

2012

# EXISTING ZONING & PROPOSED CHANGES

## In the Watsessing Neighborhood Core

The following pages in this handout illustrate the permitted uses within the existing zones in the core of Watsessing. Blue text boxes contain the proposed changes to each zone. It should be noted that some zones do not have any proposed changes. Please use the comment sheets on the sign-in table to provide us with your comments regarding these proposed zoning changes.

Prepared by:



**B-2 Neighborhood Business.**

- (1) Principal permitted uses.
  - (a) Restaurants, without drive-through service.
  - (b) Fast food restaurants, without drive-through service.
  - (c) Bars.
  - (d) Offices.
  - (e) Personal services on the ground floor only, provided that not more than one establishment of the same type shall be permitted in the same block from side street to side street.
  - (f) Retail sales and services.
  - (g) Service clubs.
  - (h) Banks, which may offer drive-through service.
  - (i) Public parking areas.
  - (j) Public uses.
  - (k) Public utilities.
  - (l) Educational institutions.
  - (m) Public parks.

Rename “B-2” Zone to Mixed-Use Core Sub-district. This is a sub-district of the new Watsessing Transit Village Zone. Refer to the Proposed Zoning Map for the location of this expanded zone.

Cap development at a maximum height of four (4) stories.

(n) Shopping centers, with a maximum of 50,000 square feet of gross leasable floor space.

(2) Permitted accessory uses.

(a) Uses that are customarily incidental and accessory to the principal use as permitted herein; however, no accessory parking facility shall front on a public street.

(b) Massage, bodywork and somatic therapy. See § **315-36D(11)**.

(c) Sidewalk cafes and outdoor dining. See § **315-36D(12)**.

(3) Conditional uses.

(a) Multifamily dwellings.

(b) Gasoline service stations.

**CORD Commuter-Oriented Residential District.**

(1) Permitted uses, conditional uses and accessory uses.

(a) Permitted principal uses. The following principal uses are permitted:

[1] Single-family and two-family stacked townhouses and mid-rise multifamily residential buildings;

[2] Conversions of existing buildings in excess of 55 feet in height to multifamily dwellings;

[3] Professional offices, but only on a floor other than the ground floor of a mixed-use residential and commercial building;

Remove shopping centers as a permitted use.

Add “multifamily units above ground-level non-residential” as a permitted use. To be capped at 25 dwelling units per acre (current permitted density under conditional use standards).

Change “multifamily dwellings” to “multifamily residential buildings”. This will require new conditions to be crafted.

Remove gasoline stations as conditional uses.

Rename “Commuter-Oriented Residential District” Zone to “Commuter-Oriented Residential Sub-district”. This is a sub-district of the new Watsessing Transit Village Zone. Refer to the Proposed Zoning Map for the location of the CORD Zone.

- [4] The following commercial uses are permitted, but only on the ground floor of a mixed-use residential and commercial building:
    - [a] Retail sales and services;
    - [b] Restaurants and bars, without drive-through services; and
    - [c] Banks and savings-and-loan institutions, which may offer drive-through services.
  - [5] Health clubs, but only on a floor other than the ground floor of a mixed-use residential and commercial building;
  - [6] Public uses, but excluding facilities such as a public works garage, water treatment plant, public electric generating station and uses of a similar nature; and
  - [7] Open space, such as parks and plazas, consistent with NJDEP rules and regulations and environmental engineering controls.
- (b) Permitted accessory uses.
- [1] Uses customarily accessory and incidental to any permitted or conditionally permitted use shall be permitted; provided, however, that no outdoor storage shall be permitted.
  - [2] Ground floor parking garages within the footprint of a multifamily or mixed-use building shall be permitted only if enclosed in a manner that renders them as inconspicuous as possible through coordination with the architectural design of the facade of the building. Any such parking garage may front on a public street.
- [3] Except as set forth in § **315-38G(2)(b)[2]**, above, parking facilities not fronting on a public street.
  - [4] Ground floor parking areas which are not incorporated into a structure may be located in a front yard, provided they serve only the ground floor commercial uses in a mixed-use building and they are accessible only from Arlington Avenue.
  - [5] Sidewalk cafes and outdoor dining. See § **315-36D(12)**.
  - [6] Clubhouse and recreational facilities serving multi-family developments.
- (c) Conditional uses: wireless communication facilities, subject to the provisions of § **315-39B(7)**.
- (3) Lot and bulk regulations. All permitted uses, conditional uses, principal buildings and accessory structures shall comply with all requirements of Article **IV** and Article **V** of this chapter unless otherwise specifically set forth herein. In the CORD Zone, the following lot and bulk regulations shall apply:
- (a) The minimum lot area is two acres;
  - (b) The maximum density is 50 dwelling units per acre;
  - (c) More than one principal building may be constructed on a lot;
  - (d) All principal buildings which front on a public street must have front yards facing the street. The Board may grant an exception to this requirement in any particular development if it determines that it is a better planning alternative for a principal building to have a front yard facing an internal drive. In no case, however, shall the rear of any building face a public street.

Nothing herein shall preclude buildings being located on internal drives or private streets;

- (e) The minimum front yard setback shall be 10 feet, and the maximum front yard setback shall be 20 feet;
- (f) The minimum rear yard setback for principal buildings and accessory multilevel parking garages shall be 20 feet. All other accessory structures shall have a minimum rear yard setback of 10 feet;
- (g) The minimum side yard setback shall be five feet;
- (h) Except for parking garages and areas permitted by § **315-38G(2)(b)** above, and gate houses, and except as permitted by § **315-35B**, accessory structures shall not be located in any front or side yard and shall comply with the setback requirements set forth herein;
- (i) The maximum impervious lot coverage is 80%;
- (j) The minimum building height for principal buildings is three stories or 35 feet;
- (k) The maximum building height for principal buildings is five stories or 55 feet, except as permitted by § **315-35E**. Existing buildings proposed for residential conversion may exceed 55 feet in height, but the building's height shall not be increased. Accessory multilevel parking garages may equal the height of the principal buildings which they serve. Accessory clubhouses and recreational facilities shall not exceed 25 feet in height. All other accessory structures shall not exceed 15 feet in height;

- (l) The minimum separation between buildings will be either zero feet if the buildings abut one another or 15 feet to accommodate pedestrian walkways or driveway access to parking facilities;
- (m) There shall be a mixture of building heights in any mixed-use development, with not more than 20% of the buildings five stories;
- (n) Parking facilities shall be appropriately screened from principal uses on adjoining lots; and
- (o) A minimum of 10% of a lot must be open space devoted to active or passive recreation, including play areas, sitting areas, swimming pools and the like, consistent with NJDEP rules and regulations.

**R-G Garden Apartment Residential Zone.**

- (1) Principal permitted uses.
  - (a) Garden apartments.
  - (b) Mid-rise multifamily apartment buildings.
  - (c) Public parks and playgrounds.
  - (d) Institutional uses.
  - (e) Houses of worship on parcels of 10,000 square feet or greater.

**R-2B Single- and two-family residential Zone.**

- (1) Principal permitted uses.
  - (a) Single-family detached dwellings.
  - (b) Public parks and playgrounds.
  - (c) Two-family dwellings

**CBD Central Business District.**

- (1) Principal permitted uses.
  - (a) Eating and drinking establishments (fully enclosed, consumption entirely within the building but excluding drive-through establishments).

No changes proposed to the R-G Zone.

No changes proposed to the R-2B Zone.

No changes proposed to the CBD Zone.

- (b) Residential dwelling units on the second floor or above to a maximum overall height of six stories and subject to the parking requirements of this chapter.
- (c) Multilevel garages and parking decks above or below ground.
- (d) Offices.
- (e) Personal service establishments (excluding massage parlors) on the ground floor only, provided that not more than one establishment of the same type shall be permitted in the same block from side street to side street.
- (f) Retail stores on the ground floor only.
- (g) Service club.
- (h) Theater.
- (i) Places of worship, including parish house and Sunday school buildings on individual parcels of at least 10,000 square feet.
- (j) Educational institutions.
- (k) Public parks.
- (l) Banks.
- (m) Commercial parking facilities.
- (n) Commercial recreational facilities.
- (o) Automobile sales.
- (p) Car washes.

**M1 Zone.**

- (1) Principal permitted uses:
  - (a) Offices.
  - (b) Manufacturing.
  - (c) Automobile sales.
  - (d) Research laboratories.
  - (e) Public buildings.
  - (f) Public utilities.
  - (g) Educational institutions.
  - (h) Public parks.
  - (i) Warehousing and self-storage.
  - (j) Parking facilities.
  - (k) Outdoor storage.
  - (d) Wireless communications facilities.

No changes proposed to the M1 Zone.

**PR Public/Recreational Zone.**

- (1) Principal permitted uses.
  - (a) Public uses.
  - (b) Public parks.
  - (c) Municipal parking facilities.
  - (d) Public open space.
  - (e) Schools.
  - (f) Senior citizen centers.
  - (g) Libraries.
  - (h) Public and private recreation facilities.
  - (i) Post offices.

**HRPA Hartz Redevelopment Plan Area.**

No changes proposed to the PR Zone.

Hartz Redevelopment Plan Area is a Redevelopment Plan adopted in 2012. This document supersedes existing zoning requirements. Changes cannot be proposed.

**R-M Multi-family Medium Density Residential Zone.**

- (1) Principal permitted uses.
  - (a) Garden Apartment.
  - (b) Mid Rise Multifamily Apartment Buildings.
  - (c) Public parks and playgrounds.
- (2) Permitted accessory uses.
  - (a) Uses which are customarily incidental and accessory to the principal use as permitted herein.
- (3) Conditional uses.
  - (a) Assisted Living Residence.
  - (b) Long-term care facility.
  - (c) Institutional use.
  - (d) Home occupation.
  - (e) Houses of Worship on parcels of 10,000 square feet or greater.

The R-M Zone is the new zone proposed via the 2008 Master Plan Update. The uses to the left have been proposed.

Additionally, the draft ordinance proposes a maximum of two (2) story garden apartments and six (6) story mid-rise apartment buildings.

A maximum of 75% of dwelling units within this proposed zone may have more than one (1) bedroom.