

ORDINANCE 2009-10

AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS), ARTICLE V (DISTRICTS AND STANDARDS) OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO ADD NEW DEFINITIONS IN SECTION 188-3 AND TO CREATE THE LIGHT INDUSTRIAL (LI) DISTRICT IN SECTION 188-107.1

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

1. Amend Section 188-3 by adding the following definitions:

188-3 Definitions.

AGRICULTURAL SUPPORT SERVICE – An establishment selling seed, fertilizer, pesticides, soil conditioners, farm implements and other farm supplies and equipment primarily to the agricultural industry.

AUTOMOBILE SERVICE FACILITY – Lands and buildings for the general repair and maintenance of automobiles, including auto body repair, and also including tire, battery, and muffler shops, and that may provide for the incidental sale of fuel, lubricants and automotive accessories; but not to include automobile wrecking, the sale or rental of passenger vehicles and trucks, the long-term storage of inoperable vehicles, parking for a fee, or car wash facilities.

FARM MARKET – A permanent enclosed building typically operated year round where the majority of products consist of perishable foods and prepared foodstuffs.

GARDEN CENTER OR PLANT NURSERY – Lands, greenhouses, and other temporary and permanent structures used for the production and sale of live plant material, fertilizers, pesticides, landscape materials and equipment, plant containers, seasonal sales of flowers, produce and holiday items, including Christmas trees both live and artificial, lawn ornaments, garden furniture and similar materials and including prepared foods.

HOME IMPROVEMENT CENTERS – Retail establishments where a variety of products for the home are offered within the confines of a single building and enclosed exterior space with appropriate screening. Such products include, but are not limited to, appliances, tools, lumber, flooring materials (including carpets), plants and garden products, electrical and plumbing supplies, paints and lighting fixtures.

INDUSTRIAL OR OFFICE PARK- Multiple buildings and/or lots involving permitted industrial and/or office uses, including manufacturing, finishing and assembly of products, offices and medical offices, warehousing, shipping and receiving, contractor facilities and research and development uses which may have any combination of the following shared amenities and improvements: storm water management facilities, parking, access, landscaping, lighting, signs, open space/recreation.

PILOT PLANT- A facility used to test out concepts and ideas, to determine physical layouts material flows, type of equipment required, costs and to secure other information prior to full scale production.

2. Create the following Zone District by adding Section 188-107.1 and amending the Zoning Map for the Township of Hillsborough:

Section 188-107.1 LI Light Industrial District.

- A. ***Purpose.*** The purpose of the LI Light Industrial District is to provide areas where a wide range of office, industrial and other non-residential uses are permitted within the limits of design and environmental regulations. This district is located conveniently to the Route 206/freight rail corridor, where some industrial parks and scattered industry now exists but where the potential for industrial growth is good due to convenient transportation routes, utility services and population proximity. Transportation routes into and out of this district will improve because of the planned construction of the Route 206 By-pass with intersections at Hillsborough Road and at existing Route 206 and Mountain View Road.
- B. ***Permitted Principal Uses.*** All uses shall be provided at a scale and size that is appropriate for the district. There may be more than one (1) permitted principal use or structure on a lot subject to compliance with Sections 107.1 B to I below:
 - (1) Research and product development laboratories mainly devoted to research, design, and testing or experimentation, including processing or fabricating that is clearly subordinate to the principal uses, and specifically excluding the manufacturing, distribution or fabricating on the premises of

materials or finished products for sale directly to the general public.

- (2) Offices, including medical offices and veterinary hospitals.
- (3) Computer centers, data processing and communications facilities.
- (4) Pharmaceutical research and development operations, which includes discovery through clinical trials.
- (5) Pilot plants, which are facilities used to test concepts and ideas and to secure other information prior to full scale production.
- (6) Solar, wind and other alternative energy research and development facilities.
- (7) Warehousing, shipping and receiving located completely within an enclosed building.
- (8) The manufacturing, processing, finishing and assembly of products completely within an enclosed building.
- (9) Child care centers.
 - (a) Child-care centers shall be subject not only to site plan approval but revised site plan approval where the original site plan did not anticipate use of all or a part of the premises as a child-care center but such use subsequently occurs.
 - (b) No building permit shall issue for modification of all or part of premises for use as a child-care center until revised site plan approval has been obtained from the Planning Board or Board of Adjustment, as appropriate.
- (10) Utilities which are compatibly designed and/or screened, as appropriate.
- (11) Public playgrounds, conservation areas, parks and other public gathering places.
- (12) Agriculture support service subject to site plan review and the following specific requirements:

- (a) Any fertilizer, pesticide, soil conditioners or other bulk chemicals not in individual containers or bags shall be housed in a secure, dry storage facility.
 - (b) Any mixing of dry agricultural chemicals and a solvent shall take place in a structure sufficiently large to securely contain the maximum amount to be mixed.
- (13) Garden centers or plant nurseries.
 - (14) Home improvement centers.
 - (15) Farm markets.
 - (16) Contractor facilities which shall be provided within an enclosed building.
 - (17) Industrial or office park subject to site plan review and the following special requirements:
 - (a) A minimum tract area of twenty (20) acres.
 - (b) No individual lot shall contain less than one (1) acre.
 - (c) All individual lots must comply with the area, yard and bulk requirements contained in Section 188-106 for the I-1 District.
 - (18) Commercial instructional activities.

C. ***Permitted Accessory Uses and Structures.***

- (1) Uses customarily associated with the above permitted uses, provided that such uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.
- (2) Restaurants or cafeterias supplying meals only to employees and guests of a permitted use; as well as newsstand, post office, health clubs, copy centers, credit unions and banking facilities and similar conveniences serving only employees and guests of the permitted uses.
- (3) Conference center and in-service training school for onsite employees.

- (4) Indoor and outdoor corporate recreation facilities such as tennis courts, basketball courts, jogging paths and exercise stations and ball fields, provided that such uses, including any accessory buildings associated therewith, shall be planned as an integral part of the site and as a direct support to the permitted principal uses.
- (5) Maintenance, utility and storage facilities subordinate to any permitted use.
- (6) Surface parking and loading provided in conjunction with a permitted use.
- (7) Bus stop shelters, bike racks, mail boxes, phone booths, waste receptacles, gate houses, benches, kiosks, drinking fountains, art sculptures, plazas, water features and other pedestrian and transit amenities.
- (8) Trash and garbage collection areas which are fully screened and constructed of materials that are compatible with the structure to which it is associated.
- (9) Loading areas which are fully screened such that the screening materials are compatible with the structure to which it is associated.
- (10) Outdoor storage may be provided in the side and/or rear yard in conjunction with a permitted use, such that a minimum twenty (20) foot buffer is required, except that a minimum sixty (60) foot buffer is required where located adjacent to any residential zone boundary or residential lot line. Such buffer shall be reviewed by the appropriate Board to determine if the existing vegetation is sufficient to provide a year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or fencing and/or a berm, as appropriate. A conservation easement shall be established by the applicant to include the required buffer area, subject to approval by the Township Attorney and recorded prior to the issuance of a Certificate of Occupancy.

D. ***Conditional Uses.*** Any buffer, bulk and parking requirements not specifically enumerated in this section for any conditional use shall be as required in Sections E and F below.

- (1) Automobile service facility.

- (a) All lubrication, repair or similar activities shall be performed within a building or enclosed structure and no dismantled parts shall be stored or displayed outside of a building or enclosed structure.
 - (b) No junked motor vehicle or part thereof, or such vehicles incapable of normal operation upon a roadway, shall be permitted on the premises of the automobile repair facility.
 - (c) There is one (1) parking space required for each employee plus two (2) spaces for each service bay.
 - (d) The minimum building setback is seventy five (75) feet to any residential zone boundary or residential lot line.
 - (e) A minimum sixty (60) foot buffer from any land disturbance shall be provided to any adjoining property line. Such buffer shall be reviewed by the appropriate Board to determine if the existing vegetation is sufficient to provide a year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or fencing and/or a berm, as appropriate. A conservation easement shall be established by the applicant to include the required buffer area, subject to approval by the Township Attorney and recorded prior to the issuance of a Certificate of Occupancy.
- (2) Indoor recreation facilities/wellness centers.
- (a) Minimum Lot Size – Five (5) acres.
 - (b) Minimum Lot Width – Two hundred fifty (250) feet.
 - (c) The minimum building setback is one hundred (100) feet to any residential zone boundary or residential lot line.
 - (d) Maximum Building Height – 2 stories/35 feet.
- (3) Gasoline service stations.
- (a) Must be located at least seventy five (75) feet from any residential zone boundary or residential lot line.

- (b) A minimum sixty (60) foot buffer from any land disturbance shall be provided to any adjoining property line. Such buffer shall be reviewed by the appropriate Board to determine if the existing vegetation is sufficient to provide a year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or fencing and/or a berm, as appropriate. A conservation easement shall be established by the applicant to include the required buffer area, subject to approval by the Township Attorney and recorded prior to the issuance of a Certificate of Occupancy.
 - (c) There is one (1) parking space required for each employee plus two (2) spaces for each service bay.
 - (d) A retail convenience store may be provided in conjunction with a gasoline service station provided that the following standards are followed:
 - 1. A minimum of 3.5 parking spaces are provided per 1,000 square feet of gross floor area.
 - 2. A screened trash enclosure must be located at least seventy five (75) feet from any property line.
 - (e) All lubrication, repair or similar activities shall be performed within a building or enclosed structure and no dismantled parts shall be stored or displayed outside of a building or enclosed structure.
 - (f) No junked motor vehicle or part thereof, or such vehicles incapable of normal operation upon a roadway, shall be permitted on the premises of the gasoline service station.
 - (g) Auto repair may be provided in conjunction with a gasoline service station provided that all repairs are conducted inside a building.
- (4) Outside manufacturing operations:
- (a) Minimum Lot Size – Five (5) acres.
 - (b) Minimum Lot Width – Three hundred (300) feet.

- (c) A minimum sixty (60) foot buffer is required to any adjoining property line, except that a minimum one hundred (100) foot buffer is required to any residential zone boundary or residential lot line.
- (5) Private recreation complex.
- (a) Minimum Lot Size – Ten (10) acres.
 - (b) Minimum Lot Width – Three hundred (300) feet.
 - (c) Minimum Buffer – One hundred (100) feet from any residential zone boundary or residential lot line.
- (6) Self-service storage facilities.
- (a) One ten-foot wide parking and loading zone shall be provided adjacent to each bay of storage buildings, exclusive of required aisle widths.
 - (b) The minimum aisle width for access to storage units shall be a minimum of 24 feet for two-way travel and 15 feet for one-way travel, exclusive of parking and loading zones.
 - (c) An on-site office for the management of the facility is provided.
 - (d) Off-street parking shall be provided in the vicinity of the office at a ratio of one space per 50 units or part thereof.
 - (e) The storage facility shall not exceed one story in height or 15 feet, whichever is less.
 - (f) The storage facility shall be so designated so that no entryway into a storage unit shall face a public right-of-way.
 - (g) A minimum sixty (60) foot buffer is required to any adjoining property line. Such buffer shall be reviewed by the appropriate Board to determine if the existing vegetation is sufficient to provide a year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or fencing and/or a berm,

as appropriate. A conservation easement shall be established by the applicant to include the required buffer area, subject to approval by the Township Attorney and recorded prior to the issuance of a Certificate of Occupancy.

- (7) Off-street parking in multi-story structures subject to the following standards:
 - (a) A parking structure no taller than twenty (20) feet (i.e. on grade plus one elevated level) shall be a permitted conditional use if such structure is setback at least one hundred (100) feet from any tract boundary line. The parking garage may be higher in order to accommodate a roof with solar energy panels.
 - (b) Parking structures shall be architecturally compatible with primary onsite buildings and structures. The location of parking structures shall be limited by minimum setback requirements to assure adequate shielding from off-site views from surrounding residential neighborhoods. Ample landscape screening shall be provided by the applicant to soften visual impacts associated with the construction of parking structures.
 - (c) Parking structures shall be included as part of the building coverage calculation but shall not be included in the calculation of floor area ratio.
 - (d) The development phasing schedule shall include the construction of parking structures in one (1) of the early phases and prior to the issuance of a Certificate of Occupancy for any of the last fifty percent (50%) of the associated land uses.

- (8) Freestanding restaurants subject to the following:
 - (a) Frontage must be located along and access provided from Route 206.
 - (b) Drive through facilities must be located at least 100 feet from any existing residence or residential zone district.
 - (c) Drive through facilities shall not be located within 500 feet of any other permitted use with a drive through

facility, public or private school or house of worship.

E. ***Area, Yard, Bulk and Site Perimeter Requirements.***

(1) Buffer requirements.

A minimum twenty (20) foot buffer is required, except that a minimum sixty (60) foot buffer is required where adjacent to any residential district or existing residential use included as part of this requirement, unless otherwise indicated. Such buffer shall be reviewed by the appropriate Board to determine if the existing vegetation provides a sufficient year-round screen or if the existing vegetation needs to be enhanced by additional plantings and/or a fence or berm. Once all screening/landscaping improvements are completed, a conservation easement shall be established by the applicant for the buffer area, subject to approval by the Township Attorney and recorded prior to the issuance of a Certificate of Occupancy.

(2) Fencing requirements.

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

(3) Area, Yard and Bulk Regulations.

(a) Minimums

- (1) Lot area: two (2) acres.
- (2) Lot width: two hundred (200) feet.
- (3) Lot depth: two hundred fifty (250) feet.
- (4) Front yard: the minimum front yard shall be forty (40) feet.
- (5) Side yard: the minimum side yard shall be twenty (20) feet. There shall be no internal side yard setback where multiple buildings occur on one (1) lot.
- (6) Rear yard: seventy five (75) feet.

(b) Maximums.

- (1) Floor area ratio: 0.30.
- (2) Total Impervious Coverage: sixty percent (60%).
- (3) Building height: 3 stories or forty (40) feet.

F. ***Off-Street Parking Requirements.***

- (1) The minimum number of required off-street parking spaces for the permitted uses in the LI District are as follows:
 - (a) Office at three (3) spaces per 1,000 square feet of usable floor area.
 - (b) Medical office, veterinary hospital at four (4) spaces per 1,000 square feet of usable floor space.
 - (c) Child-care center at one (1) space per employee plus one (1) space per ten (10) children enrolled.
 - (d) Public uses, including municipal, County and State-owned facilities at four (4) spaces per acre or portion thereof.
 - (e) Research and development facilities, computer centers, data processing and communications facilities and pilot plants at 2.5 spaces per 1,000 square feet of usable floor area.
 - (f) Catering facilities at four (4) spaces per 1,000 square feet of usable floor area.
 - (g) Indoor recreation/wellness facilities and private recreation complexes at 3.5 spaces per 1,000 square feet of usable floor area.
 - (h) Contractor facilities at 2.5 spaces per 1,000 square feet of usable floor area.
 - (i) Manufacturing uses at one (1) space per 1,500 square feet of usable floor area.
 - (j) Warehousing uses at one (1) space per 5,000 square feet of usable floor area.

G. *Supplemental Regulations To The LI District.*

- (1) The requirements contained in Sections 188-167 to 188-175.12 of the Architectural and Site Design Overlay Zone shall apply except as otherwise provided in the LI District requirements.
- (2) Site building standards.
 - (a) Building placement, front setback.
 1. Service areas and any new parking shall be located in the side or rear yards.
 - (b) Building placement, orientation.
 1. Buildings and site improvements shall be designed to minimize changes to existing topography and mature vegetation.
 2. The primary entrance of each building shall accommodate pedestrian access from the streets as well as from the parking lots.
 3. Secondary public entrances, if provided, shall be designed in a manner consistent with primary entrances if visible from public streets or parking lots.
 - (c) Vehicular and pedestrian access.
 1. A maximum of one (1) curb cut shall be allowed for lots with street frontage less than or equal to 500 feet. One pair of one-way curb cuts shall count as one (1) curb cut.
 2. For lots with street frontage greater than 500 feet, one additional driveway opening per 250 feet of street frontage shall be allowed.
 3. The maximum width of curb cuts shall be:
 - i. Twelve (12) feet for one-way drives; and

- ii. Twenty-four (24) feet for two-way drives.

Wider curb cuts with landscaped medians may be allowed for multi-directional traffic on lots with street frontage greater than 250 feet or for shared driveways.

- 4. Shared driveways that serve more than one (1) property may be provided where deemed appropriate by the Planning Board or Board of Adjustment. Cross access shall be required between adjoining properties.
- 5. Bicycle connections to the primary public entrance of the building shall be provided where a public sidewalk or bikeway is adjacent to property.
- 6. To the greatest extent possible, all portions of the development shall be linked via a sidewalk and pathway network as approved by the Planning Board or Board of Adjustment; the site shall be pedestrian-oriented, with a design that enables and encourages pedestrian and bicycle circulation, with linkages to surrounding areas. The applicant shall utilize the Master Plan in developing a pedestrian and bicycle pathway network. Bicycle storage facilities shall be provided.

- (3) Route 206 right-of-way.

The following are specific requirements for the property fronting along Route 206:

- (a) The right-of-way shall be at least eighty six (86) feet.
- (b) A five (5) foot wide sidewalk and ten (10) foot wide planting strip between the sidewalk and right-of-way with street trees and curbing shall be provided along property frontage.
- (c) On-street parking is prohibited.

- (4) Landscaping.

- (a) A landscape plan shall be provided for the entire site and shall be prepared by a licensed Landscape Architect.
- (b) All trees planted in front of the front building line shall be at least three (3) inches in diameter for single-stemmed trees, or ten (10) to twelve (12) feet in height for multi-stemmed trees at the time of planting. All other trees shall be 2½ inches in diameter at the time of planting, unless otherwise provided by these standards.
- (c) Existing trees having a DBH (diameter-at-breast-height, measured at 4½ feet above ground level) over six (6) inches shall be preserved unless removal is approved by the Planning Board or Zoning Board of Adjustment. If a preserved tree dies, it must be replaced with a two and one half (2½) inch diameter tree of the same or similar tree species, subject to approval by the Township Planning Department.
- (d) Impervious materials shall not be placed over the critical root zone of a preserved tree. The critical zone is a ratio of one (1) inch DBH to one (1) foot radius around the tree.
- (e) All exposed soil areas shall be covered with bark, mulch, or other weed control measures.
- (f) A single row of canopy trees shall be planted along property lines abutting a street at a ratio of one (1) tree for every forty (40) linear feet within a minimum ten (10) foot wide planting strip.
- (g) Canopy trees shall be planted within the front yard setback area.
- (h) In addition to the required street trees, the front yard of any nonresidential or mixed property shall be landscaped with appropriate plantings in order to provide a green strip along the Route 206 frontage. This shall include appropriate plantings as part of any stormwater management facility that may be located in the front yard. The use of stone similar to that incorporated into the wall found along the Route 206 frontage of the Duke Estate is encouraged to be likewise utilized as part of any low screening wall, fence, sign base or similar feature intended to supplement the landscaping in the front yard, as appropriate.

- (5) Off-street parking site design.
- (a) Parking areas shall be designed as a series of smaller lots that provide space for no more than twenty (20) cars for double-sided parking and ten (10) cars for single-sided parking. The small parking lots shall be separated by minimum five (5) foot wide internal planting areas that feature trees planted in grass or other approved landscape material.
 - (b) Parking areas shall be located in the side or rear yards and not in front of the buildings.
 - (c) All parking areas, where visible from a public street, shall be screened by a five (5) foot high solid wall, architectural fence and/or solid evergreen hedge.
 - (d) One (1) canopy tree shall be provided at a ratio of one (1) tree to every four (4) parking spaces in that area.
 - (e) Each parking space shall be within fifty (50) feet of the trunk of a planted or retained tree.
 - (f) Where slopes over five percent (5%) exist, parking bays shall be terraced, with planting between changes in level.
 - (g) Where over fifty (50) parking spaces are provided, pedestrian pathways identified with smaller scale pavement (pavers or scoring) oriented toward the principal building entrances shall be provided.
 - (h) Each separate planting area shall have a minimum of one hundred fifty (150) square feet per tree and shall have a minimum dimension of at least five (5) feet.
 - (i) In addition to required trees, planting areas shall be landscaped with shrubs, ground cover, or other approved landscaping material not exceeding 3½ feet in height.
 - (j) Where parking is adjacent to a public right-of-way, a ten (10) foot wide landscape buffer shall be provided between the edge of the right-of-way and the edge of the parking lot. In addition to the

required trees, the buffer shall consist of one of the following:

1. One (1) shrub per every three (3) linear feet.
 2. Berm with a three (3) foot minimum height, which shall be planted with ground cover, shrubs and trees.
- (k) Parking areas shall be designed to be interconnected with adjacent properties and shall utilize common entrances and exits where feasible to minimize access points to the street. Such interconnections shall be established through an appropriate cross-access easement. The use of rear lanes or commercial service roads is encouraged to avoid individual curb cuts onto Route 206.
- (l) Shared parking shall be encouraged. The Planning Board or Board of Adjustment, as appropriate, may approve an equivalent parking ratio based upon shared parking and use of cross-access easements with the off-street parking of an adjacent tract within the ASD Overlay Zone.
- (m) Large undivided parking areas are prohibited. Large parking areas should be functionally divided by internal circulation corridors or aisles to establish several smaller lots to prevent random or high-speed movements and to provide for the planting of street trees and other landscaping. The recommended maximum number of spaces within such a sub-lot, or lots separated by an island or planting strip, shall be one hundred (100) spaces, with fifty (50) or fewer preferred. End aisles should be delineated by a landscaped island, not by painted asphalt.
- (n) There shall be a comprehensive network of sidewalks and front, sides and rear of the buildings. The sidewalks and passageways shall be linked to other off-site pedestrian connections where appropriate based on proximity to existing residential areas, proposed intended use of the building, and provision of existing or planned pedestrian or bicycle improvements.
- (o) Pedestrian passageways shall connect rear parking lots between buildings with textured walking surfaces, street furniture and landscaping. In addition, the design of the building may incorporate window displays, side door entrances, or other

interesting features along the passageway. Lighting should be provided for all parking facilities and sidewalks.

(6) Pedestrian Circulation.

- (a) Paving materials shall identify pedestrian circulation areas within the parking lots.
- (b) Pedestrian walkways, at least five (5) feet in width, shall be provided from public sidewalks, adjoining the property to a principal public/customer entrance.
- (c) Along facades with a public/customer entrance and along any façade abutting public parking areas, sidewalks, at least five (5) feet in width, shall be provided along the full length of the façade.
- (d) Walkways shall have at least two (2) of the following:
 - 1. Landscaped areas along at least thirty percent (30%) of their length;
 - 2. Use of smaller scale pavement (pavers or scoring);
 - 3. Pedestrian scale lighting;
 - 4. Rain protection (awnings, arcades).
- (e) Common areas shall be accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system. Clearly defined buffers enhance the attractiveness of the streetscape and promote pedestrian safety. Sidewalks and plazas should be made comfortable for use by pedestrians through the use of landscaping, overhangs and canopies in order to provide shade and non-heat absorbing materials. Pedestrian circulation layout on any development site should take into account on-site generators of pedestrian movement, such as open spaces, schools, retail centers, bus stops.

(7) Decorative walls, fences and screening design.

- (a) Decorative walls and fencing may be required by the Planning

Board or Board of Adjustment, as appropriate, to compliment the structure style, type and design of the principal structure.

- (b) Walls and fencing are allowed only in side and rear yards and in the front yard behind the front building line, with the exception of outdoor eating and play areas.
 - (c) Walls and fencing shall be constructed of durable high-quality materials and shall display a high quality in finish and detail; made of masonry, ornamental metal, wood, stucco, or a combination of these materials.
 - (d) Walls and fencing greater than fifty (50) feet in length shall have a change in plane, height, material, or material texture, or significant landscape massing.
 - (e) Planting shall be considered as part of any wall or fence plan.
 - (f) Walls, hedges, and picket fences in front yards shall be limited to a maximum of three and one-half (3½) feet in height. Wrought iron fences may be up to five (5) feet in height. Entrances, gates, and corners should be specifically treated to define their function.
- (8) Loading, outdoor storage, and service areas.
- (a) Where these areas face adjacent residential uses or public rights-of-way, an earthen berm, no less than six (6) feet in height, containing, at a minimum, evergreen trees planted at intervals of twenty (20) feet on center and seven (7) evergreen shrubs per tree, shall be provided.
 - (b) No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within thirty-five (35) feet of any public street or public sidewalk.
 - (c) Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the principal building.
 - (d) Service functions shall be incorporated into the overall design of the building and landscaping, so that they are fully contained and

out of view from adjacent properties and rights-of-way.

- (e) Truck delivery and circulation routes shall be separated from customer circulation where possible.
- (8) Affordable housing shall be provided in accordance with the NJ Council on Affordable Housing (COAH) Round 3 regulations for non-residential development.

H. *Architectural Standards.*

- (1) Exterior building design shall be coordinated with regard to color, types of materials, architectural form, and detailing. Multiple buildings on the same site shall be designed to create a cohesive relationship between the buildings. The requirements in the Architectural and Site Design Overlay Zone, as contained in Sections 188-167 to Section 175.12 shall apply, except as otherwise provided in the LI District requirements, as indicated herein.
- (2) Building orientation should respect climatic conditions by minimizing heat gain and considering the impact of shade on adjacent land uses and areas. Buildings should maximize public comfort by providing shaded public outdoor areas, minimizing glare, and facilitating breezes.
- (3) Buildings should be oriented to allow for the use of common driveways, where a reduction in the number of curb openings will enhance the streetscape and promote traffic safety.
- (4) Buildings on corner lots and end buildings shall be considered significant structures, because they have at least two (2) facades exposed to the street. As such, specialized façade treatments and appropriate embellishments, such as corner towers, shall be integrated into the design to mark their prominence. Additionally, pedestrian flow can be emphasized by arcades or chamfered corners.
- (5) Focal points or points of visual termination along the corridor shall generally be occupied by more prominent structures that employ enhanced height, massing, distinct architectural treatments or other distinguishing features.
- (6) Backs of buildings may face a parking lot. However, the rear of the

building shall be treated to be compatible with the overall design of the building. Access from the front and rear of buildings is encouraged.

- (7) Buildings shall avoid long, monotonous, uninterrupted walls and/or roof planes. Individual buildings within the ASD Overlay Zone shall not exceed one hundred (100) feet in length along any wall, roof or footprint plane. Building fronts wider than forty (40) feet as viewed from the public realm shall be modulated to break the façade to give the appearance of several buildings or through the use of building wall offsets, including projections, recesses and changes in cap line, wall height, and floor level. The total measurement of such offsets shall equal a minimum of ten (10) percent of the building wall length. The minimum projection or depth of any individual offset shall be not less than four feet.
- (8) Roof-line off sets, cross gables and dormers shall be provided along any roofline measuring longer than seventy five (75) feet, in order to provide interest and variety to the massing of the building roof line.
- (9) Signs. A signage program shall be established as part of the development review and approval process pursuant to the requirements contained in Section 188-83 K.
 - (a) There shall be a consistent sign design theme throughout the development. A unifying design theme shall include style of lettering, method of attachment, construction, material, size, proportion, lighting, position and day/night impacts. Color of letters and background shall be carefully considered in relation to the color of the material of the building(s) or where the signs are proposed to be located. Signs shall be a subordinate rather than predominant feature of any building. The lettering and sign shall be compatible with the architecture of the building.
 - (b) A comprehensive signage plan shall be provided which covers overall project identification, window signage and lettering, individual building/tenant identification, traffic regulations, pedestrian crossing, street identification, parking and directional instructions. A signage hierarchy shall be established governing the above signage categories.
 - (c) All permanent signage shall be affixed to a building façade, canopy, arcade or freestanding structure; and be visible to both

pedestrians and drivers.

3. Amend Section 188-83 K to include the LI District as follows:

K. Signs permitted in office and industrial zones. In Office Districts (O-2 and O-5), Light Industrial Districts (**LI**, I-1, I-2 and I-3), General Industrial Districts (GI), Economic Development Districts (ED), Mining and Quarry Districts (M and Q) and Corporate Development Zones (CDZ), the following provisions shall apply:

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

5. This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

HILLSBOROUGH TOWNSHIP COMMITTEE

By: _____
Kevin P. Davis, Clerk

By: _____
Frank DelCore, Mayor

Introduced: 02/10/09
Published: 02/19/09
Public Hearing: 03/10/09
Adopted: 03/10/09
Published: 03/19/09

REVISED ZONING MAP
TOWNSHIP OF HILLSBOROUGH
LI LIGHT INDUSTRIAL DISTRICT



LI LIGHT INDUSTRIAL DISTRICT

