



DOWNTOWN REDEVELOPMENT PLAN

*Developed as part of the Downtown Raritan
Sustainable Economic Development Plan*



July 1, 2021



BOROUGH OF RARITAN





BOROUGH OF RARITAN



This report has been prepared as part of the North Jersey Transportation Planning Authority (NJTPA) Planning for Emerging Centers Program with financing by the Federal Transit Administration and the Federal Highway Administration of the U.S. Department of Transportation. This document is disseminated under the sponsorship of the U.S. Department of Transportation in the interest of information exchange. The NJTPA is solely responsible for its contents.

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July 1, 2021

Dear Borough of Raritan,

This Redevelopment Plan was prepared as part of the North Jersey Transportation Planning Authority's Planning for Emerging Centers Program. The regulations in this Redevelopment Plan establish a framework for implementing the community-driven recommendations of the Downtown Raritan Sustainable Economic Development Plan.

This Redevelopment Plan was created assuming that it could be adopted as-is, with only minor modifications. Specifically, there are a few sections (**identified in pink**) where the Borough will need to insert information before adoption. However, the project team also acknowledges the importance of the legally required public hearing process necessary to adopt a redevelopment plan. As such, it is anticipated that some modifications to the standards presented herein may be necessary to ensure that this plan is consistent with the Downtown Raritan Sustainable Economic Development Plan as well as the Borough's other Master Plan Elements.

Kindly,

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INTRODUCTION

1.A. BACKGROUND

This Downtown Raritan Redevelopment Plan is the next evolution of the Downtown Raritan Sustainable Economic Development Plan (“Downtown Plan”) adopted in 2021. The Downtown Plan outlined a strategy to promote investment in the Downtown that supports and is supported by a multi-modal transportation network. The Downtown Plan identified opportunities for:

- › Property-owner driven redevelopment in the residential areas that would support a diversity of housing options and enhance neighborhood character.
- › Redevelopment of key sites in the Downtown that would provide increased residential units as well as space for modern commercial activity.

A key recommendation from the Downtown Plan was the designation of the Downtown as an Area in Need of Rehabilitation to support the above investments.

1.B. SITE DESCRIPTION

On [DATE], the Borough undertook the [Downtown Raritan Area in Need of Rehabilitation Preliminary Investigation]. As a result of that investigation, on [DATE], the Borough of Raritan identified the following blocks and lots as an Area in Need of Rehabilitation:

[Borough to provide final list of Blocks and Lots after adoption of investigation]

The location of those blocks and lots are identified in **Figure 1** on the following page.

Figure 1: Downtown Raritan Boundary with Block and Lot Numbers



1.C. REDEVELOPMENT PLANNING IN NEW JERSEY

New Jersey's Local Redevelopment and Housing Law (LRHL) empowers municipalities and local governments with the ability to initiate a process that transforms underutilized or poorly designed properties into healthier, more vibrant, or economically productive land areas.

1. The Redevelopment Process

The LRHL requires municipalities to perform a number of steps before it may exercise its redevelopment powers. This process is meant, in part, to ensure that the Governing Body acts in concert with the goals and objectives of the municipality's Master Plan. Recognizing the Planning Board's role as the steward of the Master Plan, these steps require the Planning Board to make recommendations to the Governing Body. The required steps are as follows:

- (A) The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of Rehabilitation according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
- (B) The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included in it. This map should be accompanied by a statement setting forth the basis of the investigation.
- (C) The Planning Board must then conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.

- (D) The Governing Body may act on this recommendation by adopting a resolution designating the area an "Area in Need of Rehabilitation." The Governing Body must make the final determination as to the Redevelopment Area boundaries, although these are typically accepted as recommended by the Planning Board.
- (E) A Redevelopment Plan must be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Rehabilitation."
- (F) The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to municipality's Zoning Ordinance.

Only after completion of this process the municipality is able to exercise the powers granted to it under the LRHL. The process has been used successfully across the state to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the State.

1.D. RELATIONSHIP TO LOCAL GOALS & OBJECTIVES

The Downtown Raritan Redevelopment Plan is a natural next step in a long planning process for Downtown Raritan. The following section summarizes the ways that the plan aligns with local, county, and state plans.

1. The Downtown Sustainable Economic Development Plan - (2021)

The intent, goals, and regulations of this Redevelopment Plan were directly informed by the Downtown Sustainable Economic Development Plan developed with the support of the North Jersey Transportation Planning Authority's Emerging Centers Program. That plan included a robust public engagement process. **The vision and goals were adopted as part of the Borough of Raritan Master Plan on [DATE].** This Redevelopment Plan is consistent with

the goals and objectives of that plan, particularly the following goals:

- › Facilitate owner and tenant-driven improvements
- › Support equitable economic advancement for residents and business owners
- › Make Somerset a Great Street
- › Enhance Downtown neighborhoods
- › Permit transformative change on key sites

Any amendments to this plan shall be done in furtherance of the goals and objectives of the Downtown Plan.

In addition, this Redevelopment Plan aligns with other land use goals in the Master Plan, including:

1. Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, enhances remaining industrial areas, increases parks and open space, protects environmentally sensitive natural features, accommodates community facilities and facilitates local/regional circulation.
2. Preserve and enhance the residential character of the Borough by protecting established neighborhoods, maintaining a balance of housing choices, providing for compatible infill housing and planning for appropriate residential development in targeted redevelopment areas where land uses are in transition.
3. Continue the revitalization of the Central Business District as a mixed-use destination and support other commercial districts through selective redevelopment, compatible infill development, infrastructure improvements, updated zoning, public private partnerships and increased regional cooperation.
4. Coordinate land use planning and decision-making with adjacent municipalities in the Somerset County Regional Center to improve quality of life preserve community character, preserve remaining natural resources, promote sustainable development and improve local/regional mobility.

1.E. RELATIONSHIP TO COUNTY PLANS

The County Investment Framework (CIF) was adopted as an element of the County Master Plan in October 2014, replacing the 1987 Land Use Management Map, under the pretense that it is a living document and subject to regular updates. This Redevelopment Plan is consistent with the designation of the Study Area as a Priority Growth Investment Area (PGIA). These areas are, “where primary economic growth and community development strategies that enhance quality of life and economic competitiveness are preferred; and where appropriate, growth-inducing investments are encouraged. PGIA’s are areas where development and infrastructure assets are already concentrated. They are prime locations for the vibrant mixed-use, live-work environments within walking distance of transit and green space, and that many employers, workers and households desire.”

The Supporting Priority Investment in Somerset County Phase III Study further expands on opportunities in the County. The Phase III Study advances framework plans for a total of 17 investment areas, two of which are within the Study Area: the Raritan Mall and Somerset Street. Instead of providing direct guidance on what should occur in the investment areas, the Phase III Study includes land use scenarios. This Redevelopment Plan incorporates the findings from the study.

1.F. RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN

This Downtown Raritan Redevelopment Plan is consistent with the policies in the New Jersey State Development and Redevelopment Plan. The Redevelopment Plan Area is within a Metropolitan Planning Area, classified as Planning Area 1 (PA 1) on the State Plan Policy Map.

The Downtown Raritan Redevelopment Plan is consistent with the following policy goals for Metropolitan Planning Areas:

1. **Land Use:** “Promote redevelopment and

development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.” The Redevelopment Plan promotes mixed-use redevelopment in a downtown area with regional transportation access. The proposed density will ensure efficient utilization of the available land, consistent with the compact development patterns that already exist in the downtown.

2. **Redevelopment:** “Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.” The Redevelopment Plan intends to create higher-density, mixed-use development within the core of Raritan’s downtown to encourage transit use and walking. Design guidelines reinforce these principles by promoting human-scaled design, wide sidewalks, and pedestrian amenities.
3. **Economic Development:** “Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.” The Redevelopment Plan will help facilitate the types of economic development activity envisioned in the State plan.

1.G. RELATIONSHIP TO ZONING AND LAND DEVELOPMENT REGULATIONS

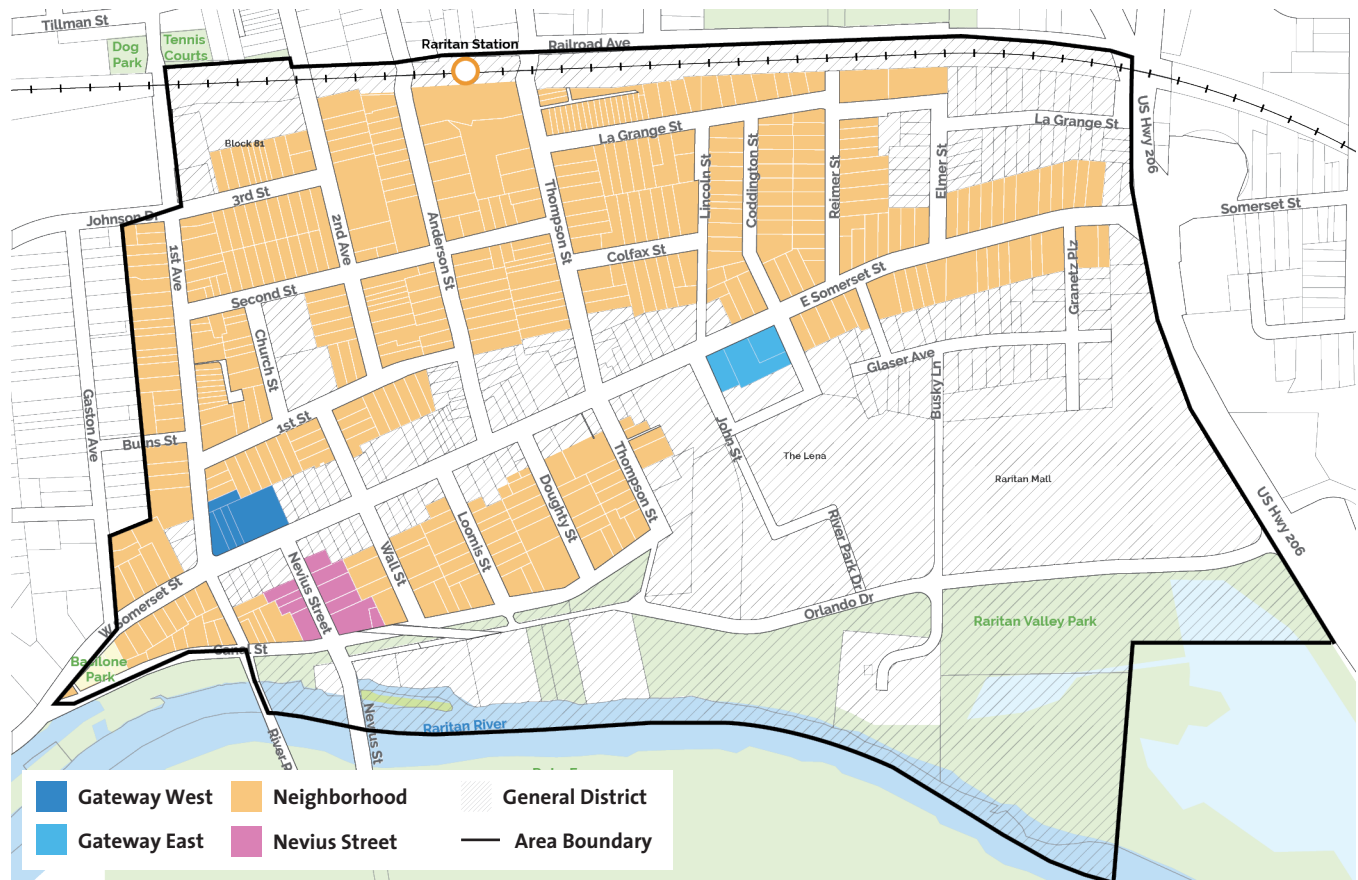
In order to implement the Plan consistent with the objectives herein, the Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. Except as otherwise noted herein, this Plan shall serve as an optional overlay district on the underlying zoning regulations of the Borough including but not limited to use, bulk, and design standards. Where categorically no standards are provided within this Plan, the standards found within the Borough’s Planning and Development Regulations shall apply.

Applications for development may proceed either under the underlying zoning standards, or the standards found within this Plan. The developer shall have the option of the conventional underlying zoning or the redevelopment zoning, but once chosen the options cannot be altered or combined. No benefits or incentives available as per the Local Redevelopment and Housing Law (LHRL) to a redeveloper shall be available unless development occurs in accordance with the standards put forth in this Redevelopment Plan.

1.H. REGULATION ORGANIZATION

This Redevelopment Plan regulates uses, including lot and bulk standards, through Zones as identified Figure 2 the following page. Development may also be subject to additional requirements as set forth in Sections 7.0 - 10.0.

Figure 2: Zones



1.A. TERMINOLOGY

1. Redevelopment vs Rehabilitation

The New Jersey's Local Redevelopment and Housing Law (LRHL) empowers municipalities to designate areas either as those "in Need of Redevelopment" or "in Need of Rehabilitation." However, the LRHL refers to all plans that govern these areas as "Redevelopment Plans." This may lead to some confusion for readers. Although this plan is referred to as Redevelopment Plan it is intended to govern an area designated in need of rehabilitation and no aspect of this plan shall be construed to suggest that the Borough shall have the powers available through Area in Need of Redevelopment Designation unless such a designation is adopted and this plan is amended to reflect such changes.

2. Development Type

This plan utilizes development types to regulate lot, bulk, and form of buildings. A development type provides the Borough of Raritan, its citizens, and the development community a high degree of predictability. Traditionally, all development in a zone is regulated in the same way, regardless of the type of the building or the uses that occupy it. This one-size-fits-all approach often leads to unpredictable development that is time consuming to approve.

Development type standards provide individualized standards for buildings that have similar characteristics or traits. This allows, for example, for single-family development to occur on smaller lots than 4-family residential development, while still permitting both types in the same zone. Nonetheless, **it would be inappropriate to grant relief for one development type based on the standards of another type:** it is like comparing the proverbial apples to oranges.

REDEVELOPMENT PLAN

VISION AND INTENT

2.A. VISION

By 2031, Raritan will have public spaces that make it a destination for residents and visitors looking to connect with nature and enjoy the outdoors. The riverfront and Nevius Street, which has been transformed to prioritize pedestrians over vehicles, will be a popular place for people from across the region to visit.

Business and residential growth will be driven by continued investment in public spaces that appeal to Raritan's diverse population, as well as improved multi-modal connections to destinations in the region.

High-quality rail and shuttles will connect residents to regional employers. Infrastructure improvements will make it easier for people to walk and bike to locations throughout the Borough. These multimodal connections will not only help residents, they will also attract visitors who can easily travel from a regional asset, like Duke Farms, to Somerset Street's restaurants, shops and other attractions. Better connecting these assets to the Downtown will help boost local businesses.

The Downtown's neighborhoods will be active and continue to support a diverse population comprised of existing and new home-owners and renters, families and non-family households.

2.B. PURPOSE & INTENT

The intent of this Redevelopment Plan is to codify the community-driven vision for this area created as part of an extensive planning and public engagement process funded by the NJTPA's Emerging Centers

Program. The standards in this plan are evidence of Raritan's commitment to support transit-, bicycle- and pedestrian-oriented development and to leverage investments in mobility infrastructure to support multi-modal connectivity to, from, and within the Downtown.

The intent of this code is to support rehabilitation throughout the Downtown that enhances the character of the community and provides additional residential and commercial opportunities. The following is a list of key transit-supportive land use and design principles that guided the formation of use, bulk, and design standards in this code. Each one is critical for creating the place envisioned in the Vision.

1. High-quality pedestrian access to Downtown amenities, services, and transit is required to achieve the goals and objectives of this Plan.
2. Ample sidewalks along commercial streets allows for easy pedestrian circulation and provide space for active use by businesses (cafés, displays, etc). These two conditions are critical for creating the active streets and walkable spaces envisioned in this Plan.
3. Ground-floor retail spaces should be concentrated in the core of the Downtown which generally extends along Somerset Street from the properties around Thompson Street intersection to those at the First Avenue intersection. In addition, restaurants, cafes, and the like are supportive along Nevius Street between Somerset Street and

Orlando Drive in conjunction with the public realm improvements identified in the Downtown Sustainable Economic Development Plan.

4. New construction and rehabilitation in residential neighborhoods should focus on reinforcing the existing character of the community. Adhering to a building form that presents as a single-family or twin building is one way of achieving this. In addition, projects should include of other elements that are pervasive in the residential areas including functional porches, high-quality landscaped front yards, gabled roofs, and side-yard parking, among others.
5. Harmonizing the design of new construction with that of existing historic buildings along Somerset Street will further the goals and objectives of this plan. New construction or rehabilitation should not look to create faux historicism. The controls on bulk standards, building form, and key façade elements in this plan are intended to preserve the character of downtown while allowing for modern construction and design techniques. Such efforts will ensure developers can meet market demands while still reinforcing the existing place character of the Downtown. The result will be a Downtown with a strong identity and new construction that has value in the marketplace.
6. Setting back the façade, where required, will:
 - › Respect the existing scale of the downtown.
 - › Ensure that streets do not have a cavernous feeling.
 - › Prevent the building from casting a large shadow.
7. Surface parking lots that abut streets:
 - › Have negative visual impacts.
 - › Detract from a pedestrian friendly environment.
 - › Can discourage transit use.
 - › Reduce the overall market value of properties in the downtown.
 - › Are inconsistent with the goals and objectives of this Plan.
8. When parking is visible from or adjacent to a public street, it breaks the street wall, undermines walkability by prioritizing car access, and decreases vibrancy by occupying valuable space that could be used for retail, restaurants, or other active ground floor uses. This plan prohibits parking lots to be adjacent or parking access (curb cuts) on Somerset Street to reinforce it as a pedestrian-oriented commercial corridor.
9. Access to high-quality parking areas will improve the Downtown experience for owners, residents, and employees. Without access to this infrastructure, businesses will suffer and it will be difficult to rent or sell residential units. As such, the provision of high-quality parking is an important strategy to support the Borough's economic development goals. Parking lots should be designed to facilitate access to key activity nodes and include public realm elements that improve the pedestrian experience. The implementation of shared-parking agreements to create more efficient parking areas close to Main Street will ensure that parking does not unnecessarily dominate downtown land uses.

NEIGHBORHOODS ZONE

3.A. INTENT

The Downtown neighborhoods are diverse, well-loved areas that residents and stakeholders want to see enhanced over time. This Redevelopment Plan seeks to permit the rehabilitation and development of a variety of housing types so that the neighborhood can:

- Allow people to move into the area at different stages of their lives.
- Permit a variety of family and household types to call Raritan home.
- Promote economic diversity by offering housing that matches different incomes.
- Make the area unique and varied, distinguishing Raritan from its competitors.

3.B. USES & DEVELOPMENT TYPES

1. Permitted Uses

- (A) This plan permits 2- to 4-unit residential development only if it:
- [1] Occupies a Development Type that permits the use as defined in Section 3.B.2 - Permitted Development Types;
 - [2] Meets the bulk and form standards for that Development Type

2. Permitted Development Types

- (A) The following development typologies are permitted:

[1] Duplex

[2] Semi-detached Twin

[3] Three- and Four-family Courtyard Houses

- (B) All Development Types must conform to the respective lot standards for that type. No Development Type shall be permitted to use the standards of another building type.

3. Permitted Accessory Uses

All Accessory Uses permitted in the R1 Zone (§ 207-105.B) are permitted in this redevelopment plan so long as they are constructed on the same lot and are customarily incidental to the principal uses on the lot.

4. Prohibited uses

All uses not explicitly permitted are prohibited.

3.C. DUPLEX STANDARDS

1. Definition

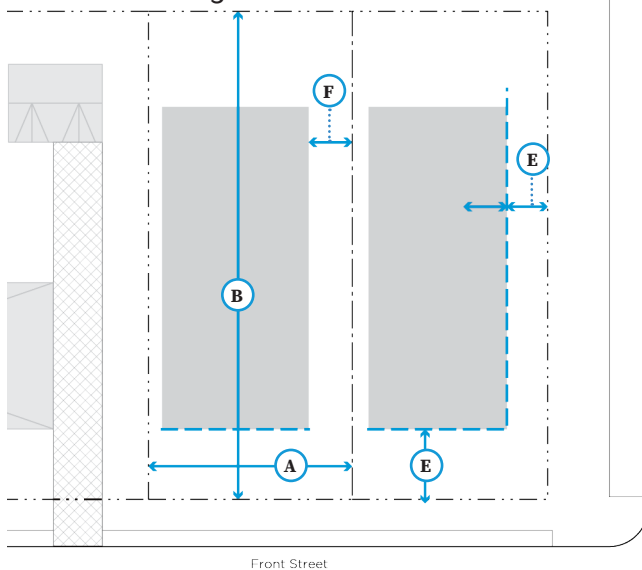
A structure on a single lot designed to contain two dwelling units spread over two floors connected that are accessed through an indoor staircase. A duplex traditionally has a single point of access for both units to the outside.

2. Lot Standards

Lot	Min	Max
A Lot Width	40'	--
B Lot Depth	100'	--
C Lot Size (SqFt)	4,000	--
D Impervious Coverage	-	30%
Setbacks, Principal Structure		
E Front Yard	Adjacent Averaged* / 15'	
F Side Yard (One)	8'	--
Side Yard (Both)	20'	--
G Rear	35'	--
Setbacks, Accessory Structure		
H Front	25'	-
I Rear	5'	-
J Side	5'	-

* the average setback of the two adjacent properties.

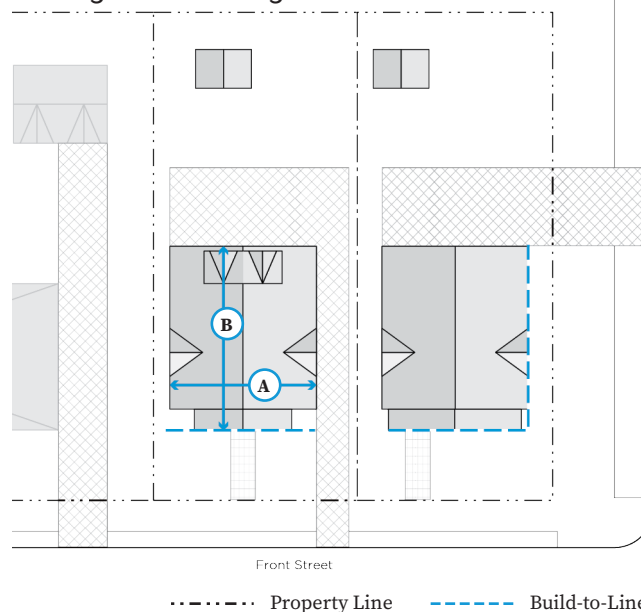
Lot Standards Diagram



3. Building

	Min	Max
A Building Width	24'	40'
B Building Depth	35'	-
C Build-to-Line Occupancy	70%	100%

Building Standards Diagram



3.D. SEMI-DETACHED TWIN STANDARDS

1. Definition

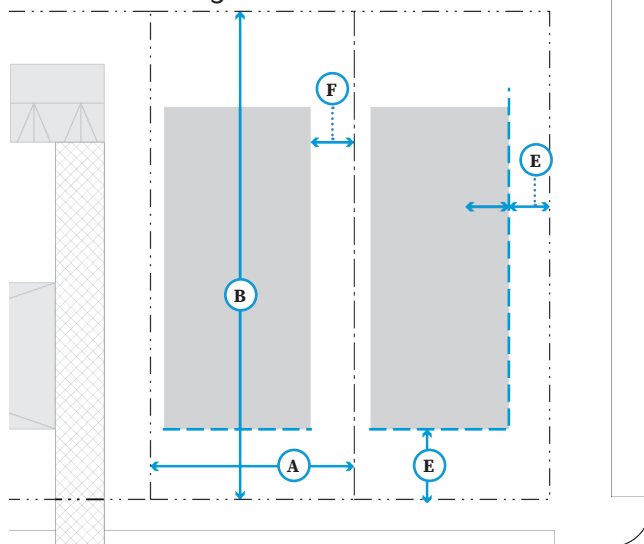
A residential building designed to have two dwelling units that share a common wall. Each dwelling unit has individual direct access to the outside on the principal façade.

2. Lot Standards

Lot	Min	Max
A Lot Width	40'	--
B Lot Depth	100'	--
C Lot Size (SqFt)	4,000	--
D Impervious Coverage	-	30%
Setbacks, Principal Structure		
E Front Yard	Adjacent Averaged* / 15'	
F Side Yard (One)	8'	--
Side Yard (Both)	20'	--
G Rear	35'	--
Setbacks, Accessory Structure		
H Front	25'	-
I Rear	5'	-
J Side	5'	-

* the average setback of the two adjacent properties.

Lot Standards Diagram



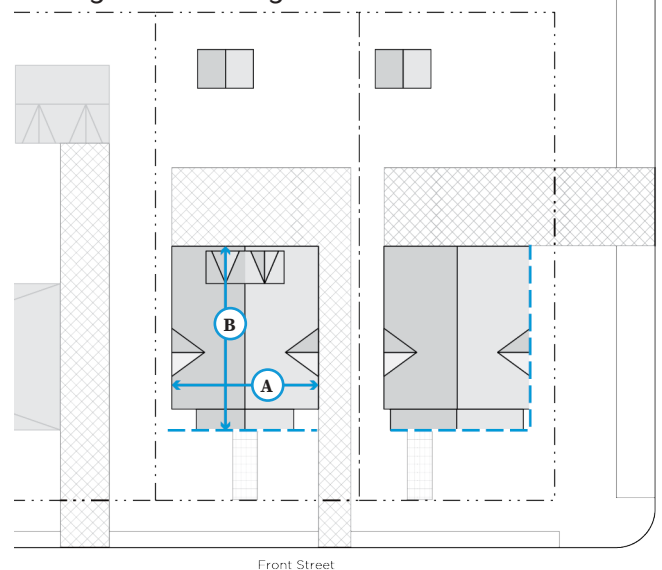
----- Property Line - - - - - Build-to-Line



3. Building

	Min	Max
A Building Width	25'	40'
B Building Depth	35'	-
C Build-to-Line Occupancy	70%	100%

Building Standards Diagram



3.E. THREE- AND FOUR-FAMILY COURTYARD DEVELOPMENT

1. Definition

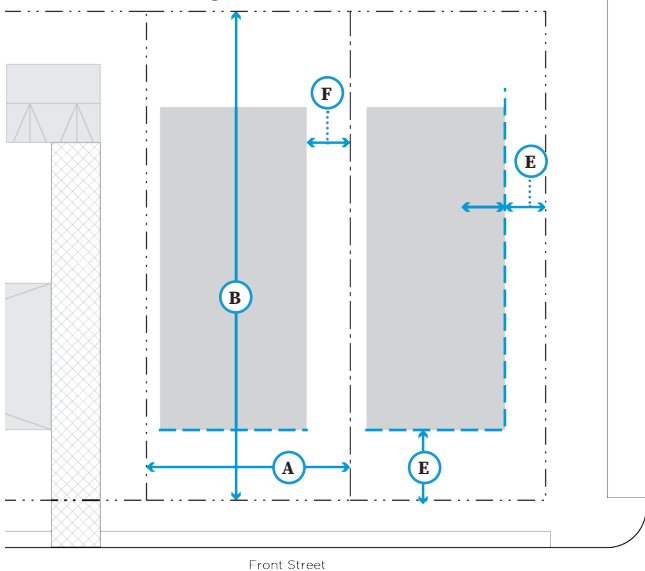
Two separate structures occupying the same lot which contain a total of three or four dwelling units, with no more than two dwelling units per building. They are designed to reflect the scale of a single-dwelling house. The Secondary Principal Dwelling Structure unit is the structure in the year yard.

2. Lot Standards

Lot	Min	Max
D Lot Width	40'	--
E Lot Depth	100'	--
F Lot Size (SqFt)	4,000	--
G Impervious Coverage	-	30%
Setbacks, Principal and Secondary Principal Structure		
H Front Yard	Averaged* / 15'	
I Side Yard (One)	8'	--
	20'	--
J Rear	35'	--
Setbacks, Accessory Structure		
K Front	25'	-
L Rear	5'	-
M Side	5'	-

* the average setback of the two adjacent properties.

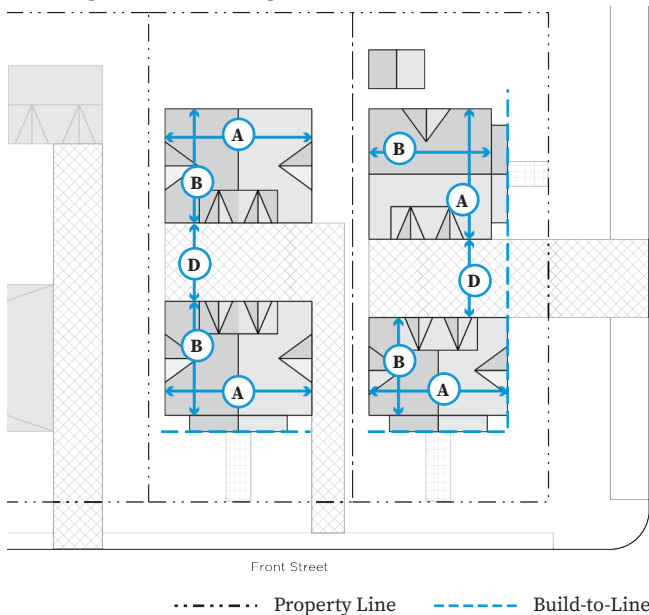
Lot Standards Diagram



3. Building	Min	Max
A Building Width*	20'	40'
B Building Depth*	30'	-
C Build-to-Line Occupancy (Principal Structure)	70%	100%
D Building Separation	20'	-

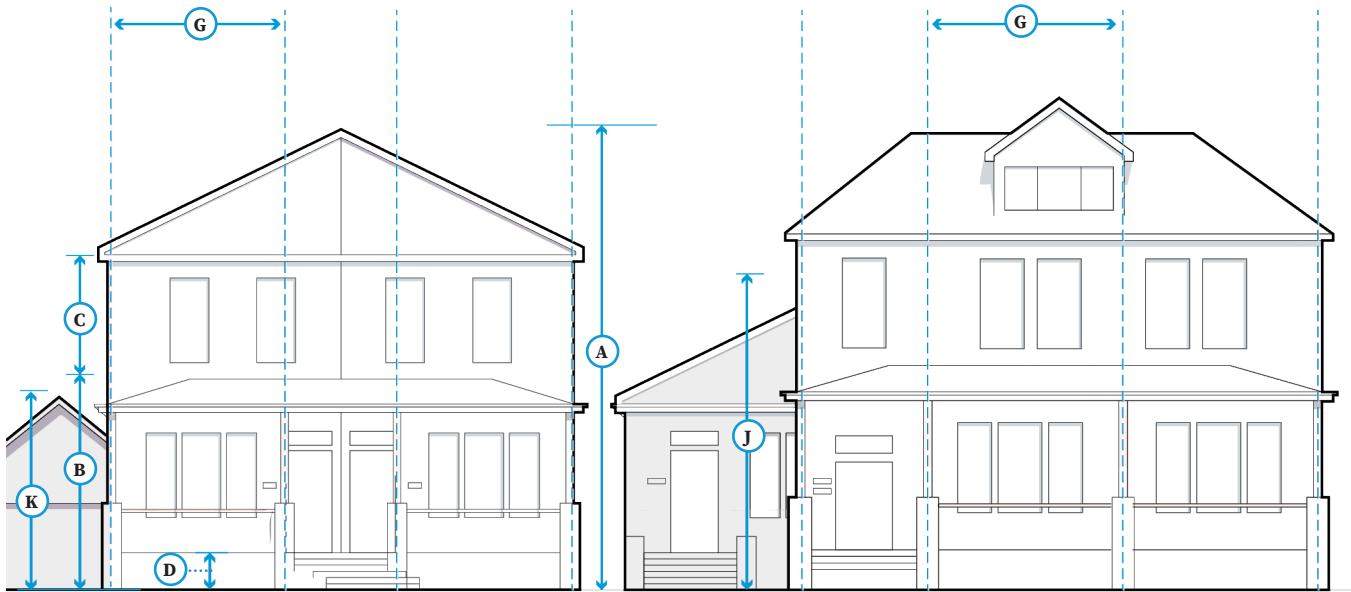
* the Secondary Principal Dwelling Structure shall not exceed that of the primary structure.

Building Standards Diagram



3.F. RESIDENTIAL FORM STANDARDS

The following standards apply to all residential Development Types in the Neighborhoods Zone.



1. Main Body	Min	Max
Bulk		
A Main Body Height (floors/feet)	--	2.5 Stories / 35'
B Ground Floor Height	10'	--
C Upper Floor Height (feet)	9'	--
D Finished Floor Elevation (inches)	18"	--
Massing and Composition		
E Roof Pitch (Rise: Run)	4:12	12:12
F Number of Bays	2	-
G Bay Width (Feet)	7'	25'
H Transparency, Street Facing Façades	25%	--
I Transparency, Non-Street Facing Façades	15%	--
Secondary Structures		
J Secondary Principal Dwelling	--	24'
K Accessory Building Height	--	16'

2. Building Elements	
A Attached Side Garages	P
B Awnings	P
C Balcony	NP
D Bay Window	NP
E Dormers	P
F Porches	R
G Stoops	P
3. Roof Types	
H Gabled	P
I Gambrel	NP
J Hip	P
K Flat	NP
L Mansard	NP

P = Permitted || NP = Not Permitted || R = Required

GATEWAY WEST ZONE

4.A. VISION

The Gateway West Zone, as illustrated in Figure 3, will be an **attractive entryway** into the Borough from the west. A **new four-story mixed-use development** will substantially transform the site.

Ground floor commercial spaces may include **new restaurants and modern retail spaces** that contribute to the mix of downtown businesses and do not compete with them. Approximately 40 new residential units will provide a **mix of bedroom types** to ensure Downtown Raritan continues to support a diverse resident population.

On-site uses (residents, employees, and visitors) are serviced through surface parking as well as spaces located under the rear of the building. In addition, the site includes **24 district parking spaces** that will be open for public use and connected to Somerset Street through a **well lit pedestrian cut-through**. This parking services all businesses in the downtown, making a substantial contribution to supporting continued economic growth.

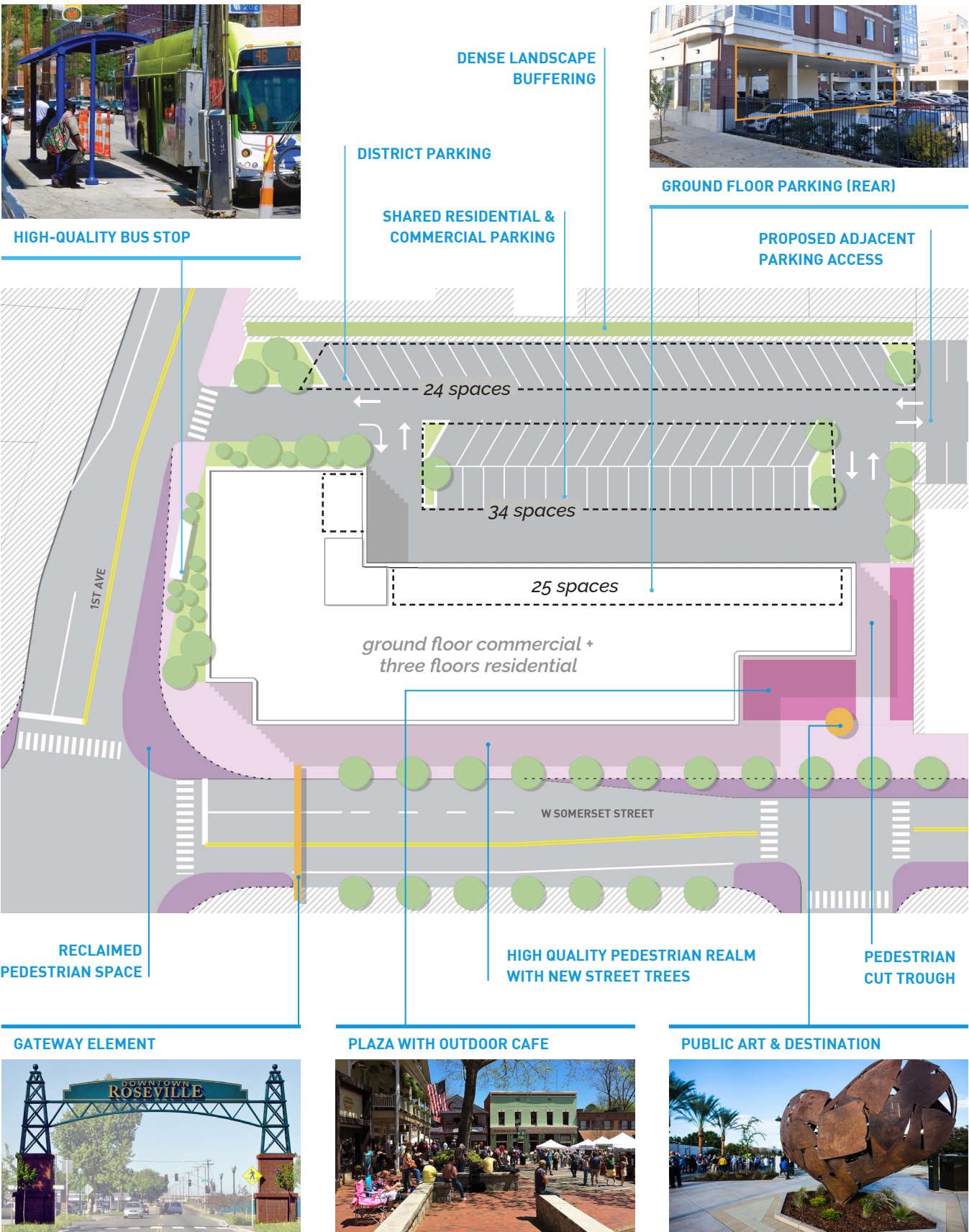
A creative and locally-focused **public art** installation and **public plaza** draws visitors from the Riverfront and Nevius Street into the Downtown. The plaza space is flexible and serves multiple purposes throughout the day and year. At times, it is a community gathering space and location for small concerts, farmers markets, or the like. It also supports adjacent commercial spaces and provides space for outdoor dining and/or merchandise display.

Private realm improvements support, and are supported by, a high-quality public realm. Through close coordination with Somerset County, **sidewalks are expanded near intersections** which calm traffic and create safer crossings for pedestrians.

A major **gateway element** welcomes people into the Downtown and emphasize that they have arrived at a special place in the region. Likewise, a **covered bus stop** provides users with a comfortable place to wait on their way to access jobs and services in the region.



Figure 3: Gateway West Vision Plan



4.B. USES & DEVELOPMENT TYPES

1. Permitted Uses

- (A) The following commercial uses are permitted on the ground floor of a mixed-use building:
- [1] All uses permitted in the B1 zone.
 - [2] Animal Daycare & Services
 - [3] Co-working spaces
 - [4] Retail food and specialty grocery
 - [5] Theater, performing arts
- (B) Residential uses are permitted above the ground floor at no more than 45 units per acre.
- (C) Plaza

2. Permitted Development Types

- (A) Mixed-use buildings are the only permitted development type.

3. Permitted Accessory Uses

So long as they are constructed on the same lot and are customarily incidental to the principal uses on the lot, the following accessory uses are permitted:

- (A) All Accessory Uses permitted in the B1 Zone (§ 207-114)
- (B) Surface parking, including parking for adjacent properties, in compliance with Section 9.0 Parking.
- (C) Outdoor cafes.
- (D) Public Art.

4. Prohibited uses

All uses not explicitly permitted are prohibited.

4.C. LOT STANDARDS

1. The following standards shall apply to all

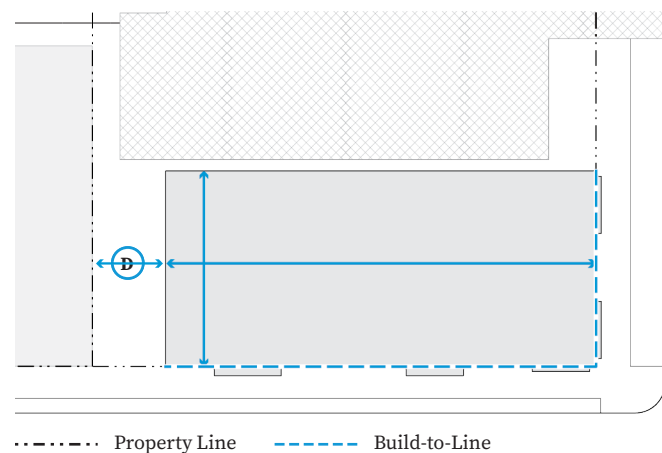
development in this zone.

Lot	Min	Max
A Minimum Lot Size	35,000 sqft	50,000 sqft
Setbacks, Principal Building		
B Front	0'	5'
C Back	50'	70'
D Side (one)	20'	50'
Setbacks, Accessory Building		
E Front	40'	-
F Rear	45'	-
G Side	0'	-
Coverage		
H Impervious Lot Coverage	-	95%

4.D. BUILDING STANDARDS

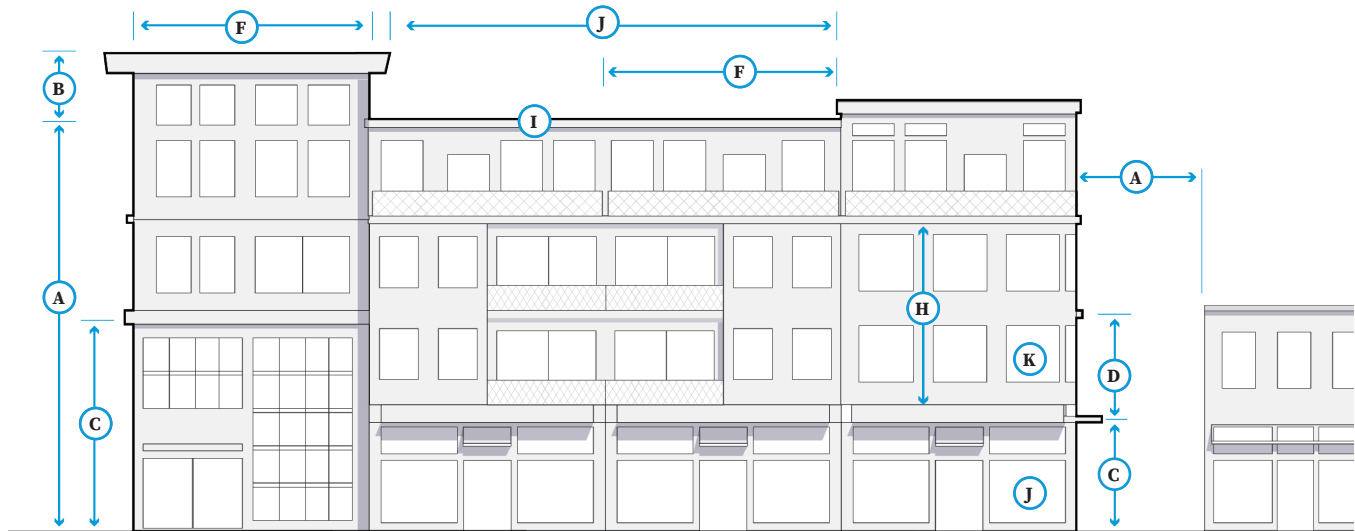
1. The following standards shall apply to all development in this zone.

	Min	Max
A Building Width	175'	290'
B Building Depth	40'	90'
C Build-to-Line Occupancy	75%	100%
D Cut-through width	20'	-
E Building Encroachment, ground floor	0'	0'
F Encroachment, upper floor	0	2'



4.E. FORM STANDARDS

The following standards apply to all development in the Gateway West Zone.



1. Main Body

Bulk		Min	Max
A	Main Body Height (floors/feet)	36' or 3 stories	70' or 5 stories
B	Corner Height Bonus	-	7'
C	Ground Floor Height	16'	25'
D	Upper-floor Height (feet)	9'	12'
E	Finished Floor Elevation (inches)	--	0'
Massing and Composition			
F	Bay Width	16'	35'
G	Ground floor sill height	18"	3'
H	Distance Between Vertical Façade Breaks		24'
I	Terminating Vertical Break	Required	
J	Distance between Roofline Offsets	16'	50'
K	Transparency, Ground Floor	60%	80%
L	Transparency, Upper Floors	30%	70%

2. Building Elements

A	Attached Side Garages	NP
B	Awnings	P
C	Balcony	P
D	Bay Window	P
E	Dormers	NP
F	Porches	NR
G	Stoops	NP

3. Roof Types

A	Gabled	NP
B	Gambrel	NP
C	Hip	NP
D	Flat	P
E	Mansard	NP

P = Permitted || NP = Not Permitted || R = Required

GATEWAY EAST ZONE

5.A. VISION

The Gateway East Zone, as illustrated in Figure 4, will be an **attractive entryway** into the Borough from the east. Two new residential buildings will anchor the eastern most section of the Downtown. The project will add approximately **35 new residential units** in a **mix of bedroom types**, helping to ensure Downtown Raritan continues to support a diverse resident population. No more than 3,500 square feet of commercial space provides an opportunity for one to two retail establishment servicing residents of the building, the Lena, and the surrounding residential community.

Buildings will be **setback** from Somerset Street to match properties on adjacent blocks. The front yard will include **high-quality landscaping**, including dense foundation plantings. This context-sensitive approach reinforces the residential character of the area and ensures that residential units are adequately buffered off Somerset Street.

Residents will have high-quality access to a variety of mobility options. **High-quality sidewalks** and **reclaimed pedestrian spaces** at intersections make for a comfortable and safe walk to the commercial center of the Borough. Residents take advantage of new bicycle lanes that are less than 500 feet from their front door to access regional amenities such as the Raritan Greenway, Duke Farms, and Duke Island Park, among others. An **amenity area** provides space for bicycle storage, benches, bus shelters, and the like.

Fifty-five parking spaces will be located at the rear of the building. A multi-purpose pedestrian cut through provides access to parking and serves as an amenity space for residents. The space includes high-quality landscaping, paving, and lighting.

To accommodate the necessary residential units, buildings may be up to four stories in height. However, **the fourth story shall be set back** to diminish the amount of bulk that sits on Somerset Street. This upper-floor setback creates an opportunity for high-quality amenity space for residents.

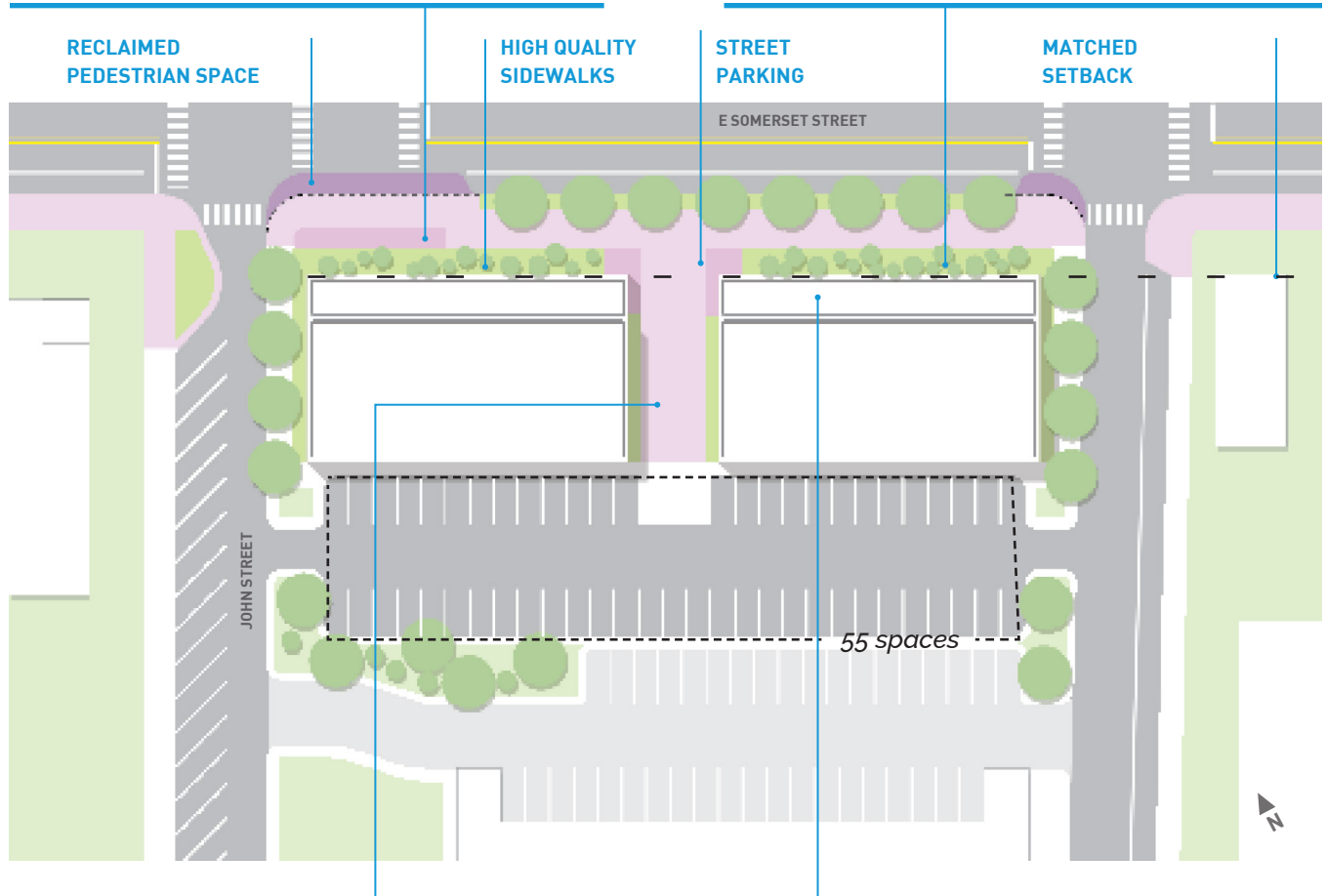
Figure 4: Gateway East Vision Plan



AMENITY AREA



HIGH-QUALITY LANDSCAPING



PEDESTRIAN CUT-THROUGH



UPPER-FLOOR SETBACK



5.B. USES & DEVELOPMENT TYPES

1. Permitted Uses

- (A) No more than 3,500 total square feet of commercial space is permitted in the Gateway East Zone. The following uses may occupy that space.
- [1] All uses permitted in the B1 zone.
 - [2] Co-working spaces.
 - [3] Retail food and specialty grocery.
 - [4] Commercial Fitness Centers
- (B) Residential uses are permitted at no more than 38 units per acre.
- (C) The following uses are strongly encouraged on the ground floor of building.
- [1] Residential lobbies.
 - [2] Residential Fitness Center.
 - [3] Game, activity, or other common rooms reserved for residents.
 - [4] Other accessory commonly associated with residential uses.

2. Permitted Development Types

- (A) Downtown Residential buildings are the only permitted development type.

3. Permitted Accessory Uses

So long as they are constructed on the same lot and are customarily incidental to the principal uses on the lot, the following accessory uses are permitted:

- (A) All Accessory Uses permitted in the B1 Zone (§ 207-114)
- (B) All Accessory Uses permitted in the R1 Zone (§ 207-105.B)
- (C) Outdoor cafes.
- (D) Public Art.

4. Prohibited uses

All uses not explicitly permitted are prohibited.

5.C. LOT STANDARDS

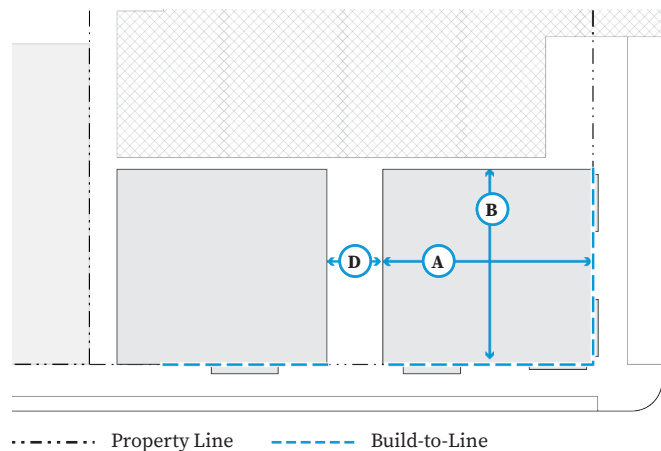
1. The following bulk standards shall apply to all development in this zone.

Lot	Min	Max
(A) Minimum Lot Size	22,000 sqft	45,000 sqft
Setbacks, Principal Building		
(B) Front	8'	12'
C Back	50'	--
D Side (one)	0'	0'
Setbacks, Accessory Building		
E Front	20'	-
F Rear	10'	-
(G) Side	10'	-
Coverage		
H Impervious Lot Coverage	-	95%

5.D. BUILDING STANDARDS

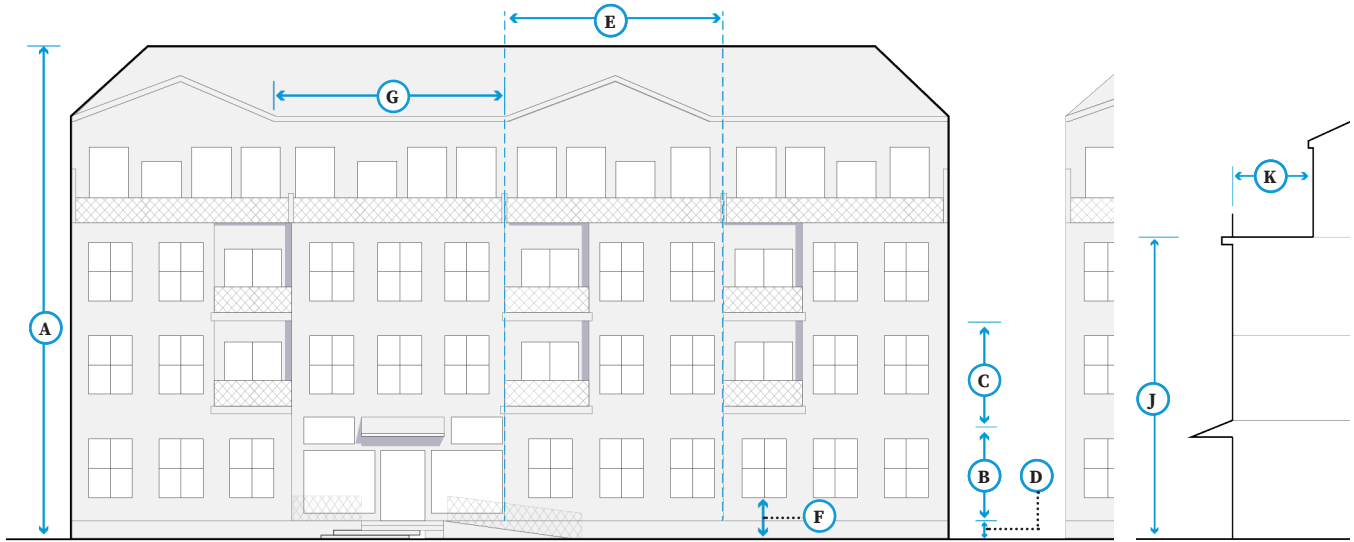
1. The following standards shall apply to all development in this zone.

	Min	Max
(A) Building Width	175'	290'
(B) Building Depth	40'	90'
C Build-to-Line Occupancy	75%	100%
(D) Cut-through width	20'	-
E Building Encroachment, ground floor	0'	0'
F Encroachment, upper floor	0	2'



5.E. FORM STANDARDS

The following standards apply to all development in the Gateway East Zone.



1. Main Body

Bulk	Min	Max
A Main Body Height (floors/feet)	25' or 2 stories	4' or 48 feet
B Ground Floor Height	12'	16'
C Upper-floor Height (feet)	9'	12'
D Finished Floor Elevation (inches)	1'	2'
Massing and Composition		
E Bay Width	16'	35'
F Ground floor sill height	5'	-
G Distance between Roofline Offsets	10'	50'
H Transparency, Ground Floor	45%	80%
I Transparency, Upper Floors	30%	50%
J Stepbacks Start (Stories / Feet)	36' / 3-Stories	--
K Stepback Requirement	10'	-

2. Building Elements

A	Attached Side Garages	P
B	Awnings	P
C	Balcony	NP
D	Bay Window	NP
E	Dormers	P
F	Porches	R
G	Stoops	P

3. Roof Types

A	Gabled	P
B	Gambrel	NP
C	Hip	P
D	Flat	NP
E	Mansard	P

P = Permitted || NP = Not Permitted || R = Required

NEVIUS STREET ZONE

6.A. VISION

Nevius Street will be a shared street with distinct high-quality pavement marking. This will connect the Nevius Street Bridge and riverfront amenities to the business on Somerset Street.

Walking and biking will be prioritized over cars and high-quality pedestrian amenities will be installed. The street will frequently close so that it can host community events such as farmers markets, fairs, concerts, and similar community events. As a result of these investments and changes in zoning, the street will become a key location for new business and small-scale multi-family residential development in the Downtown.

Adaptive reuse of existing buildings shall result in the growth of experiential driven commercial establishments. Cafes, restaurants, unique commercial spaces will be a destination that draws people up Nevius Street towards Somerset Street.

Activate front yards - with cafes and merchandise displays - will blur the line between the public and private realm. As a result, the pedestrian improvements will help to activate commercial activity and commercial activity will help contribute to a lively and engaging public realm.

Figure 5: Vision for Nevius Street



6.B. USES

1. Permitted Uses

The following uses are permitted only if they occur in an adaptive reuse of an existing structure or in one which conforms with the lot, bulk, and form standards set forth in section of the Redevelopment Plan.

- (A) Art galleries.
- (B) Bed & Breakfasts.
- (C) Commercial schools and studios.
- (D) Restaurants, taverns, and other eating and drinking establishments.
- (E) Retail Establishments.
- (F) Retail, Experiential.
- (G) Retail Incubators.

Residential Form Standards of this Redevelopment Plan.

2. Permitted Accessory Uses

So long as they are constructed on the same lot and are customarily incidental to the principal uses on the lot, the following accessory uses are permitted:

- (A) All Accessory Uses permitted in the B1 Zone (§ 207-114)
- (B) All Accessory Uses permitted in the R1 Zone (§ 207-105.B)
- (C) Outdoor cafes in the front and rear yard.
- (D) Public Art.

3. Prohibited uses

All uses not explicitly permitted are prohibited.

6.C. LOT AND BULK STANDARDS

1. Applicability

The adaptive re-use of pre-existing non-conforming uses are permitted so long as there is no enlargement or expansion of the building footprint greater than 10 percent of the existing footprint. New project and those undergoing expansion greater than 10 percent shall meet the following standards.

2. Lot Standards

Lot	Min	Max
A Lot Width	40'	--
B Lot Depth	100'	--
C Lot Size (SqFt)	4,000	--
D Impervious Coverage	-	30%
Setbacks, Principal Structure		
E Front Yard	Adjacent Averaged* / 15'	
F Side Yard (One)	8'	--
Side Yard (Both)	20'	--
G Rear	35'	--
Setbacks, Accessory Structure		
H Front	25'	-
I Rear	5'	-
J Side	5'	-

* the average setback of the two adjacent properties.

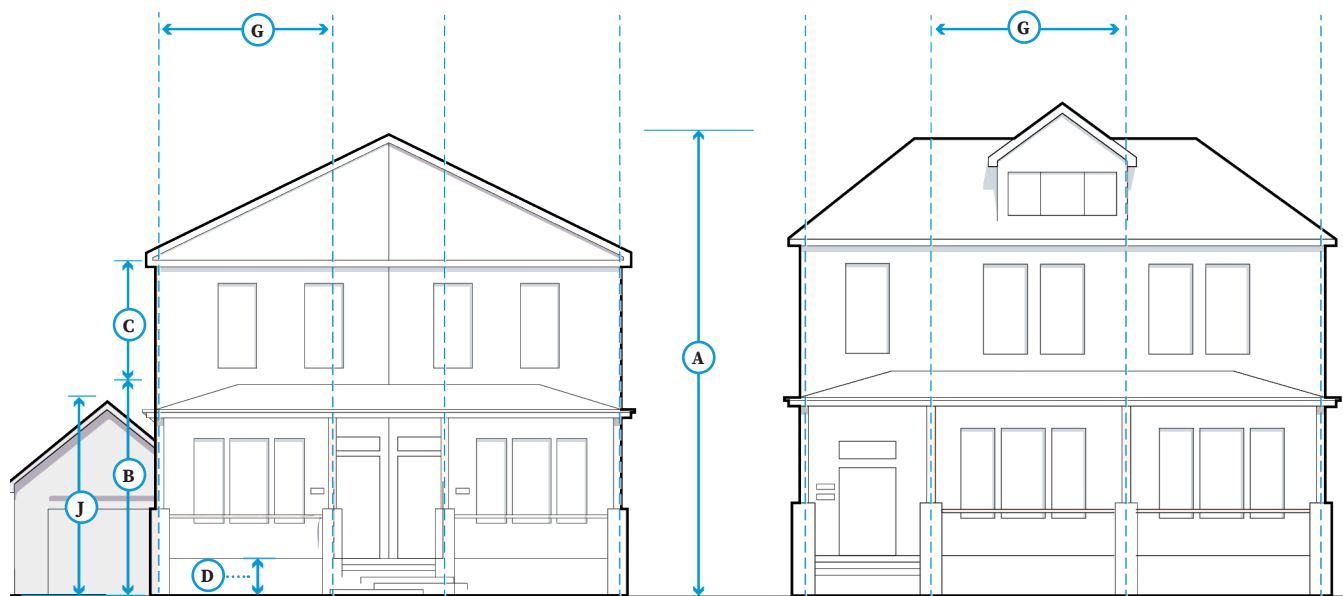
3. Building

	Min	Max
A Building Width	24'	40'
B Building Depth	35'	-
C Build-to-Line Occupancy	70%	100%

6.D. RESIDENTIAL FORM STANDARDS

The adaptive re-use of pre-existing non-conforming uses are permitted so long as there is no enlargement or expansion of the building footprint greater than

10 percent of the existing footprint. New project and those undergoing expansion greater than 10 percent shall meet the following standards.



1. Main Body	Min	Max
Bulk		
A Main Body Height (floors/feet)	--	2.5 Stories / 35'
B Ground Floor Height	10'	--
C Upper Floor Height (feet)	9'	--
D Finished Floor Elevation (inches)	18"	--
Massing and Composition		
E Roof Pitch (Rise: Run)	4:12	12:12
F Number of Bays	2	-
G Bay Width (Feet)	7'	25'
H Transparency, Street Facing Façades	25%	--
I Transparency, Non-Street Facing Façades	15%	--
Secondary Structures		
J Accessory Building Height	--	16'

2. Building Elements		
F	Attached Side Garages	P
G	Awnings	P
H	Balcony	NP
I	Bay Window	NP
J	Dormers	P
K	Porches	R
L	Stoops	P
3. Roof Types		
M	Gabled	P
N	Gambrel	NP
O	Hip	P
P	Flat	NP
Q	Mansard	NP

P = Permitted || NP = Not Permitted || R = Required

DESIGN STANDARDS

7.A. APPLICABILITY

1. The Somerset Street Standards shall apply to any project which has a primary or secondary façade that abuts the area identified in Figure 6 as being a Downtown Frontage.
2. All other development shall be subject to the residential design standards.

Figure 6: Design Standards Frontage Map



7.B. SOMERSET STREET STANDARDS

The following standards shall apply to all façades that are visible from a street, public right-of-way, or publicly accessible space such as a park or plaza.

1. Façade Rhythm and Breaks

- (A) There are to be no blank façades. All façades must provide windows and façade offsets and breaks. Distance between breaks should relate to the scale and rhythm of existing buildings.
- (B) The rhythm of entrances, store fronts, windows, canopies, and awnings of new or renovated façades shall be consistent with the prevailing rhythm and patterns of such elements along the block.
- (C) Horizontal breaks that define bays shall continue from the ground floor through the shaft of the building through to the crown of the building.
- (D) Entablatures, cornices, or a similar horizontal expression line shall define the transition of ground floor storefronts and the second floor of all mixed-use buildings.

RHYTHM AND BREAKS: PERMITTED



- A** All façades have windows
- B** Vertical projections break up the long roofline
- C** Material changes add interest to the façade

RHYTHM AND BREAKS: NOT PERMITTED



- A** Windowless façade
- B** Long, unarticulated roofline

2. Architectural Features

- (A) Architectural embellishments that add visual interest to roofs - such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and such similar elements - shall be permitted provided that such are architecturally compatible with the style, materials, colors, and details of the building.
- (B) New buildings should be designed so that they do not appear to have been built significantly earlier than they were. Any mimicry of past architectural styles should not be exercised in such a way that the historical record becomes confused. The use of materials, scale, or massing found on older buildings is strongly encouraged.
- (C) New buildings should not attempt to copy historic architectural features or ornaments.

3. Building Colors and Materials

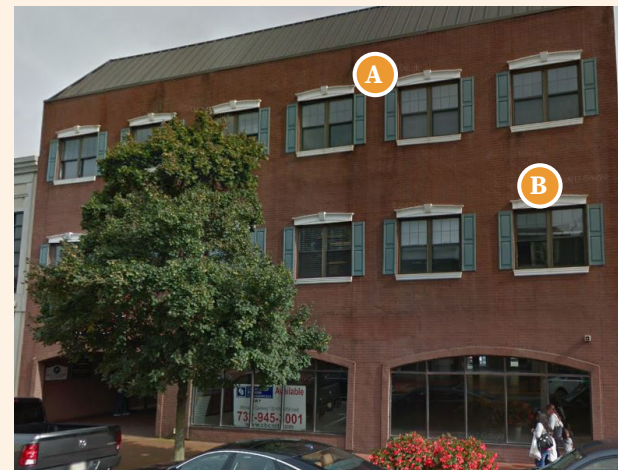
- (A) Consistency of materials is encouraged to create a uniform and recognizable identity. Wherever possible, harmonization of colors is preferred. Design features on buildings and the color of signage shall be consistent and compatible.
- (B) The standards for colors and materials of buildings shall be adhered to in future site plan submissions.
- (C) All building façades may be composed of two dominant materials and not more than one additional material, excluding glass.
- (D) Permitted primary materials:
 - [1] Brick, stone, cast stone, or other forms of masonry
- (E) Permitted secondary materials:
 - [1] Clear glass
 - [2] Decorative masonry veneer
 - [3] Fiber cement siding
 - [4] Horizontal siding
 - [5] Metal panels
 - [6] Wood, synthetic wood, or panel system

ARCHITECTURAL FEATURES: PERMITTED



- A** This building uses red brick that would fit in a historic context, but windows, doors, and shade structures are contemporary in style and materials.
- B**

ARCHITECTURAL FEATURES: NOT PERMITTED



- A** This building attempts to look "historic" by adding fake shutters (inoperable and disproportionate to window), and decorative trim on the top of the window.
- B**

(F) Permitted roofing materials:

- [1] Standing metal seam
- [2] Copper
- [3] Natural or artificial slate
- [4] Rubber sheet roofing
- [5] Asphalt or fiberglass “architectural” shingles
- [6] EPDM or other layered roof system

(G) Prohibited Materials. Those materials not specifically allowed are prohibited. This includes: vinyls, metal siding, concrete block, stucco, synthetic stucco, and exterior insulation and finishing systems (EIFS).

4. Roofs

- (A) The type, shape, pitch, texture and color of a roof and the roofline shall be considered as an integral part of the design of a building and shall be architecturally compatible with the styles, materials, colors and details of such building. There shall be no false fronts.
- (B) Roofline heights shall vary as appropriate to the architectural style in order to provide architectural interest and variety to the massing of the building and relieve the negative visual effect of a single, long roof.
- (C) Building roofs are to be uncluttered. Vertical roof projections such as vents, stacks, elevator mechanical rooms, or roof mounted equipment including renewable energy systems shall be integrated into the architecture. All penetrations through the roof (i.e. mechanical equipment or skylights) shall be organized in a manner that is integral to the architectural form of the building, completely screened from view by parapet walls or an approved enclosure. Screen shall reflect and complement the architecture of the building.

ROOFS: PERMITTED



- A** Roof modulates in height
- B** Parapet walls extend above roofline
- C** Architectural accents are integral to the roof structure and complement the overall design of the building.

ROOFS: NOT PERMITTED



- A** Roof not consistent with other architectural elements.
- B** No modulation in front roofline
- C** Architectural accents (decorative mansard roof) is only clad on the front of the building, creating a false front.

5. Orientation and Entrances

- (A) Building fronts shall be oriented to the primary street upon which the structure is sited.
- (B) All buildings shall have pedestrian access on both the street frontage side of the building (Front) and the off-street parking lot side of the building (Rear). The Front entrance shall be the primary entrance.
- (C) Corner buildings shall have multiple entrances at least one entrance addressing each street frontage.
- (D) Building entrances shall be clearly defined by recessing the entrance or utilizing elements such as lintels, pediments, pilasters, columns, porticoes, or overhangs. Any such element shall be architecturally compatible with the style, materials, colors, and details of the primary building.
- (E) In mixed-use buildings, upper-floor uses shall have a separate exterior entrance unless a large common lobby or atrium is provided.
- (F) If a building has several storefronts, they shall be unified in design treatment, such as the design of windows and door openings, materials, or color.

6. Windows, Ground Floor

- (A) Windows shall be un-tinted with the exception of Low-E coatings. Mirror or reflective glass is not permitted in any commercial or residential location.
- (B) Where required, retail, restaurant, and related uses facing a street shall have windows providing views of display areas and/or the building interior. Pop-out café windows and bi-fold doors are encouraged where appropriate.
- (C) Display windows shall not be blocked with merchandise or interior merchandise display.
- (D) Windows shall be architecturally compatible with the style, materials, colors, and details of the primary building.

DISPLAY WINDOWS: PERMITTED



- A** Bulkhead at the bottom of the window
- B** Clear windows show merchandise and building interior
- C** Design is compatible with façade character

DISPLAY WINDOWS: NOT PERMITTED



- A** No bulkhead or sill at the bottom of the window
- B** Display merchandise blocks view of interior
- C** Design is incompatible with façade character

7. Windows, Upper Floors

- (A) Windows shall be un-tinted. Mirror or reflective glass is not permitted.
- (B) The location of the windows on the upper stories shall be vertically aligned with the location of windows and doors on the ground floor of the building.
- (C) Windows should be proportional to the overall structure. When feasible, windows should substantially align with those on adjacent buildings.
- (D) Windows should reinforce the rhythm of the bays. Windows between horizontal breaks should be spaced equally and symmetrically.
- (E) Windows on the same story shall have the same sill height unless deemed appropriate by the Redevelopment Entity.

8. Awnings, Overhangs, and Encroachments

- (A) Awnings, overhangs, and encroachments shall conform to § 207-114.H - Awnings and canopies unless otherwise specified herein.
- (B) All storefronts and residential entrances shall have either an awning or solar screen.
- (C) Building Encroachments - such as bay windows and upper-floor balconies - are permitted on front, side and rear façades. They may encroach into building setbacks and right-of-ways as prescribed in Building Standards section of the appropriate zone.

9. Upper-floor setback

- (A) Upper-floor setback may be used to provide outdoor space for occupants through the inclusion of a balcony or rooftop deck.

10. Lighting

- (A) Indirect lighting shall be used to highlight window displays, signs, doorways, or other architectural details. Acceptable lighting fixtures include, but are not limited to:

UPPER-FLOOR WINDOWS: PERMITTED



- A** Upper-floor windows are horizontally and vertically proportionate to the façade
- B** Windows generally align with ground floor windows

UPPER-FLOOR WINDOWS: NOT PERMITTED



- A** Upper-floor windows are spaced unevenly and without reference to the bays.
- B** Ground floor display windows not aligned with upper-floor windows.

gooseneck, stemmed flood, and spotlight.

Accent lighting and/or uplighting is permitted to illuminate upper-floor façades.

- (B) Storefront merchandise and display windows should be lit from the inside, with lighting directed on the display.
- (C) Exterior light fixtures shall be compatible with the style, materials, colors, and details of the primary building.
- (D) Bare bulb fixtures and flood lights attached to the building exterior are prohibited.
- (E) All lighting designs and installations are subject to Redevelopment Entity review and approval.

11. Front and side yard Landscaping

Front and side yard landscaping shall:

- (A) Be drought tolerant.
- (B) Consist of no more than 30 percent grass.
- (C) Include high-quality, native plantings.

7.F. RESIDENTIAL DESIGN STANDARDS

1. General Standards

- (A) All spaces, structures, and related site improvements visible from public roadways shall be designed to harmonize with their surroundings.
- (B) The removal or disruption of historic traditional or significant structures or architectural elements is discouraged.
- (C) New buildings should not pretend to be historic. The use of local materials, design elements, and design organizing principles is strongly encouraged.
- (D) Buildings shall not mix-and-match elements from different architectural styles and/or periods.

2. Building Form

- (A) The shape and massing of new and renovated buildings shall provide a balance among building height, story-height, building width and bay width that is compatible with those of adjacent buildings.
- (B) The scale of proposed new or substantially rehabilitated buildings shall be compatible with the surrounding architecture and landscape context.

3. Building Elements

- (A) The scale and proportions of building elements - such as awnings, windows, porches, and the like - shall be proportional to the features and components of the façade and generally compatible with those of adjacent buildings.
- (B) Façade components shall be in proportion to related components (i.e., the proportion of a column to its base and entablature and the width of a column to its height).
- (C) The type, shape, pitch, texture and color of a roof and the roofline shall be considered as an integral part of the design of a building and shall be architecturally compatible with the styles, materials, colors and details of such building.

- (D) Roofline heights may vary as appropriate to the architectural style in order to provide architectural interest and variety to the massing of the building.
- (E) Entrances shall be oriented to the primary street frontage and address the street with an active and welcoming entry composition that is integrated into the overall massing and configuration of the building.
- (F) Building mechanical equipment located on building roofs, sites, or other locations shall not be visible from the street.

4. Secondary Principal Dwelling Structure (SPDS)

- (A) SPDS shall meet the same design standards of principal dwelling structures.
- (B) SPDS shall be located so as to have the lowest impact on the sun exposure of adjacent properties.
- (C) Landscaping shall be used to buffer and screen edges that may have a negative visual impact on adjacent property owners.
- (D) Spaces between the principal and secondary dwelling structures shall include high-quality landscaping, patio space, or other amenities, even if principally used parking.
- (E) SPDSs shall be oriented towards the primary street upon which the structure is sited unless doing so would adversely impact adjacent properties. On corner lots, the SPDU shall orient towards the secondary street.

5. Windows

- (A) Windows between horizontal breaks should be spaced equally and symmetrically.
- (B) On street facing façades, windows on the same story shall have the same sill height unless deemed appropriate by the Redevelopment Entity.
- (C) Windows shall be architecturally compatible with the style, materials, colors, and details of the primary building.

6. Materials

- (A) Materials shall be selected to be compatible with or complementary to the materials that characterize the Residential Zone.
- (B) Building façade exterior materials, including architectural trim and cladding, shall be of high quality and durable, including but not limited to: stone, brick, wood shingles or clapboard, wood trim, and glass.
- (C) Architectural embellishments that add visual interest to roofs shall be architecturally compatible with the style, materials, colors, and details of the building.
- (D) Roofing materials visible from public sidewalks or streets shall be of high quality and durable, including, but not limited to: slate, copper, metal, ceramic slate tile or architectural asphalt shingle.
- (E) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials

7. Lighting

- (A) Exterior light fixtures shall be compatible with the style, materials, colors, and details of the primary building.
- (B) All lighting designs and installations are subject to Redevelopment Entity review and approval.

8. Trash and Recycling

- (A) Refuse disposal shall be consistent with that of the surrounding Neighborhood Zone.
- (B) Refuse enclosures shall not exceed 50 square feet in total.
- (C) Enclosures shall be designed to be architecturally compatible with principal building architecture, and screened and landscaped to reduce visibility from any neighboring property or adjacent street.

9. Landscaping

- (A) Front yards shall contain high-quality landscaping. Landscape features shall define edges, and frame streets and public spaces, while shielding negative views such as dumpsters or loading areas.
- (B) Building foundations that are visible from the street and/or adjacent properties shall be screened with high-quality plantings.
- (C) Plantings shall not obscure site entrances and exit drives, access ways, or road intersections.

10. Outdoor space

- (A) Sites shall have a minimum of 100 square feet of private or semi-private outdoor space per dwelling unit, which may include a lawn, deck, patio, or terrace.
- (B) Areas dedicated for parking and automotive circulation shall not count towards the requirement for outdoor space.
- (C) Outdoor space shall be incorporated into the architecture or otherwise enclosed for privacy, as appropriate by a decorative fence or wall, evergreen hedge, trellis or arbor or combination thereof.

11. Parking

- (A) All parking shall occur in side or rear yards or be incorporated into the principal building.
- (B) Buildings shall be placed to conceal parking.
- (C) Free standing private garages are permitted accessory uses in rear yards only.
- (D) Attached parking structures, and/or those integrated into the principal structure, shall:
 - [1] Not occupy more than 20 percent of the front ground façade when viewed in elevation from the primary street.
 - [2] Be setback from the primary façade a minimum of ten (10) feet.
- (E) Secondary Principal Dwelling Structure (SPDS) may have parking garages so long as garage does not front onto a public right-of-way.

PERFORMANCE STANDARDS

The following general design standards are applicable across all zones, building types, and frontages types unless otherwise noted. They are intended to ensure that development in the Downtown Raritan Rehabilitation Area is of the highest quality and adheres to the vision articulated in the Master Plan.

8.A. ENVIRONMENTALLY SUSTAINABLE FEATURES

The following environmentally sustainable features are permitted and encouraged to be incorporated into the site and building design of new or existing development:

1. Solar panels (electric and hot water).
2. Skylighting that allows buildings to take advantage of natural light during the day and natural heat during the cold months.
3. Solar screening that allows for natural cooling during the warm months.
4. Green or vegetative roofs.
5. Highly reflective and highly emissive roofing material.
6. Greywater systems such as cisterns and rain barrels for use in landscape irrigation and toilets.
7. Building materials with a high percentage of recycled content.
8. Bio-based and rapidly renewable building materials.
9. Building materials with lower Volatile Organic

Compound (VOC) values.

10. Drought tolerant, noninvasive, native landscape species.
11. Porous pavement.
12. LED (light emitting diode) lighting.
13. Bioswales and rain gardens.
14. Electric vehicle charging stations.

8.B. HVAC, ROOFTOP MECHANICAL, AND UTILITY STRUCTURES

1. All HVAC, utility boxes, and telecommunication systems must be screened or minimized from public view and from view of adjacent properties. Screens must be designed to blend with the architecture of the principal building and achieve a minimum of 70 percent opacity.
2. Building roofs are to be uncluttered. Vertical roof projections such as vents, stacks, elevator mechanical rooms, or roof mounted equipment including renewable energy systems shall be integrated into the architecture. All penetrations through the roof (i.e. mechanical equipment or skylights) shall be organized in a manner that is integral to the architectural form of the building, completely screened from view by parapet walls or an approved enclosure. Screen shall reflect and complement the architecture of the building.
3. Telecommunication equipment is permitted provided they are (1) located on the roofs of buildings, (2) not to exceed in height 10 feet above

a prescribed building height and (3) incorporated into the architecture and screened from public view.

4. All utility and related appurtenances shall be located underground or be in the main building or structure.

8.C. PUBLIC PLAZAS AND OPEN SPACE

1. Public open spaces including plazas, pedestrian walkways, and outdoor cafés must front on a public street.
2. Plazas, pedestrian pathways, and other public open spaces shall include pedestrian-scaled amenities such as shade trees/structures, trash receptacles, benches, lights, trellises, or other similar features.
3. The central pedestrian pathway shall be covered by a permanent structure to shield pedestrians from the elements.
4. Public open spaces and pedestrian pathways shall be adequately lit with pedestrian-scaled lighting for safety and ease of visibility.
5. All plazas are subject to approval by the Redevelopment Entity.

8.D. STREET FURNITURE

1. Street furniture shall be decorative, functional, properly scaled to the space, and consistent in style with the street furniture in the Rehabilitation Area and the surrounding districts.
2. All elements of site furniture including, but not limited to, lighting, trash receptacles, benches, bollards, and armatures for traffic lights shall match those of the surrounding area to the satisfaction of the Redevelopment Entity.
3. A site furniture amenities package shall be submitted for review and approved at the time of the first site plan application.
4. Site furniture and lighting shall be designed and implemented to the satisfaction of the redevelopment entity.

8.E. GENERAL LANDSCAPING AND BUFFERS

1. All projects shall be in conformance with § 207-67 Landscaping and buffering unless otherwise specified herein.
2. Projects in the Gateway East and Gateway West zone shall conform to the buffering requirements for B1 Zones as identified in § 207-67.C(1)
3. Projects in the Neighborhood Zone shall conform to the buffering requirements of the Residential zones as identified in § 207-67.C(9)
4. Buffers are required in the following locations:
 - (A) Along all lot lines separating lots used exclusively for parking.
 - (B) Along edges where parking lots share property line with public streets or other parcels.
 - (C) Along all lot lines separating any building from utility or telecommunication equipment.
5. All plans shall be signed and sealed by New Jersey certified Landscape Architects and shall be subject to Redevelopment Entity review and approval.
6. Landscape shall be required in those areas that are designated as required landscaped setback areas, parking lots, and areas not used for ingress, egress, parking, or storage, and areas subject to grading and re-contouring. An overall landscape theme dealing with major design elements shall be established. These elements shall include:
 - (A) Setback and buffer areas along streets as well as adjacent residentially zoned areas and properties;
 - (B) Parking lots and areas around buildings.
7. Landscape is permitted to be integrated with other functional ornamental site design elements, where appropriate, such as recreational facilities, paths and walkways, foundations, water features, trellises, pergolas, gazebos, fences, walls, street furniture and public art.

8. Landscaping schemes are permitted to include seasonal flowers in planters, planting beds and hanging baskets.
9. Drought tolerant, noninvasive, native plantings shall be used unless otherwise approved by the Redevelopment Authority.
10. Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered when preparing a landscape plan.
11. Only nursery grown plant materials shall be acceptable and all trees, shrubs and ground covers shall be planted according to accepted horticultural standards.
12. Trees and shrubs shall be planted according to the following minimum caliper, height and spread requirements:
 - (A) Street trees: 3 ½-inch caliper
 - (B) Ornamental deciduous trees: 8-foot height
 - (C) Evergreen trees: 6-foot height
 - (D) Shrubs: 18-inch spread
13. Within two (2) years from the time of planting, all dead or dying plants, whether installed new, transplanted or existing, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering for the initial two (2) years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owner or their agents.
14. All landscaping shall be maintained in excellent condition by the property owners or development association by cutting, trimming, feeding, watering and weeding as necessary.
15. Landscaping shall be installed upon the substantial completion of the building, weather and season permitting, and an underground irrigation system may be required by the Redevelopment Entity in some landscaped areas.

8.F. STREET TREES

1. Street trees are required along all existing or proposed public streets within the public realm of a subdivision or site plan, and are in addition to other required plantings. The planting of street trees are required when substantive improvements are made to property.
2. Unless otherwise stated, street trees shall be planted 30 feet on center.
3. Unless otherwise specified, in order to determine the required number of street trees, the linear footage of frontage shall be divided by the required planting interval, without deducting areas for driveway curb cuts or crosswalks. Trees need not be evenly spaced but every effort should be made to do so. If the linear footage of Frontage is less than the required planting interval, one tree may be required at the discretion of the redevelopment entity.
4. Street tree plantings shall be substantially uniform in size and shape and shall have straight trunks.
5. Tree pits shall be at least one-third (1/3) larger in width and in depth than the existing root ball of the particular tree to be planted. The pit in which the tree is to be planted shall contain proper amounts of topsoil and peat moss.
6. Subsequent or replacement trees shall conform to the type of existing tree in a given area.
7. Within sight triangles, a tree may be permitted only with the site-specific approval of the Township Engineer.
8. Root barriers shall be placed along the tree side of a sidewalk for a distance of 12 feet, centered on the trunk.
9. Street tree requirements may be waived by the Redevelopment Entity where existing preserved vegetation is considered sufficient to meet these requirements and is reasonably assured of continued survival.
10. Street trees shall be planted so as not to interfere with the installation, safe use, and maintenance of sidewalks, roadways, and utilities.

11. All trees shall be nursery-grown stock and shall have a root ball wrapped in burlap, with a replacement guarantee by the developer of two (2) years.

8.G. FENCES AND WALLS

1. Fences and walls are to be used solely for the screening and buffering purposes provided in other sections of the Plan, in addition to their use on the perimeter of private patios and courts, recreational areas and other sensitive areas deemed appropriate by the Redevelopment Entity. All approved fences and walls shall be designed as integrated parts of the overall architectural and site designs.
2. Chain link fences are prohibited. Permitted fence styles include wrought iron, board-on-board and other decorative styles approved by the Redevelopment Entity.
3. Concrete masonry unit/cinder block wall veneers are prohibited. Permitted wall veneer materials include brick, polished or unfinished stone, architectural paneling and other materials approved by the Redevelopment Entity.
4. Fences and walls shall not be located to unnecessarily impede pedestrian or bicycle circulation through or between site areas.
5. No hedge, wall or fence of any type shall be erected or maintained if it is deemed a safety hazard by obstructing the view of motorists.
6. Fences and walls not used for buffering purposes shall have a maximum height of six (6) feet.

8.H. LIGHTING

1. Pedestrian light fixtures along sidewalks and walkways shall have a maximum mounting height of fifteen (15) feet.
2. Parking lot, service area and street lighting shall be provided by freestanding light fixtures designed to minimize glare to the street and adjacent lots. Such fixtures shall have a maximum mounting height of twenty-five (25) feet.

3. The type and color of the light fixture and pole shall be evaluated for compatibility with existing street lighting in the vicinity of the site. Blocks shall have uniform street lighting themes.
4. All lighting shall be serviced by underground wiring.
5. Spotlight-type fixtures attached to buildings are prohibited.
6. Where lights along lot lines will be visible from the interior of adjacent buildings, the lights shall be properly shielded and/or mounting heights reduced.
7. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.
8. All lighting shall be designed and installed to avoid off-site spillage halo effect to the greatest extent reasonably possible and consistent with public safety. Light sources should not be visible from outside the boundaries of the site.
9. All lighting designs are subject to redevelopment entity review and approval.

8.I. SIDEWALKS AND/OR PATHWAYS

1. Sidewalks shall be required to connect the street frontage to all building entrances, parking areas and drives, usable open spaces, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destinations, such as transit stops.
2. Unless otherwise stipulated, public sidewalks and pathways shall be a minimum of 20 feet on Somerset Street. All other pedestrian paths shall have a minimum unimpeded width of six (6) feet unless otherwise identified in this plan.
3. On-site pedestrian circulation systems shall be provided to meet the circulation needs of on-site users. Such systems shall provide safe, all-weather efficient and aesthetically pleasing means of on-

site movement and shall be an integrated part of the overall architectural and site design.

4. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.
5. Sidewalks shall be constructed of durable, attractive materials like scored concrete, brick pavers, or stone pavers to enhance pedestrian safety and comfort. Sidewalks along public right-of-ways shall be constructed of brick pavers that match the existing sidewalk materials in the Downtown. Sidewalk materials shall be continued across curb cuts where possible.
6. Pedestrian crossings on roads or in parking areas shall use material differences or markings (e.g. MUTCD approved epoxy paint, inlaid thermal plastic, stamped concrete, or pavers) that make them easy to view and distinguish them from the surrounding road surface.

8.J. LOADING AND REFUSE COLLECTION

1. All loading, refuse collection and service and utility areas must be sufficient to serve the uses on the site without using streets.
2. No refuse areas shall be visible from any neighboring property or adjacent street and must be setback ten (10) feet or more from adjacent streets.
3. Provision must be made for handling all freight in rear yards or on those sides of the buildings which do not face a street. The recommended method of screening shall consist of walls and gates compatible in color and texture with the building material, buffered by a landscape strip. The strip shall have a minimum width of three (3) feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted so as to sufficiently obscure the view of the facilities from public view throughout the year and walls and

gates constructed as to minimize any emissions of noise or odor. The screen shall not be less than five (5) feet in height at the time of planting and eight (8) feet in height at the time of maturity.

4. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted between a street and the front of a building.
5. Collection areas shall be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.
6. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
7. Collection areas shall be located upon the site so as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within required landscaped yards and buffers.
8. Delivery, loading, trash removal or compaction, or other such operations may be limited by the Redevelopment Entity between certain hours where noise impacts at the lot line of any adjoining residential property or district shall be required to meet municipal and state requirements.
9. The applicant shall provide an effective litter management plan, subject to Redevelopment Entity approval. Such management plan shall be submitted with an application for final site plan approval.

8.K. UTILITIES & HVAC SYSTEMS

1. All utility and related appurtenances shall be located underground or be in the main building or structure.
2. All HVAC systems must be screened or minimized from public view and from adjacent properties. Screens must be designed to blend with the architecture of the principal building.

PARKING

9.A. PARKING, GENERAL

1. Off-street parking shall be provided as required §207-63 Parking of the Raritan Borough Ordinance, except as modified herein.
2. Parking for all residential construction shall be a minimum of one and one-half (1.5) per unit, unless otherwise specified.

9.B. LOCATION

1. Motor vehicle parking areas shall be located, designed, and constructed to facilitate safe and convenient pedestrian and bicycle movement to and from public walkways and/or bikeways, streets, or transit stops.
2. Parking may be located on the ground floor of a Downtown Residential or Mixed-use Development Type so long as it is at least 20 feet from the front façade, unless otherwise specified in this plan.
3. Where parking is permitted on the ground floor of a building, techniques - such as display windows and landscaping - shall be used on all side façades to reduce the visual impact of parking.

9.C. PARKING STRUCTURES

1. Parking structures may not abut a street.
2. Parking structures must be separated from the street by active use building.
3. No portion of a parking structure shall be visible from the street.

9.D. SHARED PARKING

1. Shared parking is defined as joint utilization of a parking area for more than one use, either on-site or between nearby properties through a dedicated arrangement, in order to fulfill their individual parking requirements because their prime operational hours do not overlap. In shared parking arrangements, spaces may be restricted to specific businesses, residential users, or entities.
2. Distinct parking is defined as the provision of parking spaces for the use of any person patronizing businesses downtown. Generally, district parking spaces are available to anyone but may be time limited to prevent long-term parking.
3. All efforts shall be made to provide shared and district parking.
4. Applicants shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using shared parking procedures and methodology presented in the most recent versions of the ULI Shared Parking, the ITE's Shared Parking Planning Guidelines, or similar reputable source.
5. In the event that Redevelopment Entity permits spaces to be dedicated for district parking, the Redevelopment Entity may place requirements on appropriate signage, striping, time restrictions, and the like to ensure the spaces remain accessible and serve their intended use.

6. The dedication of parking spaces and hourly restrictions shall be done with the intent of encouraging shared parking.
7. The shared parking plan will be enforced through a legally binding agreement among all owners of record. The agreement must state that the parking area shall never be disposed of except in conjunction with the sale of the building(s) which the parking area serves so long as the facilities are required; and that the owner agrees to bear the expense of recording the agreement and such agreement shall run with the land (bind his heirs, successors, and assigns).

9.E. OFF-SITE PARKING

At the discretion of the Redevelopment Entity, off-street parking may be accommodated on another property near the principal use. Should it be permitted, it will be required to meet the following conditions:

1. The off-site parking is located within 700 feet of the associated use(s).
2. Such off-site parking area shall be in the same ownership as the property it is intended to serve or under long-term lease agreement.
3. There are continuous and direct pedestrian pathways (either path or sidewalk) from the off-site parking to the associated use.
4. Any off-street parking supplied in this manner shall run with the land (not be invalidated by change in ownership), and any subsequent change in use that requires more parking shall require subsequent action by the developer/applicant to satisfy any additional parking requirements.
5. Adequate signage, as determined by the Redevelopment Entity, is clearly visible from the street indicating the uses that the parking lot services.

9.F. BICYCLE PARKING

1. Bicycle Parking shall be provided in accordance with the Bicycle Parking Schedule. (see following page)

	Indoor	Outdoor
Residential with five or more units	--	1 per 3 units
Retail, service, & restaurants 6,000 sqft to 20,000 sqft	1.5 space per 1,000 sf of GFA	-
Retail, service, & restaurants greater than 20,000 sqft	1 space per 4,000 sf of GFA	-
Municipal or cultural facilities	1 space per 2,000 sf of GFA	-
Schools	4 per classroom	-
Offices	1 per 9,000 sqft of GFA	

2. Indoor parking may include bike lockers or sheds.
3. Any required indoor bicycle parking/storage room must be located in a convenient and accessible location to a public sidewalk with no more than four vertical steps between the bicycle room and the sidewalk.
4. Ramps and elevators may be utilized to provide access to bike storage not located at the first floor level.
5. Bicycle parking shall be sited in a highly visible location, such as within view of passers-by, retail activity, office windows, an attendant or other personnel to discourage theft and vandalism.
6. Bike racks must be securely attached to concrete footings and made to withstand severe weather and permanent exposure to the elements. Bike racks must permit the bicycle frame and one wheel to be locked to the rack with a high security, U-shaped lock.
7. Site plans shall show the proposed location of bike parking/storage facilities on the site and on the building floor plan design. A construction detail of the bike rack or facilities shall be provided.
8. A minimum of one bicycle parking space shall be provided for each 10 off-street automobile parking spaces. At a minimum, all bicycle parking spaces shall be provided in the form of bicycle racks with

locking capability.

9. Bicycle parking facilities shall be designed and installed to include:
 - (A) Spaces that are a minimum of two (2) feet by six (6) feet per bicycle.
 - (B) The minimum number possible of potential conflict points between bicycles and motor vehicles.
10. Bicycle parking shall be located as close to building entrances as practicable.
11. Shared bicycle may be provided at the discretion of the Redevelopment Entity.

9.G. LOW-IMPACT DEVELOPMENT TECHNIQUES

1. Low-impact development techniques, such as open grid pavers, porous asphalt, pervious concrete, or precast pervious concrete slabs are encouraged, subject to approval of the Redevelopment Entity.

DEFINITIONS

ACTIVE GROUND FLOOR USE: Active ground floor uses generate a high level of pedestrian traffic, especially retail, restaurants, art galleries, convenience stores, and theaters.

ANIMAL DAYCARE: A nonresidential facility offering boarding, grooming, and/or training for pets up to fourteen (14) hours. Animal day care service is distinguished from a “kennel” as pets are not boarded overnight. An Animal Daycare may offer accessory services, such as retail sales of pet care supplies, and services such as dog walking and animal grooming.

ANIMAL SERVICES: Services provided to domestic pet animals including, but not limited to, clipping, bathing and related services, and excluding veterinary services. An Animal Services establishment may offer accessory services, such as retail sales of pet care supplies and services such as dog walking. Animal services are considered a retail service establishment.

ART GALLERY: Business in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.

ART, PUBLIC: Art that is so located as to be visible to persons in public places, such as but not limited to streets, sidewalks, and parks, and which does not contain characteristics of an advertising sign or identify or draw attention to a business, profession, or industry, to the type of products sold, manufactured, or assembled, or to the type of services or entertainment offered or available on the premises or in the Borough.

BAY: The division of a building between vertical lines or planes, typically architectural elements such as columns, pilasters, recesses, or openings.

BED & BREAKFAST: The use of a single-family residential structure for the rental of overnight sleeping accommodations in no more than four bedrooms for stays of no more than 14 days. No cooking facilities shall be provided or provision of meals for guests other than breakfast.

BUILDING ENCROACHMENT: Any architectural element that extends beyond the building façade and is located on or over any portion of the right of way or setback. Examples include porches, balconies, bay windows, and parapets. Building encroachments shall exclude awnings, signs, and canopies.

BUILDING, HEIGHT OF: “Height of building” means the vertical distance measured from the mean elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

BUILD-TO LINE: A line on which a defined percentage a building’s front façade must be constructed. The line is equal to the front yard setback, exclusive of overhanging eaves, gutters, cornices, steps, bay windows, balconies, or the like.

BUILD-TO-LINE OCCUPANCY: The percent of ground floor front façade that is constructed on the Build-to-

Line.

CAFE, OUTDOOR: An outdoor dining area operated by a restaurant located on a sidewalk area, designated public place, or front yard. Cafes may contain removable tables, chairs, plants and related appurtenances. Cafes shall not be enclosed and shall be open to the air, except that it may have a canopy.

CHILDCARE CENTER: Any establishment that provides regular shelter, care, activity, and supervision (with or without academic instruction) for five or more children where those children receive child care from a provider: (1) while unattended by a parent, legal guardian, or custodian and (2) for regular compensation. Child care provider must hold a valid license from the State.

CIVIC BUILDING: A building designed specifically for governmental, arts, institutional, or religious uses.

CORNICE: The top most element of a building façade composed of moldings for an entablature in formal architecture orders or used alone at the roof line or ceilings.

CO-WORKING SPACE: A flexible office space that enables freelancers, entrepreneurs, and small or medium companies to share work space. A co-working space may also contain shared amenities such as kitchens, coffee shops, and fitness centers, that are primarily for use by office tenants.

DEVELOPMENT TYPE: A structure category determined by function, disposition on the lot, and configuration, including frontage and height.

DISPLAY WINDOWS: Windows on the ground floor of a building that allow visibility into and out of a commercial space and are used for display.

DRIVE-THRU FACILITY: A facility associated with a use that by design, physical facilities, service, or by packaging procedures, encourages or permits customers to receive services and/or obtain goods while remaining in their motor vehicles. The location of drive-thru facilities shall be regulated in the same

manner as off-street parking.

EXPRESSION LINE: A horizontal linear element extending across a façade evidenced as a noticeable difference of projection or recess, change of color or material, or identified as a clear architectural feature of ornamentation such as a cornice. The line is the objective its expression may vary significantly from building to building and in accordance with different architectural styles.

EXPERIENTIAL RETAIL: Experiential retail or experiential commerce is a type of retail whereby customers coming into a physical retail space are offered experiences beyond those traditionally associated with buying and selling of goods. Amenities provided may include art, live music, virtual reality, cafés, and lounges if, and only if, they are secondary to the principal use of the space as a retail establishment.

FALSE FRONT: A vertical extension of the front façade past the roofline that conceals the true shape and style of the building roof.

FINISHED FLOOR ELEVATION: The building's vertical measurement from the mean level of the ground abutting the building to the top of the floor once construction has been completed but before any finishes have been applied.

FITNESS CENTER, COMMERCIAL: A commercial establishment providing accommodations for a variety of physical activities and their instruction. Space may be provided for, among other activities, weight lifting, running, dance, martial arts, basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. This definition shall also include establishments where physical exercise or training is conducted in a group session with an instructor including, but not limited to, yoga, barre, Pilates, spinning, and interval training studios. Does not include those facilities which are only accessible to residents of a development (see Fitness Center,

Residential).

FITNESS CENTER, RESIDENTIAL: An area which is accessible only to residents of a development which provides accommodations for a variety of physical activities. Space may be provided for, among other activities, weight lifting, running, dance, martial arts, basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. Such typically do not provide other regular organized events, personal service facilities, swimming pool, snack bar, limited retail sales, and other support facilities.

FRONTAGE: The frontage area extends from the curb face to the façade of the building. Frontages may include public realm elements and building elements.

FRONT(ING) ON: When a building, parking lot, or other improvement abuts another object OR faces the object without a building or other improvement in-between the two elements. Typically used to discuss objects that abut or face public right-of-ways, parks/open spaces, and private open spaces.

GREEN ROOF: An engineered, multi-layered roofing system sustaining the growth of plants on a roof while protecting the integrity of the underlying structure. The components of a green roof consist of a waterproofing membrane, root barrier, drainage layer, retention layer, filter fabric, growing medium and plants.

HEIGHT, GROUND FLOOR: Building's vertical measurement from the mean level of the ground abutting the building to the mean level of the first floor of the building.

HEIGHT, UPPER FLOOR: Building's vertical measurement of any floor excluding the ground floor. Measured from the mean level of the floor to the mean level of the one immediately above it.

LINER BUILDING: An additional building that lines the front of a parking garage, occupied by active ground floor uses to separate the exterior of the parking structure from the street. The liner building allows the large, blank façades of the parking garage

to be screened by pedestrian scaled uses. The liner building may be attached, integrated into the parking structure, or sit in front of it, with separations dictated by building codes.

PARKING GARAGE (STRUCTURED): A building or part thereof which is designed specifically for automobile parking and where there are a number of floors or levels on which parking takes place.

PARKING LOT (SURFACE): An off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

PUBLIC ART: Any work of art created by visual artists or public context designer that is sited in a public place for people to experience. This can include murals, outdoor sculptures, or infrastructure such as public fixtures or furniture and other functional elements that are designed and/or built by visual artists or public context designers. Public art is art that is located in public spaces. It is art that people encounter on a daily basis in the public sphere.

PLAZA: An area generally open to the public on a controlled basis and used for passive recreational activities and relaxation but which may be used for commercial activity during certain hours. Plazas are paved areas typically provided with amenities, such as seating, drinking and ornamental fountains, art, trees, and landscaping, for use by pedestrians.

RETAIL FOOD: Any establishment selling food or beverages for consumption off-premises either immediately or with further preparation. Such establishments may include, but not be limited to, supermarket, grocery store, bakery, candy store, butcher, delicatessen, convenience store, and similar establishments.

RETAIL INCUBATOR: A facility where more than one retailer occupies a shared space. The facility is dedicated to the start-up and growth of small businesses and may include the leasing of individual tables, booths, or rooms to emerging businesses.

Retail incubators may, but are not required to, provide management and facility support systems such as access to professional advice, information on small business regulations, management, advertising, promotion, marketing, sales, inventory, employees, labor relations, and financial counseling.

RETAIL SALES ESTABLISHMENT: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption, which render services incidental to the sale of such goods, and are engaged in activity designed to attract the general public to purchase such goods or merchandise.

ROOFLINE OFFSET: A horizontal measurement between offsets in portions of a roofline, as a means of breaking up the apparent bulk of the continuous roofline of a building or group of attached buildings. Such offsets may consist of elements such as dormers and gables.

SECONDARY PRINCIPAL DWELLING STRUCTURE (SPDS): A building intended or designed for non-transient residential use of a single housekeeping unit, separated from the principal dwelling structure. The SPDS may not exceed the square footage, footprint, or height of the principal dwelling structure. The SPDS shall always be the structure that resides in the rear yard and behind the principal dwelling structure. A SPDS is distinguished from Accessory Dwelling Units in that it (1) occupies more than 800 square feet or more than 30 percent of the total floor area of the Principal Dwelling; (2) contain more than three habitable rooms; OR (3) contains more than two dwelling units.

SHARED PARKING: Joint utilization of a parking area for more than one use, either on-site or between nearby properties through a dedicated arrangement, in order to fulfill their individual parking requirements because their prime operational hours do not overlap.

SPECIALTY GROCERY: A food store of less than 10,000 square feet primarily engaged in selling food stuffs generally associated with a niche or specialty market, such as a particular nationality, religious observance, dietary practices, or cuisine.

STEPBACK: A horizontal recess of a building above a lower level.

STOREFRONT: A ground floor façade with a large display window allowed for commercial retail, commercial office, and residential lobby uses.

TRANSPARENCY: The degree, measured as a percentage of the overall façade space, to which a façade has clear, transparent windows on each story.

TERMINATING VERTICAL BREAK: A projecting element that defines the building cap, such as a parapet, cornice, or overhanging eave.

VERTICAL FAÇADE BREAK: A vertical measurement between horizontal elements such as horizontal façade banding; private amenities oriented horizontally such as terraces, balconies, balconettes and porches; changes in façade materials or colors; overhanging eaves; or combination thereof.

DOWNTOWN RARITAN REDEVELOPMENT PLAN

Report prepared for the North Jersey Transportation Planning
Authority and the Borough of Raritan by:

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