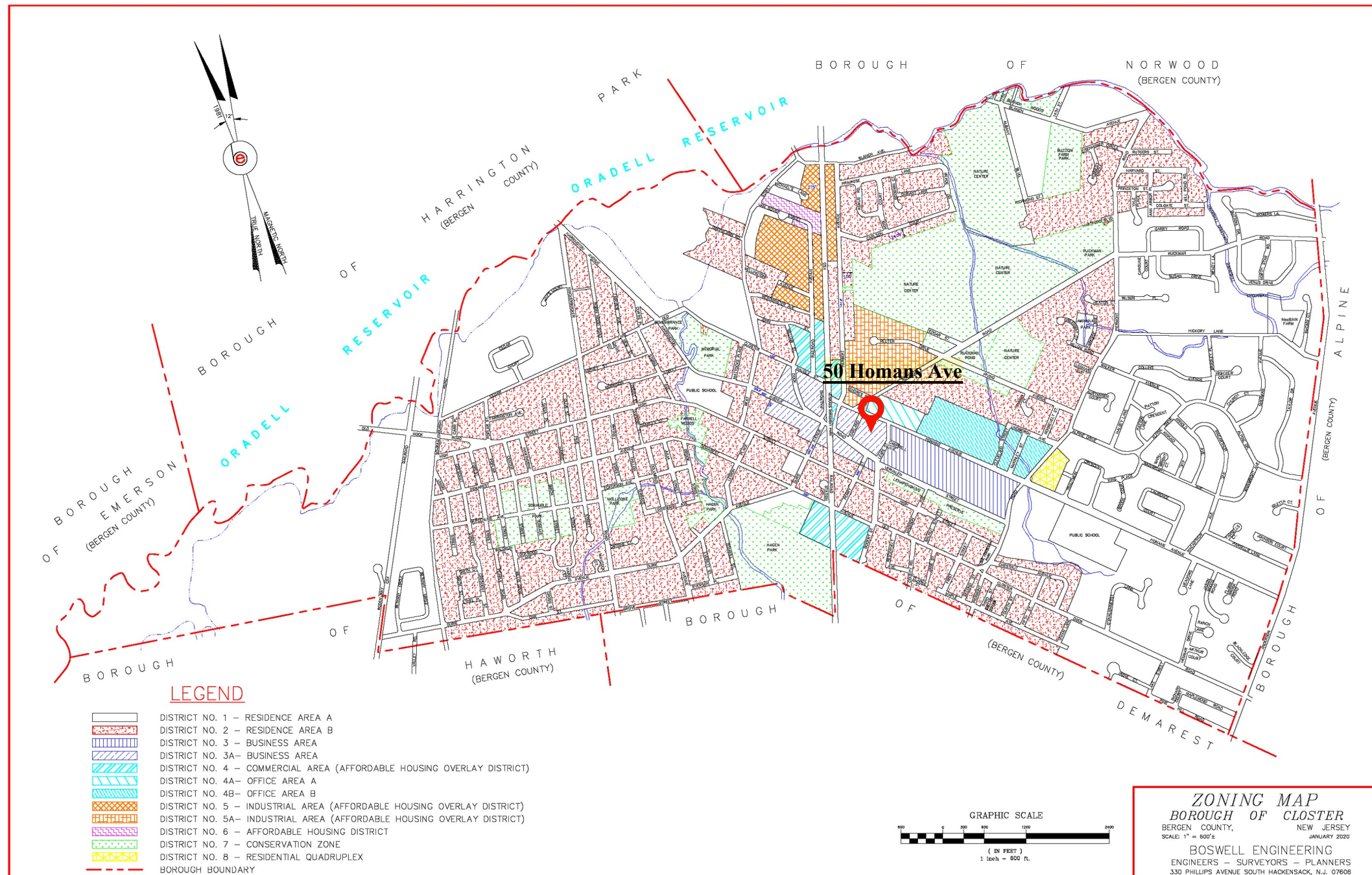


ZONING

200 Attachment 4

Zoning Map

[Amended 6-25-2014 by Ord. No. 2014:1168; 7-22-2020 by Ord. No. 2020:1274]



200 Attachment 4:1

Supp 27, Nov 2021

ZONING MAP
BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
SCALE: 1" = 600'
JANUARY 2020
BOSWELL ENGINEERING
ENGINEERS - SURVEYORS - PLANNERS
330 PHILLIPS AVENUE SOUTH HACKENSACK, N.J. 07608

ARTICLE XIC
District No. 3A, Business Area
[Added 12-20-2018 by Ord. No. 2018:1247]

§ 200-54.7. Permitted uses.

In District Number 3A, Business Area 3A, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than the uses permitted in District No. 3, Business Area, as contained in § 200-11 of the Code of the Borough of Closter.

§ 200-54.8. Conditional uses.

- A. In District Number 3A, Business Area 3A, a mix of business/commercial and housing uses will be a permitted conditional use in the zone district. Such mixed-use developments would require site plan and conditional use approvals. The residential component of the mixed use will include an affordable component in an effort to meet the Borough's unmet need obligation. If the residential units are rental units, 15% of the units shall be reserved for affordable households. If the units are for-sale, 20% of the units shall be reserved for affordable units.
- B. The mixed use shall be subject to the following conditions:
- (1) The ground floor use shall be a business or commercial use that is permitted in Business District Number 3A, as provided in § 200-11.
 - (2) The second and third floors use shall be residential apartments.
 - (3) Maximum residential density of 10 units per acre.
 - (4) The bulk regulations for the Business District Number 3, as contained in Schedule A of the Borough Zoning Ordinance, shall be met, with the exception of minimum lot area and maximum permitted building height (feet and stories), which shall be governed by Subsection B(5) and (6) herein.
 - (5) Minimum lot area: one acre.
 - (6) Maximum permitted building height (feet): 34 feet.
 - (7) Maximum permitted building height (stories): three stories.
 - (8) All parking requirements shall conform to Chapter 173 of the Code of the Borough of Closter, as well as the New Jersey Residential Site Improvement Standards.
 - (9) If the residential units are rental units, 15% shall be reserved for affordable households. If the units are for-sale, 20% shall be reserved for affordable units. In the event that the 15% or 20% of the total number of residential units does not result in a complete integer, the fraction number of units shall be rounded upward to provide one additional whole unit. For example, if a mixed-use development includes 16 units, the 20% set-aside equals an affordable obligation of 3.2 units. The fractional unit is rounded up to the next

integer; therefore, the development would include four affordable units.

§ 200-54.9. Design standards.

- A. Dwelling units shall have a compatible architectural theme, with complementary variations in exterior design and color. This shall include varying building and/or facade orientation, modifying dwelling unit widths and heights, changing rooflines and altering color and fenestration patterns. All sides of a building facing a public street shall be architecturally designed to be consistent with regard to style, materials, colors and details.
- B. The facades of apartment units in a group shall be varied by changed front yard setbacks and variation in materials or design so that not more than two abutting apartments will have the same front yard setback and the same or essentially the same architectural treatment of facades and roof lines. Mansard roofs, defined as a roof that has four sloping sides, each of which becomes steeper halfway down are encouraged.
- C. All building entrances shall include architectural elements, including but not limited to columns, porches, overhangs, etc.
- D. It is the goal of this article to generate appropriately scaled development, promote buildings with architectural distinction and encourage environmental sustainability. Variations in design as well as establishing patterns of building widths and lots are encouraged. For the nonresidential component of the mixed use, conformity among signage and awnings is encouraged.
- E. All rooftop mechanical equipment shall be located in the rear third of the roof area, except for corner lots in which case the mechanical equipment shall be located on the rear half of the roof area. This requirement shall be subject to the review of the Planning Board and the Borough Engineer as part of the site plan review process.
- F. Mixed-use sites shall be designed to maximize available light, air and open space.

§ 200-54.10. Affordability.

- A. All affordable housing units shall be subject to the all applicable municipal and New Jersey State review processes and approvals and the Borough's June 2018 settlement agreement.
- B. All affordable units shall be subject to all the provisions of the Uniform Housing Affordability Controls (U.H.A.C.), including but not limited to, bedroom distribution, ownership and rental, unit administration.
- C. The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
- D. In each affordable development, at least 50% of the restricted units within each bedroom distribution shall be low-income units.
- E. Within mixed-use developments, of the total number of affordable rental units, at least 13% shall be affordable to very-low-income households.

- F. The affordable units shall comply with the Borough's Affordable Housing Ordinance contained in Article XID.