

ORDINANCE 2010-11

**AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS),
ARTICLE V (DISTRICTS AND STANDARDS) OF THE CODE OF THE
TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF
NEW JERSEY, TO CREATE THE GREEN VILLAGE (GV) DISTRICT.**

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey, as follows:

SECTION 1. Amend Chapter 188 of the Code of the Township of Hillsborough by adding Section 113.4 to read as follows:

Section 113.4
GV Green Village District

A. Purpose.

The purpose of the Green Village (GV) Zone District is to establish a mixed-use zone that provides for affordable housing, multi-family housing, hotel, retail, office and restaurant uses at a location that provides access to employment areas through adjacency to major roadways and/or public transportation. The standards are intended to offer maximum flexibility for site design and selection of dwelling unit types in order to offer a balanced housing pattern attractive to all income and age segments of the community as part of the Township's fair share housing plan for meeting the region's low- and moderate-income housing needs.

B. Permitted Principle Uses.

- (1) Multi-Family Dwellings/Affordable Housing
- (2) Retail
- (3) Hotel
- (4) Office
- (5) Restaurants, freestanding or attached (drive through restaurants are prohibited)
- (6) Fiduciary Institutions, including drive through banks

C. Accessory Uses.

- (1) Garages, storage sheds, tennis courts, maintenance office and storage buildings, swimming pools and other community recreational facilities (non-commercial) associated with planned residential communities are allowed in all yards but the front yard.
- (2) Restaurants accessory to a hotel use.
- (3) Trash and garbage collection areas which are fully screened.
- (4) Loading areas which are fully screened.
- (5) Utilities which are compatibly designed and/or screened, as appropriate.

D. Minimum Tract Area and Location.

- (1) A minimum of 40 acres and frontage on New Jersey State Highway Route 206.

E. Yard and Bulk Regulations for Village Residential District Development.

- (1) Lot Frontage – Minimum of 300 feet on a major arterial roadway
- (2) Front Yard Setback– Minimum of 100 feet from Route 206
- (3) Side Yard Setback – Minimum of 50 feet from tract boundary
- (4) Rear Yard Setback – Minimum of 50 feet from the tract boundary
- (5) Building Coverage – Maximum of 40%
- (6) Total Impervious Coverage – Maximum of 65%

- (7) Building Height
 - (a) Hotel – Maximum of 55 feet
 - (b) Multi-Family Dwellings/Affordable Housing - Maximum of 48 feet
 - (c) Retail Uses - Maximum of 35 feet
 - (d) Office Uses - Maximum of 55 feet
 - (e) Restaurant Uses - Maximum of 35 feet
 - (f) Fiduciary Institutions - Maximum of 35 feet
 - (g) Accessory Uses - Maximum of 35 feet

- (8) Building-to-Building Distance Requirements – Minimum of 25 feet

F. Site perimeter requirements.

- (1) Buffer requirements.

There shall be a minimum twenty-five (25) foot buffer adjacent to any residential district or existing residential use included as part of this requirement, unless otherwise indicated. Such buffer shall be reviewed by the appropriate Board to determine if the existing vegetation provides a sufficient year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or a fence or berm. Once all screening/landscaping improvements are completed, a conservation easement shall be established by the applicant for the buffer area.

- (2) Fencing Requirements.
Fencing may be included on the perimeter of the tract, or within the tract, provided the fencing is of an architecturally compatible design and consistent throughout the tract. No fence shall exceed a height of five (5) feet above finished grade.

G. Density.

- (1) A maximum residential density of 9.38 units per acre of gross tract area is permitted – provided that a minimum of 24.9% of the dwelling units are to be low- and moderate-income units in accordance with applicable affordable housing regulations.
- (2) Hotel – Not to exceed 130 guest units.
- (3) Retail, Office, Restaurants and Fiduciary Institutions - not to exceed a combined total of 20,000 square feet.

H. Parking Requirements.

- (1) Residential – As per the R.S.I.S.
- (2) Retail – 3.5 spaces/1,000 sf of gross floor area
- (3) Office – 3 spaces/1000 sf of useable floor area
- (4) Restaurant – 4 spaces/1000 sf of useable floor area
- (5) Fiduciary/Banks – 3 spaces/1000 sf of useable floor area
- (6) Hotel
 - (a) 1 space/guest unit
 - (b) 1 space/employee
 - (c) 4 spaces/1000 sf of restaurant/bar/conference center
- (7) Shared parking among non-residential uses is permitted in accordance with the following standards, subject to approval by the Planning Board or Board of Adjustment, as appropriate:
 - (a) If a hotel shares parking with any combination of retail, restaurant, office or fiduciary uses, the parking requirements for the retail, restaurant, office and fiduciary uses may be reduced by a total of 20 percent.
 - (b) The establishments for which the application is being made for shared parking shall be located within 500 feet of the parking facility.
 - (c) Any application that includes shared parking must provide a shared parking plan. Such a plan shall be included as an addendum to a site plan and shall be drawn to the same scale. The shared parking plan must include the following:

1. A site plan showing parking spaces intended for shared parking and their proximity to the uses they will serve.
2. A signage plan that directs drivers to the most convenient parking areas for each particular use or group of uses, if such distinctions can be made.
3. A pedestrian circulation plan that shows connections and walkways between parking areas and land uses.

I. Supplemental Regulations.

- (1) Buildings and site improvements shall be designed to minimize changes to existing topography and mature vegetation.
- (2) Shared driveways that serve more than one (1) property may be provided where deemed appropriate by the Planning Board or Board of Adjustment. Cross access shall be required between adjoining properties.
- (3) A landscape plan shall be provided for the entire site and shall be prepared by a licensed Landscape Architect.
- (4) Where loading, outdoor storage, and service areas are located within 50 feet of residential uses or public rights-of-way, an earthen berm, no less than six (6) feet in height, containing at a minimum, evergreen trees planted at intervals of twenty (20) feet on center and seven (7) evergreen shrubs per tree, shall be provided.
- (5) Exterior building design shall be coordinated with regard to color, types of materials, architectural form, and detailing. Multiple buildings on the same site shall be designed to create a cohesive relationship between the buildings. The requirements in the Architectural and Site Design (ASD) Overlay Zone contained in Sections 188-167 to 175.12 shall apply, except as otherwise provided in the GV District requirements, as indicated herein.
- (6) Requirements for establishments with drive-through facilities.
 - (a) A drive-through facility shall be architecturally integrated into the principal building.
 - (b) A drive-through facility shall not be located on the street side of the building nor in front of the front building line.
 - (c) A drive-through facility shall be limited to a maximum of three (3) service lanes and a required by-pass lane.
 - (d) A drive-through facility, accompanying driveway and associated signage shall be set back a minimum distance of 50 feet from any land zoned for residential development.
 - (e) A drive-through facility shall not adversely impede or conflict with pedestrian and/or vehicular circulation in the area.

- (f) The Planning Board or Board of Adjustment shall be satisfied that the on-site and off-tract traffic circulation is accommodating the proposed traffic volume associated with such facility, particularly during peak hours. The stacking driveway for the drive-through window shall provide room for no more than three (3) lanes for patrons plus a bypass lane and shall be separated from any off-street parking areas and their access aisles, loading areas or trash enclosures.
- (7) Signs. A signage program shall be established as part of the development review and approval process pursuant to the requirements contained in Section 188-83 J.
- (a) There shall be a consistent sign design theme throughout the development. A unifying design theme shall include style of lettering, method of attachment, construction, material, size proportion, lighting, position and day/night impacts. Color of letters and background shall be carefully considered in relation to the color of the material of the building(s) or where the signs are proposed to be located. Signs shall be a subordinate rather than predominant feature of any building. The lettering and sign shall be compatible with the architecture of the building.
 - (b) A comprehensive signage plan shall be provided which covers overall project identification, window signage and lettering, individual building/tenant identification, traffic regulations, pedestrian crossing, street identification, parking and directional instructions. A signage hierarchy shall be established governing the above signage categories.
 - (c) All permanent signage shall be affixed to a building façade, canopy or arcade; and be visible to both pedestrians and drivers.

SECTION 2. Severability. If any provisions of this ordinance shall be adjudged invalid, such adjudication shall not affect the validity of the remaining provisions, which shall be deemed severable there from.

SECTION 3. Effective Date. This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

HILLSBOROUGH TOWNSHIP COMMITTEE:

Kevin P. Davis, Clerk

Frank DelCore, Mayor

Introduced: 03/09/10

Published: 03/18/10

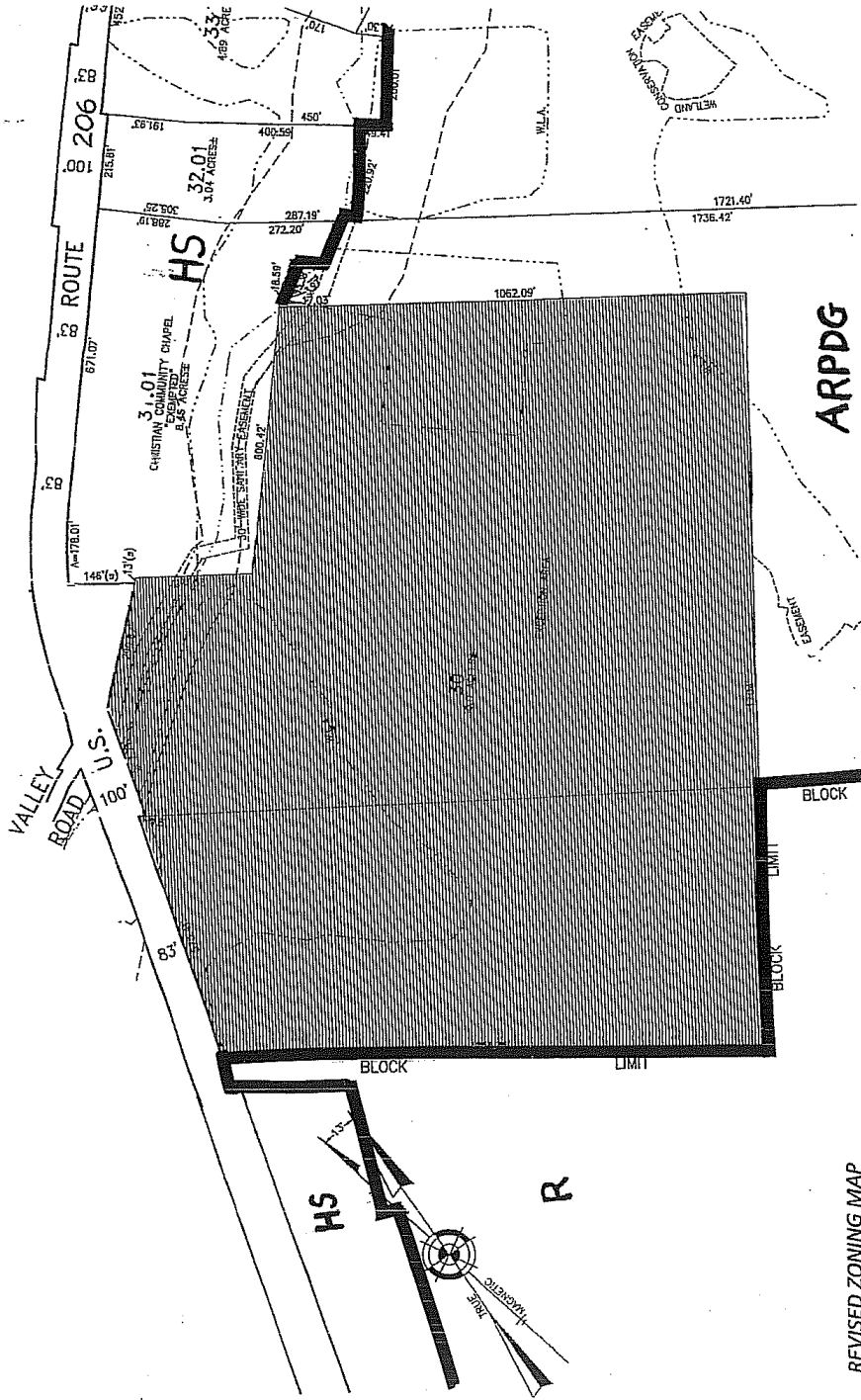
Public Hearing: 04/13/10

Held: 04/13/10

Held: 04/27/10

Adopted: 05/11/10

Published: 05/20/10



REVISED ZONING MAP
 GREEN VILLAGE DISTRICT
 TOWNSHIP OF HILLSBOROUGH

GREEN VILLAGE (GV) DISTRICT