

**TOWN OF WESTFIELD
WESTFIELD, NEW JERSEY
GENERAL ORDINANCE NO. 2024-11**

**AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF
WESTFIELD**

WHEREAS, the Planning Board of the Town of Westfield adopted a Unified Land Use and Circulation Element of the Master Plan as evidenced by their resolution dated July 7, 2021; and

WHEREAS, the Unified Land Use and Circulation Element of the Master Plan recommends that the Town should utilize zoning regulations to encourage greater residential and office area to bring more people into the downtown both during the workday and evening hours to create a vibrant 18-hour downtown that successful suburban downtowns achieve; and

WHEREAS, the Unified Land Use and Circulation Element of the Master Plan recommends that the Town should explore the potential to allow for ground floor office uses in the Central Business District Zone District at appropriate locations on the fringe of the downtown area; and

WHEREAS, a flexible zoning code that permits more varied uses is essential for the Central Business District's long-term economic health; and

WHEREAS, active uses such as retail sales and services, restaurant, and personal service uses located on the ground floor are essential for creating a vibrant downtown environment, attracting people to live, work, and spend time in the Central Business Zone District, fostering economic activity and community engagement; and

WHEREAS, allowing for ground floor office use in the Central Business District Zone District on the fringe of the downtown area will provide additional patrons for those active uses during the workday thereby encouraging economic activity; and

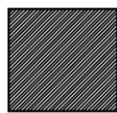
WHEREAS, The Town Council finds that the public interest of the Town of Westfield will be served by amending the Land Use Ordinance of the Town of Westfield in the manner set forth herein.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Westfield in the County of Union as follows:

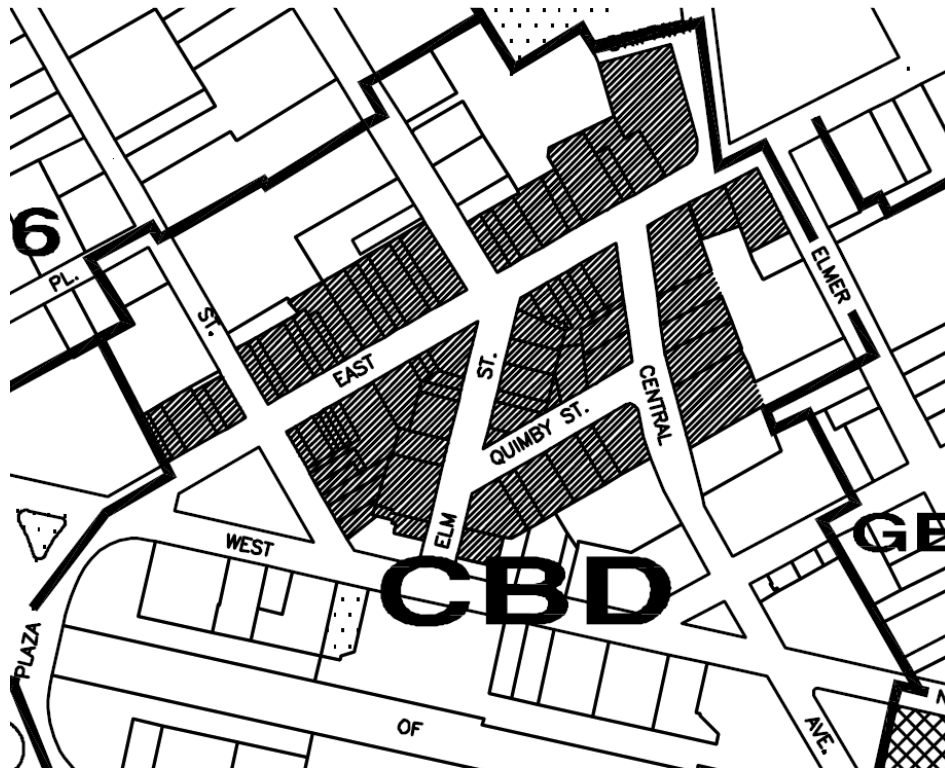
SECTION I. Article 11, Section 11.25 title "CBD Central Business District", **subsection A. titled "Principal Uses and Structures"**, is hereby amended to read as follows, with subsections 11.25A1, 2, and 4 through 12 remaining unchanged:

A. Principal uses and structures. The CBD zone district is intended to encourage retail sales, retail services, personal services, offices, and residential uses in appropriate locations as set forth within this section, all within a mixed-use environment which encourages street activity throughout the day and evening hours.

It is intended that active uses such as retail sales and services, restaurant, and personal service uses cluster in the district's center on the ground floor within a CBD Central Area as indicated on the following graphic:



CBD CENTRAL AREA



The following principal uses and structures shall be permitted in the CBD Zone District:

SECTION II. Article 11, Section 11.25 titled “CBD Central Business District”, subsection A3. is hereby amended to read as follows:

3. on all but the first floor of the CBD Central Area, business, administrative and professional offices or other business establishments providing the following services:
 - a. finance, insurance or real estate sales or services;
 - b. business or professional services;
 - c. health services;
 - d. social services;
 - e. consulting services; and
 - f. educational services;

SECTION III. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION IV. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

SECTION V. This ordinance shall take effect after passage and publication in the manner provided by law.

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Town Council of the Town of Westfield at a Regular Meeting held on June 11, 2024.

Maureen Lawshe, RMC
Town Clerk