

NORTH AVENUE REDEVELOPMENT PLAN AMENDMENT

Prepared for:
City of Plainfield

Prepared by:



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January 17, 2020

North Avenue Redevelopment Plan Amendment

City of Plainfield, Union County, New Jersey

Amended: January 17, 2021

Prepared for:



City of Plainfield

Prepared by:



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The original of this report was signed in accordance with NJSA 45:14A-12.

North Avenue Redevelopment Plan Amendment

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Plan Consistency Review

Introduction

The North Avenue Redevelopment Plan (the “Redevelopment Plan”) regulates the North Avenue Redevelopment Area (the “Redevelopment Area”) in the City of Plainfield (the “City”), Union County, New Jersey. This Redevelopment Area encompasses Park Avenue to the west, East Second Street to the north, Watchung Avenue to the east, and the New Jersey Transit railroad tracks to the south, as displayed on Exhibit 1. Specifically, the Redevelopment Area consists of the following City Tax Blocks and Lots:

- Block 313, Lots 1 through 14
- Block 314, Lots 1 through 10
- Block 315, Lots 1 through 13

The North Avenue right-of-way and the Gavett Place right-of-way are also located within the Redevelopment Area. The Redevelopment Plan Area includes a portion of the North Avenue Historic District (the “Historic District”). Of the Blocks and Lots stated within the Redevelopment Area, the following are located within the Historic District:

- Block 313, Lots 8 through 14
- Block 314, Lots 1 through 10
- Block 315, Lots 2.01, 10, 11, 12, and 13

The Historic District also extends outside of the boundaries of the Redevelopment Area. Additionally, it includes the Plainfield Train Station, Post Office and Society of Friends Meeting House on the east side of Watchung Avenue and commercial properties on the west side of Park Avenue.

Overview of North Avenue Redevelopment Plan

The North Avenue Redevelopment Plan was adopted in 2001, with the intention of rejuvenating the Central Business District and Plainfield Downtown Train Station. The following are the goals and objectives stated in the initial Redevelopment Plan:

“The general goal of the City’s redevelopment efforts is to strengthen the central business district by reversing a persistent trend of disinvestments, abandonment and unproductive land use. The more specific goal of redevelopment plan is to revitalize the North Avenue district as a vibrant, historic neighborhood by creating opportunities for private and public-private investment in both new construction and rehabilitation. The plan hopes to capitalize on the area’s strategic location within the central business district and proximity to the train station by providing a range of commercial and housing activities broad enough to encourage activity beyond the traditional workday.”

The objectives of the redevelopment plan are to:

- *Create land use and building requirements specific to the redevelopment area that are sensitive to the historic resources within the North Avenue Historic District.*
- *Provide safe and sanitary dwelling units above commercial and retail establishments for a varied housing market.*
- *Provide economic development incentives to bolster existing businesses and attract new ventures.*
- *Promote the expanded use of the rehabilitated rail station by improving intermodal transfers and pedestrian and vehicular circulation.*
- *Provide infrastructure improvements involving streets, curbs, sidewalks, and open space.*
- *Eliminate blighting influences through the clearance or rehabilitation of substandard buildings.*
- *Provide a parcel of land of sufficient size and dimension to enable an orderly arrangement of new land uses.” (Section 2.1, Redevelopment Goals and Objectives)*

In 2012, Transit Oriented Development District (TODD) regulations were adopted into the City’s Land Use Ordinance. TODD is divided into seven zones. Two of the TODD Zones fall into the Redevelopment Area: TODD/Central Business District (TODD/CBD) and TODD/North Avenue Historic District (TODD/NAHD). TODD/CBD standards apply to the Redevelopment Area properties located along East Second Street, Gavett Place and Watchung Avenue. TODD/CBD is intended to serve as the main pedestrian shopping district,” as noted in the in the City’s Land Use Ordinance.”

TODD/NAHD standards apply to the Redevelopment Area properties that are located within the Historic District boundaries, specifically along North Avenue and Park Avenue. The purpose of the TODD/NAHD is stated in the Land Use Ordinance as:

“This district serves as the entryway into the City for transit users, since it is adjacent to the north side of the downtown train station, and the North Avenue Historic District is the first impression that many travelers have of Plainfield. In addition to Planning Board approval, development is subject to review by the Historic Preservation Commission.”

Purpose of Amendment

Since the adoption of this Redevelopment Plan, the City has evolved and experienced numerous changes. In 2014, Plainfield was designated as a Transit Village by the New Jersey Department of Transportation (NJDOT). This designation allows a community to rezone to capitalize on the assets of the central business district and the train station. A significant goal of NJDOT’s Transit Village Initiative is to increase ridership by attracting additional housing options, businesses and people within walking distance of a transit facility. A greater intensity of commerce and

residential density can be accommodated within the Transit Village area. The Plainfield Downtown Train Station is a major attribute of the City that should be tapped into, in attracting new businesses and residents as the City progressively strives for revitalization.

In recent years, communities have begun to redevelop neighborhoods that surround train stations. This development trend is a response to the growing market demand to live in close proximity of a train station for convenient access to the transit as well as other urban amenities. The City has also taken this approach through redevelopment as it has established Transit Oriented Downtown Development regulations within its Land Use Ordinance.

Residential Site Improvement Standards (RSIS) currently regulates the parking requirements of the residential uses within the Redevelopment Area. Several studies, including *Measuring the Benefits of TOD* (2013), prepared by the Voorhees Transportation Center of Rutgers University, support diminishing and even eliminating parking requirements in Transit Oriented Development areas. Residents who live in close proximity of the Train Station regularly utilize the train to commute to work or for other purposes. Thus, due to the reliance and usage of public transportation, the demand for parking is diminished. Decreasing the residential parking requirement to 0.8 parking spaces per dwelling unit is appropriate since the Redevelopment Area is immediately adjacent to the Plainfield Downtown Train Station. Therefore, the residential parking requirements should be decreased from the conventional RSIS.

The Plan Amendment is consistent with the City's vision for revitalization of Plainfield Downtown Train Station area. It is also consistent with the Master Plan's initiative for the Central Business District (CBD) and the NAHD:

"The initiative with the highest priority is the revitalization of the CBD, a project that includes the redevelopment of the North Avenue Historic District (NAHD), which is centered at the Downtown Train Station, and is bounded to the south by the railroad to the north by Second Street, to the east by Watchung Avenue, and to the west by Park Avenue and the eastern lot line of the PSE&G property (Lot 2) on Second Street. The city will be encouraging development and redevelopment that calls for pedestrian-friendly, dense, mixed-use development within walking distance of the Downtown Train Station, an enhanced, complementary and uniform streetscape and structured parking,"(Master Plan, pg. 38).

To this end, the Redevelopment Plan Amendment calls for pedestrian-friendly, mixed-use redevelopment projects within areas adjacent to the Train Station. There is a market demand present for this type of development, especially because the Redevelopment Area is immediately north of the Plainfield Downtown Train Station. The Central Business District is proximate to the Redevelopment Area and a portion of the Central Business District is included within the Redevelopment Area, which also demonstrates demand for pedestrian-friendly, mixed-use redevelopment.

The Plan Amendment is also consistent with the Historic Preservation Element of the Master Plan. As stated in the Historic Preservation Element:

“Zoning in Existing Historic Districts: The city should ensure that zoning ordinance in historic districts support historic preservation and are compatible with historic building patterns and resources in the historic districts. This includes, but is not limited to permitted uses, bulk and lot area requirements, parking, lighting, signs and landscaping,” (Historic Preservation Element, pg. 153).

The Plan Amendment supports preservation of the historic character of the Historic District. The proposed changes to the bulk regulations will continue to reinforce and maintain the existing historic urban fabric of the Historic District.

Amendment to the Redevelopment Plan

The existing Redevelopment Plan is solely modified to the extent set forth herein. All other provisions in the Redevelopment Plan remain the same and are still applicable.

At **Section 3.3 Schedule of Land Use and Development Requirements** for the Permitted Uses (pg. 14), the following changes are proposed:

- Within the list of Permitted Uses, change from “Mixed-use residential (no residential permitted on street level)” to “Mixed-use residential”
- Modify the second sentence as the following: “Residential uses (excluding appropriate entry and lobby areas) are prohibited from the street level frontage of all buildings fronting on North Avenue within the Redevelopment Area.”
- Add the following sentence after the second sentence: “Adequate access from the commercial area of a mixed-use building fronting on a street in the Redevelopment Area must be provided through the building to the rear yard of the property.”

At **Section 3.3 Schedule of Land Use and Development Requirements** for the Bulk Requirements (pg. 15), the following changes are proposed:

- Change Maximum density (du/acre) from “N/A” to “150 du/acre”
- Change Maximum number of stories from “6 (4 in Historic District)” to “6 (5 in Historic District)”
- Change Maximum F.A.R. from “4.5 (3.0 in Historic District)” to “4.5”
- Change Maximum building height from “65 ft (45 in Historic District)” to 65 ft (55 in Historic District)”

Table 1, Bulk Requirements, is replicated below with the proposed changes.

Table 1: Bulk Requirements

Category	Redevelopment Plan Requirement
Minimum lot area	5,000 sf
Maximum density (du/acre)	N/A 150 du/acre
Minimum lot width	50 ft
Minimum lot frontage	50 ft
Minimum lot depth	100 ft
Minimum Front yard setback	0 ft
Minimum Side yard setback	0 ft
Minimum Combined side yard setback	0 ft
Minimum Rear yard setback	10 ft
Maximum F.A.R.	4.5 (3.0 in Historic District) 4.5
Maximum building coverage	90%
Maximum lot coverage	100%
Minimum number of stories	3 stories

Maximum number of stories	6 stories (4 stories in Historic District) 6 stories (5 stories in Historic District)
Maximum building height (feet)	65 ft (45 ft in Historic District) 65 ft (55 ft in Historic District)
Minimum Improvable Area (MIA	2,700 square feet
MIA – Diameter of Circle (feet)	36 ft

At Section 3.3 Schedule of Land Use and Development Requirements for the Parking Requirements (pgs. 15-16), the following change are proposed:

- For Off-Street Parking Requirement for Residential Units, change “See RSIS standards” to “0.8 spaces per dwelling unit”
- For Commercial recreation, change “To be determined by the Planning Board on a case-by-case basis” to “1 space per 500 square foot of gross floor area”

Table 2, Parking Requirements, is replicated below with the proposed changes.

Table 2: Parking Requirements

Use	Off-Street Parking Requirement
Residential units	See RSIS standards 0.8 spaces per dwelling unit
Art studios and galleries	
Banks	1 space per 200 square feet of gross floor area
Commercial recreation	To be determined by the Planning Board on a case-by-case basis 1 space per 500 square feet of gross floor area
Health club	1 space per 75 square feet of gross floor area
Hotel	1 space per guest room + 1 space per 2 employees + 1 space per 150 square feet of banquet and conference space
Medical office	1 space per 175 square feet of gross floor area
Office	1 space per 200 square feet of gross floor area
Personal service	1 space per 300 square feet of gross floor area
Restaurant	1 space per 3 seats
Retail sales and service	1 space per 300 square feet of gross floor area
Tavern	1 space per 2 seats
Theater	1 space per 3 seats

Additional Standards

1. Property owners of existing buildings within the Historic District of the Redevelopment Area may construct an addition onto these buildings, however, due to age and condition, such buildings must be evaluated to determine if these buildings can withstand a vertical addition structurally.
2. Any project involving a new redevelopment project or addition onto an existing building must match the historic character of the Historic District. The historic façade of these building must be maintained.
 - a. For an addition onto an existing building, the front façade must match the façade of the original building.
 - b. For new building construction, the front façade must be contextual with the facades of other adjacent buildings in the Historic District.
3. Any project involving a property located within the Historic District must obtain a Certificate of Appropriateness (COA) from the City's Historic Preservation Commission. These properties are also subject to Article X, Historic Preservation Controls, of the City's Land Use Ordinance.
4. Regulations provided in Section 17:9-52A.A. and 17:9-52A.B of the Land Use Ordinance shall apply.
5. Site plan and subdivision review, as may be required, shall be conducted by the Planning Board of the City of Plainfield, pursuant to the Article XI, Site Plan and Subdivision Design and Performance Standards, provision of the Municipal Land Use Law N.J.S.A. 40:55D-1 et seq.
6. A minimum of 40% of the building coverage of a mixed-use building must be commercial.

Exhibits

Exhibit 1: North Avenue Redevelopment Area Map

Exhibit 2: North Avenue Redevelopment Plan (2000)



Sources: Esri, HERE, Garmin, PAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Exhibit I: North Avenue Redevelopment Area

-  North Avenue Historic District
-  North Avenue Redevelopment Area

NORTH AVENUE REDEVELOPMENT PLAN

CITY OF PLAINFIELD UNION COUNTY, NEW JERSEY

November 9, 2000

Prepared for:
**City of Plainfield Division of Planning
and Community Development**

Prepared by:
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Section 1. Introduction

1.1 Statutory Basis for the Redevelopment Plan

On January 3, 2000 the Plainfield City Council adopted a resolution directing the Plainfield Planning Board to conduct a preliminary investigation into whether or not the North Avenue portion of the central business district qualified as an "*area in need of redevelopment*" as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. The Board's investigation¹ determined that the area meets the statutory criteria by virtue of the presence of abandoned and dilapidated buildings, deleterious land uses, a building stock that is generally in fair to poor condition, and a diversity of ownership contributing to a lack of proper utilization of the area. The area also qualifies by virtue of being located in an Urban Enterprise Zone.

The Plainfield Planning Board held a public hearing on the investigation results on May 4, 2000. At its meeting of May 18, the Board adopted a resolution recommending that the City Council designate the subject area as an area in need of redevelopment. The City Council adopted a resolution to that effect at its meeting of July 10, 2000 and further directed the Planning Board to prepare a redevelopment plan pursuant to the New Jersey Local Redevelopment and Housing Law. The North Avenue Redevelopment Plan has been prepared in response to that directive.

1.2 Description of the Redevelopment Area

The redevelopment area consists of three tax blocks, 313, 314 and 315, and all related tax lots. The three blocks combined, excluding public rights-of-way, cover approximately 3 acres. The area is bounded by Park Avenue to the west, East Second Street to the north, Watchung Avenue to the east, and the New Jersey Transit/ Raritan Valley Line railroad tracks to the south. (See Figure 1, Redevelopment Area)

The area includes the properties located at 100 to 215 North Avenue, 100 to 168 East Second Street, 201 to 239 Park Avenue, 201 to 216 Gavett Place and 200 to 236 Watchung Avenue. The area also includes the North Avenue right-of-way between Park Avenue and Watchung Avenue and the Gavett Place right-of-way between North Avenue and East Second Street.

Tax block 313 is bounded by Watchung Avenue, North Avenue, Gavett Place and East Second Street. Block 313 covers approximately 1.24 acres. Tax block 314 fronts on North Avenue and backs on to the New Jersey Transit rail right-of-way. It covers the

¹ North Avenue In Need of Redevelopment Study, City of Plainfield Planning Board, April 20, 2000.

area between Park Avenue and the westbound Plainfield Train Station. Block 314 contains approximately .45 acres. Tax block 315 is bounded by East Second Street, Gavett Place, North Avenue and Park Avenue. Block 315 covers approximately 1.35 acres.

The redevelopment area was at one time a thriving mixed-use commercial/residential area anchored by the Plainfield train station. The area still contains a mixture of uses but suffers from abandonment and deferred maintenance. Instead of acting as a catalyst for economic activity, the closed and shuttered outbound train station now has a deleterious impact on the neighborhood. Retail stores and offices historically occupied the first floors of one to four-story buildings with residential and office uses occupying the upper floors. Today, several of the storefronts on North Avenue, as well as the upper floors, are vacant and boarded. There have been some attempts at storefront and streetscape improvements along North Avenue but they have not engendered a lasting positive impact. This is evidenced by the presence of several buildings that are boarded up and in generally poor condition in spite of past façade improvements.

The majority of the first floors on Watchung Avenue and Park Avenue continue to be utilized, albeit at a lower intensity than in prior years. East Second Street has become a mix of vacancies, parking lots and assorted commercial activities. The majority of the properties on the north side of the street (outside of the Redevelopment Area) are utilized as city parking lots, making East Second Street more of a through street than a retail/business activity center. Gavett Place has a deserted look with only one major building fronting on it. Vacant lots and parking lots dominate this short block.

A portion of the redevelopment area is located within the North Avenue Historic District. This includes all of the properties fronting on Park Avenue and most of the properties fronting on North Avenue. The specific properties are as follows:

- In block 315, lots 2.01, 10, 11, 12, and 13.
- In block 314, lots 1 through 10.
- In block 313, lots 8, through 14.

The Historic District extends beyond the redevelopment area to include the train station, the Post Office and Society of Friends Meeting House on the east side of Watchung Avenue, and commercial properties on the west side of Park Avenue.

STATUTORY CRITERIA FOR REDEVELOPMENT AREA DESIGNATION
(Summary excerpt from N.J.S.A. 40A:12A-1 et seq)

- a. Buildings that are substandard, unsafe, unsanitary, dilapidated or obsolete, or are conducive to "unwholesome" living or working conditions;*
 - b. Vacant, abandoned or untenable buildings previously used for commercial, manufacturing or industrial purposes;*
 - c. Land owned by the municipality, county, housing authority or redevelopment entity; or land that has remained unimproved and vacant for a period of ten years prior to the designation and is not likely to be privately developed due to location, remoteness from developed portions of the municipality, lack of access or soil conditions;*
 - d. Buildings or improvements that adversely impact a designated area because of their dilapidated condition, overcrowding, obsolete arrangement or design, excessive land coverage, deleterious land use or combination thereof;*
 - e. A growing or total lack of proper utilization of areas caused by title restrictions, diverse ownership or other conditions resulting in economic stagnation and lack of productivity;*
 - f. Areas over five contiguous acres where buildings and improvements have been destroyed by fire or natural disaster resulting in material loss of assessed value;*
 - g. An urban enterprise zone designated by the New Jersey Urban Enterprise Zone Authority, except that redevelopment powers are limited to use of long and short term tax abatement/exemption unless separately designated as a redevelopment area.*
-

Insert Figure 1
Redevelopment Area and Existing Land Use

Section 2. The Public Purpose

2.1 Redevelopment Goals and Objectives

The general goal of the City's redevelopment efforts is to strengthen the central business district by reversing a persistent trend of disinvestments, abandonment and unproductive land use. The more specific goal of this redevelopment plan is to revitalize the North Avenue district as a vibrant, historic neighborhood by creating opportunities for private and public-private investment in both new construction and rehabilitation. The plan hopes to capitalize on the area's strategic location within the central business district and proximity to the train station by providing a range of commercial and housing activities broad enough to encourage activity beyond the traditional workday.

The objectives of the redevelopment plan are to:

- Create land use and building requirements specific to the redevelopment area that are sensitive to the historic resources within the North Avenue Historic District.
- Provide safe and sanitary dwelling units above commercial and retail establishments for a varied housing market.
- Provide economic development incentives to bolster existing businesses and attract new ventures.
- Promote expanded use of the rehabilitated rail station by improving intermodal transfers and pedestrian and vehicular circulation.
- *Provide infrastructure improvements involving streets, curbs, sidewalks, and open space.*
- Eliminate blighting influences through the clearance or rehabilitation of substandard buildings.
- Provide a parcel of land of sufficient size and dimension to enable an orderly arrangement of new land uses.

2.2 Relationship to Local Objectives

Plainfield Master Plan

The 1998 Plainfield Master Plan recognizes that the City is a developed urbanized community. The Master Plan anticipates that development in the city will take the form of redevelopment and density-appropriate infill activities. The Master Plan envisions demolition of obsolete or substandard buildings, new construction, infill of vacant lots and substantial rehabilitation of existing structures. A primary objective of the Master

Plan is to encourage development and redevelopment programs that will be responsive to the needs of the Plainfield community in specified redevelopment areas.

The goal of the Master Plan's Circulation Element is to provide a system of circulation that integrates and coordinates different modes of transportation while providing appropriate access to different land uses. Improvements to the streets, sidewalks, curbs and street lighting within the redevelopment area will enhance the visual environment of the public streetscape, thus encouraging and supporting the use of pedestrian routes throughout the City and promoting the link with public transportation systems (i.e. Plainfield Train Station).

The Master Plan also calls for the preservation and protection of the City's historically and architecturally significant buildings and neighborhoods in accordance with the Master Plan's Historic Preservation Element (see below).

The Housing Element of the 1998 Master Plan provides a plan to preserve the City's housing stock and to promote new housing within the framework of the Master Plan's overall goals and objectives. The rehabilitation of structures and the construction of new housing is a specific action identified in the housing plan that has been incorporated as one of the activities in this redevelopment plan.

The Land Use Element of the 1998 Master Plan proposes a "central business district" (retail, commercial and mixed residential uses) and "historic district" categories for the redevelopment area. The schedule of land use and development requirements contained in this redevelopment plan is consistent with those categorizations of the Land Use Element. Moreover, the Central Business District Development Area is specifically called out as an area targeted for development and redevelopment that should provide for a mix of uses leading to established neighborhoods.

Based on the above, the objectives of the North Avenue Redevelopment Plan are substantially consistent with the Plainfield Master Plan.

Plainfield Zoning Ordinance

In response to the recent adoption of the City's Master Plan, the zoning ordinance has been completely rewritten and is awaiting adoption by the City Council. The existing zoning map places the entire redevelopment area in the B-2 District with some of the properties covered by the North Avenue Historic District Overlay (see Figure #3). The proposed zoning ordinance revises the B-2 District regulations and accordingly renames the zoning category as the Central Business District. The proposed zoning ordinance also establishes the historic district as its own zoning category as opposed to a zoning overlay. Table 1 compares the existing permitted uses to uses that will be permitted by the new ordinance. Table 2 compares the existing bulk requirements to bulk requirements that will be adopted by the new ordinance. The permitted uses and bulk

requirements in the redevelopment area are discussed in detail in Section 4 of this plan. They are consistent with and in most cases the same as those found in the proposed CBD and NAHD districts.

TABLE 1
Plainfield Zoning Ordinance
Permitted Uses

Use Category	Existing B-2	Proposed CBD	Proposed NAHD
Retail	X	X	X
Personal & commercial service establishments	X	X	X
Offices	X	X	X
Mixed-use residential		X	X
Theaters	X	X	X
Banks	X	X	X
Restaurants	X*	X	X
Hotels	X	X	X
Assisted living facilities		X	
Health & fitness club	X	X	X
Child care center		X	X
Parking lots & garages	X	X	
Taverns	X*	X	X
Art studios and galleries	X	X	X
Public utility structures	X		
City owned uses	X		
Commercial recreation	X		
Funeral homes	X		
Commercial schools	X		
Auto showroom	X		

*No live entertainment

X = permitted use

TABLE 2
Plainfield Zoning Ordinance
Bulk Requirements

Bulk Category	Existing B-2	Proposed CBD	Proposed NAHD
Minimum lot area	5,000	5,000	5,000
Maximum density (du/acre)	N/A	N/A	N/A
Minimum lot width	50	50	50
Minimum lot frontage	N/A	50	50
Minimum lot depth	100	100	100
Front yard setback	0	0	0
Side yard setback	0 or 10	0	0
Combined side setback	N/A	0	0
Rear yard setback	0 or 10	10	10
Maximum F.A.R.	7.0	4.5	3.0
Max. building coverage	N/A	75%	75%
Max. lot coverage	N/A	90%	90%
Min. number of stories	N/A	N/A	3
Max. number of stories	15	6	4
Max. building height	160	65	45
Min. improvable area	N/A	2,700sf	2,700sf
MIA diameter	N/A	36	36

Plainfield Historic Preservation Plan

A significant portion of the redevelopment area is situated in the North Avenue Historic District, first designated by the City of Plainfield in 1981 and subsequently placed on both the State and Federal registers of historic places (NRHP and NJRHP) in 1984. The North Avenue Historic District, at the core of Plainfield's central business district, contains a noteworthy concentration of late 19th century commercial buildings. The implementation of this redevelopment plan will be overall consistent with the goals of the Historic Preservation Element of the City's Master Plan. Specifically, implementation of the North Avenue Redevelopment Plan will further the historic preservation goals outlined below:

1. To preserve and protect Plainfield's historic sites, structures and areas that serve as significant visible reminders of Plainfield's history.
2. To strengthen the local economy, foster civic pride, and encourage long-term investment in the community.

3. To preserve the historic character, livability and property values of Plainfield's residential neighborhoods by maintaining and rehabilitating historic housing, preventing the deterioration and demolition of structures, and encouraging new construction that is compatible in scale and design to the physical character of the neighborhood.
4. To revitalize Plainfield's commercial districts by encouraging the maintenance, rehabilitation and adaptive reuse of older structures and promoting high design standards for new buildings and streetscape improvements.
5. To integrate historic preservation into the City's planning and economic development, housing and community programs, and cultural activities.

Section 3 The Redevelopment Plan

3.1 Land Use Plan

The redevelopment area is planned as a mixed-use, transit-oriented community that will provide a high quality living environment for existing and new residents, a retail and service market for both local and regional patrons, activities that extend beyond the traditional workday, and enhanced access to mass transit facilities. Through strategic rehabilitation, conversions, demolition and new construction, the historic character of the district will be recaptured and strengthened.

Figure 2, Land Use Plan, identifies the planned location of the following use categories: retail/commercial, mixed-use 1 (residential, retail, commercial and parking), mixed-use 2 (first floor retail/commercial with residential on upper floors), and open space.

3.2 Redevelopment Activities

The major activities planned for the redevelopment area include:

- Acquisition, clearance and assembly of an approximately .9 acre (38,100 square feet) parcel of land on Block 315, outside of the historic district, for the construction of a mixed-use, residential/retail/commercial building.
- Acquisition and rehabilitation of properties fronting on North Avenue.
- Acquisition, clearance and assembly of an approximately .2 acre (8,800 square feet) parcel of land on the east side of Gavett Place for open space.
- General rehabilitation of all remaining properties.
- Improvements to the streets, sidewalks, curbs and street lighting within the district.
- Utility upgrades necessary to support these planned activities.

Insert Figure 2
Land Use Plan

3.3 Schedule of Land Use and Development Requirements

Definitions

All terms used herein shall have the same meaning as defined in the Plainfield Land Use Ordinance unless otherwise specified in this redevelopment plan.

Permitted Uses

The following uses are permitted in the redevelopment area subject to the requirements of the Plainfield Land Use Ordinance or as otherwise stated in this plan:

- Retail establishments
- Personal & commercial service establishments
- Offices
- Mixed-use residential (no residential permitted on street level)
- Theaters
- Banks
- Restaurants
- Hotels
- Health & fitness club
- Child care center
- Parking lots & garages
- Taverns
- Art studios and galleries
- Commercial recreation

Residential uses (excluding appropriate entry and lobby areas) are prohibited from the street level frontage of all buildings within the redevelopment area. Office uses shall not occupy more than 49% of the street level storefronts within the redevelopment area.

Adult entertainment venues are specifically prohibited within the redevelopment area. An adult entertainment venue is a building or viewing area(s) used predominately for presenting photographs, film, books, magazines, videos or live entertainment depicting, describing or relating to sexual activities or anatomical genital areas.

Accessory Uses

All uses customarily incidental and subordinate to primary permitted uses are permitted in the redevelopment area as accessory uses.

Bulk Requirements

The requirements for lot size and dimensions, setbacks, coverage, building stories and height are listed in Table 3. These requirements conform to those proposed for the CDB and NAHD Districts in the proposed Plainfield Land Use Ordinance.

TABLE 3
Bulk Requirements

Category	Redevelopment Plan Requirement
Minimum lot area	5,000sf
Maximum density (du/acre)	N/A
Minimum lot width	50ft
Minimum lot frontage	50ft
Minimum lot depth	100ft
Front yard setback	0
Side yard setback	0
Combined side yard setback	0
Rear yard setback	10ft
Maximum F.A.R.	4.5 (3.0 in Historic District)
Maximum building coverage	90%
Maximum lot coverage	100%
Minimum number of stories	3
Maximum number of stories	6 (4 in Historic District)
Maximum building height	65ft (45 in historic District)

Parking

Parking shall be provided in the redevelopment area in conformance with the parking regulations found in Table 4. Required parking may be provided off-site within a reasonable distance of the proposed development subject to the approval of the Plainfield Planning Board during the course of the site plan review. The Planning Board may also take into account the availability of on street parking when determining the adequacy of the parking plan. Properties that are rehabilitated under this plan are not required to provide any parking beyond what presently exists for that property unless the rehabilitation will result in a parking requirement that exceeds the present use. For uses not specified in Table 4, the Planning Board shall determine parking requirements during a public hearing. These requirements are considered minimum standards, and parking may be provided in excess of these requirements, but in no case shall the provided parking for non-residential uses exceed these minimum requirements by more than ten (10) percent.

TABLE 4
Parking Regulations

USE	OFF-STREET PARKING REQUIREMENT
Residential units	See RSIS standards
Art studios and galleries	
Banks	1 space per 200 square feet of gross floor area
Commercial recreation	To be determined by the Planning Board on a case-by-case basis
Health club	1 space per 75 square feet of gross floor area
Hotel	1 space per guest room + 1 space per 2 employees + 1 space per 150 square feet of banquet and conference space
Medical office	1 space per 175 square feet of gross floor area
Office	1 space per 200 square feet of gross floor area
Personal service	1 space per 300 square feet of gross floor area
Restaurant	1 space per 3 seats
Retail sales and service	1 space per 300 square feet of gross floor area
Tavern	1 space per 2 seats
Theater	1 space per 3 seats

Design Standards

The design standards pertaining to the design and layout of such items as parking, landscaping, buffers, fences, building elevations, lighting and signs within the redevelopment area are provided in Appendix A of this Redevelopment Plan and are further supplemented by the Urban Enterprise Zone Design Guidelines, and for those properties within the historic district, the Plainfield Design Guidelines for Historic Districts and Sites.

Each building façade shall be finished with materials and design treatments comparable to those that would be used on the front of the building. All building designs shall relate thematically to each other, and shall present a cohesive architectural statement. The buildings are to be designed in accordance with an architectural theme, including freestanding and wall mounted signage, that is coordinated with site lighting, street furniture and landscaping. Any parking structure shall be designed with material consistent with the principal structures on site.

No outdoor storage is permitted except for refuse/recycling areas that are screened from adjacent properties and public rights-of-way by evergreen landscaping and board on board fencing sufficient to screen such storage from view. No storage may exceed six feet in height.

All drainage plans are to be designed in accordance with the Plainfield Storm Water Runoff/Detention Ordinance. All drainage plans shall be reviewed and approved by the City Engineer prior to implementation.

All utility connections and transformers shall be located in side or rear yards, or totally screened from view and integrated within the main structure. All utility meters are to be screened from view from the public right-of-way.

Waivers

Variation from the requirements set forth by this redevelopment plan may be necessary in certain unusual circumstances. In such an instance, the Planning Board may waive certain bulk, parking or design requirements if the designated redeveloper demonstrates that such waiver will not substantially impair the intent of the redevelopment plan, and will not present a substantial detriment to the public health, safety and welfare.

3.4 Provisions Related to Historic Resources

All redevelopment activities within the North Avenue Historic District shall be governed by the applicable City of Plainfield Historic Preservation ordinances and design guidelines. All redevelopment activities within the redevelopment area but outside of the historic district shall take into account its proximity to the historic district and be designed so as to be compatible with the historic district standards.

3.5 Provisions Related to Rehabilitation

All properties within the redevelopment area which are not to be acquired for redevelopment (as identified in Section 5 below) shall be rehabilitated by the property owner to conform to any standards included in this redevelopment plan as well as all other applicable municipal and State codes, regulations and standards including Appendix A of this Redevelopment Plan, the Urban Enterprise Zone Design Guidelines, and for those properties within the historic district, the Plainfield Design Guidelines for Historic Districts and Sites.

3.6 Provisions Related to Off-Site Improvements

The designated redeveloper or other such party responsible for the development or rehabilitation of a property in the redevelopment area shall be responsible for his/her fair share of any installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sewers, streets, curbs, sidewalks, street lighting and street trees. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the City. Off-site responsibility for properties not covered under the redeveloper's agreement will be determined during the permit and/or site plan review phases.

All infrastructure improvements shall comply with applicable local, state and federal codes including the *Americans With Disabilities Act*. All streetscape improvements shall also comply with applicable standards found in Appendix A of this Redevelopment Plan, the Urban Enterprise Zone Design Guidelines, and for those properties within the historic district, the Plainfield Design Guidelines for Historic Districts and Sites. All utilities shall be placed underground.

3.7 Provisions Related to Transit Connections and Pedestrian Circulation

The creation of a transit and pedestrian friendly environment are important components of this plan. To that end, all development/redevelopment proposals shall demonstrate how they plan to interface with and support bus and rail service and provide for unobstructed pedestrian circulation.

Section 4 Plan Interpretation

4.1 Relationship to Plainfield Zoning Ordinance

The standards contained within this redevelopment plan shall supersede any conflicting regulations in the Plainfield Land Use Ordinance. In the case where a particular land use or site standard is not covered in this redevelopment plan, compliance with the Plainfield Land Use Ordinance or other applicable Plainfield code or ordinance will be required.

4.2 Zoning Map Revisions

The Zoning District Map of the City of Plainfield is hereby amended in accordance with Figure 3, Zoning Map Amendment, to indicate the boundaries of the redevelopment area and to identify the district as the North Avenue Redevelopment Area.

Insert Figure 3
Zoning Map Amendment

Section 5 Acquisition and Relocation

5.1 Identification of Real Property to be Acquired

Figure 4, Property Acquisition, identifies real property to be acquired for clearance and redevelopment, rehabilitation and open space. The properties may be acquired either directly by a designated redeveloper or by the City of Plainfield for transfer to a designated redeveloper. The proposed acquisition will 1) provide a redevelopment parcel of sufficient size and dimension at an appropriate location to enable new construction, and 2) consolidate ownership of the buildings within the historic district to enable a controlled, concentrated and sustained rehabilitation effort.

The specific properties to be acquired are as follows:

For redevelopment –

- Block 315; Lots 2 through 9 inclusive

For rehabilitation –

- Block 313; Lots 8 through 13 inclusive
- Block 314; Lots 1 through 10 inclusive
- Block 315; Lot 2.01

For public open space –

- Block 313; Lots 1 and 14

Insert Figure 4
Property Acquisition

5.2 Conditions Under Which Properties “Not to be Acquired” may be Acquired

If the owner of a property within the redevelopment area that is not identified for acquisition under section 5.1 is unable or unwilling to rehabilitate that property in conformance with the standards prescribed in this redevelopment plan or other applicable City codes and ordinances, the City of Plainfield redevelopment entity may, after 30 days written notice to the owner, proceed to acquire the property. The redevelopment entity reserves the right to acquire such non-complying parcels for a period of five years from the date of this redevelopment plan. Upon acquiring such parcels the redevelopment entity may, at its option, clear such parcels for redevelopment or dispose of such parcels without demolition but expressly subject to the appropriate provisions of this redevelopment plan.

5.3 Exemption of Properties from Acquisition

There are no conditions under which properties identified to be acquired may be exempt from acquisition.

5.4 Relocation Proposal

The City of Plainfield and/or its agencies will be responsible for preparing a Workable Relocation Assistance Plan (WRAP), which must be filed and approved by the New Jersey Department of Community Affairs prior to the physical relocation of any households or businesses. The City and/or its agencies will be responsible for assisting in the relocation of all occupants to be displaced as a result of redevelopment projects undertaken in accordance with this redevelopment plan, including households and businesses. Site occupants will be notified that they are entitled to relocation payments under the law. Relocation payments will be made to all displaced residential and nonresidential occupants for reasonable and necessary moving expenses and for actual direct loss of property.

The potential for relocation is summarized in Table 5. The information regarding occupied units is taken from the North Avenue In Need of Redevelopment Study, April 20, 2000 prepared by the Plainfield Division of Planning and Community Development. The redevelopment investigation indicates that there are two occupied apartment units, three occupied retail establishments and one operating childcare center on the properties identified for acquisition and redevelopment on Block 315 (see Figure 4, Property Acquisition). The two properties identified for open space in Block 313 include one vacant lot and one business. There are 17 properties overall in Blocks 313, 314, and 315 identified to be acquired for rehabilitation. At the time of the redevelopment

investigation, there were approximately 36 occupied apartment units and 21 occupied business establishments on those lots.

TABLE 5
Summary of Occupied Properties

Properties to be Acquired for:	Occupied Dwelling Units	Occupied Businesses
Redevelopment	2	4
Open Space	0	1
Rehabilitation	36	21

Source: North Avenue In Need of Redevelopment Study, April 20, 2000

Strategies for Replacement Housing

- The City of Plainfield has experience in providing relocation assistance to those affected by city actions. From January of 1999 through October 2000 the City processed approximately 24 families/individuals for relocation with a budget of \$42,811.00.
- In the North Avenue Redevelopment Plan tract there is a potential for 36 families/occupants to be relocated. Vacancies in existing structures both within and outside of the redevelopment tract may be utilized for relocation purposes. To the extent possible, residential relocation to dwelling units of equal or superior condition within the tract will be attempted. All vacancies to be recommended for relocation will be inspected for occupancy standards. These dwellings may be existing, vacant lots or units that have been rehabilitated or constructed as a result of this Redevelopment Plan. Displaces will be offered new accommodations at comparable rates.
- Over 70 new/rehabilitated housing units are projected for completion over the next 3-5 years as part of the City's recently adopted Scattered Site Redevelopment Plan. This plan packages city owned vacant lots and boarded structures for construction of one, two and townhouse dwellings in all of the city's wards by profit and not-for-profit developers. These dwelling units will be sold to qualified buyers who will be required to be owner occupants, except the second unit in each two family dwelling can be a rental unit. Households displaced as a result of this redevelopment plan will be interviewed for income eligibility for purchase or rent of new units created by this program, with the option of applying relocation assistance funds towards the acquisition costs, subject to the approval of the City's Relocation Officer.
- A minimum of 27 dwelling units will become available in the next few years to first time homebuyers through the City's "First Time Homebuyer's Program". This joint program is to be administered through the City and the Plainfield Interfaith

Neighborhood Corporation for Housing (PINCH). It provides assistance to homebuyers who need additional moneys for closing costs.

Strategies for Replacement Commercial Space

- In the North Avenue Redevelopment Plan tract there is a potential for 21 businesses to be relocated. There is adequate existing, vacant space both within and outside of the redevelopment tract to be utilized for relocation purposes. To the extent possible, commercial tenants will be relocated to space of equal or superior condition within the tract. All vacancies to be recommended for relocation will be inspected for occupancy standards. This space may be existing, vacant space or space that has been rehabilitated or constructed as a result of this Redevelopment Plan. Displaces will be offered new accommodations at comparable rates.
- The City's recently adopted Scattered Site Redevelopment Plan also identified city owned vacant commercial lots/structures. The city looks forward to entering into developer's agreements for commercial entities to utilize these lots. Businesses to be displaced as a result of this redevelopment plan will be interviewed for income eligibility for purchase or rent of new units created by this program, with the option of applying relocation assistance funds towards the acquisition costs, subject to the approval of the City's Relocation Officer.

Section 6 Relationship to Other Plans

6.1 Plans of Adjacent Municipalities

The City of Plainfield is located in the westernmost portion of Union County. Municipalities adjoining the City are North Plainfield, South Plainfield, Scotch Plains, Fanwood, Dunellen, Piscataway, Watchung and Green Brook. The North Avenue Redevelopment Plan does not adjoin any of those municipal boundaries. The relatively small scale of the North Avenue Redevelopment Plan is unlikely to have a notable regional impact on any of the adjacent municipalities. Planned redevelopment activities will concentrate on serving the local community and adding to the general revitalization of Plainfield's central business district.

6.2 Union County Master Plan

The Union County Master Plan, adopted in April of 1998, sets forth an assortment of planning goals & objectives designed to address major issues relevant to Union County's physical and economic development. The goals and objectives of the county plan provide the framework for the implementation of specific programs intended to accomplish those stated goals & objectives. Overall, the North Avenue Redevelopment Plan is consistent with the goals and objectives of the Union County plan. Specifically, the North Avenue Redevelopment Plan furthers the following Union County Master Plan objectives:

Housing

- Encourage the rehabilitation and gut rehabilitation of substandard or vacant structures.
- Encourage the construction of multi-family apartment and townhouse units in either rental, condominium or fee simple ownership for all age groups, household types and income levels.

Development

- Promote new development and redevelopment that is consistent and compatible with existing settlement patterns.
- Promote the revitalization of urban centers and older suburban areas through adaptive reuse, economic development programs, environmental clean up of contaminated sites, upgrading of community infrastructure, and upgrading transportation and transit facilities.

Transportation

- Provide coordinated development of land use density and intensity and transportation systems, which will support and sustain regional transit systems for rail and bus service.

6.3 NJ State Development and Redevelopment Plan

The 1992 SDRP places the entirety of the City within the Metropolitan Planning Area (PA-1). The designated historic districts of the City and the property along the Green Brook corridor are all identified as Critical Environmental/Historic Sites (CEHS) – areas that are less than one square mile in size having the underlying policies and strategies associated with the Environmentally Sensitive Planning Area (PA-5). The planning area and CEHS designations of the SDRP are compatible with the goals and objectives of the North Avenue Redevelopment Plan. Specifically, the North Avenue Redevelopment Plan furthers the following SDRP policy objectives:

(1) Land Use

Guide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of the concentrated development patterns.

(2) Housing

Preserve the existing housing stock through maintenance and rehabilitation and provide a variety of housing choices through development and redevelopment.

(3) Economic Development

Promote economic development by encouraging redevelopment efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.

(4) Transportation

Capitalize on the high-density settlement patterns that encourage the use of public transit systems and alternative modes of transportation to improve travel among major population centers, employment centers and transportation terminals.

(7) Historic Preservation

Integrate historic preservation with redevelopment efforts in a way that will not compromise either the historic resource or the area's need to redevelop.

6.4 NJ Transit Rail Station Plan

NJ Transit has begun a multi-million dollar restoration of the Plainfield train station that will result in new platforms, rehabilitated and new station buildings and parking lot improvements. The proposed redevelopment plan will complement this project by creating a viable and attractive neighborhood around the station.

Section 7 Amendments to and Duration of Redevelopment Plan

7.1 Amendments to Redevelopment Plan

This plan may be amended from time to time in accordance with the procedures of the Redevelopment and Housing Law, except that amendments affecting a redevelopment parcel addressed in an agreement, duly executed by a redeveloper and the City of Plainfield's redevelopment entity, shall be contingent on the written approval of such redeveloper.

7.2 Certificates of Completion

Upon the inspection and verification by the City of Plainfield's redevelopment entity that the redevelopment of a parcel subject to a redeveloper agreement has been completed, a Certificate of Completion shall be issued to the redeveloper and such parcel shall be deemed no longer in need of redevelopment.

This redevelopment plan shall remain effective until all the redevelopment area has been redeveloped and deemed no longer in need of redevelopment by the City Council of the City of Plainfield.

Appendix A Supplementary Design Standards

FENCES AND WALLS

Fences and walls shall be permitted in accordance with an approved zoning permit prior to construction. Adequate surveys, plans and details are to be submitted to the Zoning Officer in order for a determination to be made as to the conformance of the proposed fence. Fences and walls shall be subject to the following provisions:

A. Front Yards:

1. Fences shall be permitted to be located in front yards, provided such fences shall not exceed four (4) feet in height, as measured from ground level, and shall be constructed so that at least fifty percent (50%) thereof is non-solid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative walls are permitted to be located in front yards, provided such shall not exceed two and one half (2 ½) feet in height, as measured from ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed five (5) feet in height.
2. Chain link fences shall be prohibited in front yards.

B. Side and Rear Yards:

1. Both solid and non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Decorative walls are permitted to be located in side or rear yards, provided such shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

C. Finished Exterior Side. All fences or walls shall be constructed so that a finished side, with no fully exposed structurally supporting members, is located on the exterior facing outward away from the property upon which it is located.

D. Materials. No fence or wall shall be constructed or installed with barbed wire, metal spikes, or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals.

- E. **Drainage.** Fences and decorative walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either on the property upon which such is located or on any adjacent lot. Those applying for a zoning permit to erect a fence or decorative wall may consult with the City Engineer to ensure compliance with this provision.
- F. **Obstruction.** No fence shall be constructed within any sight triangle as defined in the Land Use Ordinance, or installed so as to constitute a hazard to traffic or public safety.
- G. **Retaining Walls.** Any permitted wall proposed to be used as a retaining wall may be required to be reviewed by the City Engineer prior to the issuance of a zoning permit.
- H. **Exceptions.** Fences or walls that constitute a permitted buffer area screen approved as part of a site plan application shall be excepted from the above height and location provisions.

PARKING, DRIVEWAYS AND LOADING

- A. No non-residential driveway shall be located within ten (10) feet of an existing adjacent residential property nor within five (5) feet of any other property line, unless otherwise regulated in this section.
- B. No building shall be oriented toward a parking lot. All buildings shall be located to allow for adequate fire and emergency access.
- C. The minimum setbacks for buildings from driveways, parking areas and private streets within the site shall be ten (10) feet.
- D. A parking lot shall be located to the rear of a building and/or the interior of the site where its visual impact to adjacent properties and the public right-of-way can be minimized. Parking lots shall be prohibited in any side yard setback area or front yard area.
- E. A barrier-free walkway system shall be provided to allow pedestrian access to a building or use from both a parking lot within the site and from the City sidewalk system.
- F. All loading areas shall be located on the same lot as the use being served. No loading area shall be located in a front yard. There shall be no loading in a yard abutting, or in a public right-of-way. No loading space shall be located within forty (40) feet of an intersection of any two public right-of-ways. The off-street

loading space shall be located on the property so as to permit any vehicle to be parked in the loading space with no portion of the vehicle extending into the public street.

- G. No commercial parking garage or area for twenty-five (25) or more vehicles shall have an entrance or exit for vehicles within 1,000 feet along the same side of a street upon which is located a school, public playground, house of worship, hospital, public library or institution for dependents or children, except where such property is in another block or on another street on which the zone line does not abut. Such access shall not be closer to the intersections of any two (2) streets than fifty (50) feet. No driveway shall serve any use other than the permitted use on the lot upon which the driveway is located.
- H. Parking lots or individual spaces shall be prohibited within front yard areas.

PARKING LOT LANDSCAPING

The interior area of all parking lots shall be landscaped to provide visual relief from the undesirable and monotonous appearance of extensive parking areas, and to provide shading that will reduce solar heat gain to both the surface of the parking lot and vehicles parked thereon. Such landscaped areas shall be provided in protected planting islands or peninsulas within the perimeter of the parking lot and shall be placed so as not to obstruct the vision of motorists. The area and types of plantings shall be provided based on the number of parking spaces in the lot, as follows:

- A. For parking lots with ten (10) spaces or less, no such interior landscaping shall be required if the Board determines there is adequate landscaping directly surrounding the perimeter of the parking lot. If the Board finds that such landscaping is inadequate, then the requirements of subsection B(2) below shall apply.
- B. For parking lots with eleven (11) or more spaces, a minimum of five percent (5%) of the interior area of the parking lot shall be provided with planting islands containing a minimum of one deciduous tree planted for every five (5) parking spaces abutting such island. Planting islands in parking lots shall also conform to the following requirements:
 - 1. The minimum width of planting islands shall be five (5) feet on the side of parking spaces ten (10) feet between parking bays. If sidewalks are incorporated through either the long sides of the landscape islands between parking bays or through the landscape islands on the sides of parking spaces, their width shall be added to these requirements.

2. No more than eight (8) parking spaces shall be placed in one row of parking without an intervening landscape island.
3. Where the parking lot design will result in pedestrians cutting perpendicularly through landscape islands, sidewalks shall be installed at regular intervals across the islands.
4. The remainder of any such interior planting areas not containing trees shall be planted with low-growing evergreen shrubs.
5. Parking lot lighting may be sited within landscape islands, however, without hindering necessary lighting coverage.

BUFFERING AND SCREENING

The following regulations shall be used to prepare and review buffering and screening for any site plan:

- A. Residential uses and districts. Any directly abutting residential use shall be suitably buffered and screened from all uses other than single- and two-family dwellings in order to minimize the impacts of noise, glare, vibration, vehicular traffic, pedestrian activity and other potential nuisances. Unless otherwise provided in these design standards, the width of buffering and height of screening shall be provided based on the type of use that is being buffered as follows:

TYPE OF USE/SUBJECT BUFFERING AND SCREENING REQUIREMENTS	WIDTH OF BUFFERING (feet)	HEIGHT OF SCREENING AT THE TIME OF PLANTING (feet)
Permitted residential uses other than single- and two-family dwellings	5	6
Permitted non-residential uses	10	6
Permitted light industrial and warehouse uses	25	10

- B. Driveways and parking lots. All driveways and parking lots shall be suitably buffered and screened to minimize the impacts of noise, lighting and glare, exhaust fumes, views of parked vehicles and other nuisances. Buffering and

screening shall minimize such impacts both from within the site itself, as well as from adjacent and nearby properties and public rights-of-way as follows:

1. Buffering shall consist of a minimum five (5) foot wide area surrounding all sides of a parking lot exposed to view. Where such parking area is located on a tract adjacent to a residential use or district, such buffering shall consist of a minimum ten-foot-wide area surrounding all sides of a parking lot exposed to view.
 2. Screening shall consist of a minimum four (4) foot high visually impervious screen to be located within the buffering area. Where such parking area is located on a tract adjacent to a residential use or district, such screening shall consist of a minimum six-foot-high visually impervious screen. The height of any required screen shall decrease to a maximum of three (3) feet in height where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles and police visibility into the lot.
- C. Loading areas. All loading areas, including loading dock areas of buildings and driveways providing access to the same, shall be suitably buffered and screened to minimize the impacts of noise, loading and unloading activities, lighting and glare, exhaust fumes, views of loading and unloading vehicles and other nuisances. Buffering and screening shall minimize such impacts both from within the site itself, as well as from adjacent and nearby properties and public rights-of-way, as follows:
1. Buffering shall consist of a minimum ten (10) foot wide area surrounding all sides of a loading area exposed to view. Where such loading area is located on a tract adjacent to a residential use or district, such buffering shall consist of a minimum twenty-five (25) foot wide area surrounding all sides of a parking lot exposed to view.
 2. Screening shall consist of a minimum ten (10) foot high visually impervious screen. If such screen consists of a wall or fence, the buffer area between the wall or fence and the lot line shall be a minimum of ten (10) feet in width and shall also be extensively planted with both deciduous and evergreen trees.
- D. HVAC equipment and utility service boxes. All ground level HVAC equipment and utility service boxes shall be suitably buffered and screened to minimize views of the same from both within the site itself, as well as from adjacent and nearby properties and public rights-of-way, as follows.

1. Buffering shall consist of a minimum three (3) foot wide area surrounding all sides of HVAC equipment and utility storage boxes exposed to view.
2. Screening shall consist of a minimum four (4) foot high evergreen hedge along all sides of the same.

SHADE TREES

The following regulations shall apply to the placement of shade trees:

- A. Location and spacing. The developer shall plant between the sidewalk and right-of-way line proper shade trees of a type approved by the Planning Board at a maximum distance of forty (40') feet between trees, and a minimum distance of thirty (30') feet. Trees may be planted closer together in order to avoid interference with utilities, roadways, sidewalks, sight easements, and streetlights. Such plantings shall not be required within sight easements or sight lines as required in the Land Use Ordinance.
- B. Corner lots and driveways. No shade tree shall be planted in a planting strip, between the curb and the sidewalk, within twenty-five (25) feet of the intersecting curblines of an intersection or within ten (10) feet of a driveway apron.

LIGHTING

- A. Illumination for Surface Parking. Parking lots shall be adequately lighted for both motorists and pedestrians in accordance with the following table:

Minimum Illumination for Surface Parking

ACTIVITY TYPE	VEHICULAR TRAFFIC FOOTCANDLES	PEDESTRIAN SAFETY FOOTCANDLES	PEDESTRIAN SECURITY FOOTCANDLES
Low activity	0.5	0.2	0.5
Medium activity	1.0	0.5	1.5
High activity	1.5	0.9	2.5

1. Lighting shall be provided by fixtures with a mounting height not more than twenty-five (25) feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source.
2. Any other outdoor lighting such as building and sidewalk illumination, driveways with no adjacent parking, the lighting of signs and ornamental

lighting, shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objectives of these specifications are to minimize undesirable off-premises effects. No light shall shine into building windows, or onto streets and driveways so as to interfere with or distract driver vision. To achieve these requirements, the intensity of such light sources, the light shielding and similar characteristics shall be subject to site plan approval. Wall mounted fixtures are only permitted if directed into a site and not positioned towards neighboring properties or public streets.

3. Average and Maximum Lighting Controls. The ratio of average illumination, measured in footcandles, to minimum illumination, as required in the above table shall not exceed 4 to 1. The maximum illumination provided on any site shall not exceed the minimum illumination by more than a ratio of 10 to 1.

EXAMPLE:

Minimum illumination required: 0.5 f.c.
Average to minimum ratio: (4 x 0.5) or 2.0 f.c.
Maximum to minimum ratio: (10 x 0.5) or 5.0 f.c.

- B. Pedestrian Way and Sidewalk Illumination. Minimum pedestrian way and sidewalk illumination shall be as required in the following table:

Pedestrian Way and Sidewalk Illumination Requirements

	MIN. AVG. LEVEL	AVG. LEVELS SPECIAL PEDESTRIAN SAFETY
<i>Walkway classification</i>	<i>Footcandles</i>	<i>Mounting hts (9-15') footcandles</i>
<i>Sidewalks (roadside)</i>		
Common areas	0.9	2.0
Intermediate areas	0.6	1.0
Residential areas	0.2	0.4
<i>Sidewalks (distant from roadways)</i>		
Parks, walkways and bikepaths	0.5	0.6
Pedestrian tunnels	4.0	5.0
Pedestrian overpass	0.8	0.4
Pedestrian stairways	0.6	0.8

1. Lighting shall be provided by fixtures with a mounting height not more than fourteen (14) feet or the height of the building, whichever is less, measured from the ground level to the centerline of the light source.
2. The fixture type shall be Hadco Hagerstown VO3 or its functional and aesthetic equivalent. The lamp shall not be high pressure sodium.

OUTDOOR DISPLAYS OF RETAIL MERCHANDISE.

Outdoor display of retail merchandise shall be permitted, subject to the following regulations:

- A. **Daily Outdoor Retail Sales.** Retail stores and service establishments conducting outdoor retail sales and services shall conform to the following provisions:
 1. The display of merchandise shall be restricted to products sold by an established permitted use located on the premises.
 2. The display of merchandise shall be restricted to the regular hours of the business' operation and shall be removed at the close of business each day, with the area swept clean each day.
 3. The length of the merchandise display shall not exceed more than one-half ($\frac{1}{2}$) of the width of the street frontage occupied by the business. No portion of the display shall project more than three (3) feet from the building facade.
 4. The retail merchandise shall not be displayed in cardboard boxes, but rather shall be placed either on the sidewalk itself or upon a display table or rack as appropriate to the nature of the merchandise.
 5. The merchandise may contain additional signage indicating the product(s) displayed and its price. Each additional sign shall not be larger than one square foot, and the total additional signage associated with the outdoor display shall consist of no more than three (3) square feet for each business.
 6. The display shall be maintained in a neat and orderly manner at all times and will be removed when the merchandise is removed.

- B. Seasonal Outdoor Retail Sales. Temporary outdoor storage and sales of flowers, trees, and other decorative or ornamental plants is permitted from November 24 to December 27, and for a period of one (1) week prior to Easter and one (1) week prior to Mother's Day and shall conform to the following provisions:
1. Such storage and sales may not take place in any required setback area.
 2. No storage or sales may be conducted in a congested area, required sight triangle, or within the public right of way, where the free flow of pedestrian or vehicular traffic may be impeded or impaired. The reasonable judgment of any city police officer or the Zoning or Construction Official shall be conclusive as to whether the area is congested or whether the flow of traffic is impeded or inconvenienced.
 3. No storage or sales area may interfere with an existing required parking lot or loading or access areas. If such storage or sales use is to be conducted from a parking lot or area, sufficient parking must be demonstrated for both the existing and proposed uses. If a site contains only the minimum number of parking spaces for the existing on-site use, seasonal storage and sales is not permitted.
 4. Any use of any premises pursuant to this subsection must be an accessory use to the principal permitted use of the premises.
 5. All stands, plants, and storage structures are to be removed within three (3) days of the date of the event.
 6. Fees. All persons wanting to conduct any outdoor sales are required to obtain a permit from the Zoning Officer and must pay the fee required in this ordinance. All persons wanting to conduct outdoor seasonal retail sales as outlined in paragraph (B) above shall also post a one hundred dollar (\$100.00) bond with the City Clerk in order to insure that an adequate and timely cleanup is conducted.