

## Chapter 34. Zoning

### 34-29.3. Site plan approval.

[Ord. No. 574; 1972 Code § 130.1702]

Before the issuance of a building permit or certificate of occupancy, the Planning Board shall review and approve the site development plan of the proposed use and shall ascertain that all the requirements hereinafter set forth are complied with. Applications for any building permit or certificate of occupancy in this district shall be in accordance with the provisions of Subsections **34-33.4** and 34-4.13.

### 34-29.4. Required conditions.

[Ord. No. 443; Ord. No. 458; 1972 Code § 130.1704; Ord. No. 824 § 2; Ord. No. 841 § 3; Ord. No. 1017A §§ 5-7; Ord. No. 1030 § 5; Ord. No. 1017-B § 2; Ord. No. 1017-C § 1; Ord. No. 1233 § 2]

The following conditions are required for all uses, except single-family residential use, which shall comply in all respects with the requirements of the R-3 Zone.

a. Height.

[Amended 6-27-2007 by Ord. No. 19-2007]

1. No building shall exceed a maximum of three stories or 35 feet in height, whichever is the lesser.
2. Parapets may extend up to two feet above the maximum building height as set forth above and may extend around all sides of the building.
3. A turret shall be limited in size to 20% of the length of the wall on which the turret shall be placed in a continuous manner. Turrets shall be limited to no more than two sides of the building. The height of a turret may exceed the height of a parapet by no more than two feet.

[Amended 3-9-2011 by Ord. No. 05-2011]

- b. Front yard. There shall be a front yard setback of 60 feet from any state highway, and parking areas shall be set back no less than 20 feet from the state highway. Within the boundaries of this district, property not fronting on a state highway shall have a front yard setback of 40 feet from the street line. Structures erected on a corner lot shall be set back from the side street at least 30 feet from the right-of-way. Parking areas as required shall be permitted in the front yard, provided the area is at no point closer than 10 feet from any adjoining street right-of-way line. No parking area shall be nearer than 10 feet to any building excepting residential buildings.
- c. Side yard. There shall be two side yards, and no side yard shall be less than 20 feet. Parking as required shall be permitted in the side yard, provided the area is at no point closer than 10 feet to any adjoining street right-of-way. No parking area shall be nearer than 10 feet to any building excepting residential buildings nor five feet to any other property line; provided, however, that a parking area as herein permitted is allowed up to the side property line if it abuts a parking area on the adjacent lot. Adjoining a residence zone boundary line, the minimum parking lot separation shall be 20 feet and such separation area shall constitute a buffer zone.
- d. Rear yard. There shall be a rear yard of at least 40 feet. Parking as required may be permitted in the rear yard, provided no parking area is closer than 20 feet to any adjacent residence zone boundary line. The aforesaid separation area between the parking area and any adjoining residence boundary line shall constitute a buffer zone.

- e. Landscaping. Those portions of all front, rear and side yards that are not used for off-street parking or sidewalks shall be attractively planted with trees, shrubs, plants and grass lawns as required by the Planning Board and Shade Tree Commission.
- f. Minimum lot area. There shall be a minimum lot area of 30,000 square feet, with a width of 100 feet at the street line.
- g. Minimum open landscaped area. Minimum open landscaped area on the site shall be 30%.

### 34-30.3. Required conditions for highway-oriented uses.

The following conditions are required for all uses permitted in accordance with Subsection **34-30.1**:

- a. Height. No building shall exceed a maximum of three stories or 35 feet in height, whichever is the lesser.
- b. Front yard. There shall be a minimum front yard setback of 60 feet from any state highway.
- c. Side yard. There shall be a minimum side yard of 20 feet. Structures, excluding parking areas and drive aisles, erected on a corner lot shall be setback from the side street at least 30 feet from the right-of-way.
- d. Rear yard. There shall be a minimum rear yard of 40 feet, except that one-story buildings or portions of buildings which are used for office or bank purposes shall be permitted a minimum rear yard of 20 feet.
- e. Parking setbacks. Parking areas and drive aisles shall be set back no less than 20 feet from all property lines, except that where such areas abut a B-3 Zone a ten-foot minimum setback shall be required. Parking areas for the sales and service of cars shall be set back a minimum of 40 feet from any state highway. Additionally, no parking of any type shall be permitted along a state highway where such parking would be located in front of any building for the sales or service of cars for a distance of 500 feet from the center line of Williams Drive. No parking area shall be nearer than 10 feet to any building, excepting residential buildings.
- f. Minimum lot area. There shall be a minimum lot area of 30,000 square feet, with a width of 100 feet at the street line.
- g. Minimum open landscaped area. The minimum open landscaped area shall be 30% of the lot area. Those portions of all front, rear and side yards that are not used for off-street parking or sidewalks shall be attractively planted with trees, shrubs, plants and grass lawns as required by the Planning Board with the advice of the Shade Tree Commission.
- h. Signage. All signage shall be in accordance with the requirements of Subsection **34-7.6** of Chapter **34**, Zoning, of the Revised General Ordinances of the Borough of Ramsey, 1997, as amended and supplemented.