

CRANBURY TOWNSHIP ORDINANCE 10-11-19

**AN ORDINANCE AMENDING AND REVISING
CHAPTER 150, THE LAND DEVELOPMENT CODE, AND THE
ZONING MAP OF THE TOWNSHIP OF CRANBURY, IN THE
COUNTY OF MIDDLESEX, NEW JERSEY**

WHEREAS, in 2010, the Cranbury Township Planning Board reexamined the Cranbury Township Master Plan; and

WHEREAS, the Township Planner has drafted ordinances that incorporate many of the Planning Board's recommendations; and

WHEREAS, these ordinances amend both the Land Development Ordinance and the Township Zoning Map; and

WHEREAS, once introduced by the Township Committee, these ordinances will be reviewed by the Planning Board for a determination as to their consistency with the Master Plan; and

WHEREAS, these ordinances amend the Land Development Ordinance to, among other things:

- Establish use and bulk regulations for four commercial zones, including two new commercial zones;
- Establish design requirements for the four commercial zones, including a concept sketch for the CM (Community Mixed Use) zone;
- Rename the zones and change the references to the zones throughout the Land Development Ordinance;
- Update references to the 1994 Master Plan, which is no longer applicable;
- Change the VC zone regulations;
- Allow for lot averaging in the R-LI zone;
- Allow smaller minimum lot sizes and widths in the industrial zones;
- Eliminate utilities and industrial uses as permitted uses in various zones; and

WHEREAS, these ordinances amend the Zoning Map to, among other things:

- Add the new names and boundaries of the four commercial zones;
- Eliminate split-lot zoning on two parcels;
- Extend the boundary of the VC zone to Bunker Hill Road; and
- Add boundaries for the RML III zone.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Cranbury, as follows:

SECTION 1. The Cranbury Township Land Development Ordinance is amended and supplemented as follows:

ARTICLE II

Definitions

§ 150-7. Definitions.

LOT AVERAGING – a form of development of contiguous or noncontiguous tracts of land which are in the same ownership and which permit a reduction in individual lot areas and bulk requirements, provided that the remaining land area is devoted to open space, agriculture or preservation of environmentally sensitive areas, at a maximum density as permitted in §§ 150-14, **150-15** and 150-17, Article III.

§ 150-9. Zone districts.

The Township of Cranbury is hereby divided into a number of zones differentiated according to use, area and bulk requirements, as indicated in Schedule A and Schedule B in § [150-28](#), to be designated as follows:

A-100 Zone	Agricultural Preservation
R-LI Zone	Residential – Light Impact
RLD-1 Zone	Residential – Low Density (1)
RLD-3 Zone	Residential – Low Density (3)
R-ML Zone	Residential – Mt. Laurel
R-ML II	Residential – Mt. Laurel II
R-ML III	Residential – Mt. Laurel III

R-AH Zone	Residential – Affordable Housing
V/HR Zone	Village/Hamlet Residential
VC Zone	Village Commercial
PO/R Zone	Professional Office/Residential
HC Zone	Highway Commercial
GC Zone	General Commercial
CM Zone	Community Mixed Use
HM Zone	Highway Mixed Use
RO/LI Zone	Research Office and Light Industrial
I-LI Zone	Light Impact Industrial Historic Village District
I-LIS Zone	Industrial – Light Impact Sewered
R-AR Zone	Residential-Age Restricted

§ 150-9A. Zoning Map. The boundaries of said zones are established on the Zoning Map, Township of Cranbury, dated _____ ~~October 1995~~, as prepared by ~~Moskowitz, Heyer & Gruel~~ _____ ~~and as amended through August 2004 by Hatch Mott MacDonald (formerly Killam Associates)~~, which is hereby adopted and made a part of this chapter.

§ 150-11. Uses permitted in all zones.

The following uses are permitted in all zones of Cranbury Township

A. Agricultural uses. **Except in the VC and V/HR Zones**, commercial and home agriculture, as defined in ~~Article II §150-7~~ of this chapter and in Chapter 81 of the Cranbury Code, shall be permitted in all zones, in accordance with the following requirements:

§ 150-11 **B.** Houses of worship. Houses of worship are permitted in all zones **except the A-100 and R-LI Zones**, in accordance with the following requirements:

§ 150-11 C. Public utility and service structures. Public utility and service structures are permitted in all zones **except in the A-100, R-LI, VC, and V/HR zones**, in accordance with the following requirements:

§ 150-14. Agricultural Preservation (A-100) Zone.

A. Permitted uses. In the A-100 Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

(1) Conventional detached single-family dwellings.

(2) Lot averaged detached single-family dwellings.

(3) Commercial and home agriculture, subject to the requirements of § 150-11A.

~~(4) Public utility and service structures, subject to the requirements of § 150-11C.~~

~~(5) Places of worship, subject to the requirements of § 150-11B.~~

~~(6)~~ (4) Family day-care homes, subject to the requirements of § 150-12A.

~~(7)~~ (5) Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the requirements of § 150-12B.

~~(8)~~ (6) Home occupations, subject to the requirements of § 150-12C.

~~(9)~~ (7) Bed-and-breakfast establishments, subject to the requirements of § 150-12D.

~~(10)~~ (8) Public parks **and** playgrounds, ~~buildings, structures and uses~~ owned and operated by the Township of Cranbury.

~~(11)~~ (9) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

§ 150-14 B. Area and bulk regulations.

(2) Lot averaged detached single-family dwellings.

(b) Lot averaging may take place on contiguous or noncontiguous tracts in the same ownership. Lots that could be developed on one tract can be transferred to the other tract, provided that all tracts are in the A-100 Zone **or R-LI Zone.**

- ~~(e) Development location. Residential lots should be located within the potential development area shown on Map IV-1 of the Cranbury Township Master Plan. See **shall be designed in accordance with the standards of § 150-41E** (Site Plan and Subdivision Standards).~~
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§ 150-15. Residential - Light Impact (R-LI) Zone.

A. Permitted uses. In the R-LI Zone, no land shall be used and no structures shall be erected, altered or occupied for any purposes except the following:

- ~~(1)~~ Detached single-family dwellings.
- ~~(2)~~ **Lot averaged single-family dwellings.**
- ~~(3)~~ Commercial and home agriculture, subject to the requirements of § [150-11A](#).
- ~~(3)~~ Places of worship, subject to the requirements of § [150-11B](#).
- ~~(4)~~ Public utility and service structures, subject to the requirements of § [150-11C](#).
- ~~(5)~~ **4** Family day-care homes, subject to the requirements of § [150-12A](#).
- ~~(6)~~ **5** Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the requirements of § [150-12B](#).
- ~~(7)~~ **6** Home occupations, subject to the requirements of § [150-12C](#).
- ~~(8)~~ **7** Bed-and-breakfast establishments, subject to the requirements of § [150-12D](#).
- ~~(9)~~ **8** Public parks **and** playgrounds, ~~buildings, structures and uses~~ owned and operated by the Township of Cranbury.
- ~~(10)~~ **9** Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

B. Area and bulk regulations.

- (1) All permitted uses in the R-LI zone, except lot-averaged detached single-family development covered in Subsection B(2) below:**

~~(1)~~ **a** Minimum lot area: four acres.

(2 b) Minimum lot width: 200 feet.

(3 c) Minimum lot depth: 250 feet.

(4 d) Minimum front yard depth: 50 feet.

(5 e) Minimum side yard width: 30 feet.

(6 f) Minimum rear yard depth: 50 feet.

(7 g) Maximum building height: 35 feet or 2 1/2 stories, whichever is less.

(2) Lot averaged detached single-family dwellings.

- (a) On any tract of 10 acres or more in size in the R-LI Zone, lot averaged development as defined in Article H § 150-7 is permitted. The minimum lot size may be reduced to 30,000 square feet, provided that not less than 50% of the total tract area is devoted to open space.**
- (b) Lot averaging may take place on contiguous or noncontiguous lots in the same ownership. Lots that could be developed on one tract can be transferred to the other tract, provided that all tracts are in the A-100 Zone or R-LI Zone.**
- (c) Maximum gross density: 25% more than the number of lots that could be developed as shown in a sketch plat of a conventional detached single-family subdivision.**
- (d) Open space. At least 50% of the tract area shall be permanently deed restricted for open space, as defined in § 150-7. The minimum open space requirement may be located on more than one tract, however, only one residential unit shall be permitted on the deed restricted land regardless of the number of tracts of deed restricted land created. While farmland preservation is the primary goal, a maximum of 25% of the deed restricted preservation area, or 20 acres, whichever is less, may be owned by a homeowner's association and used for common open space as defined in § 150-7, provided that the Planning Board approves the use of the common open space.**
- (e) Development shall be designed in accordance with the standards of § 150-41E (Site Plan and Subdivision Standards).**
- (f) Maximum building height: 35 feet or 2.5 stories, whichever is less.**
- (g) Maximum building envelope size: 40% of the lot area or 15,000 square feet, whichever is less.**

- (h) **Minimum distance between building envelopes: 60 feet.**
 - (i) **Minimum distance between a building envelope and a tract boundary or off-site public street: 50 feet.**
 - (j) **Minimum distance between a building envelope and any lot line: 10 feet.**
 - (k) **Minimum distance between a building envelope and any on-site street: 35 feet.**
 - (l) **Minimum distance between a building envelope from the edge of a stream or pond: 100 feet, unless a greater distance is required by flood zone, stream encroachment or wetlands regulations.**
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§ 150-18. Village/Hamlet Residential (V/HR) Zone.

A. Permitted uses. In the V/HR Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:

- (1)** Detached single-family dwellings.
- ~~**(2)** Commercial and home agriculture, subject to the requirements of § [150-11A](#).~~
- ~~**(3 2)** Places of worship, subject to the requirements of § [150-11B](#).~~
- ~~**(4 3)** Public utility and service structures, subject to the requirements of § [150-11C](#).~~
- ~~**(5 3)** Family day-care homes, subject to the requirements of § [150-12A](#).~~
- ~~**(6 4)** Community residences for the developmentally disabled and community shelters for victims of domestic violence, subject to the requirements of § [150-12B](#).~~
- ~~**(7 5)** Home occupations, subject to the requirements of § [150-12C](#).~~
- ~~**(8 6)** Bed-and-breakfast establishments, subject to the requirements of § [150-12D](#).~~
- ~~**(9 7)** Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.~~
- ~~**(10 8)** Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.~~

§ 150-19. Village Commercial (VC) Zone.

A. Permitted uses. In the VC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

- (1)** Detached single-family dwelling.
- (2)** Two-family dwellings.
- (3)** Retail and service establishments, ~~including personal service businesses and specialized and convenience retail~~ **as listed below, as well as all uses substantially similar to them:**
 - (a) Clothing, personal furnishings and accessories, and shoe stores**
 - (b) Music and book stores**
 - (c) Stationery stores**
 - (d) Antiques stores**
 - (e) Camera and photographic supply stores**
 - (f) Gift, novelty and souvenir stores**
 - (g) Jewelry and watch stores**
 - (h) Luggage and leather goods stores**
 - (i) Stores selling sporting and recreational goods and supplies**
 - (j) Furniture and home furnishing stores**
 - (k) Drapery and curtain stores**
 - (l) Florists**
 - (m) Retail bakery store**
 - (n) Grocery stores, fruit and vegetable markets, candy, nut and confectionery stores, meat and fish stores**

- (o) **Beauty or barber shops, and nail salons**
 - (p) **Laundry and dry cleaning pickup or drop-off centers**
 - (q) **Travel agencies**
 - (r) **Art galleries**
 - (s) **Pharmacies**
 - (t) **Tailors**
 - (u) **Establishments selling and servicing electronic goods and appliances.**
- (4) Offices for professional services, commercial, business and government.
 - (5) Banks, and financial institutions, **insurance and real estate offices, but not drive-through banks.**
 - (6) Funeral homes.
 - (7) Restaurants, excluding drive-through restaurants.
 - (8) Clubs, lodges and fraternal organizations.
 - (9) Dwelling units within mixed use buildings.
 - ~~(10) Commercial and home agriculture, subject to the requirements of § [150-11A](#).~~
 - ~~(11) Places of worship, subject to the requirements of § [150-11B](#).~~
 - ~~(12) Public utility and service structures, subject to the requirements of § [150-11C](#).~~
 - ~~(13) Child care centers, subject to the requirements of § [150-13A](#).~~
 - ~~(14) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.~~
 - ~~(15) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.~~
 - ~~(16) Outdoor dining as an accessory use in conjunction with a permitted restaurant, subject to the requirements of § [150-39](#).~~

B. Prohibited uses. In the VC Zone, the following uses are prohibited:

- (1) Any drive-through or drive-in uses or service, whether a principal or accessory use.**
- (2) Any automobile service, sales, leasing or rental.**
- (3) The sale of any product or service by outdoor vending machine.**
- (4) The performance of any service except within enclosed buildings, with the exception of outdoor dining per § 150-19A.16.**

C. Area and bulk regulations.

- (1) Minimum lot area: 6,500 square feet.**
- (2) Minimum lot width: 40 feet.**
- (3) Minimum front yard depth: the lesser of 45 feet or the average setback of existing buildings on the same side of the street within 200 feet on each side of the lot.**
- (4) Maximum front yard. No front yard setback shall exceed the average setback of existing buildings on the same side of the street within 200 feet of either side of the lot, by a distance of more than 5 feet.**
- (4.5) Minimum side yard width: eight six feet for one yard; 24 12 feet for combined side yards. Where a side lot line of a lot in the VC Zone coincides with the boundary line of any residence zone, the minimum side yard requirement which is in effect in such adjoining zone shall apply.**
- (6) Maximum side yard width: no building shall be set back more than 10 feet from the side property line, except that where a driveway is provided, such a setback may be increased to 4 feet plus the width of such driveway.**
- (5.7) Minimum rear yard depth: 40 feet.**
- (6.8) Maximum building height: 35 feet.**
- (7.9) Maximum building coverage shall not exceed 30%.**
- (8.10) Maximum impervious coverage shall not exceed 60%.**

D. Supplemental Requirements for Uses in the Village Commercial (VC) Zone

- (1) No single building or business shall exceed 5,000 square feet of floor area regardless of use. No single building shall have a building coverage in excess of 3,500 square feet. No two principal buildings on a single lot shall be closer to one another than 20 feet, and shall not be connected by atriums or enclosed breezeways, or similar structures.
- (2) No parking, loading area or vehicular drop-off or circular driveways shall be permitted in any front or side yard.
- (3) Driveway openings shall be limited to one per street frontage, and shall not be less than 10 feet nor more than 18 feet in width, although driveway aprons may exceed such widths as necessary at the curblin. The use of shared driveways and common parking areas serving more than one use or property is hereby encouraged.

§ 150-20. Professional Office/Residential (PO/R) Zone.

~~A. Permitted uses. In the PO/R Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:~~

~~(1) Detached single-family dwellings.~~

~~(2) Offices for professional services, commercial, business and government.~~

~~(3) Garden centers and nurseries.~~

~~(4) Banks and financial institutions.~~

~~(5) Commercial or home agriculture, subject to the requirements of § 150-11A.~~

~~(6) Places of worship, subject to the requirements of § 150-11B.~~

~~(7) Public utility and service structures, subject to the requirements of § 150-11C.~~

~~(8) Child care centers, subject to the requirements of § 150-13A.~~

~~(9) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.~~

~~(10) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.~~

B. Area and bulk regulations:

(1) Detached single family dwellings:

(a) Minimum lot area: two acres.

(b) Minimum street frontage: 200 feet.

(c) Minimum lot depth: 250 feet.

(d) Minimum front yard depth: 50 feet.

(e) Minimum side yard width: 30 feet.

(f) Minimum rear yard depth: 50 feet.

(g) Maximum building height: 35 feet or 2 1/2 stories, whichever is less.

(2) Offices, banks and financial institutions:

(a) Minimum lot area: one acre. Minimum street frontage: 100 feet.

(b) Minimum front yard depth: 50 feet.

(c) Minimum side yard width: 30 feet.

(d) Minimum rear yard depth: 50 feet.

(e) Maximum building height: 35 feet or 2 1/2 stories, whichever is less.

(f) Maximum floor area ratio: .15.

(g) Maximum impervious coverage: 50%.

(h) Maximum building coverage: 10%.

(i) Maximum structure size: 20,000 square feet for properties adjacent to a state highway as of the date of passage of this chapter and 10,000 square feet for all other properties.

(3) Garden centers and nurseries:

(a) Minimum lot area: two acres.

~~(b) Minimum street frontage: 200 feet.~~

~~(c) Minimum front yard depth: 50 feet.~~

~~(d) Minimum side yard width: 30 feet.~~

~~(e) Minimum rear yard depth: 50 feet.~~

~~(f) Maximum building height: 35 feet or 2 1/2 stories, whichever is less.~~

~~(g) Maximum impervious coverage: 75%.~~

~~(h) Maximum building coverage: 60%.~~

~~(i) The retail area, excluding areas used to store, maintain and grow products, shall be limited to 10% of the gross floor area of all buildings.~~

~~(j) Any outdoor storage or display area shall be located at least 15 feet from any property line and shall be screened from view.~~

~~§ 150-21. Highway Commercial (HC) Zone.~~

~~A. Permitted uses. In the HC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:~~

~~(1) Restaurants, excluding drive-through or fast-food establishments.~~

~~(2) Offices for professional services, commercial, business and government.~~

~~(3) Banks and financial institutions.~~

~~(4) Commercial recreation facilities within enclosed structures, including but not limited to indoor tennis or racquetball courts, health spas and similar facilities.~~

~~(5) Light industry, provided that any manufacturing or fabricating activities shall be contained within enclosed structures.~~

~~(6) Wholesale sales and services, provided that the retail area is less than 5% of the gross floor area.~~

~~(7) Contractors, including but not limited to heating, plumbing, electrical and building services.~~

~~(8) Business services designed to serve other businesses such as printing, copying, computer services, publishing, binding and related activities.~~

~~(9) Hotels and motels.~~

~~(10) Garden shops, plant stores, nurseries and landscape services.~~

~~(11) Commercial and home agriculture, subject to the requirements of § [150-11A](#).~~

~~(12) Places of worship, subject to the requirements of § [150-11B](#).~~

~~(13) Public utility and service structures, subject to the requirements of § [150-11C](#).~~

~~(14) Child care centers, subject to the requirements of § [150-13A](#).~~

~~(15) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.~~

~~(16) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.~~

~~(17) Outdoor dining as an accessory use in conjunction with a permitted restaurant, subject to the requirements of § [150-39](#).~~

~~B. Prohibited uses. In an HC Zone, the following uses are specifically prohibited:~~

~~(1) Outdoor storage, except as an accessory use and subject to the requirements of § [150-36](#).~~

~~(2) Drive-through uses, but not including banks.~~

~~C. Bulk and area regulations:~~

~~(1) Minimum lot area: two acres.~~

~~(2) Minimum lot frontage: 150 feet.~~

~~(3) Minimum front yard depth: 75 feet.~~

~~(4) Minimum side yard width: 20 feet.~~

~~(5) Minimum rear yard depth: 35 feet.~~

~~(6) Maximum permitted floor area ratio (FAR):~~

~~(a) .20 for a one-story building.~~

~~(b) .25 for a two-story building.~~

~~(7) Impervious surfaces, in the aggregate, shall not cover more than 60% of the lot.~~

~~(8) Maximum building height: 35 feet.~~

~~§ 150-22. General Commercial (GC) Zone.~~

~~A. Permitted Uses. In the GC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:~~

~~[Amended 8-26-1996 by Ord. No. O-06-96-10] Permitted uses. In the GC Zone, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:~~

~~(1) Offices for professional services, commercial, business and government.~~

~~(2) Banks and financial institutions.~~

~~(3) Commercial recreation facilities within enclosed structures, including but not limited to indoor tennis or racquetball courts, health spas and similar facilities.~~

~~(4) Light industry, provided that any manufacturing or fabricating activities shall be contained within enclosed structures.~~

~~(5) Wholesale sales and services, provided that the retail area is limited to less than 5% of the gross floor area.~~

~~(6) Contractors, including but not limited to heating, plumbing, electrical and building services.~~

~~(7) Business services designed to serve other businesses such as printing, copying, computer service, publishing, binding and related activities.~~

~~(8) Garden shops, plant stores, nurseries and landscape services.~~

~~(9) Auto service stations and commercial repair garages, excluding truck stops.~~

~~(10) Sales of new automobiles, trucks, farm machinery, construction equipment and recreation vehicles.~~

~~(11) Sales of motorcycles and similar automotive equipment.~~

~~(12) Commercial and home agriculture, subject to the requirements of § [150-11A](#).~~

~~(13) Places of worship, subject to the requirements of § [150-11B](#).~~

~~(14) Public utility and service structures, subject to the requirements of § [150-11C](#).~~

~~(15) Child care centers, subject to the requirements of § [150-13A](#).~~

~~(16) Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.~~

~~(17) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.~~

B. Prohibited uses. In the GC Zone, the following uses are specifically prohibited:

~~(1) Truck stops.~~

~~(2) Outdoor storage, except as an accessory use and subject to the requirements of § [150-36](#).~~

C. Bulk and area regulations.

~~(1) Minimum lot area: five acres.~~

~~(2) Minimum lot frontage: 200 feet.~~

~~(3) Minimum front yard depth: 75 feet.~~

~~(4) Minimum side yard width: 20 feet.~~

~~(5) Minimum rear yard depth: 35 feet.~~

~~(6) Maximum building height: 35 feet.~~

~~(7) Maximum floor area ratio: .20.~~

~~(8) Maximum impervious coverage: 50%.~~

§ 150-20 Highway Commercial (HC) District

A. PURPOSE

To provide along the Route 130 Corridor, close to the Village Hamlet area, larger retail stores providing goods and services that are unlikely or inappropriate to locate in the Village Commercial VC District in downtown Cranbury, and smaller, less regionally-oriented uses provided for in the General Commercial (GC) District.

B. PERMITTED USES

- 1. Stores providing retail goods and services as listed below, as well as all uses substantially similar to them:**
 - a) Agricultural supplies and accessories,**
 - b) Home and garden centers inclusive of lawn tractors and utility trailers, as well as hardware stores, paint supply, plumbing supply, electrical supply, tile and granite sales, carpet and floor covering, home décor and furnishings, and appliance stores.**
 - c) Sporting and hobby stores, such as sporting goods, scuba supplies and service, pool supply, pet shops and supplies, party rental, hobby and craft shops, and supply stores.**
 - d) Pharmacies and/or drug stores.**
 - e) Banks, including banks with drive-through windows.**
 - f) Automobile parts and supplies, car rental and automobile service-only establishments.**
- 2. General, professional and medical office, including offices on the second floor over retail uses.**
- 3. Retail shopping centers, combining a number of retail establishments permitted in the zone, with or without second floor offices.**
- 4. Hotels and inns.**
- 5. Wholesale, interior storage and contractors.**
- 6. Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.**

C. PROHIBITED USES

The following uses are specifically prohibited:

- a) Automobile sales or camper, trailer, truck, boat or motorcycle sales, except as permitted pursuant to § 150-20B1(b).
- b) Gas stations.
- c) Convenience stores.
- d) Restaurants and eating and drinking establishments.
- e) Supermarkets.
- f) Self-storage warehouses.
- g) Residential development of any kind.

D. AREA AND BULK REGULATIONS

- 1. **Minimum Lot Area: 2 acres.**
- 2. **Minimum Lot Frontage: 150 feet.**
- 3. **Front Yard Depth: 75 feet minimum and a maximum of 100 feet.**
- 4. **Minimum Side Yard Width: 20 feet.**
- 5. **Minimum Rear Yard Depth: 35 feet.**
- 6. **Maximum Permitted Floor Area (FAR):**
 - a) **0.30 for one-story buildings**
 - b) **0.35 for two- or three-story buildings.**
- 7. **Maximum Building Height: one story or 24 feet for retail uses; 35 feet or 3 stories, whichever is the lesser, for mixed uses.**
- 8. **Maximum Impervious Coverage:**
 - a) **The maximum impervious lot coverage shall be 60 percent utilizing standard, impervious paving techniques for all paved surfaces. However, alternative porous paving systems that provide stormwater infiltration and storage may be used to attain a total lot coverage of 75 percent, with no more than 60 percent of the lot coverage being impervious surfaces and up to a maximum of 15 additional percent of the lot coverage being pervious paving surfaces.**
 - b) **Pavers over a pervious base or turf blocks, both of which are suitable for lesser-used areas, such as overflow parking areas and emergency or maintenance access roads) shall be counted as *pervious* surfaces towards the allowable additional 15 percent lot coverage above the maximum**

60% standard impervious paving. An approved, maintenance plan incorporating Best Management Practices shall be required upon approval.

§ 150-21 General Commercial (GC) District

A. PURPOSE

The purpose of this district is to encourage regionally-oriented retail and automotive-related services and sales. Envisioned for larger, modern suburban-style shopping centers that will allow Cranbury to provide retail goods and services that are not appropriate for the historic Village downtown area, and to make Cranbury's retail sector more competitive with retail offerings in adjacent communities.

B. PERMITTED USES

- 1. Stores providing retail goods and services as listed below, as well as all uses substantially similar to them:
 - a) Agricultural supplies and accessories,**
 - b) Home and garden centers, such as hardware stores, paint supply, plumbing supply, electrical supply, tile and granite sales, carpet and floor covering, home décor and furnishings, and appliance stores.**
 - c) Sporting and hobby stores, such as sporting goods, supplies and service, pool supply, pet shops, party rental, hobby and craft stores, and supply stores.**
 - d) Automobile parts and supplies, car rental and automobile service-only stores.****
- 2. General, professional and medical offices, including offices on the second floor over retail uses.**
- 3. Retail shopping centers, combining a number of retail establishments permitted in the zone, with or without second floor offices.**
- 4. Commercial recreational uses such as gyms, health clubs and bowling alleys.**
- 5. Wholesale, storage and contractors.**
- 6. Business services.**
- 7. Regionally, automotive-oriented establishments such as automobile, camper, trailer and truck sales and service.**
- 8. Supermarkets, grocery or specialty food stores.**

9. **Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.**

C. CONDITIONALLY PERMITTED USES

(“Reserved”)

D. PROHIBITED USES

The following uses are specifically prohibited:

1. **Residential development of any type.**
2. **Restaurants or eating and drinking establishments.**

E. AREA AND BULK REGULATIONS

1. **Minimum Lot Area: 3 acres**
2. **Minimum Lot Frontage: 200 feet**
3. **Minimum Front Yard Depth: 75 feet minimum**
4. **Minimum Side Yard Width: 20 feet minimum**
5. **Minimum Rear Yard Depth: 35 feet minimum**
6. **Maximum FAR: 0.35**
7. **Maximum Building Height: 1 story or 24 feet for standalone retail, whichever is the lesser; 3 stories or 35 feet, whichever is the lesser, for other uses and for vertically mixed-uses.**
8. **Maximum Lot Coverage:**

a) The maximum impervious lot coverage shall be 60 percent utilizing standard, impervious paving techniques for all paved surfaces. However, alternative porous paving systems that provide stormwater infiltration and storage may be used to attain a total lot coverage of 75 percent, with no more than 60 percent of the lot coverage being impervious surfaces and up to a maximum of 15 additional percent of the lot coverage being pervious paving surfaces.

b) Pavers over a pervious base or turf blocks, both of which are suitable for lesser-used areas, such as overflow parking areas and emergency or maintenance access roads) shall be counted as *pervious* surfaces towards the allowable additional 15 percent lot coverage above the maximum 60% standard impervious paving. An approved, maintenance plan incorporating Best Management Practices shall be required upon approval.

§ 150-21 Community Mixed-Use (C-M) District

A. PURPOSE

The purpose of the district is to allow for the development of a comprehensive mixed-use project, consisting of a row of convenience-related retail stores with residential apartments on the second floor along Old Trenton Road, and lower-density attached single-family or apartment or professional office development on the remainder, all of which is of a traditional scale and design so as to blend in with the predominantly residential neighborhood in which this district is an integral part.

B. PERMITTED USES

1. For tract sizes equal to or greater than two (2) acres but less than ten (10) acres, the following uses shall be permitted:
 - a) Single-family attached dwellings, including townhouses and duplexes, but restricted to one- and two-bedroom units only
 - b) Apartments, restricted to one- and two-bedroom units only
 - c) Professional offices
2. For tract sizes equal to or greater than 10 acres, and having at least 400 feet of frontage on Old Trenton Road, the following additional land uses are *also* permitted:
 - a) Retail and service establishments, including personal service businesses and specialized and convenience retail, including but not limited to drug stores, banks and financial services, bakeries, delis, beauty shops, nail salons, tanning salons, laundries, drop-off only dry cleaners, gift stores, florists, takeout food, and clothing and shoe repair; but only on the ground floor of buildings located on that portion of the parcel within 200 feet of the right-of-way of Old Trenton Road.
 - b) Residential apartments restricted to one- and two-bedroom units only, located on the second floor over the retail and service uses as set forth in 150-21A2(a) above.

3. **Public parks, playgrounds, buildings, structures and uses owned and operated by the Township of Cranbury.**
4. **Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.**

C. PROHIBITED USES

The following use is specifically prohibited

- (a) **Restaurants**

D. AREA AND BULK REGULATIONS

- (1) **For single-family attached dwellings, apartments and professional offices:**

- (a) **Minimum lot area: two acres**
- (b) **Minimum street frontage: 200 feet**
- (c) **Minimum lot depth: 250 feet**
- (d) **Minimum setback from a public street: 25 feet**
- (e) **Minimum setback from other buildings on the same lot:**
 - (1) **Front-to-front: 75 feet**
 - (2) **Front-to-side, front-to-rear: 40 feet**
 - (3) **Side-to-side; 20 feet**
 - (4) **Rear-to-rear, rear-to-side: 40 feet**
- (f) **Minimum setback from internal driveways: 15 feet**
- (g) **Minimum setback to parking: 10 feet**
- (h) **Maximum building coverage: 10%**
- (i) **Maximum impervious coverage: 50%**
- (j) **Maximum building height: 2 stories and 25 feet for residential buildings; 28 feet for offices**
- (k) **Maximum residential density: 4 dwelling units per acre**
- (l) **Maximum floor area ratio (FAR): 0.15**

- (m) **Maximum number of residential units per structure: 4 for single-family attached units, 8 for apartments**
 - (n) **Accessory buildings shall have the same setbacks as principal buildings but shall not exceed 1 story or 15 feet in height, whichever is the lesser.**
- (2) **For mixed-use, retail ground floor and second-floor apartments as permitted in § 150-21A2(b):**
- (a) **Minimum lot area: 10 acres for entire tract**
 - (b) **Maximum lot area devoted to mixed use (retail ground floor, apartment above): 3 acres**
 - (c) **Minimum street frontage for mixed use: 400 feet along Old Trenton Road**
 - (d) **Minimum lot depth for mixed use: 250 feet**
 - (e) **Minimum setback from Old Trenton Road for mixed use: 15 feet**
 - (f) **Maximum setback from Old Trenton Road for mixed use: 30 feet**
 - (g) **Minimum side yard setback for mixed use: 25 feet**
 - (h) **Minimum setback from internal streets for mixed use: 15 feet**
 - (i) **Maximum building coverage for mixed use: 25 percent**
 - (j) **Maximum impervious coverage for mixed use: 65 percent**
 - (k) **Maximum building height for mixed use: 2 stories, 28 feet**
 - (l) **Maximum density, for residential portion of the mixed use only: 7 units per acre, but not more than 20 units**
 - (m) **Maximum floor area ratio (FAR) for retail portion of the mixed use only: 0.25, but not more than 30,000 square feet of retail floor area in total.**
 - (n) **For the remaining part of the site not utilized for the mixed use, development per 150-20D(1) shall apply.**

.E. ADDITIONAL REQUIREMENTS

Where the requirements of this subsection conflict with design standards within this chapter (Section 150-41), the standards herein shall apply.

1. Affordable Set-Aside

Residential development shall be required to satisfy any affordable housing requirements generated by such development, or as mandated by the New Jersey Fair Housing Act as amended. For example, if the new affordability requirements require 10% of all additional units to be affordable units, 10% of the total number of units in the development within the M-C zone shall be set aside as affordable units.

2. Public Open Space

For mixed-use developments with a minimum of 10 acres, a central pocket park/green space of at least 30,000 contiguous square feet shall be provided within the site, preferably as a transition between the mixed-use building and residential development on the remainder of the tract. The park shall be framed on at least two sides and at least 50 percent of its perimeter by vehicular streets. Pedestrian entries to adjoining residential development should overlook the park.

§ 150-21.1 Highway Mixed-Use (H-M) District

A. PURPOSE

To provide the opportunity for a variety of office and retail development to serve an automobile-oriented regional market, with a more modern design orientation.

B. PERMITTED USES

- 1. Stores providing retail goods and services including the following types of uses:**
 - a) Agricultural supplies and accessories,**
 - b) Home and garden centers, such as hardware stores, paint supply, plumbing supply, electrical supply, tile and granite sales, carpet and floor covering, home décor and furnishings, and appliance stores.**
 - c) Sporting and hobby stores, such as sporting goods, scuba supplies and service, pool supply, pet shops, party rental, hobby and craft shops, and supply stores.**
 - d) Automobile parts and supplies, car rental and automobile service-only establishments.**
- 2. General, professional and medical office, including offices on the second floor over retail uses.**
- 3. Retail shopping centers, combining a number of retail establishments permitted in the zone, with or without second floor offices.**
- 4. Commercial recreation uses such as gyms, health clubs, driving ranges, outdoor playing fields, hockey rinks or bowling alleys.**

5. **Business services.**
6. **Hotels and inns.**
7. **Wholesale, storage and contractors.**
8. **Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.**

All residential uses are prohibited.

C. PROHIBITED USES

The following uses are specifically prohibited:

1. **Automobile sales or camper, trailer, boat, truck or motorcycle sales.**
2. **Residential uses of any kind.**
3. **Restaurants or eating and drinking establishments.**

D. AREA AND BULK REGULATIONS

1. **Minimum Lot Area: 2 acres.**
2. **Minimum Lot Frontage: 200 feet.**
3. **Minimum Front Yard Depth: 50 feet.**
4. **Minimum Side Yard Width: 30 feet.**
5. **Minimum Rear Yard Depth: 50 feet.**
6. **Maximum Permitted Floor Area (FAR): For office development alone: 0.15. For retail development alone, and for mixed-use development combining retail and office, 0.35.**
7. **Maximum Building Height: 2 stories or 28 feet, whichever is lesser.**
8. **Lot coverage**
 - (a) **For office development: maximum 35 percent lot coverage. No additional coverage shall be granted for pervious paving.**
 - (b) **For retail development and for mixed-use developments combining office and retail, maximum impervious lot coverage is 60 percent with standard, impervious paving techniques, as follows:**

(i) The maximum impervious lot coverage shall be 60 percent utilizing standard, impervious paving techniques for all paved surfaces. However, alternative porous paving systems that provide stormwater infiltration and storage may be used to attain a total lot coverage of 75 percent, with no more than 60 percent of the lot coverage being impervious surfaces and up to a maximum of 15 additional percent of the lot coverage being pervious paving surfaces.

(ii) Pavers over a pervious base or turf blocks, both of which are suitable for lesser-used areas, such as overflow parking areas and emergency or maintenance access roads) shall be counted as *pervious* surfaces towards the allowable additional 15 percent lot coverage above the maximum 60% standard impervious paving. An approved, maintenance plan incorporating Best Management Practices shall be required upon approval.

§ 150-23. Industrial-Light Impact (I-LI) Zone.

B. Area and bulk regulations.

- (1) Minimum lot area: ~~six~~ **three** acres.
- (2) Minimum lot frontage: ~~300~~ **200** feet.
- (3) Minimum front yard depth: 75 feet.
- (4) Minimum side yard width: 50 feet.
- (5) Minimum rear yard depth: 50 feet.
- (6) Maximum building height: 40 feet.
- (7) Maximum floor area ratio: .20. This floor area ratio may be increased to .30 if the majority of inbound nonemployee traffic to the site is accomplished by rail.
- (8) Maximum impervious coverage: 40%.

§ 150-24.1. Light Industrial (LI) Zone.

C. Area and bulk regulations.

- (1) All permitted uses except offices and planned industrial parks.
 - (a) Minimum lot area: ~~10~~ **5** acres.
 - (b) Maximum floor area ratio:
 - [1] .22 for one-story building.
 - [2] .30 for multistoried buildings.
 - (c) Minimum street frontage: ~~400~~ **250** feet.
 - (d) Minimum front yard depth: 75 feet.
 - (e) Minimum side yard width: 50 feet.
 - (f) Minimum rear yard depth: 50 feet.
 - (g) Parking. Not more than 25% of all required parking facilities shall be located in the front yard. No parking shall be located nearer than 25 feet to any property line or street right-of-way line. All parking and service areas shall be screened from the view of streets in accordance with the requirements of § [150-57](#).
 - (h) Impervious surfaces in aggregate shall not cover more than 50% of the lot.
 - (i) Maximum building height: 40 feet.

§ 150-25.2 Residential—Mt. Laurel III (R-ML III) Zone.

A. Permitted Uses. All those uses permitted in the R-ML Zone.

B. Area and Bulk Requirements

- (1) Minimum lot area: three and a half (3.5) acres
- (2) Minimum lot width: 300 feet
- (3) Minimum lot depth: 250 feet
- (4) Maximum building height: 2 stories/35 feet
- (5) Maximum building coverage: 20%

- (6) Maximum impervious coverage: 40%
- (7) Maximum permitted density: 12 units/acre
- (8) Minimum building setback:
 - (a) Front: 75 feet
 - (b) Side (adjacent residential): 75 feet
 - Side (adjacent non-residential): 75 feet
 - (c) Rear: 60 feet
- (9) Minimum driveway and parking setbacks:
 - (a) Front 40 feet
 - (b) Side (adjacent residential) 60 feet
 - Side (adjacent non-residential) 15 feet
 - (c) Rear 15 feet

C. Other Requirements

- (1) Infrastructure. All residential units shall be served by public sewer and central water systems
- (2) (a) Where buildings are the closest structures to the side or rear property lines, the following minimum buffer area shall be provided:
 - (i) Along the rear property line: 10 feet
 - (ii) Along the side property lines: 10 feet
- (b) Where parking, driveways or active recreation areas are located closer to the property line than buildings, the following minimum buffer areas shall be provided:
 - (i) Along the rear property line: 10 feet
 - (ii) Along the side property lines: 10 feet

- (c) Such buffer shall consist of shrubs and trees, and may be supplemented by fencing or berms, the primary purpose of which shall be to screen parking and driveways and active recreational areas from the adjacent property.
- (d) Minimization of glare, noise and visual intrusion of parking lots to external roadways and adjacent properties through grading, berms and/or plantings.

§ 150-29. Industrial - Light Impact Sewered (I-LIS) Zone.

C. Area and bulk controls.

- (1) Minimum lot area: ~~six~~ **three** acres.
- (2) Minimum lot frontage: ~~300~~ **200** feet.
- (3) Minimum front yard setbacks:
 - (a) Major arterial: 200 feet.
 - (b) Minor arterial: 125 feet. (See note at the end of this section for exceptions to the minimum setback in certain situations.)
- (4) Minimum side yard setback: 50 feet.
- (5) Minimum rear yard depth: 50 feet.
- (6) Maximum floor area ratio: 30.
- (7) Maximum impervious coverage: 50%.
- (8) Location of parking:
 - (a) Not closer than 125 feet to a major arterial.
 - (b) Not closer than 25 feet to a minor arterial except as provided in note at the end of this section.
- (9) Maximum height: as permitted in the LI Zone.

Note: Where a ~~proposed master plan road~~ **Liberty Road** crosses a property so as to create two building parcels on the original single parcel, the minimum distance between buildings fronting on ~~the master plan road~~ **Liberty Road** shall be 350 feet.

The minimum distance to the right-of-way may be reduced to 100 feet for one of the buildings. No auto or truck parking shall be permitted within a one-hundred-foot setback on either side of ~~the proposed master plan road~~ **Liberty Road.**

§ 150-35. Fences and walls.

Table 2: FENCES AND WALLS PERMITTED BY ZONE

Zone	Type 1	Type 2	Type 3	Type 4	Type 5
A-100	Yes	Yes	No	No	Yes
R-LI	Yes	Yes	No	No	Yes
RLD-1	Yes	Yes	No	No	Yes
RLD-3	Yes	Yes	No	No	Yes
V/HR	Yes	Yes	No	No	Yes
R-ML	Yes	Yes	No	No	Yes
R-ML II	Yes	Yes	No	No	Yes
R-ML III	Yes	Yes	No	No	Yes
R-AH	Yes	Yes	No	No	Yes
VC	Yes	Yes	No	No	Yes
PO/R	Yes	Yes	No	No	Yes
HC	Yes	Yes	Yes	Yes	Yes
GC	Yes	Yes	Yes	Yes	Yes
CM	Yes	Yes	No	No	Yes
HM	Yes	Yes	No	No	Yes
RO/LI	Yes	Yes	Yes	Yes	Yes
I-LI	Yes	Yes	Yes	Yes	Yes

§ 150-36. Outdoor storage.

All outdoor storage shall conform to the following requirements:

B. Commercial districts.

- (1) Outdoor storage in the ~~Commercial Village, Highway Commercial, General Commercial and Professional Office/Residential~~ **VC Village Commercial, CM Community Mixed Use and HM Highway Mixed Use** Zones shall be permitted and limited in accordance with the following provisions:
- (a) Outdoor storage, display or sales shall **only be permitted in conjunction with uses which are permitted in the respective zones and shall** be limited to nursery stock, horticultural products, vehicles, equipment and building supplies, which cannot ordinarily be accommodated indoors, and shall be accessory to the principal use.
 - (b) Products stored outside shall not exceed a maximum height of eight feet.
 - (c) Such outdoor storage, display and sales area is subject to site plan review and approval by the Board.

§ 150-37. Signs.

B. Sign standards in commercial zones. The following sign standards apply to all uses in the ~~PO/R,~~ **GC General Commercial and HC Highway Commercial, MC Community Mixed Use and HM Highway Mixed Use** zones:

§ 150-38. Cellular towers.

B. Where permitted. Cellular towers shall be conditional uses in all zones in the Township.

C. Conditional use requirements.

- (1) In A-100, R-LI, RLD-1, RLD-3, V/HR, R-ML, R-AH, VC, HC, GC ~~and PO/R,~~ **CM and HM** Zones.
- (a) Cellular antennas may only be affixed to existing towers, water tanks, standpipes and church steeples.
 - (b) Existing towers, water tanks, standpipes and steeples may be rebuilt or replaced to allow additional antennas to be affixed. The rebuilt or replaced tower shall be

substantially the same as the tower or structure it replaces. An existing tower may be extended an additional 26 feet as long as it does not exceed the maximum height specified elsewhere in this chapter.

§ 150-41. Design standards.

E. Lot averaging design standards - A-100 Zone **and R-LI Zone**. This section provides design standards for lot averaged development which is permitted in the A-100 Zone **and R-LI Zone**. The intent is to protect the Township's rural character, preserve environmentally sensitive areas, maintain large, contiguous tracts of farmland, preserve open space, protect scenic views and maintain a definitive Village edge. These following design standards apply to all properties in the A-100 Zone **and R-LI Zone** which develop using the lot averaging option as regulated in § 150-14 **and § 150-15**.

(1) Site design.

(a) ~~All development for properties with designated potential development areas shall be located in the potential development areas shown on Map IV-1 in the Cranbury Master Plan.~~ **Where a development parcel contains environmentally constrained land such as wetlands, streams, stream corridor buffers, buffers, floodplains or other areas that are environmentally constrained, the portion of the lot proposed to be developed shall be located to the maximum extent possible on the non-constrained portion or portions.**

(b) Where feasible, all structures, except for the single-family house and associated farm buildings permitted on the farmstead lot, shall be located at least 800 feet from major collector roadways to minimize the visual impact of new development.

(c) Where building envelopes are located in woodlands, a treed area of at least 30 feet between the building envelope and any street shall be retained.

(2) Preservation areas.

(a) Any development using the lot averaging development option shall permanently deed restrict the environmentally sensitive areas, **such as wetlands, streams, stream corridor buffers and scenic viewsheds** ~~and open space areas identified on Maps IV-1 and VII-1 in the Cranbury Master Plan as well as land identified for open space or for agricultural purposes in the 2010 Master Plan for the Township of Cranbury in Figures 5-22 and 11-1.~~ While farmland preservation is the primary goal, a maximum of 25% of the deed restricted preservation area or 20 acres, whichever is less, may be owned by a homeowner's association and used for common open space as defined in § 150-7, provided the Board approves the use of the common open space.

- (b) The minimum preservation area shall be five contiguous acres. No further subdivision of these deed restricted areas shall be permitted. This restriction shall be included in the deed.
 - (c) The area preserved for agricultural purposes may contain one single-family residential dwelling unit.
-

~~H. Commercial design standards. Commercial design standards are applicable to properties in the Highway Commercial, General Commercial and Professional Office/Residential land use categories. [RESERVED]~~

~~(1) Building design.~~

- ~~(a) Solid and unarticulated buildings are discouraged. Staggered building walls and other architectural treatments which provide architectural interest and reduce the visual scale of a building are required. Pitched roofs are required.~~
- ~~(b) Simple and uniform texture patterns are required to create shadow patterns which reduce the visual scale of the building. Variations in color shall be kept to a minimum and colors shall be subdued in tone. Accent colors may be used.~~
- ~~(c) Building entries shall be readily identifiable through the use of canopies, marquees, and architectural treatment.~~
- ~~(d) The scale of the development shall be consistent with existing development. The use of variations in height, roof lines and grade definition are encouraged to reduce the perceived height and mass of a building.~~
- ~~(e) When nonresidential uses are adjacent to residential uses outside of the Commercial Village Zone district, the nonresidential building shall be set back 50 feet from the property line adjacent to the residential use. A minimum setback of 25 feet shall be provided for parking or accessory structures. A buffer shall be provided to create a transition between buildings of contrasting scales, provide a visual transition and reduce adverse impacts.~~

~~(2) Vehicular circulation.~~

- ~~(a) Vehicle access to a site shall be provided so that all vehicle maneuverings occur on site and not on public streets.~~
- ~~(b) Shared driveways, shared parking and cross easements shall be provided among adjacent commercial developments.~~
- ~~(c) Where feasible, parallel or frontage roads for commercial properties along Route 130 shall be installed.~~

- ~~(d) Entrances and exits to commercial parking lots shall be defined by curbing and landscaping.~~
- ~~(e) Planting islands at the entranceways are required.~~
- ~~(f) The minimum distance between driveways and off-site public road intersections shall be 200 feet. Driveways include individual and common driveways and on-site public roads.~~
- ~~(3) Pedestrian circulation.~~
 - ~~(a) Concrete or brick sidewalk pedestrian connections shall be provided between adjacent commercial uses.~~
 - ~~(b) Vehicular and pedestrian circulation patterns shall be separated. A landscaped buffer shall provide a separation between a pedestrian and vehicular path.~~
 - ~~(c) Where pedestrians and vehicle paths cross, that area shall be designated by changing pavement materials, signals, signage, striping or changes in pavement texture.~~
 - ~~(d) Secure and convenient pedestrian walkway access shall be provided from parking lots, sidewalks, and primary entrances to the building. Sidewalks shall be barrier-free, a minimum of four feet in width and set back a minimum of five feet from all buildings.~~
 - ~~(e) Bicycle access drives shall be not less than four feet wide for one way and eight feet wide for two way operation. Bicycle access to a lot shall not be combined with pedestrian access. Bicycle access driveways shall be free of hazards to the cyclist. Bicycle racks shall be provided on site.~~

§ 150-42. Commercial design standards.

Commercial design standards are applicable to properties in the HC Highway Commercial zone, the GC General Commercial zone, the CM Community Mixed Use zone and the HM Highway Mixed Use zone.

A. DESIGN STANDARDS FOR THE HC HIGHWAY COMMERCIAL ZONE

- 1. Design Setbacks: The following additional requirements shall apply for design purposes.**
 - a. A 10-foot landscaped setback from the primary frontage street to the front parking bay, including a low wall or fence, or plantings, shall be provided.**
 - b. A maximum of one front parking bay of no more than 60 feet in width may be provided in the front yard.**

- c. A minimum of 10 feet depth shall be provided behind the parking bay, consisting of a planting strip, and may contain a sidewalk or walkway of a maximum of 5 feet in width.
- d. Buildings shall be set back a minimum of 75 feet from the public right-of-way.
- e. Buildings shall be set back a maximum of 90 feet from the public right-of-way on which it has its primary orientation.

2. Pedestrian Circulation

- a. **Pedestrian Circulation:** Sidewalks pursuant to § 150-46 shall not be required along Route 130 in the HC Highway Commercial Zone. However, they shall be required along other public streets. In addition the following pedestrian pathways and walkways are required.
 - (1) Pathways in front of stores linking adjacent stores shall be provided. Each pathway shall have a minimum 5-foot clear walking area, as well as seating & pedestrian-scale lighting.
 - (2) “Enhanced walkway” connector pathways linking adjacent buildings and/or shopping centers through parking lots and across property lines shall be provided, roughly in line with the pathways that are located in front of each store. Where the adjacent property has not yet been developed or redeveloped pursuant to requirement, a stub pathway shall be provided up to the property line.
 - (3) Each “enhanced walkway” shall have the following features: where it crosses a vehicular travel area, it shall be highlighted with contrasting paint and/or textured paving, and a slightly raised bed; and elsewhere it should be delineated where possible with raised sidewalk, plantings, and trees (i.e. parking bays should be oriented around the walkways).

3. Parking

- a. **Parking Configuration**
 - (1) One (1) bay of parking between the front of the building and the highest-traffic adjoining public street shall be provided, which is no greater than 60 feet deep, and parking stalls shall be perpendicular to the street. Direct vehicular entry from this highest-traffic street to this parking area shall be provided.
 - (2) The remainder of parking shall be provided to the side or rear of building, in lots that are connected to the front parking area.
 - (3) The front parking bays shall be visually screened from the street’s sidewalk with low walls or low plantings and/or landscaping. Continuous pull-in parking areas are prohibited.
 - (4) The entire side of any parking area shall not be fenced-off or bermed so as to prohibit pedestrian and vehicular access to an adjacent property. Gaps in fence / berm for pedestrian and vehicular circulation connections shall be provided

between adjacent properties (one at street's sidewalk and one at front door walkway).

- (5) Driveways on adjacent lots may be no closer than 100 feet apart. Driveways on a single lot may be no closer than 250 feet apart.

b. Parking Ratio Reductions

- (1) **Shared Parking.** To reduce the total number of required parking spaces, a shared parking study is encouraged that evaluates the demand of different uses in the same structure or parcel, based on time-of-day parking demand curves.
- (2) **Improved Connections.** *At their discretion, the Planning or Zoning Board, as appropriate, may allow for parking ratio reductions of between 0.25 to 0.5 spaces per 1,000 square feet, depending on whether one or all of the following items (which are intended to help reduce turning movements on / off Route 130 and other area streets) are met:*
 - (a) **Connector Drives.** Connections between parking lots of adjacent parcels, to create a service road parallel to Route 130;
 - (b) **Cross Street Access.** Vehicular easements to permit adjacent developments to access side streets (such as Half Acre Road and Cranbury South River Road), where applicable;
 - (c) **Proximity.** Placement of separate buildings within a development within 100 feet of each other, to minimize pedestrian walking distances between buildings.

4. Building Design

a. Orientation

- (1) If a property has frontage on Route 130, its buildings should front Route 130; alternately, if site constraints require it, buildings' front façades and entries could also be oriented at 90 degrees to Route 130. If a property does not have frontage on Route 130, buildings should front a secondary street.
- (2) If a parcel has frontage on both Route 130 and Cranbury South River Road, and has an average lot depth of at least 400 feet, new developments with retail space shall be oriented to present retail facades to each street via two buildings oriented back-to-back, each facing a different street.

b. Transparency and Entries

- (1) Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, and/or lighting.

- (2) Buildings should provide rear or side pedestrian doors, as appropriate, for pedestrian entry from any rear or side parking lot areas.**
- (3) At least 60 percent of the front façade areas of retail building façades, in a band between three (3) and eight (8) feet above grade, shall be transparent glazing.**

c. Horizontal Massing

- (1) Building mass shall be delineated horizontally to highlight the base and the roofline, with the highest level of detailing and more substantial weight materials on the lowest portion.**
- (2) The base (first floor, or the lowest part of the first floor) of a building shall be highlighted architecturally in order to visually ground the building and to reinforce a visual connection to Cranbury's historic structures. Suggested means include varied fenestration; varied materials; taller floor heights on the lower level; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns. The pattern of window openings should relate to the building's vertical bay pattern.**
- (3) Retail storefronts should have large clear glass windows. Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.**
- (4) The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.**

d. Vertical Massing

- (1) The street-facing facade planes of buildings shall be broken down so that they appear as a series of distinct bays, each not to exceed 75 feet in width as measured along the street frontage. The distinguishing features of such bays should include dimensional changes, not just flat surface changes such as texture or pattern. Bays should establish a varied articulation in their design and dimensions along one building façade; a monotonous repetition of the same bay design along a very wide façade is discouraged. Bay definition should extend through all levels of the building(s), except where horizontal massing changes in the façade plane are provided to break up the bulk of a building.**
- (2) Specifically, bays should be defined through two approaches, dimensional variation and texture / pattern / material variation, as described next.**

be storefront-style, plate glass windows that maximize views into the interior. Street-facing windows should not be obscured by blinds or drapes. Where shade and/or weather protection is desired, metal canopies or fabric awnings with flat, not fluted, shapes and open ends may be used.

- (2) Building design should provide a logical space within the first level for signage, above any retail or commercial windows, doors, or windows. Signage should be placed so as not to obscure the structural or architectural elements of the building.
- (3) Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a “pasted-on” appearance. All building facades adjacent to or easily visible from a public street, walkway, or open space should exhibit the same or similar degree of architectural detailing as the building’s primary, street-facing facade. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat façade.

B. DESIGN STANDARDS FOR THE GC GENERAL COMMERCIAL ZONE

1. Design Setbacks

The following additional requirements shall apply for design purposes.

- a. A 10 foot landscaped setback from the primary frontage street to the front parking bay, including a low wall or fence, or plantings shall be provided.
- b. A minimum of 10 feet depth shall be provided behind the parking bay in the front yard, for a planting strip, and may contain a sidewalk or walkway of a maximum of 5 feet in width.

2. Circulation

a. Vehicular Circulation

- (1) Minimum distance between curb cuts along any one road is 100 feet.**
- (2) Driveways of parcels on either side of Brick Yard Road and on either side of Hightstown Road / South Main Street should align so as to provide efficient vehicular movements between different components within the overall development.**
- (3) The intersection of Brick Yard Road and Route 130 (i.e., at the Cranbury Circle) shall be realigned as per recommendations in the 2010 Master Plan of the Township of Cranbury, Chapter 5 Section D1, Figures 5.3 and 5.4.**

b. Pedestrian Circulation

Side walks pursuant to § 150-46 shall not be required along Route 130 in the GC General Commercial Zone. However, they shall be required along all other public streets. In addition the following pedestrian pathways and walkways are required:

- (1) Pathways in front of stores linking adjacent stores shall be provided. Each pathway shall have a minimum 5-foot clear walking area, and seating & pedestrian-scale lighting.**
- (2) “Enhanced walkway” connector pathways linking adjacent buildings and/or shopping centers through parking lots and across property lines shall be provided, roughly in line with the pathways that are located in front of each store. If the adjacent property has not yet been redeveloped pursuant to this updated zoning, a stub pathway shall be provided up to the property line.**
- (3) Each “enhanced walkway” shall have the following features: where it crosses a vehicular travel area, it shall be highlighted with contrasting paint and/or textured paving, and a slightly raised bed; and elsewhere it should be delineated where possible with raised sidewalk, plantings, and trees (i.e. parking bays should be oriented around the walkways).**

3. Parking

a. Parking Configuration

- (1) Parking may be provided in the front, side or rear yard.**
- (2) Conventionally-paved parking bays should run perpendicular to the front façade of new structures (with the exception of one row of parking adjoining the front façade, and one row closest to the street), so that required pedestrian pathways may be located between rows of parking, where they are safest from vehicular movements.**
- (3) If any parking areas are located to the rear of shopping center buildings, buildings should include breaks every 300 feet (or less) for pedestrian walkways**

leading back to any parking areas; and where necessary, should provide secondary, rear entries. The walkways should be generously proportioned and have evening lighting sufficient for safety purposes.

b. Parking Ratio Reductions

Shared Parking. To reduce the total number of required parking spaces, a shared parking study is encouraged that evaluates the demand of different uses in the same structure or parcel based on time-of-day parking demand curves.

4. Improved Connections. *At their discretion, the Planning or Zoning Board, as appropriate, may allow* parking ratio reductions of between 0.25 to 0.5 spaces per 1,000 square feet, depending on whether one or all of the following items (which are intended to help reduce turning movements on / off Route 130 and other area streets) are met:

(a) **Connector Drives.** Provide vehicular connections between parking lots of adjacent parcels, so as to create a “service road” parallel to Route 130. The vehicular connections do not have to be located adjacent to the primary street frontage, but may be set farther back within the property as site planning requires. In addition to awarding parking reduction to developments that occur after others, the reduction may also be awarded to a first development if it provides a stubbed connection from its parking lot aisles to adjacent parcels that are likely to develop in the future.

(b) **Cross-Street Access.** Vehicular easements to permit adjacent developments to access side streets (such as Brick Yard Road), where applicable.

5. Tree Preservation. To foster tree preservation in properties bordering the Millstone River, a portion of the retail parking supply may be set aside as a future parking reserve. Therefore, an applicant may be permitted to set aside a treed area to provide an additional parking supply equal to 1 space/1,000 square feet of development (*equivalent to 20 percent of the original 5/1,000 square feet of retail parking requirement*), to be “banked.” Such an area may be reserved for future conversion to parking spaces if the Township decides that the original parking lot does not provide sufficient spaces to meet peak-hour demands. If and when the treed areas are improved as parking areas, the Planning or Zoning Board may permit them to be maintained as secondary, overflow parking areas with porous paving if their frequency of use is light.

6. Building Design

a. Transparency and Entries

(1) **Pedestrian building entries** should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, and/or lighting.

- (2) Buildings should provide rear or side pedestrian doors, as appropriate, for pedestrian entry from any rear or side parking lot areas.
- (3) At least 60 percent of the front façade areas of retail building façades, in a band between three (3) and eight (8) feet above grade, shall be transparent glazing.

b. Horizontal Massing

- (1) Building mass shall be delineated horizontally to highlight the base and the roofline, with the highest level of detailing and more substantial weight materials on the lowest portion.
- (2) The base (first floor, or the lowest part of the first floor) of a building shall be highlighted architecturally in order to visually ground the building. Suggested means include varied fenestration; varied materials; taller floor heights on the lower level; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns. The pattern of window openings should relate to the building's vertical bay pattern.
- (3) Retail storefronts should have large clear glass windows. Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.
- (4) The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.

c. Vertical Massing

- (1) The front facade planes of buildings shall be broken down so that they appear as a series of distinct bays, each not to exceed 75 feet in width as measured along the street frontage. The distinguishing features of such bays should include dimensional changes, not just flat surface changes such as texture or pattern. Bays should establish a varied articulation in their design and dimensions along one building façade; a monotonous repetition of the same bay design along a very wide façade is discouraged. Bay definition should extend through all levels of the building(s), except where horizontal massing changes in the façade plane are provided to break up the bulk of a building.
- (2) Suggested means for bay definition include: dimensional elements such as columns, pilasters, and changes in facade plane that create significant shadow lines and create a sense of depth in the façade; and textural, pattern, and/or material variation, such as window size and rhythm, variation in surface material and pattern, and gutters or expansion joints.

(3) Notwithstanding bay variation, the most prominent articulation of facades should place the focus on major pedestrian entryways.

d. Rooflines

The shape of rooflines should coordinate with and reinforce the variation in bay massing.

e. Materials

(1) Preferred primary materials for all building façades are: stone; masonry; brick; wood; Hardie-plank® or similar fiber cement siding; precast and cast stone; manufactured stone and, masonry; and glass; as well as cast iron, steel, aluminum and other types of metal. No more than three different primary materials should be used on building facades. Within the primary materials, variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building.

(2) The following materials are not appropriate:

(a) Exposed concrete masonry units, Exterior Insulation Finish Systems (EIFS).

(b) Faux treatments which mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding, and sheet metal siding.

(c) Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.

(3) Any security grates, access panels, and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.

f. Building Detailing

(1) Building design should provide a logical space within the first level for signage, above any retail or commercial windows, doors, or windows. Signage should be placed so as not to obscure the structural or architectural elements of the building.

(2) Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a “pasted-on” appearance. All building facades adjacent to or easily visible from a public street, walkway, or open space should exhibit the same or similar degree of architectural detailing as the building’s primary, street-facing facade. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat façade.

C. DESIGN STANDARDS FOR THE CM COMMUNITY MIXED USE ZONE

See Figure 26.1, Conceptual Plan for the CM Community Mixed Use Zone.

1. Circulation

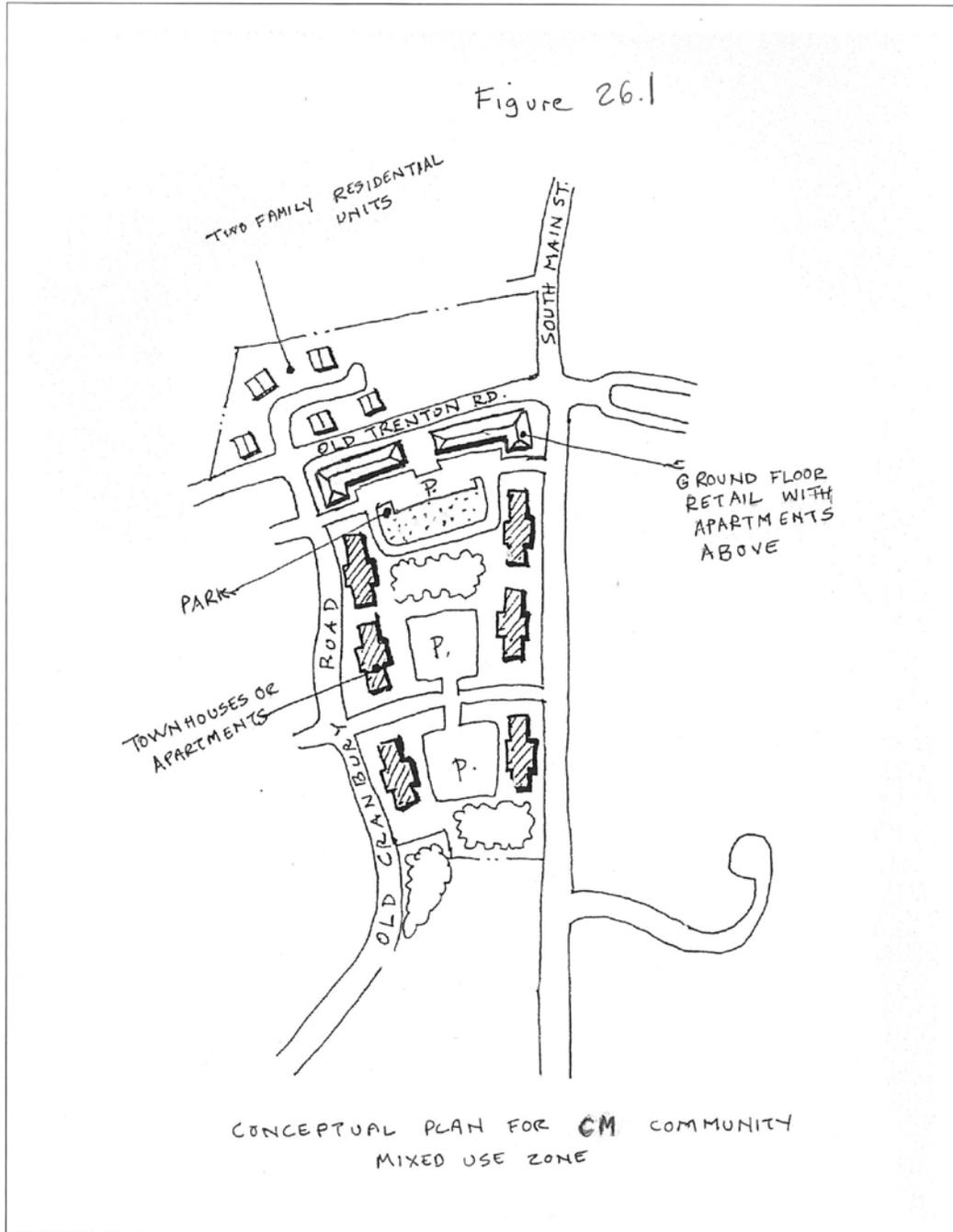
a. Vehicular Circulation

One vehicular curb cut on the north side of Old Trenton Road is permitted. Vehicular curb cuts on the south side of Old Trenton Road are prohibited; instead, shared vehicular access drives for development south of Old Trenton Road shall connect to Old Cranbury Road and/or to South Main Street. Individual residential driveways are prohibited to have direct access to South Main Street or Old Cranbury Road.

b. Pedestrian Circulation

- (1) Sidewalks pursuant to Section § 150-46 shall be provided on all bounding streets (Old Trenton Road, Old Cranbury Road, and South Main Street), and shall also be provided on both sides of streets internal to the zone.**

Figure 26.1



(2) If the Old Cranbury Road cul-de-sac, south of Old Trenton Road, is realigned, vacated, or retained, a public pedestrian pathway shall be required within the existing right-of-way. Such pathway shall provide a pedestrian route passing generally through the middle of the site from Old Cranbury Road to within 100 feet of the intersection of South Main Street and Old Trenton Road. It is recommended that where possible, the existing mature trees along this cul-de-sac be retained as part of a vehicular and/or pedestrian circulation route. Existing utility lines along the cul-de-sac may be relocated if necessary.

2. Parking

a. Parking Configuration

(1) Surface parking lots are permitted, and shall be located at the interior of the development, at least 100 feet from the rights-of-way of the bounding streets, Old Trenton Road, Old Cranbury Road (the portion at the zone's perimeter that will remain, not the portion that may be vacated), and South Main Street. No surface parking shall be permitted in any of the front yards facing these bounding streets.

(2) Structured parking in the form of tuck-under parking and single-story parking garages are permitted, and shall be located at the interior of the development, at least 40 feet from the rights-of-way of the bounding streets, Old Trenton Road, Old Cranbury Road and South Main Street. Buildings located adjacent to bounding street(s) shall hide any such structured parking from view of bounding street(s) by placing retail, office, or residential uses (where permitted) having a minimum 25-foot depth on the first level, between these parking spaces and the bounding street.

b. Parking Ratio Reductions

The use of shared parking among retail, residential, and office uses is encouraged. Such shared parking spaces shall be located on the same side of Old Trenton Road as the uses they serve.

3. Building Design

a. Orientation

(1) Buildings located adjacent to Old Trenton Road shall place their primary front facades and pedestrian entries to face Old Trenton Road.

(2) Buildings located adjacent to South Main Street shall place their primary front facades and pedestrian entries to face South Main Street, in order to mirror the existing single-family homes to the east.

(3) Buildings located adjacent to Old Cranbury Road may be oriented in any direction.

b. Transparency & Entries

- (1) Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, porches, stoops, and/or lighting.**
- (2) Retail business along Old Trenton Road shall have direct, individual entries to the street; shared, internal, mall-style entries are prohibited. Retail businesses along the south side of Old Trenton Road shall also provide pedestrian entries to any rear parking areas required to serve such retail uses. Upper-story residential in mixed-use buildings along Old Trenton Road may have pedestrian entrances facing the front, rear, or side.**
- (3) At least 60 percent of all retail building façades facing Old Trenton Road, in a band between three (3) and eight (8) feet above grade, shall be transparent glazing.**

c. Horizontal Massing

- (1) Building massing should create a traditional form, complementing the historic downtown character.**
- (2) Building mass shall be delineated horizontally to highlight the base and the roofline, with the highest level of detailing and more substantial weight materials on the lowest portion.**
- (3) The base (first floor, or the lowest part of the first floor) of a building shall be highlighted architecturally in order to visually ground the building. Suggested means include varied fenestration; varied materials; taller floor heights on the lower level; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns. The pattern of window openings should relate to the building's vertical bay pattern.**
- (4) Retail storefronts should have large clear glass windows. Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.**
- (5) The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.**

d. Vertical Massing

- (1) Building facades that face streets, walkways, or open space shall be broken down so that they appear as a series of distinct bays, each not to exceed 50 feet in width. The distinguishing features of such bays should include dimensional changes, with a level of traditional complexity comparable to Cranbury's historic structures, not just flat**

surface changes such as texture or pattern. Bays should establish a varied articulation in their design and dimensions along one building façade; a monotonous repetition of the same bay design along a very wide façade is strongly discouraged. Bay definition should extend through all levels of the building(s). Specifically, bays should be defined through two approaches, dimensional variation and texture / pattern / material variation, as described next.

- (a) **Dimensional Variation.** Bay definition must include variation by dimensional elements such as columns, pilasters, and changes in facade plane. Those distinguishing dimensional features shall each have a depth of at least five (5) inches and a width of at least one (1) foot, so as to create significant shadow lines that help create a sense of depth in the façade.
- (b) **Texture, Pattern and Material Variation.** Bay definition must also include textural, pattern, and/or material variation, such as by window size and rhythm of spacing, pattern of balconies, variation in surface material and pattern, and gutters or expansion joints. These variations shall be distinguished by texture, pattern, and/or material, not just color. Notwithstanding bay variation, the most prominent articulation of facades should place the focus on major pedestrian entryways and any corner elements.

e. Rooflines

The shape of rooflines should coordinate with and reinforce the variation in bay massing. Pitched roofs shall be required for all buildings.

f. Materials

- (1) Preferred primary materials for all building façades are: stone; masonry; brick; wood; Hardie-plank® panels or similar fiber cement siding; precast and cast stone; manufactured stone and, masonry; and glass; as well as cast iron, steel, aluminum and other types of metal. No more than three different primary materials should be used on building facades. Within the primary materials, variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building.
- (2) The following materials are not appropriate:
 - (a) Exposed concrete masonry units, Exterior Insulation Finish Systems (EIFS).
 - (b) Faux treatments which mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding, and sheet metal siding.

- (c) **Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.**
- (3) **Any security grates, access panels, and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.**

g. Building Detailing

- (1) **First-level retail facades facing Old Trenton Road shall have retail-style design that reinforces the public character and visibility of the first level and complement the historic nature of Cranbury's retail buildings in the VC Village Commercial zone. Retail facades shall include storefront-style plate glass windows that maximize views into the interior. Such street-facing windows should not be obscured by blinds or drapes. Where shade and/or weather protection is desired, metal canopies or fabric awnings with flat, not fluted, shapes and open ends may be used.**
- (2) **Retail and mixed-use retail / residential building design should provide a logical space within the first level for signage, above any retail or commercial windows, doors, or windows. Signage should be placed so as not to obscure the structural or architectural elements of the building.**
- (3) **Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a "pasted-on" appearance. All building facades adjacent to or easily visible from a public street, walkway, or open space should exhibit the same or similar degree of architectural detailing as the building's primary, street-facing facade. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat façade.**

D. DESIGN STANDARDS FOR THE HM HIGHWAY MIXED USE ZONE

1. Circulation

a. Vehicular Circulation

- (1) **Minimum distance between curb cuts along any one road is 400 feet.**
- (2) **Access driveways should be shared between small developments within this area, so as to limit the number of curb cuts on Route 130 and South Main Street. Where possible, vehicular access should be provided from South Main Street as well as from Route 130.**

b. Pedestrian Circulation

The following pedestrian pathways and sidewalks are required.

- (1) Pathways in front of stores linking adjacent stores shall be provided. Each pathway shall have a minimum 5-foot clear walking area, and seating & pedestrian-scale lighting.
- (2) “Enhanced walkway” connector pathways linking adjacent buildings and/or shopping centers through parking lots and across property lines shall be provided, roughly in line with the pathways that are located in front of each store. If the adjacent property has not yet been redeveloped pursuant to this updated zoning, a stub pathway shall be provided up to the property edge.
- (3) Each “Enhanced walkway” shall have the following features: where it crosses a vehicular travel area, it shall be highlighted with contrasting paint and/or textured paving, and a slightly raised bed; and elsewhere it should be delineated where possible with raised sidewalk, plantings, and trees (i.e. parking bays should be oriented around the walkways).

2. Parking

A 5 percent (5%) reduction in required *retail* parking ratios (equivalent to 0.25 per 1,000 SF) is permitted for developments that provide vehicular connections between parking lots of adjacent parcels, so as to create a “service road.” The vehicular connections do not have to be located adjacent to the primary street frontage, but may be set farther back within the property as site planning requires. In addition to reduction to developments that occur after others, the reduction may be awarded to a first development if it provides a stubbed connection from its parking lot aisles to adjacent parcels that are likely to develop in the future.

3. Building Design

a. Transparency and Entries

- (1) Pedestrian building entries should be clearly visible and highlighted within the front facade through projections, recessions, material changes, canopies, overhangs, porches, stoops, and/or lighting.
- (2) At least 60 percent of the front façade areas of retail building façades, in a band between three (3) and eight (8) feet above grade, shall be transparent glazing.

b. Horizontal Massing

- (1) Building mass shall be delineated horizontally to highlight the base and the roofline, with the highest level of detailing and more substantial weight materials on the lowest portion.
- (2) The base (first floor, or the lowest part of the first floor) of a building shall be highlighted architecturally in order to visually ground the building. Suggested means include varied fenestration; varied materials; taller floor heights on the

lower level; horizontal banding, belt courses, cornices, or other detailing; and varied textures or patterns. The pattern of window openings should relate to the building's vertical bay pattern.

- (3) Retail storefronts should have large clear glass windows. Overhangs, light shelves, canopies, and straight awnings are encouraged along retail storefronts. Retail signage and building-mounted lighting are also recommended to help highlight the base where appropriate.
- (4) The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.

c. Vertical Massing

- (1) The front facade planes of buildings shall be broken down so that they appear as a series of distinct bays, each not to exceed 75 feet in width as measured along the street frontage. The distinguishing features of such bays should include dimensional changes, not just flat surface changes such as texture or pattern. Bays should establish a varied articulation in their design and dimensions along one building façade; a monotonous repetition of the same bay design along a very wide façade is discouraged. Bay definition should extend through all levels of the building(s), except where horizontal massing changes in the façade plane are provided to break up the bulk of a building.
- (2) Suggested means for bay definition include: dimensional elements such as columns, pilasters, and changes in facade plane that create significant shadow lines and create a sense of depth in the façade; and textural, pattern, and/or material variation, such as window size and rhythm, variation in surface material and pattern, and gutters or expansion joints.
- (3) Notwithstanding bay variation, the most prominent articulation of facades should place the focus on major pedestrian entryways.

d. Rooflines

The roofline should be highlighted with a parapet wall, balustrade, or deep cornice.

e. Materials

- (1) Preferred primary materials for all building façades are: stone; masonry; brick; wood; Hardie panels or similar fiber cement siding; precast and cast stone; manufactured stone and, masonry; and glass; as well as cast iron, steel, aluminum and other types of metal. No more than three different primary materials should be used on building facades. Within the primary materials, variations in colors, textures, and pattern may be employed to further break up the bulk or mass of a building.

- (2) **The following materials are not appropriate:**
 - (a) **Exposed concrete masonry units, Exterior Insulation Finish Systems (EIFS).**
 - (b) **Faux treatments which mimic common materials, including imitation brick or stone facing, vinyl or asphalt siding, and sheet metal siding.**
 - (c) **Materials that age rapidly and are difficult to maintain, such as paint over shop-finished metal.**
- (3) **Any security grates, access panels, and garage window grilles should be enlivened with artwork, decorative tiling or ornamental metalwork.**

f. Building Detailing

- (1) **Building design should provide a logical space within the first level for signage, above any retail or commercial windows, doors, or windows. Signage should be placed so as not to obscure the structural or architectural elements of the building.**
- (2) **Façade design and finish materials should be considered in three dimensions, particularly as buildings turn corners. Materials and/or details should be extended around building corners and extensions in order to avoid a “pasted-on” appearance. All building facades adjacent to or easily visible from a public street, walkway, or open space should exhibit the same or similar degree of architectural detailing as the building’s primary, street-facing facade. Material changes should occur at a logical transition point, related to dimensional architectural massing or detailing, rather than, for example, creating an arbitrary pattern within a flat façade.**

LAND DEVELOPMENT

150 Attachment 1

Schedule A: Area, Yard and Bulk Requirements

Township of Cranbury, Middlesex County, New Jersey

(This schedule is for general guidance only; text governs)

Zone District	Minimum Lot Requirements			Minimum Setback for Principal Buildings			Maximum Height		Maximum Density (units per acre)	Maximum Floor Area Ratio	Maximum Impervious Surface Cover (percent)	M
	Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	One Side (feet)	Rear (feet)	(stories)	(feet)				
A-100 – Conventional	6 acres	400	250	50	30	50	2.5	35				
A-100 – Lot averaged	40,000 ¹						2.5	35	^{2 3}			
R-LI – Conventional	4 acres	200	250	50	30	50	2.5	35				
R-LI – Lot Averaged	30,000						2.5	35	⁴			
RLD -1	40,000	170	200	50	20	40	2.5	35				
RLD – 3 Conventional	4 acres	200	250	50	30	50	2.5	35				
RLD – 3 Lot averaged	20,000	100	150	40	20	40	2.5	35	.33			
V/HR	15,000	100		^{3 5}								
R-ML	2 acres	200		50	30	50	3	40	10			
R-ML II	2 acres	200	150	20	20	40	2	35	10			
R-ML III	3.5 acres	300	200	75	75	60	2	35	12		40%	

NOTES:

¹ See building envelope requirements in § 150-14B(2)

² See building envelope requirements in § 150-15B(2)

^{3,2} Density based on the number of conforming six-acre lots shown on a qualifying plan plus a 25% density bonus.

⁴ Density based upon the number of conforming four-acre lots shown on a qualifying plan plus a 25% density bonus

^{5,3} The lesser of 40 feet of the average setback of existing buildings on the same side of the street within 200 feet of each side of the lot, provided that no building shall be erected closer than 15 feet to the street line.

R-AH – Conventional	6 acres											
R-AH - Affordable	15,000	75	150	40	12	40		35	1.2 ^{6,4}			
VC	6,500	40		^{7,5}	6 ⁸ g ⁶			35			60%	
HC	2 acres	150		75	20	35	3 ⁹	35 ⁹		.20/.25 0.3/0.33	60% ¹⁰	
GC	5, 3 acres	150, 200		75	20	35				0.2, 0.35	50, 60% ¹¹	
PO/R – Residential	2 acres	200	250	50	30	50	2.5	35				
PO/R – Office	1 acre	200		50	30	50	2.5	.5		.15	50%	
PO/R – Nursery; garden center	2 acres	200		50	30	50	2.5	35			75%	
CM – Residential/Office	2 acres	200	250		25		2	25 ¹⁸	⁴	0.15	30%	
CM-Mixed use	10 acres	400	250	15	25		2	28	7	0.25 ¹⁹	65%	
HM-	2 acres	200		50	30	50	2	28		0.15/0.35 ²⁰	35% ²¹	
RO/LI – Offices	3 acres	300		50	50	50		40		.18/.25	50%	
RO/LO Planned industrial parks	50 acres ⁸ ₁₂	400 ^{9,13}		30 ¹⁴	33 ¹⁵	33 ¹⁵		65		.30/.35	50%	
RO/LI – Conference center	7 acres	300		30 ¹⁴	33 ¹⁵	33 ¹⁵		65		.25	50%	
RO/LI – Restaurants		150		65	20	30		35		.20/.25	60%	
RO/LI –Warehouses ^{13,17}	5 acres	250		30 ¹⁴	33 ¹⁵	33 ¹⁵		65		.30/.35	50%	

^{6,4} If a minimum of 20% of the site area is set aside and dedicated to the Township for housing affordable to lower income households.

^{7,5} The lesser of 45 feet or the average setback of existing buildings on the same side of the street within 200 feet on each side of the lot.

^{8,6} A minimum of ~~24~~ 12 feet for the combined side yards. Where a side lot in the VC zone coincides with the boundary line of any residential zone, the minimum side yard requirement which is in effect in such adjacent zone shall apply.

⁹ **One story and 24 feet for retail; three stories or 35 feet for mixed use, whichever is less.**

¹⁰ **Maximum impervious coverage utilizing impervious paving is 60%; additional 15% with pervious paving (see § 150-20D8)**

¹¹ **Maximum impervious coverage utilizing impervious paving is 60%; additional 15% with pervious paving (see § 150-21E8)**

NOTES Continued:

^{12,8} Minimum lot area within a planned industrial park is five acres.

^{13,9} Minimum lot frontage within a planned industrial park is 250 feet.

^{14,10} From street line: 100 feet for lots located along a planned park internal road and 125 feet for lots located along arterial roadways, but in no event less than twice the height of the tallest building on the lot.

^{15,11} From side and rear property lines: 30 feet. Except when located on the perimeter of a planned industrial park, where they shall be increased to 50 feet, but in no event less than twice the height of the tallest building on the lot.

RO/LI – Other uses	10 acres	400		75	50	50		40		.22/.30	50%	
LI – Offices	3 acres	300		50	50	50		40		.18/.25	50%	
LI – Planned industrial parks	50 acres ^{12,8}	400 ¹³		10 ¹⁴	11 ¹⁵	11 ¹⁵		65		.30/.35	55%	
LI – Restaurants		150		65	20	30		35		.20/.25	60%	
LI – Conference center	7 acres	300		10 ¹⁴	11 ¹⁵	11 ¹⁵		65		0.25	50%	
LI – Warehouses ¹³⁻¹⁷	5 acres	250		10 ¹⁴	11 ¹⁵	11 ¹⁵		65		.30/.35	55%	
LI – Other uses	10 ⁵ acres	400 ²⁵⁰		75	50	50		40		.22/.30	50%	
I-LI	6 ³ acres	300 ²⁰⁰		75	50	50		40		0.12 ¹⁶	40%	
I-LIS	6 ³	300 ²⁰⁰		125 ²²	50	50	²³	²³		30%	50%	

¹⁶ ¹² The floor area ratio may be increased to .30 if the majority of inbound nonemployee traffic to the site is accomplished by rail.

¹⁷ ¹³ Must reflect additional requirements set forth in § 150-24C(6).

¹⁸ **25 feet for residential, 28 feet for office.**

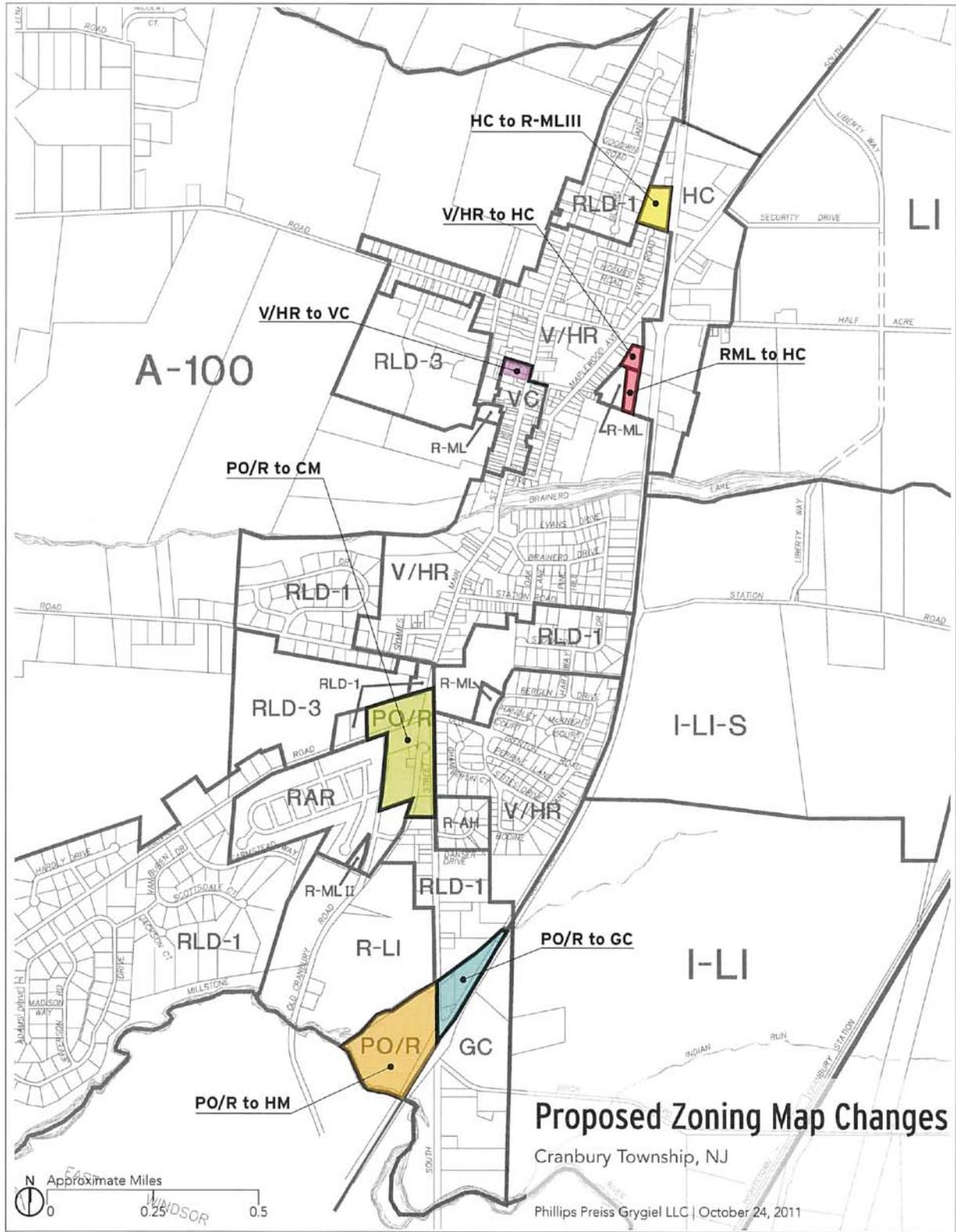
¹⁹ **FAR maximum is 0.25, but not to exceed 30,000 square feet in total.**

²⁰ **FAR: 0.15 for office alone; for retail or mixed use retail and office, 0.35**

²¹ **Lot coverage: 35% for office development; for retail or mixed use retail and office, 60%, plus additional 15% with pervious paving (see §150-21.1D8(b))**

²² **Front yard setback on major arterial is 200 feet.**

²³ **Same maximum height as per LI zone.**



DELETE

150 Attachment 2

IN ITS ENTIRETY

SECTION 2. Repealer. All ordinances and resolutions, or parts thereof, inconsistent with this Ordinance, are hereby repealed.

SECTION 3. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 4. Effective Date. This Ordinance shall take effect immediately upon its passage and publication, as required by law.

CERTIFICATION

This ordinance was introduced and passed upon first reading at a meeting of the governing body of the Township of Cranbury, in the County of Middlesex, State of New Jersey, on October 24, 2011. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Town Hall Meeting Room on Monday, November 28, 2011 at 7:00 p.m. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost during regular business hours at the Clerk's Office for the members of the general public who shall request the same or by accessing the Township's web site at www.cranburytownship.org.

Kathleen R. Cunningham, RMC
Municipal Clerk