

***AN ORDINANCE SUPPLEMENTING AND AMENDING VOLUME II CHAPTER 148
ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF
READINGTON, 2000, TO AMEND SECTION 148-9 "DEFINITIONS" OF ARTICLE II,
SECTION 148-21 "B BUSINESS ZONE" WITHIN ARTICLE IV AND SECTION 148-22.1
"PO PROFESSIONAL OFFICE ZONE" WITHIN ARTICLE IV AS HERETOFORE
SUPPLEMENTED AND AMENDED***

ORDINANCE #25-2022

WHEREAS Readington Township continues to seek appropriate measures within the Land Development Code to maintain and enhance the economic viability of the commercial districts within the Route 22 corridor; and

WHEREAS Readington Township recognizes that zoning measures to support the commercial districts along Route 22 must be designed to avoid the creation of, or exacerbate existing, negative impacts to the contiguous residential neighborhoods; and

WHEREAS Readington Township has determined that expanding the range of permitted principal uses within the B Business district and PO Planned Office district along Route 22 provides for additional opportunities for business development within the corridor in a manner that would not negatively impact contiguous residential neighborhoods.

THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, that Section 148-9 entitled "Definitions" of Article II, Section 148-21 entitled "B Business Zone" within Article IV and Section 148-22.1 entitled "PO Professional Office Zone" within Article IV are amended as follows:

1. Section 148-9 entitled "Definitions" of Article II entitled "Definition of Terms" is hereby supplemented and amended to create 11 new definitions for the following terms: Animal Hospital; Art Gallery; Art/Performance/Instructional Studio; Artisan/Maker; Dental Office; Health Club/Sports Club/Gym; Live/work; Medical Office; Personal Services; Retail Sales, and; Sheltered Workshop. (Deletions are indicated ~~thus~~; additions are indicated thus):

ANIMAL HOSPITAL — A use conducted by a veterinary doctor(s), including allied staff, where animals or pets are given medical or surgical care or treatment. Boarding and grooming services that are incidental to the primary veterinary use are permitted as part of this use. All components of this use shall be conducted indoors except for walking of pets.

ART GALLERY - A use for which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.

ART/PERFORMANCE/INSTRUCTIONAL STUDIO - Studios and instructional facilities, such as dance studios, music studios, yoga studios, culinary studios, fitness classes, martial arts studios, or similar establishments, in which a specific subject is taught, as distinguished from

a public or private general educational school. This category does not include facilities in which industrial training is provided, such as welding or automotive repair, involving the use of tools and materials appropriate to an industrial use area. This differs from a facility that houses exercise equipment for the purposes of physical exercise in a non-instructional class setting (for that, see Health Club definition).

ARTISAN/MAKER - The workshop of an artist, sculptor, photographer, or craftsperson specializing in woodcraft, papercraft, luthier, pottery and glass craft, jewelry, basket weaving, book-binding, doll-making, enameling, floral design, cutlery, leatherwork, metalwork, model-making or toy-making. Any vehicles incidental to the business shall be limited to one in number. Retail operations for sale of merchandise manufactured on premises shall be permitted.

HEALTH CLUB/SPORTS CLUB/GYM - A commercial use that houses exercise equipment and space for the purposes of physical exercise that can be, but does not have to be, in the form of instructional classes.

LIVE/WORK - An artist studio or gallery, business and professional office, personal service, professional medical office or retail use located within a single-family dwelling exhibiting the following requirements: the business is owned and operated by at least one member of the household that resides in the dwelling; maximum number of employees is three (3), including any resident/owner/employees; the work component does not exceed a maximum gross floor area of 30 percent of the total gross floor area of the dwelling, and; is not within a two-family or multifamily homes, and; all vehicles incidental to the business shall be limited to one in number.

OFFICE, DENTAL – See office, medical.

OFFICE, MEDICAL - A building or portion of a building principally engaged in providing services for health maintenance, diagnosis (including testing) and treatment of human diseases, pain or other physical or mental condition of patients solely on an outpatient basis. A use that undertakes the diagnosis, treatment, and care of human beings. These include: dental services, medical services, nursing, physical therapy, and mental health. This use is separate from urgent care uses and hospital uses.

PERSONAL SERVICES - Commercial uses such as barber shops, beauty salons, laundry collection, shoe repairing, radio and television repairing, watchmaking, funeral parlors, bars and taverns (provided that a liquor license is available), and printing establishments and newspaper offices, and other establishments primarily engaged in providing individual services generally related to personal needs.

RETAIL SALES - A commercial use that sells merchandise directly to end users. Such businesses may include but are not limited to convenience store, department store, discount store, farm store, and similar establishments.

SHELTERED WORKSHOP - A use where supervised instruction and training in a work environment are provided to disabled or disadvantaged individuals that has a Sheltered Workshop Certificate in accordance with Chapter 113, Laws of New Jersey, 1966 and that

contains therapeutic areas, recreational facilities, vocational, and personal development services. Work may include assembly, packaging, and other related production or servicing activities, but shall not include manufacturing or processing of products. Residential facilities are not included as part of this use.

2. Section 148-21 entitled “B Business Zone” within Article IV entitled “District Regulations” is hereby supplemented and amended to add uses, update uses, update parking requirements, and add additional parking requirements to the B Business Zone.

§ 148-21. B Business Zone.

A. Permitted principal uses:

(1) On lots less than 2.0 acres, ~~one of the uses listed below.~~ one of the following uses:

- (a) ~~Home occupations (in residences existing at the time of adoption of this chapter), excluding medical, dental, real estate offices and other high traffic generating uses.~~ Professional and general office.
- (b) ~~Small professional and general office, excluding medical, dental, real estate offices and other high traffic generating offices.~~ Small appliance repair services, excluding automotive repair.
- (c) ~~Small appliance repair services, excluding automotive repair.~~ Child-care centers.
- (d) ~~Facilities for fabricating, finishing or assembling handcrafts, gifts, ornamental or similar goods for sale exclusively on the premises and at retail, provided that horsepower does not exceed two horsepower for any one machine and is not in excess of a total of 10 horsepower for any one business.~~ Public and private open space and parks.
- (e) ~~Child care centers.~~ Office, medical.
- (f) ~~Public and private open space and parks.~~ Live/work building.
- (g) Home occupations (in residences existing at the time of adoption of this chapter).
- (h) Sheltered workshop.

(2) On lots 2.0 acres to less than 5.0 acres, one of the following uses:

(a) ~~A single use characterized by the sale of an object or service to the ultimate consumer (as distinguished from wholesaler), within an enclosed building, such as: Retail sales of goods and services (wholesaling excluded).~~

~~[1] Retail sales of goods and services.~~

~~[2] Personal services facilities, such as barber shops, beauty salons, laundry collection, shoe repairing, radio and television repairing, watchmaking, funeral parlors, bars and taverns (provided that a liquor license is available) and printing establishments and newspaper offices.~~

~~[3] Banks, not including drive-in facilities.~~

~~[4] Full-service restaurants.~~

~~[5] Agriculture.~~

~~[Amended 12-17-2012 by Ord. No. 33-2012]~~

(b) A single use permitted on lots 2.0 acres or less as listed in § 148-21A(1). Personal services facilities, such as barber shops, beauty salons, laundry collection, shoe repairing, radio and television repairing, watchmaking, funeral parlors, bars and taverns (provided that a liquor license is available), printing establishments and newspaper offices.

(c) Banks, not including drive-in facilities.

(d) Full-service restaurants.

(e) Agriculture.

[Amended 12-17-2012 by Ord. No. 33-2012]

(f) A single use permitted on lots 2.0 acres or less as listed in § 148-21.A(1).

(3) On lots 5.0 acres or greater in size:

(a) Agriculture

[Amended 12-17-2012 by Ord. No. 33-2012]

Fast-food restaurants when located within a principal building of a shopping center or planned commercial development. Fast-food restaurants shall not be permitted in freestanding buildings.

(b) ~~Fast-food restaurants when located within a principal building of a shopping center or planned commercial development. Fast-food restaurants shall not be permitted in freestanding buildings.~~ Planned commercial developments

containing a mix of commercial uses permitted in this zone and planned as a single entity.

- (c) ~~Professional and general offices. Uses permitted on lots 2.0 acres or less and lots 2.0 acres to less than 5.0 acres as listed in § 148-21A(1) and (2).~~
- (d) ~~Planned commercial developments containing a mix of commercial uses permitted in this zone and planned as a single entity.~~
- (e) ~~Uses permitted on lots 2.0 acres or less and lots 2.0 acres to less than 5.0 acres as listed in § 148-21A(1) and (2).~~

B. Accessory uses—~~B Zone~~:

- (1) Public and private parking.
- (2) Signs as regulated in Article XII.
- (3) Fences and walls as regulated in Article VI.
- (4) Agricultural storage structures and barns.
[Amended 12-17-2012 by Ord. No. 33-2012]
- (5) Other uses and structures customarily incidental to a principal permitted use.
- (6) Child-care centers for the sole use of employees of the principal use. (The floor area occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that number of units or amount of floor space and the permitted density allowable for that building or structure.)
- (7) The sale and processing of agricultural products raised or grown on the farm on which the accessory sale or processing is conducted.
- (8) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2.
[Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]
- (9) Solar parking canopies as regulated in § 148-60.2.
[Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]

C. Conditional uses—~~B Zone~~:

- (1) Service Station and automobile repair shops.
- (2) Hotels

(3) Conference inns.

(4) Public utilities.

(5) Assembly uses.

[Added 7-6-2009 by Ord. No. 19-2009]

D. Prohibited uses—~~B Zone~~:

(1) Any use having any nuisance factors (see definitions) other than noise of congregation of people; passenger traffic; transportation of things by truck or other means to enterprises in the district for retail sale on the premises; invasion of nonabutting street frontage by parking.

(2) Any display of merchandise in front of a building, other than on containers and gasoline pumps, living nursery stock, produce, or flowers.

(3) Coal yard.

(4) Junkyard or storage of scrap iron, rags, or scrap papers.

(5) Contractor's plant and storage yard.

(6) Lunch Wagon

(7) Open-front store, stand or display arranged, intended, and designed for the sale of food or merchandise.

(8) Auctions or offering of sale of merchandise or personal effects conducted outside a structure, except when a private house on the site is being cleaned or vacated; not more than once a year, nor more than two days' duration.

(9) New or used sales of motor vehicles, except lawn mowers or tractors used predominantly for agricultural purposes.

(10) Any unattended sales or service conducted as a primary business function.

(11) Permanent private residential use.

(12) Warehousing or storage facilities as principal use.

(13) Automobile body shops.

(14) Regional malls.

E. Area and Yard requirements —~~B Zone~~:

(1) The minimum lot size shall be two acres.

(2) Requirements.

[Amended 7-6-2009 by Ord. No. 19-2009]

	Existing Lots Less Than 2 Acres (With Public Sewer)	From 2 Acres But Less Than 5 Acres (With Public Sewer)	5 Acres or Greater (With Public Sewer)	Lots Without Public Sewer
Maximum floor area Ration (F.A.R.)	0.10	0.15	0.20	0.10
Maximum Impervious Coverage (MIC)	0.30	0.45	0.55	0.30
Maximum Height in stories	2 1/2	2 1/2	2 1/2	2 ½
Maximum building height in feet	35	35	40	35
Minimum required frontage	50 feet for home either owned or only otherwise 200 feet minimum	200 feet minimum occupation use controlled by applicant via legal easement providing for joint traffic access/egress and parking	200 feet minimum occupation use controlled by applicant via legal easement providing for joint traffic access/egress and parking	200

(3) Minimum setbacks:

Front: 75 feet from right-of-way of any state or county road.

50 feet from right-of-way of any municipal road.

Side: 75 feet minimum side yard when adjacent to residential zone.

15 feet minimum side yard when not adjacent to a residential zone.

50 feet minimum combined side yard unless adjacent to a residential zone.

Rear: 75 feet minimum rear yard when adjacent to a residential zone.

25 feet minimum rear yard when not adjacent to a residential zone.

(4) Buffers:

(a) Buffer to county or state road:

[1] Fifty feet for lots less than two acres.

[2] Seventy-five feet for lots of two acres to less than five acres.

[3] One hundred feet for lots five acres and greater.

(b) Buffer to local street:

[1] Twenty-five feet for lots less than two acres.

[2] Fifty feet for lots of two acres to less than five acres.

[3] One hundred feet for lots five acres and greater.

(c) Twenty-five-foot-wide screening buffer required in side and rear yards of lots less than two acres in size when adjacent to any residential use or zone.

(d) Fifty-foot-wide screening buffer required in side and rear yards of lots two acres or more in size when adjacent to any residential use or zone.

(5) Screening. The required screening buffers shall be planted in accordance with § 148-63.

(6) Off-street parking setbacks:

(a) No parking area or driveway shall be located within five feet of any property line.

(b) Where wider buffer areas are required, the parking and driveways shall comply with the buffer requirements.

(c) Parking shall be prohibited in the front yard and may be permitted in the side or rear yards.

F. Minimum off-street parking—~~B Zone~~. Each individual use shall provide parking spaces according to the following provisions.

(1) ~~No parking area or driveway shall be located within five feet of any property line where wider buffer areas are required, the parking and driveways shall comply with the buffer requirements.~~ Home occupations, small professional and general offices shall provide one space per 200 square feet of gross floor area.

(2) ~~Parking shall be permitted in side or rear yards and shall be suitably screened from view from the street.~~ Small appliance repair services and facilities for fabricating, finishing or assembling handcrafts, gifts, ornamental or similar goods shall provide one space per 500 square feet of gross floor area.

(3) Retail sales of goods and services and personal services (except for bars and taverns) shall provide one space per 200 square feet of gross floor area.

- (4) Bars and taverns shall provide one space per two seats.
- (5) Child-care centers shall provide one parking space per three children.
- (6) Banks, professional and general offices under 50,000 square feet of gross floor area shall provide one space per 200 square feet of gross floor area.
- (7) Professional and general office from 50,000 to 99,999 square feet of gross floor area shall provide one space per 250 square feet of gross floor area.
- (8) Professional and general offices 100,000 or greater square feet of gross floor area shall provide one space per 285 square feet of gross floor area.
- (9) Full-service restaurants shall provide one space per three seats.
- (10) Fast-food restaurants shall provide one space per 30 square feet of gross floor area.
- (11) Planned commercial developments under 400,000 square feet of gross leasable area shall provide one space per 250 square feet of gross leasable area.
- (12) Planned commercial developments 400,000 to 599,999 square feet of gross leasable area shall provide one space per 225 square feet of gross leasable area.
- (13) Planned commercial developments 600,000 square feet of gross leasable area or more shall provide one space per 200 square feet of gross leasable area.
- (14) Live/work buildings shall provide two spaces per dwelling plus those spaces required in accordance with §148-21.F(1) – (13).

3. Section 148-22.1 entitled "PO – Professional Office Zone" within Article IV entitled "District Regulations" is hereby supplemented and amended to add uses, update uses, update parking requirements, add additional parking requirements, separate permitted uses by geographic location within the Zone and increase the minimum lot size requirement for the eastern portion of the PO Zone

§ 148-22.1. PO Professional Office Zone.

A. Permitted principal uses: West of Ridge Road.

- (1) Professional and general offices, ~~excluding medical and dental offices.~~
- (2) Banks, not including drive-in facilities.
- (3) Small appliance repair services, excluding automotive repair.

(4) Public and private open space and parks.

(5) Child-care centers.

~~(6) Multiple permitted principal uses shall be permitted on one lot.~~

(6) Live/work building.

(7) Animal hospital.

(8) Office, Medical.

(9) Sheltered workshop.

(10) Artisan/maker.

(11) Art gallery.

(12) Art/Performance/Instructional studio.

(13) Multiple permitted principal uses shall be permitted on one lot.

B. Permitted principal uses: East of Ridge Road.

(1) Professional and general offices

(2) Banks, not including drive-in facilities.

(3) Small appliance repair services, excluding automotive repair.

(4) Public and private open space and parks.

(5) Child-care centers.

(6) Computer Center

(7) Medical Offices

(8) Animal Hospital

(9) Live/Work Building

(10) Multiple permitted principal uses shall be permitted on one lot.

C. Accessory uses:

(1) Public and private parking facilities.

(2) Fences and walls as regulated in Article VI.

- (3) Signs as regulated in Article XII.
- (4) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2. [Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]
- (5) Solar parking canopies as regulated in § 148-60.2. [Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]
- (6) Other uses and structures customarily incidental to a principal permitted use. [Amended 10-1-2012 by Ord. No. 21-2012]

D. Conditional uses:

- (1) Public utilities.
- (2) Assembly uses.

E. Prohibited uses:

- (1) Retail sale of goods, with the exception of artisan/maker for which retail operations for sale of merchandise manufactured on premises shall be permitted
- (2) All uses not specifically permitted.

F. Area and yard requirements: **West of Ridge Road.**

- (1) Minimum lot size: one acre.
- (2) Minimum lot width: 100 feet.
- (3) Building requirements:

Lot Size	Less than 1.00 Acre	From 1.00 Acre but Less than 3.00 Acres	3.00 Acres or Greater
Max. FAR	.10	.15	.20
Max. Impervious Coverage	.30	.45	.55
Max. height in stories	2	2	2 ½
Max. height in feet	35	35	40

- (4) Required building setbacks:
 - (a) Minimum front yard setback: 30 feet.

- (b) Maximum front yard setback: 60 feet.
 - (c) Minimum side yard setback: 30 feet; 75 feet when adjacent to a residential use or zone.
 - (d) Minimum rear yard setback: 30 feet; 75 feet when adjacent to a residential use or zone.
- (5) Parking shall not be located between a building and a street right-of-way.
- (6) Buffers:
- (a) A fifty-foot screening buffer shall be required along any rear property line adjacent to a residential use or zone.
 - (b) A twenty-five-foot screening buffer shall be required along any side property line adjacent to a residential use or zone.

(7) Off-street parking setbacks:

- (a) **No parking area or driveway shall be located within 10 feet of any property line, except where adjacent to a residential use or zone, in which case no parking area or driveway shall be located within 25 feet of any property line.**
- (b) **Parking shall be prohibited in the front yard and may be permitted in the side or rear yards.**

G. Area and yard requirements: East of Ridge Road.

- (1) Minimum lot size: one-and-one-half-acre.
- (2) Minimum lot width: 100 feet.
- (3) Building requirements:

<u>Lot Size</u>	<u>Less than 1.5 Acre</u>	<u>From 1.5 Acre but Less than 3.00 Acres</u>	<u>3.00 Acres or Greater</u>
<u>Max. FAR</u>	<u>.10</u>	<u>.15</u>	<u>.20</u>
<u>Max. Impervious Coverage</u>	<u>.30</u>	<u>.45</u>	<u>.55</u>
<u>Max. height in stories</u>	<u>2</u>	<u>2</u>	<u>2 ½</u>
<u>Max. height in feet</u>	<u>35</u>	<u>35</u>	<u>40</u>

- (4) Required building setbacks:
 - (a) Minimum front yard setback: 30 feet.

- (b) Maximum front yard setback: 60 feet.
- (c) Minimum side yard setback: 30 feet; 75 feet when adjacent to a residential use or zone.
- (d) Minimum rear yard setback: 30 feet; 75 feet when adjacent to a residential use or zone.
- (5) Parking shall not be located between a building and a street right-of-way.
- (6) Buffers:
 - (a) A fifty-foot screening buffer shall be required along any rear property line adjacent to a residential use or zone.
 - (b) A twenty-five-foot screening buffer shall be required along any side property line adjacent to a residential use or zone.
- (7) Off-street parking setbacks:
 - (a) No parking area or driveway shall be located within 10 feet of any property line, except where adjacent to a residential use or zone, in which case no parking area or driveway shall be located within 25 feet of any property line.
 - (b) Parking shall be prohibited in the front yard and may be permitted in the side or rear yards.

H. Minimum off-street parking--**PO Zone**. Each individual use shall provide parking spaces according to the following minimum provisions. ~~No parking area or driveway shall be located within 10 feet of any property line, except where adjacent to a residential use or zone, in which case no parking area or driveway shall be located within 25 feet of any property line. Parking shall be permitted in side or rear yards and shall be suitably screened from view from the street.~~

- (1) Banks, commercial and professional offices shall provide one space per 200 square feet of gross floor area.
- (2) Child-care centers shall provide one space per three children.
- (3) Small appliance repair services shall provide one space per 500 square feet of gross floor area.
- (4) Live/work buildings shall provide two spaces per dwelling plus those spaces required in accordance with §148-22.1.H (1) – (11).
- (5) Animal hospitals shall provide one space per 200 square feet of gross floor area.
- (6) Medical offices shall provide one space per 200 square feet of gross floor area.

- (7) Sheltered workshops shall provide one space per employee on the largest shift and one space per one 1000 square feet of gross floor area.
- (8) Artisan/maker shall provide one space per 500 square feet of gross floor area.
- (9) Art gallery shall provide one space per 300 square feet of gross floor area.
- (10) Art/Performance/Instructional studio shall provide one space per 200 square feet of gross floor area.
- (11) Computer center shall provide one space per 200 square feet.

4. Applicability. This ordinance shall be applicable to all land in Readington Township.

5. Severability. If any paragraph, section, subsection, sentence, clause, phrase or portion of this Article is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining paragraphs or sections hereof.

6. Inconsistency. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

7. Renumbering. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

8. Effective Date. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

I hereby certify that the attached ordinance is a true and correct copy of an ordinance entitled ***AN ORDINANCE SUPPLEMENTING AND AMENDING VOLUME II CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON, 2000, TO AMEND SECTION 148-9 "DEFINITIONS" OF ARTICLE II, SECTION 148-21 "B BUSINESS ZONE" WITHIN ARTICLE IV AND SECTION 148-22.1 "PO PROFESSIONAL OFFICE ZONE" WITHIN ARTICLE IV AS HERETOFORE SUPPLEMENTED AND AMENDED*** which was introduced at the meeting of Readington Township Committee on September 6, 2022 adopted at the meeting of the Readington Township Committee on October 3, 2022.

Karin M Parker, RMC
Municipal Clerk

