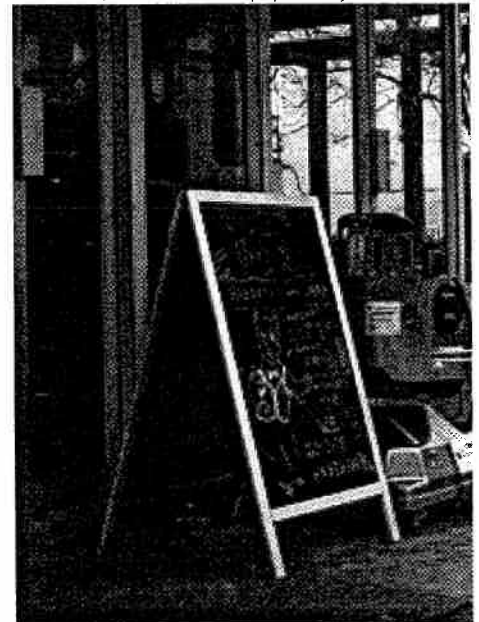
[1] Intent

The intent of regulating temporary freestanding signs is to protect public safety by ensuring that they are removed after a specified time period. The dimensions of temporary freestanding signs are regulated to ensure adequate clearance from other pedestrian obstructions along the public right-of-way.

[2] Diagram



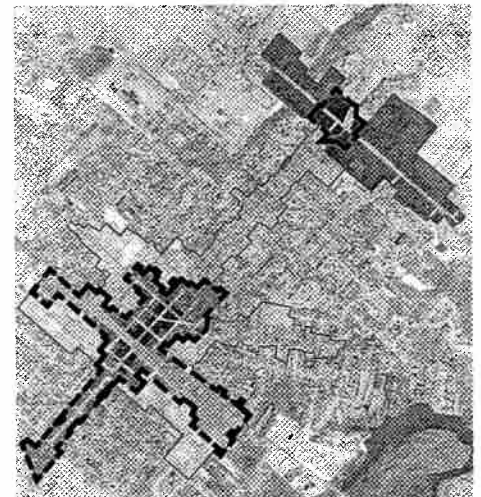
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1
b. Area	8 sf
c. Width	max 26 in
d. Height	max 42 in
e. Valance Height	n/a
f. Depth/Projection	max 5 ft
g. Clearance	min 5' (from obstructions)
h. Apex	n/a
i. Letter Height	n/a

[4] Zone Application



(n) Temporary Sign, Freestanding

[5] Components

- [a] Sandwich Boards or A-Frame Signs. A freestanding, double-sided temporary sign placed at the entrance to a business in a primarily pedestrian environment. They are convenient to move and store and be placed outside on a day-to-day basis, and removed at the close of business each day.

[6] General Provisions

- [a] One (1) A-Frame sign (also known as sandwich board) shall be permitted for each business. A-Frame signs should be made of high quality materials and be weather durable. A-Frame signs shall not exceed 42 inches in height or 26 inches in width.

[7] Placement

- [a] A-Frame signs shall not be placed more than five (5) feet from the building wall.
- [b] A-Frame signs shall be stored inside when the business is not open or when the sign is not in use. A-Frame signs shall also be stored inside during high winds or other weather conditions that might pose a hazard to public safety.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

- [a] Reserved.

(o) Temporary Sign, Window

[1] Intent

The intent of regulating temporary window signs is to protect public safety by ensuring that they are removed after a limited time period. The dimensions of temporary window signs are regulated to prevent cluttering the storefront window.

[2] Diagram



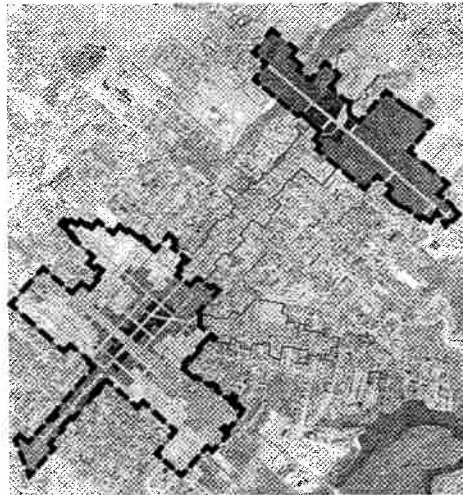
Example For illustrative purposes only.



[3] Specifications

a. Quantity	n/a
b. Area	max 20% of area of glass panel
c. Width	n/a
d. Height	n/a
e. Valance Height	n/a
f. Depth/Projection	n/a
g. Clearance	n/a
h. Apex	n/a
i. Letter Height	n/a

[4] Zone Application



(o) Temporary Sign, Window

[5] Components

- [a] Temporary window signs typically are affixed to windows.

[6] General Provisions

- [a] Temporary window signs shall be limited to no more than 20% of the area of the glass panel on which they are displayed, such that the aggregate area of permanent and temporary window signs does not exceed 33 1/3 % of the glass panel on which they are displayed. The area of temporary window signs shall not be included in the calculations of the areas of permanent window signs.
- [b] Temporary window signs may be displayed for a maximum of thirty (30) days in a calendar year. The days do not need to be consecutive. A "day" shall mean any part of the day for any duration.
- [c] "For sale" or "for lease" signs are exempt from this time limit, but shall be removed before or upon sale or lease.
- [d] Temporary window signs may not be illuminated.

[7] Placement

- [a] Temporary window signs shall be affixed to the interior of the window.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

- [a] Reserved.

(p) Wall-Mounted Sign

[1] Intent

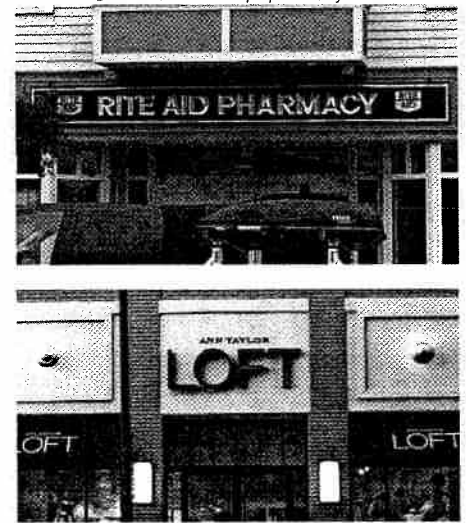
The intent of regulating wall-mounted signs is to ensure proper dimensioning and placement on the building—with respect to existing architectural features—to maintain or improve public safety as well as the aesthetic qualities of the place in which they are located.

Lighting of wall-mounted signs is also regulated to reduce glare.

[2] Diagram



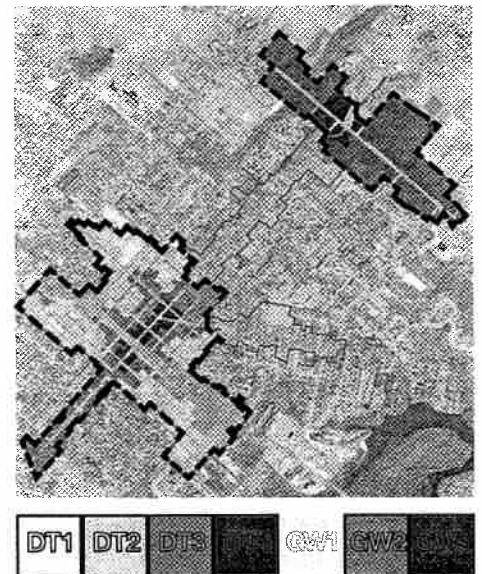
Example For illustrative purposes only.



[3] Specifications

a. Quantity	1 per business; 2 for corner properties
b. Area	1.5 sf per linear ft of building front
c. Width	max. 90% of width of building front
d. Height	max 24 in
e. Valance Height	n/a
f. Depth/Projection	max 7 in
g. Clearance	max 7 ft
h. Apex	n/a
i. Letter Height	max 18 in

[4] Zone Application



(p) Wall-Mounted Sign

[5] Permitted Components

- [a] Components of wall-mounted signs include the letters, background, lighting, and an optional logo. The simplest wall-mounted signs consist of letters only, mounted directly on the wall. Wall-mounted signs are classified into the following construction types:
 - i. Cut Out Letters. Letters are individually attached to the wall or on a separate background panel, and shall be externally illuminated.
 - ii. Channel Letters. Each letter has its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit "halo" effect.
 - iii. Flat Panel. The letters are printed or etched on same surface as the background, which is then affixed to the wall and shall be lit externally.
 - iv. Box or Cabinet. The letters are printed or etched on a box, deep enough to house internal lighting. The box shall be translucent, and the letters are silhouetted; or the box shall be opaque and only the letters are translucent.

[6] General Provisions

- [a] All businesses are permitted one (1) wall-mounted sign. Businesses may have one (1) additional wall sign where it has a secondary street frontage, but in no case shall a business have more than two (2) wall-mounted signs in total. Where a business is allowed more than one wall-mounted sign, each sign shall be on a separate façade.
- [b] Wall-mounted signs shall consist of the name and logo of the business. Wall-mounted signs shall not list products, sales, or other promotional messages. Wall signs shall not contain address information, phone number, or other contact information.
- [c] Height and width shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.
- [d] Wall-mounted signs shall not be wider than building face or tenant space.

- [e] Wall-mounted signs shall not project vertically above the roof line.
- [f] Where multiple wall-mounted signs are present on a single building (i.e. for retail tenants in a shopping center), signage shall be coordinated in terms of scale, placement, colors and materials.
- [g] Wall-mounted signs shall be illuminated at least from dusk to dawn. External lights shall be shielded from direct view to reduce glare.
- [h] Electrical raceways, conduits and wiring shall not be exposed. Internal lighting elements shall be contained completely within the sign assembly or inside the wall.

[7] Placement

- [a] Wall-mounted signs shall be placed where the architectural features suggest the best placement for signage. They shall be vertically aligned with the center of an architectural feature such as a storefront window, entry portal, or width of a bay or overall retail space.
- [b] Placement of wall-mounted signs shall be compatible with existing architectural features such as bays, openings, pilasters, etc. They shall not interrupt or obscure these features or cause visual disharmony.
- [c] Wall-mounted signs are not permitted above the ground floor of buildings.

[8] Permitted Quantities and Dimensions

- [d] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [e] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

- [a] Reserved.

(q) Window Sign

[1] Intent

The intent of regulating the dimensions of window signs is to protect public safety by preventing cluttering of storefront windows and maintaining visibility through storefront windows.

[2] Diagram



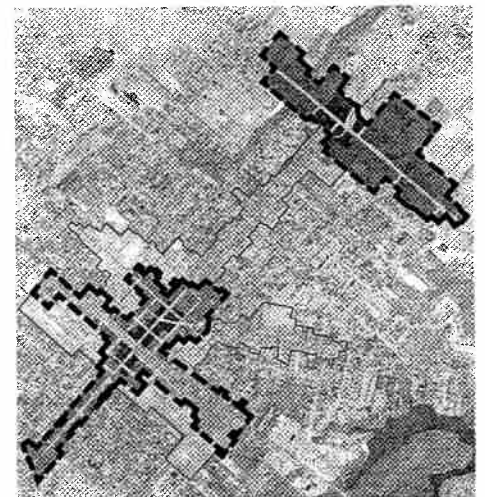
Example For illustrative purposes only.



[3] Specifications

a. Quantity	see (6) General Sign Provisions
b. Area	see (6) General Sign Provisions
c. Width	n/a
d. Height	n/a
e. Valance Height	n/a
f. Depth/Projection	n/a
g. Clearance	n/a
h. Apex	n/a
i. Letter Height	max 8 in

[4] Zone Application



(q) Window Sign

[5] Permitted Components

- [a] Window signs are classified into the following construction types.
 - i. Poster or Placard. A sign printed on paper, cardstock or other material, which is affixed to the window or placed against it.
 - ii. Label Applique Letters. A sticker that is applied to the window. Label appliques shall consist of individual letters or graphics with no background.
 - iii. Painted Letters. Painted directly on the window.
 - iv. Hanging Sign. Signs that are hanging from the ceiling behind the window. Usually these signs require electricity for illumination. Examples include neon signs or an internally illuminated box or cabinet sign.
 - v. Video Display Sign. Signs consisting of electronically generated text and images displayed on a computer monitor, television screen, LCD photo frame, or similar device.
 - vi. Door Sign. Signs applied to the glass portion of an entrance doorway.
 - vii. Neon Sign.

- [d] Merchandise or other objects that are located inside within three (3) feet of the window and that are not part of a commercial window display shall be considered window signs, subject to the provisions in this section.
- [e] Door signs shall be no larger than 25% of the area of the door onto which it is applied.
- [f] Neon signs shall be no larger than two (2) square feet. The dimensions of neon signs shall be included in calculations of window sign areas.
- [g] Neon lights outlining windows are prohibited.
- [h] Letters on window signs, including neon signs and door signs shall not be taller than eight (8) inches.
- [i] Video display signs are permitted only behind, and facing the inside of, ground-floor windows.
- [j] Video display signs shall be no larger than 2.5 square feet. The dimensions of video displays shall be included in the calculations of window sign areas.
- [k] Video display signs shall present a static display, and shall not change more frequently than twenty (20) seconds, and shall not flash or include animations other than fades, dissolves or wipes through black.
- [l] Audio speakers or any form of sound emanating from video display devices are prohibited.
- [m] Except for neon signs and video display signs, where permitted—and ambient lighting—window signs shall not be illuminated.

[6] General Provisions

- [a] Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and product displays.
- [b] Window signs shall be no larger than 25% of the total area of the glass panel onto which they are applied. Commercial, office, or institutional establishments on the second floor of a two-story building are permitted to have window signs that shall be no larger than 25% of the total area of the glass panel onto which they are applied.
- [c] Window signs shall be allowed to list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages not exceed the area utilized for the business identification.

[7] Placement

- [a] Window signs shall be applied to, or placed facing, the interior side of the window.

[8] Permitted Quantities and Dimensions

- [a] Refer to table [3] for permitted quantities and dimensions and diagram [2] for an illustration of dimension features.
- [b] In the event of conflict or inconsistency, specifications in (6) General Provisions shall apply.

[9] Conditions

- [a] Reserved.

§ 175-134. Streets

- A. (no change)
- B. Minor streets and alleys shall be so designated as to discourage through traffic.
- 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. (no change)
- L. In all developments, the minimum street right-of-way shall be measured from lot line to lot line and shall be in accordance with the following schedule, but in no case shall a new street that is a continuation of an existing street be continued at a width less than the existing street, although a greater width may be required in accordance with the following schedule. Where any arterial or collector street intersects another arterial or collector street, the right-of-way and cartway requirements shall be increased by 10 feet on the right side of the street(s) approaching the intersection for a distance of 300 feet from the intersection of the center lines. This requirement shall be waived for any new street constructed in Downtown District, Downtown (DT4) or Gateway District, Crossroads (GW3).
- M. Street dimensions for new streets in Downtown Districts or Gateway Districts only (see: §175-93) shall be as follows:
- a. Minimum Right-of-Way: 24 feet.
 - b. Maximum Right-of-Way: 50 feet.
 - c. Minimum Number of Traffic Lanes: 1.
 - d. Maximum Number of Traffic Lanes: 2.
 - e. Minimum Width of Traffic Lanes: 12 feet.
 - f. Maximum Width of Traffic Lanes: 14 feet.
 - g. Minimum Shoulder Width Within Gutters: 0 feet.
 - h. Maximum Shoulder Width Within Gutters: 6 feet.
 - i. Minimum Width Between Gutters: 22 feet.
 - j. Maximum Width Between Gutters: 30 feet.

§ 175-141. Yard Areas

- A. (no change)
- B. (no change)
- C. Rear yard exceptions.
 - 1) When no part of the first floor of a proposed building in a ~~B-1 Business District~~ is to be used for living quarters, no rear yard shall be required. However, if the second floor of such building is used for living quarters, the second-floor rear wall shall be located at a distance from the rear lot line equal to the rear yard depth established for the district.
 - 2) ~~In B-1 Business and M-1 Industrial Districts,~~ If no part of a proposed building is to be used as living quarters or if a building is to extend from street to street or from street or alley, no rear yard shall be required.
 - 3) None of the above shall be construed to mean that parking or other site requirements do not have to be provided.

PROPOSED AMENDMENTS TO ARTICLE XIII
“ZONING”

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~~.

§ 175-142. Zoning Districts Designated

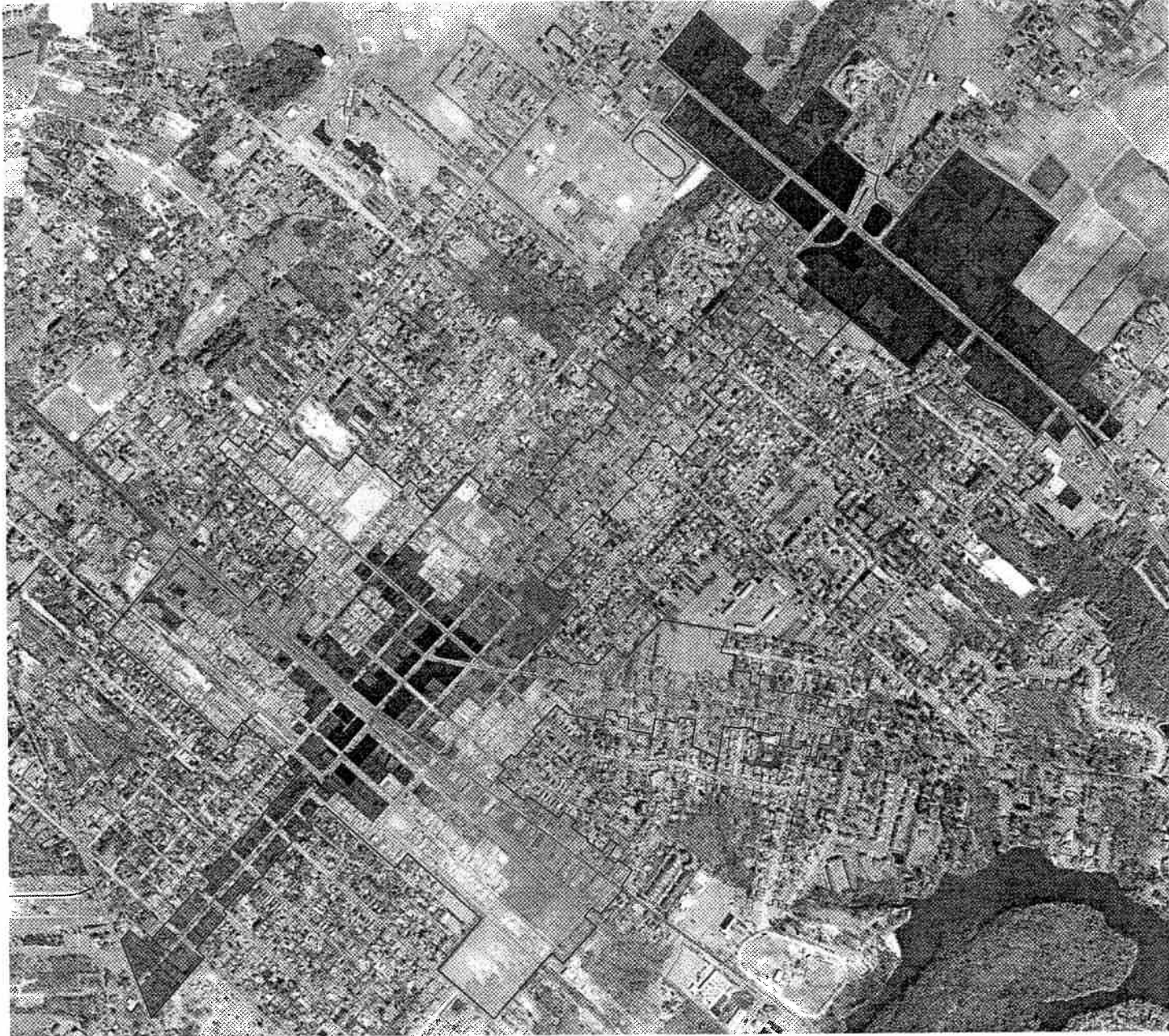
For the purposes of this chapter, the Town of Hammonton is divided into the following zoning districts:

PA	Preservation Area
FA	Forest Area
AP	Agricultural Production
AP/CLI	Agricultural Production/Compatible Light Industry
SAP	Special Agricultural Production [Added 3-15-2001 by Ord. No. 14-2001]
RR	Rural Residential
R-1	Residential-1
R-2	Residential-2
R-3	Residential-3
B-1	Town Business
B-2 B-H	Highway Business
M-1	Industrial Park
M-D M-2	Mixed Use Multi-Use District
REC	Recreation
GW-1	Gateway Avenue
GW-2	Gateway Boulevard
GW-3	Gateway Crossroads
DT-1	Near Town
DT-2	In Town, Railway
DT-3	In Town
DT-4	Downtown

Changes in §175-42 above are shown in **underlined and bold**; deletions as ~~strikethrough~~.

§ 175-143. Zoning Map

This map indicates where Downtown Zoning Districts will be mapped when amending the Zoning Map for the Town of Hammonton located at § 175-143.



Downtown "D-Zones"

- DT1 Near Town
- DT2 In Town, Railway
- DT3 In Town
- DT4 Downtown

Gateway "G-Zones"

- GW1 Gateway Avenue
- GW2 Gateway Boulevard
- GW3 Gateway Crossroads

§ 175-144. Zone boundaries

- A. Zone boundaries are intended to follow the center lines of streets, lot lines, hypothetical extensions of lot lines, property lines or other natural lines, such as center lines of water-courses, ditches, etc., unless such district or zone boundary is fixed by dimension on the Zoning Map or by description and shall include lands acquired by accretion or stream diversion by natural causes. Zone boundaries shall follow the lines that define the rear of a lot whenever possible, so that zoning is consistent on each facing side of a street.

§ 175-145. General Regulations

- A. (no change)
- B. (no change)
- C. Adult bookstores and movie houses; massage parlors. Such uses shall be conditional uses in the ~~B-2~~ B-H Zone; provided, however, that no such use shall be located within 750 feet of a property line of any existing similar use, place of religious worship, school, recreational or health care facility, library, institutional use, any establishment licensed for the sale or consumption of alcoholic beverages or any existing or approved residential development consisting of 10 or more units. All conditional use and major site plan requirements and procedures shall be followed. Bulk requirements for the ~~B-2~~ B-H Zone shall apply.
- D. (no change)
- E. Pinelands development credits established.
- 1) (no change)
 - 2) (no change)
 - 3) (no change)
 - 4) (no change)
 - 5) (no change)
 - 6) (no change)
 - 7) (no change)
 - 8) (no change)
 - 9) (no change)
 - 10) (no change)
 - 11) (no change)
 - 12) Pinelands development credits shall be used in the following manner:
 - (a) When a variance of density or lot area requirements for a residential or principal nonresidential use in the RR, R-1, R-2, R-3, ~~B-2~~, ~~B-H~~, M-1, REC and ~~MD~~ M-2 Districts is granted by the town, Pinelands development credits shall be used for all dwelling units or lots in excess of that permitted without the variance.

~~§ 175-154. Town Business District.~~ § 175-154. Reserved

- A. ~~The following uses are permitted in the B-1 Zoning District:~~
- ~~1) Local retail activities, including but not limited to grocery stores, meat markets, supermarkets, delicatessens, bakeries, drugstores, furniture stores, sporting good shops, gift shops, hardware stores, package liquor stores, pet shops, stationery stores, fabric stores, florists and jewelry stores, but excluding automobile sales.~~
 - ~~2) Local service activities, including but not limited to barber and beauty shops, tailors, photographer's studios, retail dry-cleaning and laundering operations, appliance repair shops, shoe repair shops, upholsterers, newspaper and/or job print shops and customer service centers.~~
 - ~~3) Restaurants, bars, taverns and indoor theaters.~~
 - ~~4) Banks, including drive-in facilities.~~
 - ~~5) Professional offices limited to doctors, dentists, architects, engineers, planners, lawyers, real estate agents, insurance brokers or similar licensed professional uses.~~
- B. ~~The following are conditional uses within the B-1 Zoning District~~
- ~~1) Automotive service stations, subject to § 175-124.~~
 - ~~2) Funeral parlors.~~
 - ~~3) Commercial parking lots.~~
 - ~~4) Apartments on the second and third floors of a building used primarily for nonresidential purposes.~~
- C. ~~The following bulk standards shall apply to all uses in the B-1 Zoning District:~~
- ~~1) Minimum lot area: 2,500 square feet.~~
 - ~~2) Minimum lot frontage: 25 feet.~~
 - ~~3) Minimum lot depth: 80 feet.~~
 - ~~4) Maximum coverage: 90%.~~
- D. ~~Design review. Town Council shall, by amendment to this chapter, designate specific sites, buildings or areas within the B-1 Zoning District as historic and cultural resources of the Town of Hammonton subject to the provisions of § 175-21 of this chapter. The Preservation Board shall recommend such designations to the Council with the relevant documentation for each item. This list may be amended from time to time as additional information becomes available.~~

§ 175-155. Highway Business District

- A. The following uses are permitted in the ~~B-2~~ B-H Zoning District:
- 1) Local retail activities, including but not limited to grocery stores, meat markets, supermarkets, delicatessens, bakeries, drugstores, furniture stores, sporting good shops, gift shops, hardware stores, package liquor stores, pet shops, stationery stores, fabric stores, florists and jewelry stores, but excluding automobile sales.
 - 2) Local service activities, including but not limited to barber- and beauty shops, tailors, photographer's studios, retail dry-cleaning and laundering operations, appliance repair shops, shoe repair shops, upholsterers, newspaper and/or job print shops and customer service centers.
 - 3) Restaurants, bars, taverns and indoor theaters.
 - 4) Banks, including drive-in facilities.
 - 5) Professional offices limited to doctors, dentists, architects, engineers, planners, lawyers, real estate agents, insurance brokers or similar licensed professional uses.
 - 6) Offices and office buildings.
 - 7) Automobile sales, travel trailer and camper sales.
 - 8) Indoor theaters and bowling alleys.
 - 9) Garden centers engaged in the retail sale of plant material, provided that outside storage, sale or display shall not exceed four times the building coverage.
 - 10) Shopping centers comprised of the preceding uses.
 - 11) Laboratories of an experimental, research or testing nature which carry on processes within completely enclosed buildings and which do not produce noticeable noise, vibration, smoke, dust, odors, heat or glare outside the buildings.
 - 12) Wholesale distribution centers and warehousing, provided that such activities are conducted entirely within an enclosed structure.
 - 13) Where the proposed development is proposed on any lot which abuts or is across a public street from an active agricultural use, the development shall incorporate a fifty-foot planted buffer or a one-hundred-foot planted buffer where the property abuts an Agricultural Production (AP) Zone in accordance with § 175-91 in addition to the required building setback standards. This buffer shall be required on the property line(s) of the lot which abuts or is across a public street from the active agricultural use or the Agricultural Production (AP) Zone. The applicant shall, as a condition of preliminary approval and prior to filing an application for final approval, place on record a deed creating a perpetual conservation easement over the buffer area as defined in this section, where said lot abuts an Agricultural Production (AP) Zone. This subsection applies to all permitted and conditional uses other than single-family residential uses on existing lots
- 14) Hospitals
- 15) ~~Any principal use permitted in the B-1 Central Business District~~
- B. The following are conditional uses in the B-2 B-H Zoning District:
- 1) Automotive service stations, subject to § 175-124.
 - 2) Funeral parlors.
 - 3) Commercial parking lots.
 - 4) Apartments on the second and third floors of a building used primarily for nonresidential purposes.
 - 5) Car washes, subject to § 175-124.
 - 6) Hotels and motels, subject to § 175-111.
 - (1) ~~Any conditional use permitted in the B-1 Town Business District.~~
- C. The following are permitted accessory uses in the ~~B-2~~ B-H Zoning District:
- D. The following bulk standards shall apply to all uses in the ~~B-2~~ B-H Zoning District:
- 1) Minimum lot size: ~~50,000~~ 18,000 square feet.
 - 2) Minimum lot frontage: ~~200~~ 110 feet.
 - 3) Minimum side yard: ~~40~~ 30 feet.
 - 4) Minimum front yard setback: ~~65~~ 25 feet.
 - 5) Minimum rear yard setback: ~~50~~ 30 feet.
 - 6) Maximum coverage: 75%.
 - 7) Maximum building height for principal structure only: ~~42~~ 35 feet.

§ 175-156. General Requirements for Business Districts

- A. (no change)
- B. A shopping center within the ~~B-2~~H-B Highway Business District may contain more than one principal building, provided that the total coverage specified for the district is not exceeded and the following building separation requirements are met:
- 1) All principal buildings shall be separated by a minimum of ~~25-15~~ feet, provided that such separation is to be used solely for pedestrian circulation. (NOTE: The separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the principal buildings.)
 - 2) All principal buildings shall be separated by a minimum of ~~50-35~~ feet when such separation is to be used for parking or vehicular circulation. (NOTE: The separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the principal buildings.)
- C. (no change)
- D. (no change)
- E. (no change)
- F. Where the commercial development in question is more than 1,000 feet in depth as measured from the right-of-way line of the roadway upon which it fronts and where a buffer is required pursuant to Subsection F, the buffer as set forth in Subsection F shall be of a minimum width of 100 feet in addition to the building setback requirements for a ~~B-2~~H-B Zone and shall be planted as set forth in § 175-91.
- G. Where the commercial development in question is more than 1,000 feet in depth as measured from the right-of-way line of the roadway upon which it fronts and where a buffer is required pursuant to Subsection F, the buffer as set forth in Subsection F shall be of a minimum width of 100 feet in addition to the building setback requirements for a ~~B-2~~H-B Zone and shall be planted as set forth in § 175-91.
- H. (no change)
- I. Minimum off-street loading in the ~~B-2~~H-B Highway Business District.
- 1) Each non-shopping-center activity shall provide for off-street loading and unloading with adequate ingress and egress from streets and shall provide such area(s) at the side or rear of the building. ~~One space shall be provided for the first 7,000 square feet of gross floor area or fraction thereof in each building and one additional space for each additional 10,000 square feet of gross floor area or fraction thereof.~~ There shall be no loading or unloading from the street, except during designated business hours. Loading area requirements may be met by combining the floor areas of several activities taking place under one roof and applying the above ratios.
 - 2) (no change)
 - 3) (no change)
 - 4) (no change)
- J. No nonresidential use in the ~~B-1 or B-2~~ Districts H-B Highway Business District shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.

§ 175-158. ~~Mixed Use District.~~ Multi-Use District

- A. The following uses are permitted in the ~~MD-M-2~~ Zoning District:
- B. The following are conditional uses in the ~~MD-M-2~~ District:
- C. (no change)
- D. (no change)
- E. The ~~MDA~~ M2A District is hereby designated as Lot 1 in Block 2605. The ~~MDA~~ M2A District shall exclusively permit age-restricted affordable housing pursuant to and in compliance with N.J.A.C. 5:93-1 et seq. A density of 10 residential age-restricted units per acre shall be permitted, provided that the property is served by a centralized wastewater treatment plant. With the exception of specific units made available to on-site building superintendents, all residential units built pursuant to this subsection shall be age-restricted and affordable.
- F. (no change)

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§ 175-160. Gateway District, Avenue

[a] District Intent

The areas proposed for G1 “Gateway Avenue” are currently located in R-1 and R-2 Zones, along important streets that run through residential neighborhoods toward the center of Hammonton. They are made up primarily of detached Single-Family Homes on larger lots. The new designation will preserve residential character, while allowing for some additional flexibility to improve walkability and connections between downtown and the Gateway.

[b] Bulk Summary

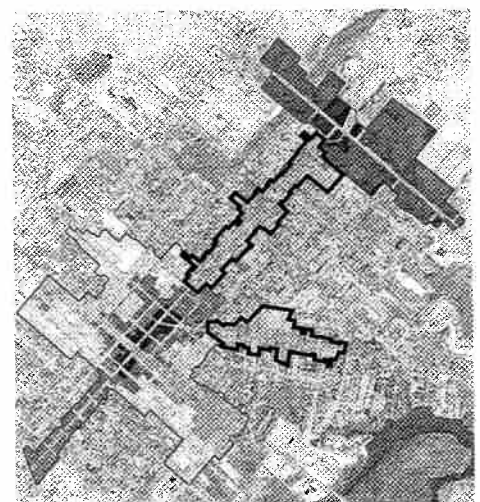
*This section summarizes the Bulk Requirements of all permitted Building Types within this District.
For Bulk Requirements of individual Building Types, please see §175-93.A (5-20)*

1.	Minimum lot width	50 feet
2.	Maximum lot width	100 feet
3.	Minimum lot depth	80 feet
4.	Maximum lot depth	155 feet
5.	Minimum footprint area	1,200 square feet
6.	Maximum footprint area	10,000 square feet
7.	Minimum lot frontage or building width	35 feet
8.	Maximum lot frontage or building width	100 feet
9.	Minimum lot coverage	25 percent
10.	Maximum lot coverage	40 percent
11.	Minimum front yard setback	25 feet
12.	Maximum front yard setback	50 feet
13.	Minimum side yard setback	10 feet
14.	Maximum side yard setback	25 feet
15.	Minimum rear yard setback	30 feet
16.	Maximum rear yard setback	no max.
17.	Minimum building height in stories	2 stories
18.	Maximum building height in stories	2.5 stories
19.	Maximum building height for structure	35 feet

[c] Permitted Building Types



[d] Location



05/12/11 DRAFT

§ 175-160. Gateway District, Avenue

GW1

[e] Permitted Uses

	Apron Shopfront	Box Building	Civic Building	Cottage House	Downtown Building	Liner Building	Live/Work Building	Loft Building	Pad Commerce	Podium Building	Single House	Special Industry	Strip Commerce	Townhouse	Twin House	Accessory Building
1. Business Office	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
2. Home Occupations	-	-	N	-	-	-	-	-	-	-	P	-	-	-	-	P
3. Home Office	-	-	N	-	-	-	-	-	-	-	C	-	-	-	-	P
4. House of Worship	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
5. Municipal Use	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
6. Personal Service	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	P
7. Professional Office	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
8. Restaurant	-	-	C	-	-	-	-	-	-	-	C	-	-	-	-	C
9. Ground Floor Residence	-	-	N	-	-	-	-	-	-	-	P	-	-	-	-	N
10. Upper Floor Residence	-	-	N	-	-	-	-	-	-	-	P	-	-	-	-	P
11. Accessory Dwelling Unit	-	-	C	-	-	-	-	-	-	-	N	-	-	-	-	P
12. Bank or Savings Institution	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	N
13. Parking (Primary Use)	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	P
14. Daycare	-	-	C	-	-	-	-	-	-	-	C	-	-	-	-	N
15. Private School	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
16. Public or Civic Use	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
17. Ground Floor Retail	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
18. Gasoline Station	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	N
19. Studio	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	P
20. Single Family Residence	-	-	N	-	-	-	-	-	-	-	P	-	-	-	-	C

P = "Permitted" (Use can be applied to this Building Type)

C = "Conditional" (May be permitted, with conditions)

N = "Not Permitted" (Use is prohibited in this Building Type)

§ 175-161. Gateway District, Boulevard

[a] District Intent

G2 is made up of the parcels that are currently zoned B-2 "Highway Business" along White Horse Pike between Fairview and Broadway. Revisions to the B-2 "Highway Business" are proposed to create a smaller district that would preserve the current commercial character of the B-2 zone, but with added provisions to reflect specific community goals for a Gateway.

[b] Bulk Summary

This section summarizes the Bulk Requirements of all permitted Building Types within this District.

For Bulk Requirements of individual Building Types, please see §175-93.A (5-20)

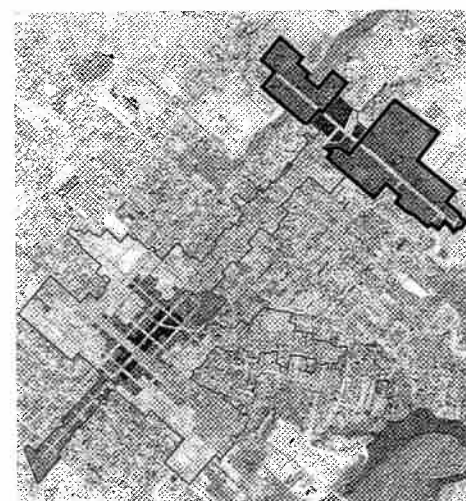
1.	Minimum lot width	400 feet
2.	Maximum lot width	800 feet
3.	Minimum lot depth	100 feet
4.	Maximum lot depth	1,000 feet
5.	Minimum footprint area	2,500 square feet
6.	Maximum footprint area	160,000 square feet
7.	Minimum lot frontage or building width	35 feet
8.	Maximum lot frontage or building width	400 feet
9.	Minimum lot coverage	25 percent
10.	Maximum lot coverage	75 percent
11.	Minimum front yard setback	40 feet
12.	Maximum front yard setback	200 feet
13.	Minimum side yard setback	15 feet
14.	Maximum side yard setback	40 feet
15.	Minimum rear yard setback	25 feet
16.	Maximum rear yard setback	no max
17.	Minimum building height in stories	1 story
18.	Maximum building height in stories	2 stories
19.	Maximum building height for structure	35 feet

[c] Permitted Building Types



Box Commerce Pad Commerce Strip Commerce

[d] Location



DT1 DT2 DT3 DT4 GW1 **GW2** GW3

§ 175-162. Gateway District, Crossroads

[a] District Intent

Comprising the blocks immediately surrounding the intersection of White Horse Pike and Bellevue, which are currently zoned B-2 "Highway Business," G3 "Gateway Crossroads" would remain primarily for mid-sized commerce. However, it would also expand Building Type options to allow for new development that could be arranged in a way that would signal to those travelling along White Horse Pike that this is an important area, with another important area (Main Street) nearby.

[b] Bulk Summary

This section summarizes the Bulk Requirements of all permitted Building Types within this District.

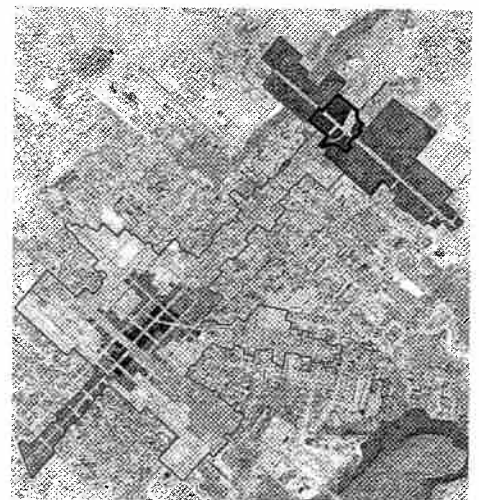
For Bulk Requirements of individual Building Types, please see §175-93.A (5-20)

1.	Minimum lot width	no minimum
2.	Maximum lot width	100 feet
3.	Minimum lot depth	35 feet
4.	Maximum lot depth	120 feet
5.	Minimum footprint area	no minimum
6.	Maximum footprint area	10,000 square feet
7.	Minimum lot frontage or building width	25 feet
8.	Maximum lot frontage or building width	100 feet
9.	Minimum lot coverage	40 percent
10.	Maximum lot coverage	75 percent
11.	Minimum front yard setback	5 feet
12.	Maximum front yard setback	15 feet
13.	Minimum side yard setback	10 feet
14.	Maximum side yard setback	20 feet
15.	Minimum rear yard setback	10 feet
16.	Maximum rear yard setback	100 feet
17.	Minimum building height in stories	2 story
18.	Maximum building height in stories	3 stories
19.	Maximum building height for structure	35 feet

[c] Permitted Building Types



[d] Location



§ 175-161. Gateway District, Boulevard

[e] Permitted Uses

	Apron Shopfront	Box Building	Civic Building	Cottage House	Downtown Building	Liner Building	Live/Work Building	Loft Building	Pad Commerce	Podium Building	Single House	Special Industry	Strip Commerce	Townhouse	Twin House	Accessory Building
1. Business Office	-	N	-	-	-	-	-	-	N	-	-	-	C	-	-	-
2. Home Occupations	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
3. Home Office	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
4. House of Worship	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
5. Municipal Use	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
6. Personal Service	-	N	-	-	-	-	-	-	C	-	-	-	C	-	-	-
7. Professional Office	-	N	-	-	-	-	-	-	C	-	-	-	C	-	-	-
8. Restaurant	-	C	-	-	-	-	-	-	P	-	-	-	P	-	-	-
9. Ground Floor Residence	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
10. Upper Floor Residence	-	P	-	-	-	-	-	-	P	-	-	-	P	-	-	-
11. Accessory Dwelling Unit	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
12. Bank or Savings Institution	-	N	-	-	-	-	-	-	C	-	-	-	C	-	-	-
13. Parking (Primary Use)	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
14. Daycare	-	N	-	-	-	-	-	-	C	-	-	-	N	-	-	-
15. Private School	-	N	-	-	-	-	-	-	N	-	-	-	C	-	-	-
16. Public or Civic Use	-	N	-	-	-	-	-	-	P	-	-	-	N	-	-	-
17. Ground Floor Retail	-	P	-	-	-	-	-	-	P	-	-	-	P	-	-	-
18. Gasoline Station	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
19. Studio	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-
20. Single Family Residence	-	N	-	-	-	-	-	-	N	-	-	-	N	-	-	-

P = "Permitted" (Use can be applied to this Building Type)

C = "Conditional" (May be permitted, with conditions)

N = "Not Permitted" (Use is prohibited in this Building Type)

§ 175-162. Gateway District, Crossroads

GW3

[e] Permitted Uses

	Apron Shopfront	Box Building	Civic Building	Cottage House	Downtown Building	Liner Building	Live/Work Building	Loft Building	Pad Commerce	Podium Building	Single House	Special Industry	Strip Commerce	Townhouse	Twin House	Accessory Building
1. Business Office	-	-	-	-	P	P	-	N	-	-	-	-	-	-	-	-
2. Home Occupations	-	-	-	-	N	P	-	P	-	-	-	-	-	-	-	-
3. Home Office	-	-	-	-	N	P	-	P	-	-	-	-	-	-	-	-
4. House of Worship	-	-	-	-	N	N	-	N	-	-	-	-	-	-	-	-
5. Municipal Use	-	-	-	-	N	N	-	N	-	-	-	-	-	-	-	-
6. Personal Service	-	-	-	-	C	P	-	P	-	-	-	-	-	-	-	-
7. Professional Office	-	-	-	-	N	P	-	N	-	-	-	-	-	-	-	-
8. Restaurant	-	-	-	-	P	P	-	C	-	-	-	-	-	-	-	-
9. Ground Floor Residence	-	-	-	-	N	N	-	P	-	-	-	-	-	-	-	-
10 .Upper Floor Residence	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-
11. Accessory Dwelling Unit	-	-	-	-	C	C	-	N	-	-	-	-	-	-	-	-
12. Bank or Savings Institution	-	-	-	-	C	C	-	N	-	-	-	-	-	-	-	-
13. Parking (Primary Use)	-	-	-	-	N	N	-	N	-	-	-	-	-	-	-	-
14. Daycare	-	-	-	-	N	C	-	C	-	-	-	-	-	-	-	-
15. Private School	-	-	-	-	C	C	-	N	-	-	-	-	-	-	-	-
16. Public or Civic Use	-	-	-	-	P	P	-	N	-	-	-	-	-	-	-	-
17. Ground Floor Retail	-	-	-	-	P	P	-	N	-	-	-	-	-	-	-	-
18. Gasoline Station	-	-	-	-	N	N	-	N	-	-	-	-	-	-	-	-
19. Studio	-	-	-	-	P	N	-	N	-	-	-	-	-	-	-	-
20. Single Family Residence	-	-	-	-	N	N	-	C	-	-	-	-	-	-	-	-

P = "Permitted" (Use can be applied to this Building Type)

C = "Conditional" (May be permitted, with conditions)

N = "Not Permitted" (Use is prohibited in this Building Type)

§ 175-163. Downtown District, Near Town

[a] District Intent

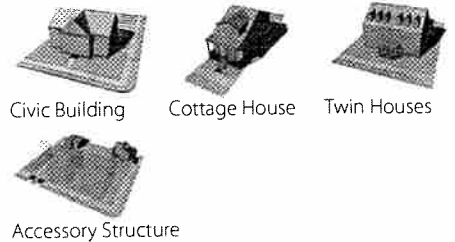
Although made up primarily of detached Single-Family Homes on larger lots, the areas proposed for D1 "Near Town" are currently located in R-1, R-2, B-1, and MD Zones. The new designation will simplify this, and will preserve the residential character of the blocks involved, while allowing for some additional flexibility. These improvements are intended to improve walkability and manage the transition between downtown and adjacent residential neighborhoods.

[b] Bulk Summary

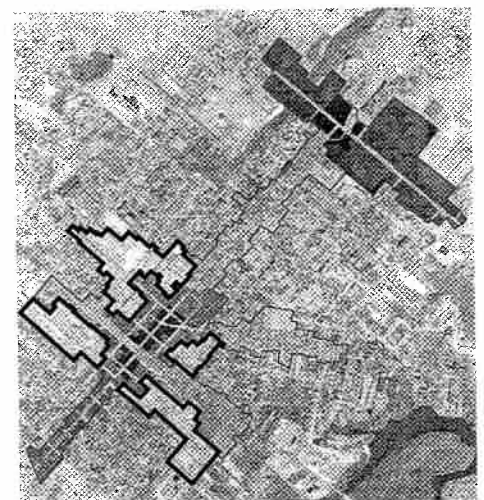
*This section summarizes the Bulk Requirements of all permitted Building Types within this District.
For Bulk Requirements of individual Building Types, please see §175-93.A (5-20)*

1.	Minimum lot width	30 feet
2.	Maximum lot width	60 feet
3.	Minimum lot depth	100 feet
4.	Maximum lot depth	120 feet
5.	Minimum footprint area	800 square feet
6.	Maximum footprint area	1,500 square feet
7.	Minimum lot frontage or building width	20 feet
8.	Maximum lot frontage or building width	35 feet
9.	Minimum lot coverage	25 percent
10.	Maximum lot coverage	50 percent
11.	Minimum front yard setback	15 feet
12.	Maximum front yard setback	25 feet
13.	Minimum side yard setback	5 feet
14.	Maximum side yard setback	15 feet
15.	Minimum rear yard setback	15 feet
16.	Maximum rear yard setback	100 feet
17.	Minimum building height in stories	1 story
18.	Maximum building height in stories	2.5 stories
19.	Maximum building height for structure	35 feet

[c] Permitted Building Types



[d] Location



§ 175-163. Downtown District, Near Town

DT1

[e] Permitted Uses

	Apron Shopfront	Box Building	Civic Building	Cottage House	Downtown Building	Liner Building	Live/Work Building	Loft Building	Pad Commerce	Podium Building	Single House	Special Industry	Strip Commerce	Townhouse	Twin House	Accessory Building
1. Business Office	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
2. Home Occupations	-	-	N	-	-	-	-	-	-	-	P	-	-	-	-	P
3. Home Office	-	-	N	-	-	-	-	-	-	-	C	-	-	-	-	P
4. House of Worship	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
5. Municipal Use	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
6. Personal Service	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	P
7. Professional Office	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
8. Restaurant	-	-	C	-	-	-	-	-	-	-	C	-	-	-	-	C
9. Ground Floor Residence	-	-	N	-	-	-	-	-	-	-	P	-	-	-	-	N
10. Upper Floor Residence	-	-	N	-	-	-	-	-	-	-	P	-	-	-	-	P
11. Accessory Dwelling Unit	-	-	C	-	-	-	-	-	-	-	N	-	-	-	-	P
12. Bank or Savings Institution	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	N
13. Parking (Primary Use)	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	P
14. Daycare	-	-	C	-	-	-	-	-	-	-	C	-	-	-	-	N
15. Private School	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
16. Public or Civic Use	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
17. Ground Floor Retail	-	-	P	-	-	-	-	-	-	-	N	-	-	-	-	N
18. Gasoline Station	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	N
19. Studio	-	-	N	-	-	-	-	-	-	-	N	-	-	-	-	P
20. Single Family Residence	-	-	N	-	-	-	-	-	-	-	P	-	-	-	-	C

P = "Permitted" (Use can be applied to this Building Type)

C = "Conditional" (May be permitted, with conditions)

N = "Not Permitted" (Use is prohibited in this Building Type)

§ 175-164. Downtown District, In Town Railway

[a] District Intent

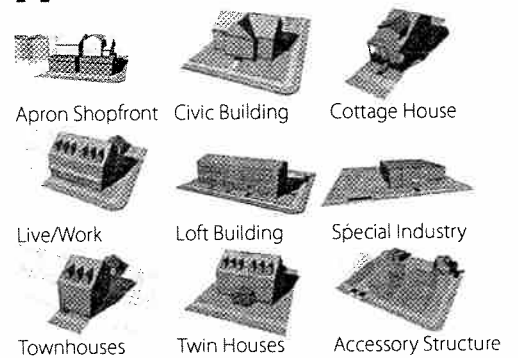
Made up of the parcels currently zoned MD between 13th and 11th, this district now includes a mix of residential, light industrial, and other commercial uses. "In Town Railway" will expand the options for the commercial employment and light industrial uses that are not appropriate for other Downtown Zones, but should near the train tracks and center of town. Despite this distinction, it will be similar character to D3 "In Town," and will include larger buildings that can host low-impact manufacturing, institutional, and residential uses.

[b] Bulk Summary

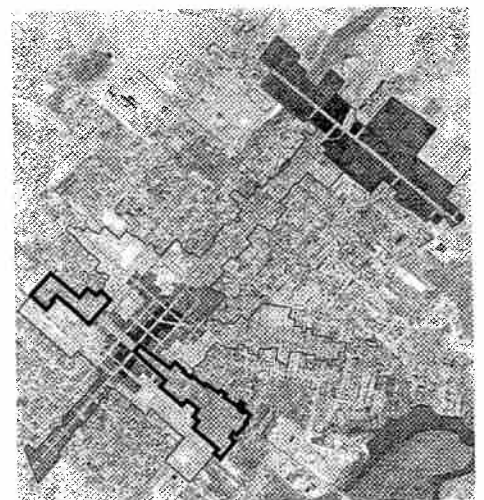
*This section summarizes the Bulk Requirements of all permitted Building Types within this District.
For Bulk Requirements of individual Building Types, please see §175-93.A (5-20)*

1.	Minimum lot width	18 feet
2.	Maximum lot width	160 feet
3.	Minimum lot depth	35 feet
4.	Maximum lot depth	160 feet
5.	Minimum footprint area	800 square feet
6.	Maximum footprint area	12,000 square feet
7.	Minimum lot frontage or building width	18 feet
8.	Maximum lot frontage or building width	100 feet
9.	Minimum lot coverage	40 percent
10.	Maximum lot coverage	75 percent
11.	Minimum front yard setback	10 feet
12.	Maximum front yard setback	35 feet
13.	Minimum side yard setback	0 feet
14.	Maximum side yard setback	65 feet
15.	Minimum rear yard setback	15 feet
16.	Maximum rear yard setback	100 feet
17.	Minimum building height in stories	1 story
18.	Maximum building height in stories	2.5 stories
19.	Maximum building height for structure	35 feet

[c] Permitted Building Types



[d] Location



§ 175-164. Downtown District, In Town Railway

DT2

[e] Permitted Uses

	Apron Shopfront	Box Building	Civic Building	Cottage House	Downtown Building	Liner Building	Live/Work Building	Loft Building	Pad Commerce	Podium Building	Single House	Special Industry	Strip Commerce	Townhouse	Twin House	Accessory Building
1. Business Office	C	-	P	N	-	-	P	N	-	-	-	C	-	N	N	N
2. Home Occupations	P	-	N	P	-	-	P	P	-	-	-	N	-	P	P	P
3. Home Office	P	-	N	C	-	-	P	P	-	-	-	N	-	C	C	P
4. House of Worship	N	-	P	N	-	-	N	N	-	-	-	N	-	N	N	N
5. Municipal Use	N	-	P	N	-	-	N	N	-	-	-	N	-	N	N	N
6. Personal Service	C	-	N	N	-	-	C	P	-	-	-	C	-	P	N	P
7. Professional Office	P	-	P	N	-	-	P	N	-	-	-	C	-	C	N	N
8. Restaurant	P	-	C	P	-	-	P	C	-	-	-	N	-	C	C	C
9. Ground Floor Residence	N	-	N	P	-	-	N	P	-	-	-	N	-	P	P	N
10. Upper Floor Residence	P	-	N	P	-	-	P	P	-	-	-	N	-	P	P	P
11. Accessory Dwelling Unit	P	-	C	P	-	-	C	N	-	-	-	N	-	P	N	P
12. Bank or Savings Institution	N	-	N	N	-	-	N	N	-	-	-	N	-	N	N	N
13. Parking (Primary Use)	N	-	N	N	-	-	N	N	-	-	-	N	-	N	N	P
14. Daycare	C	-	C	C	-	-	C	C	-	-	-	N	-	C	C	N
15. Private School	N	-	P	N	-	-	N	N	-	-	-	N	-	N	N	N
16. Public or Civic Use	P	-	P	N	-	-	P	N	-	-	-	P	-	N	N	N
17. Ground Floor Retail	P	-	P	N	-	-	P	N	-	-	-	N	-	N	N	N
18. Gasoline Station	N	-	N	N	-	-	N	N	-	-	-	N	-	N	N	N
19. Studio	P	-	N	N	-	-	P	N	-	-	-	P	-	N	N	P
20. Single Family Residence	N	-	N	P	-	-	N	C	-	-	-	N	-	P	P	C

P = "Permitted" (Use can be applied to this Building Type)

C = "Conditional" (May be permitted, with conditions)

N = "Not Permitted" (Use is prohibited in this Building Type)

§ 175-165. Downtown District, In Town

[a] District Intent

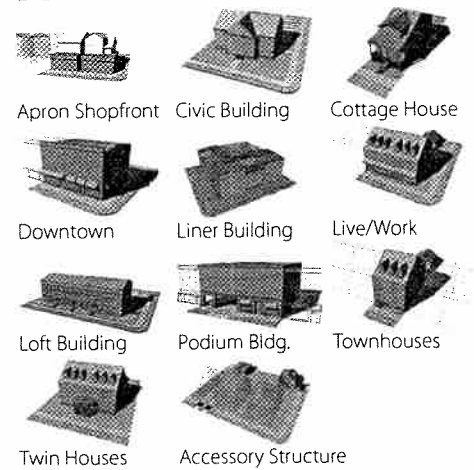
Made up of the parcels currently zoned R-1, R-2, and B-1 that surround the Main Street blocks, this district now includes a mix of residential and commercial uses. The "In-Town" zone/district will expand options for retail growth in the center of Hammonton while supporting Main Street activities and improving options for downtown living.

[b] Bulk Summary

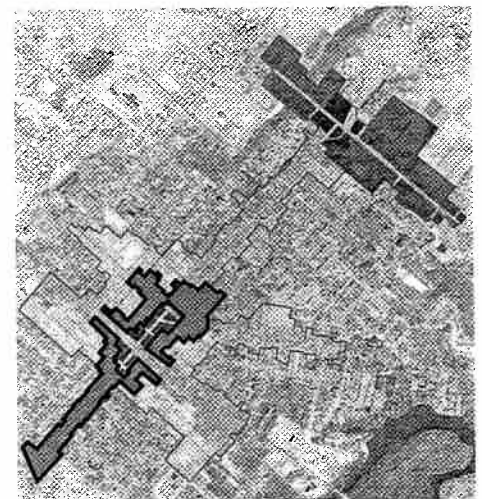
*This section summarizes the Bulk Requirements of all permitted Building Types within this District.
For Bulk Requirements of individual Building Types, please see §175-93.A (5-20)*

1.	Minimum lot width	18 feet
2.	Maximum lot width	100 feet
3.	Minimum lot depth	35 feet
4.	Maximum lot depth	150 feet
5.	Minimum footprint area	800 square feet
6.	Maximum footprint area	12,000 square feet
7.	Minimum lot frontage or building width	18 feet
8.	Maximum lot frontage or building width	100 feet
9.	Minimum lot coverage	40 percent
10.	Maximum lot coverage	90 percent
11.	Minimum front yard setback	3 feet
12.	Maximum front yard setback	25 feet
13.	Minimum side yard setback	0 feet
14.	Maximum side yard setback	20 feet
15.	Minimum rear yard setback	10 feet
16.	Maximum rear yard setback	100 feet
17.	Minimum building height in stories	1 story
18.	Maximum building height in stories	2.5 stories
19.	Maximum building height for structure	35 feet

[c] Permitted Building Types



[d] Location



§ 175-165. Downtown District, In Town

DT3

[e] Permitted Uses

	Apron Shopfront	Box Building	Civic Building	Cottage House	Downtown Building	Liner Building	Live/Work Building	Loft Building	Pad Commerce	Podium Building	Single House	Special Industry	Strip Commerce	Townhouse	Twin House	Accessory Building
1. Business Office	C	-	P	N	P	P	P	N	-	P	-	-	-	N	N	N
2. Home Occupations	P	-	N	P	N	P	P	P	-	P	-	-	-	P	P	P
3. Home Office	P	-	N	C	N	P	P	P	-	P	-	-	-	C	C	P
4. House of Worship	N	-	P	N	N	N	N	N	-	N	-	-	-	N	N	N
5. Municipal Use	N	-	P	N	N	N	N	N	-	N	-	-	-	N	N	N
6. Personal Service	C	-	N	N	C	P	C	P	-	P	-	-	-	P	N	P
7. Professional Office	P	-	P	N	N	P	P	N	-	P	-	-	-	C	N	N
8. Restaurant	P	-	C	P	P	P	P	C	-	C	-	-	-	C	C	C
9. Ground Floor Residence	N	-	N	P	N	N	N	P	-	P	-	-	-	P	P	N
10. Upper Floor Residence	P	-	N	P	P	P	P	P	-	P	-	-	-	P	P	P
11. Accessory Dwelling Unit	P	-	C	P	C	C	C	N	-	N	-	-	-	P	N	P
12. Bank or Savings Institution	N	-	N	N	C	C	N	N	-	C	-	-	-	N	N	N
13. Parking (Primary Use)	N	-	N	N	N	N	N	N	-	N	-	-	-	N	N	P
14. Daycare	C	-	C	C	N	C	C	C	-	C	-	-	-	C	C	N
15. Private School	N	-	P	N	C	C	N	N	-	C	-	-	-	N	N	N
16. Public or Civic Use	P	-	P	N	P	P	P	N	-	P	-	-	-	N	N	N
17. Ground Floor Retail	P	-	P	N	P	P	P	N	-	P	-	-	-	N	N	N
18. Gasoline Station	N	-	N	N	N	N	N	N	-	N	-	-	-	N	N	N
19. Studio	P	-	N	N	P	N	P	N	-	N	-	-	-	N	N	P
20. Single Family Residence	N	-	N	P	N	N	N	C	-	C	-	-	-	P	P	C

P = "Permitted" (Use can be applied to this Building Type)

C = "Conditional" (May be permitted, with conditions)

N = "Not Permitted" (Use is prohibited in this Building Type)

§ 175-166. Downtown District, Downtown

[a] District Intent

Made up of the parcels currently zoned R-1, R-2, and B-1 that surround the Main Street blocks, this district now includes a mix of residential and commercial uses. The "In-Town" zone/district will expand options for retail growth in the center of Hammonton while supporting Main Street activities and improving options for downtown living. Permitted Building Types are:

[b] Bulk Summary

This section summarizes the Bulk Requirements of all permitted Building Types within this District.

For Bulk Requirements of individual Building Types, please see §175-93.A (5-20)

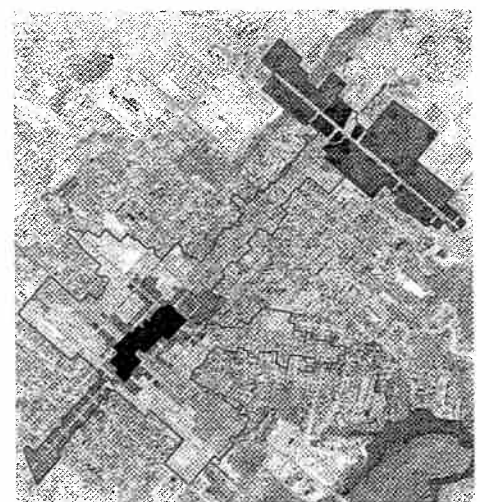
1.	Minimum lot width	18 feet
2.	Maximum lot width	120 feet
3.	Minimum lot depth	no minimum
4.	Maximum lot depth	100 feet
5.	Minimum footprint area	0 square feet
6.	Maximum footprint area	7,000 square feet
7.	Minimum lot frontage or building width	0 feet
8.	Maximum lot frontage or building width	100 feet
9.	Minimum lot coverage	75 percent
10.	Maximum lot coverage	100 percent
11.	Minimum front yard setback	0 feet
12.	Maximum front yard setback	15 feet
13.	Minimum side yard setback	5 feet
14.	Maximum side yard setback	15 feet
15.	Minimum rear yard setback	0 feet
16.	Maximum rear yard setback	100 feet
17.	Minimum building height in stories	2 stories
18.	Maximum building height in stories	4 stories
19.	Maximum building height for structure	35 feet

[c] Permitted Building Types



Apron Shopfront Downtown Building

[d] Location



DT1 DT2 DT3 **DT4** DT5 DT6 DT7

§ 175-166. Downtown District, Downtown

DT4

[e] Permitted Uses

	Apron Shopfront	Box Building	Civic Building	Cottage House	Downtown Building	Liner Building	Live/Work Building	Loft Building	Pad Commerce	Podium Building	Single House	Special Industry	Strip Commerce	Townhouse	Twin House	Accessory Building
1. Business Office	C	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
2. Home Occupations	P	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
3. Home Office	P	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
4. House of Worship	N	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
5. Municipal Use	N	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
6. Personal Service	C	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
7. Professional Office	P	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
8. Restaurant	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
9. Ground Floor Residence	N	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
10. Upper Floor Residence	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
11. Accessory Dwelling Unit	P	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
12. Bank or Savings Institution	N	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
13. Parking (Primary Use)	N	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
14. Daycare	C	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
15. Private School	N	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
16. Public or Civic Use	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
17. Ground Floor Retail	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
18. Gasoline Station	N	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-
19. Studio	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
20. Single Family Residence	N	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-

P = "Permitted" (Use can be applied to this Building Type)

C = "Conditional" (May be permitted, with conditions)

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