

**TOWNSHIP OF LAFAYETTE
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE 2008-13

AN ORDINANCE AMENDING AND SUPPLEMENTING THE TOWNSHIP
OF LAFAYETTE'S ZONING ORDINANCE (CHAPTER 13) TO SUPPLEMENT
NEW DESIGN STANDARDS FOR CERTAIN COMMERCIAL DEVELOPMENT
AND TO CREATE THE GATEWAY COMMERCIAL DISTRICT

SECTION 1. SUMMARY

This ordinance supplements and modifies the existing General Ordinance of the Township of Lafayette set out in Chapter 13 Zoning as follows:

- (1) Creation of the **Gateway Commercial District** as a new zoning district;
- (2) Modification of certain standards in the **Gateway Overlay Zone**, the **Village Commercial District**, and **Highway Commercial District**.
- (3) Modification of the following common elements of the Township's Zoning Ordinance: Section 13-3.1 Districts Designated and Section 13-3.2 Zoning Map.

SECTION 2. ESTABLISHMENT OF THE GATEWAY COMMERCIAL DISTRICT

A. Purpose of District. The purpose of these regulations is to create a zoning district designed to accommodate a mix of activities structured so that residents can perform many of their retail, commercial and social activities in a convenient, accessible place. The bulk and use requirements for the district are designed to create compact, mixed-use, pedestrian-oriented development that reflects the design and scale of the Township's existing historic village.

B. Establishment of District. A new district entitled "Gateway Commercial District" (GCD) is hereby established. The district is depicted on the map of zoning districts prepared by H2M Group under the legend "GCO-Gateway Commercial" which is attached as Exhibit "A". This Zone shall revise existing Lafayette Township Zoning Map dated 05/11/07. The existing Zoning Ordinance is hereby amended to include §13-13D as follows:
§13-13D – Gateway Commercial District

- a. Principal Uses. No building or structures shall be erected nor shall any land or building be designed or used for any purpose other than the following:
 1. Office buildings offering professional services including medical offices and business services
 2. Financial Institutions
 3. Retail Sales Establishments
 4. Retail Services Establishments
 5. Specialty stores
 6. Restaurants
 7. Agricultural uses
 8. A Mixed-use development comprised of residential dwelling units above first-floor retail stores
 9. Public Utility Uses
 10. Child care centers
 11. Open space
 12. Retail Convenience Store
- b. Accessory Uses. The following accessory uses shall be permitted:
 1. Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.
- c. Prohibited Uses
 1. Outdoor storage
 2. Adult entertainment
- d. Bulk Requirements
 1. Multiple buildings and multiple permitted principal uses on a lot shall be allowed.

2. Minimum lot size: three acres.
3. Maximum floor area ratio: 0.18
4. Maximum Height. No building or structure shall contain more than two and one-half stories or be greater than 35 feet in height except as provided in subsection 13-6.8.
5. Maximum Lot Coverage: Building and impervious surface shall not exceed 50 percent of the unconstrained land.
6. Building setback from the roadway.
 - i. Buildings fronting on Route 15/Route 94 shall have a minimum setback of fifteen (15) feet and a maximum setback of twenty-five (25) feet.
 - ii. Buildings fronting on local streets shall have a minimum setback of zero (0) feet and a maximum setback of fifteen (15) feet.
 - iii. Parking and circulation aisles between the building and the street, which abuts the front property line, are prohibited.
7. Side yards shall have a minimum width of 15 feet.
8. Rear yards shall have a minimum of 75 feet in depth.
9. Maximum building size: 20,000 square feet.
10. New building and modifications to the existing buildings shall be of an architectural style that is compatible with the predominant style of the existing buildings in the historic village. Newer buildings shall be designed in accordance with the design standards listed in §12-8.3.F.
11. A minimum fifteen (15) foot wide landscaped buffer is required along the frontage of Route 15. The landscaped buffer may consist of a variety of landscaping materials, walls and berms to create an attractive edge.
12. Local streets shall have a minimum four (4) foot wide sidewalks and a four (4) foot wide planting strip. The planting strip shall be comprised of grass and street trees.

e. Off-Street Parking

1. Minimum parking area setback from building, including parking spaces and service aisles, is 10 feet except for loading areas.
2. Driveways shall be located at a minimum distance of ten (10) feet from a side or rear property line. The distance between the driveway and the property line shall be landscaped as provided in the design standards for this area. Where shared parking is provided, two-way driveways may straddle the common property line or provide no setback to a side or rear lot line.
3. Driveways designed for one-way traffic shall have a minimum width of ten (10) feet and a maximum width shall be twelve (12) feet on roads within the jurisdiction of the Township.
4. Driveways designed for two-way traffic shall have a minimum width of eighteen (18) feet and a maximum width shall be twenty-four (24) feet on roads within the jurisdiction of the Township.
5. The required minimum number of on-site parking spaces shall be as follows:

<u>Type of Use</u>	<u>Requirement</u>
Retail, personal services and specialty store	1/250 Sq. Ft. GFA
Business offices	1/200 Sq. Ft. GFA
Medical offices	1/150 Sq. Ft. GFA
Restaurants	1/3 seats

f. Signs

Signs permitted in the Village commercial, VC Zone and Highway Commercial HC Zone according to §13-17.8 of the Lafayette General Ordinance shall apply to the Gateway Commercial District. Freestanding and/or monument signs as regulated in this district are permitted within this area, provided such signs are no closer than five (5) feet to the front lot line and are placed in a manner that will not reduce sight distance at any driveway. All signs must comply with §13-17 of the Lafayette General Ordinance.

- g. Off-Street Loading Requirements
 1. All loading and unloading operations will be conducted entirely within the boundaries of the lot concerned, and no vehicle shall use public streets, sidewalks or rights-of-way for loading and unloading operations.
 2. Off-street loading space shall be provided in the side or rear of the principal building at the rate of one space for each 5,000 square feet of floor area or fraction thereof in each building. Shared loading and unloading areas are encouraged where ever possible.
 3. Each loading space shall be twelve (12) foot wide and thirty-five (35) feet in depth.

SECTION 3. MODIFICATION OF GATEWAY OVERLAY ZONE.

§13-13C - Gateway Overlay Zone

Subparagraph (b) entitled “Bulk Regulation for Commercial Development” is hereby deleted and replaced with the following:

Bulk Regulation for Commercial Development. The maximum building size for any commercial building in the GOZ shall be the size specified in the underlying zoning, except that the size shall not, irrespective of what the underlying zoning may allow, exceed 20,000 square feet.

SECTION 4. MODIFICATION OF VILLAGE COMMERCIAL DISTRICT

§13-11.5a, which governs the area and yard requirements in the Village Commercial District, is hereby modified to include the following new subparagraph:

8. Maximum building size: 20,000 square feet.

SECTION 5. MODIFICATION OF HIGHWAY COMMERCIAL DISTRICT

§13-12.5, which governs the area and yard requirements in the Highway Commercial District, is hereby modified to include the following new subparagraph:

8. Maximum building size: 20,000 square feet.

SECTION 6. AMENDMENT TO §13-3.1 – DISTRICTS DESIGNATED

§13-3.1 of the Township’s Zoning Ordinance, which sets forth the designated districts, is hereby amended to include the designation of the **Gateway Commercial District**.

SECTION 7. §13-3.1 – DISTRICTS DESIGNATED

In addition to the districts designated in the current Ordinance, the following district shall be added:

GCD Gateway Commercial District

SECTION 8. AMENDMENT TO §13-3.2 – ZONING MAP

§13-3.2 of the Township’s Ordinance is hereby amended to include reference to the Gateway Commercial District as one of the zones depicted in the supplemental map prepared by H2M Group, attached as Exhibit A.

SECTION 9. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provisions so declared invalid shall be inseparable from the remainder of any portion thereof.

SECTION 10. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 11. This Ordinance shall take effect immediately after final passage and publication in the manner provided by law.

NOTICE

The above ordinance was introduced and passed at first reading by the Lafayette Township Committee at a meeting held on May 20, 2008 and, after publication and a public hearing, was finally adopted by the Lafayette Township Committee at a meeting held on July 15, 2008.

Mayor:

Municipal Clerk: