

Ordinance 2019-13

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 28, ENTITLED “ZONING”, SECTION 28-3, ENTITLED “DISTRICTS ESTABLISHED; ZONING MAP”, SUBSECTION 28-3-13 ENTITLED “CC-1 CENTRAL COMMERCIAL DISTRICT” AND SUBSECTION 28-3-14 ENTITLED “CC-2 CENTRAL COMMERCIAL DISTRICT” OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY

WHEREAS, the Council of the Borough of Hightstown wish to amend chapter 28 of the the Revised General Ordinances to eliminate the CC-1 Central Commercial District and the CC-2 Central Commercial District and to Establish a new district known as the DTC Downtown Core; and

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Hightstown, in the County of Mercer, and State of New Jersey, as follows:

Section 1. That Chapter 28, entitled “Zoning”, Section 28-3, entitled “Districts Established; Zoning Map”, Subsection 28-3-13, entitled “CC-1 Central Commercial District” and Subsection 28-3-14 entitled “CC-2 Central Commercial District”, is hereby amended to read as follows (underline for additions, strikethroughs for deletions):

Subsection 28-3-13 DTC Downtown Core

The purpose and intent is to eliminate the CC-1 Central Commercial District and the CC-2 Central Commercial District and to establish a new district known as the DTC Downtown Core.

- a. Permitted Uses. In the DTC Downtown Core, the following uses, and no others, shall be permitted:
 1. Principal Uses:
 - (a) Retail sales and services within a completely enclosed building.
 - (b) Personal and business services within a completely enclosed building.
 - (c) Offices.
 - (d) Public facilities, including public parking facilities.

- (e) Child care centers.
- (f) Bars and taverns.
- (g) Restaurants and other places to eat and drink, but not including establishments with drive-throughs.
- (h) Banks and financial institutions.
- (i) Newspaper and other publishing facilities.
- (j) Apartment dwellings as upper floor use of buildings containing above permitted principal uses.
- (k) Planned commercial developments subject to regulations in subsection 28-10.14
- (l) Art galleries and artist studios

2. Accessory Uses:

- (a) Signs in accordance of chapter 29-18.
- (b) Parking facilities.
- (c) Fences, walls and landscaping.
- (d) Amusement machines, subject to the licensing and regulation provisions of Chapter IV, General Licensing, Section 4-7, Amusement Machines of the Code of the Borough of Hightstown.
- (e) Satellite dishes, subject to the restrictions and requirements set forth in subsection 28-10.18.

b. Other Restrictions.

1. Lot Area. A lot area of not less than two thousand (2,000) square feet shall be required.
2. Lot Width. A lot width of not less than twenty (20') feet shall be required.
3. Lot Depth. A lot depth of not less than fifty (50') feet shall be required.
4. Front Yard. None shall be required, except that building locations shall comply with Borough requirements for providing adequate sight triangles.

5. Side Yards. None shall be required, except that building locations shall comply with Borough requirements for providing adequate sight triangles.
6. Rear Yard; Principal Buildings. There shall be a rear yard not less than ten (10') feet deep.
7. Rear Yard; Accessory Buildings. There shall be a rear yard not less than three (3') feet deep behind accessory buildings.
8. Height. The maximum height shall be three (3) stories or fifty-five (55') feet.
9. Coverage. No building shall cover more than ninety (90%) percent of the lot.
10. Parking. Parking shall be provided in accordance with subsection 28-10.10. Parking is not required for individual uses situated within three hundred (300') feet of a public facility or designated private parking facility subject, however, to demonstration that the facility has adequate parking to accommodate the individual use.
11. Signs. Signs for individual business establishments shall be permitted, in accordance with subsection 29-18.
12. Sight Triangles. The regulations for sight triangles shall be in accordance with subsection 28-10-8
13. Residential District Buffer. For lots which adjoin a residential district, a buffer area of at least ten (10') feet shall be provided, and the buffer area shall be landscaped to provide for continuous, year-round visual screening of the property. The buffer area may contain a fence provided said fence is in accordance with subsection 28-10-4. The fence shall be provided only to supplement necessary landscaping.

Section 2. This Ordinance shall become effective immediately upon final passage and publication in accordance with the law.

Section 3. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid, and the remaining portions of this Ordinance shall be deemed severable therefrom and shall not be affected.

Introduction: September 16, 2019

Adoption: October 7, 2019

ATTEST:

DEBRA L. SOPRONYI
MUNICIPAL CLERK

LAWRENCE D. QUATTRONE
MAYOR