

**ORDINANCE 2007-38**

**AN ORDINANCE AMENDING CHAPTER 188 (DEVELOPMENT REGULATIONS), SECTION 113.1 (GATEWAY A DISTRICT) AND SECTION 113.2 (GATEWAY B DISTRICT) OF THE CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY TO PERMIT THEATERS IN THE GATEWAY B DISTRICT INSTEAD OF THE GATEWAY A DISTRICT AND TO REVISE THE SIGN REGULATIONS FOR THE GATEWAY A AND B DISTRICTS**

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

1. Chapter 188, Section 113.1 (Gateway A District) of the Code of the Township of Hillsborough shall be amended as follows:

B. Principal Permitted Uses. All uses shall be provided at a scale and size that is appropriate for the district. There may be more than one (1) principal permitted use or structure on a lot subject to compliance with Sections 188-113.1 C-H as contained below:

3. Indoor and outdoor recreation facilities, including fitness centers, gymnasiums, tennis courts and pools.

H. 3. Signs.

(c) All permitted signage shall consist of the following:

- (1) Temporary signs pursuant to Section 188-83 H.
- (2) Signs permitted in all areas of the Township pursuant to Section 188-83 G.
- (3) Wall, canopy and awning signs.
  - i. Each permitted use may have one (1) wall sign, provided that the sign shall not exceed an area equal to ten percent (10%) of the area of the ground floor façade, or twenty (20) square feet, whichever is greater.

- ii. Corner uses may have a second wall sign, provided that such sign is located on the secondary street façade and does not exceed an area equal to one-half (1/2) of the area of the primary street façade wall sign, or twenty (20) square feet, whichever is greater.
  - iii. Each permitted use may have one (1) canopy sign or one (1) awning sign; however, such signs shall not exceed ten percent (10%) of the first floor façade or twenty (20) square feet, whichever is greater, and such signs shall be located on the valence area only.
  - iv. Any sign hanging underneath a canopy or awning shall not extend beyond the outer dimensions of the canopy or awning and shall not exceed six (6) square feet in area.
  - v. Permitted uses with an additional public entry from a rear façade may have one (1) additional wall sign on such façade; however, such sign shall not exceed ten (10) square feet in area.
  - vi. Wall, canopy and awning signs shall be located no higher than the bottom sills of second-story windows, and be visible to both pedestrians and motorists.
- (4) In addition to the above signs, each developed parcel of land may be permitted one (1) freestanding sign for each street frontage, with each sign not to exceed twenty (20) square feet in area and not to exceed six (6) feet in height, and shall contain the name of the project and the street number and may contain a directory-of-occupants occupying no more than seventy five percent (75%) of the total sign area.
- i. The street number shall not count towards the total permitted sign area, but may not exceed three (3) square feet and must be within the envelope of the permitted sign.
  - ii. The directory-of-occupants portion of the freestanding sign may have the name of the project in letters up to sixteen (16) inches high and include any number of tenant names that fit using, at a minimum, eight (8) inch letters with two (2) inch spaces between lines. Logos may appear on a directory-of-occupants sign.
- (5) Permanent door and window signs are permitted; however, such signs shall not exceed a total of twenty percent (20%) of the glass area of any door or window. Permitted wall signs may be painted or affixed to windows or doors.
- (6) Temporary window signs may be located and displayed on the inside

of ground floor windows of business uses. Such signs shall not exceed fifty percent (50%) of each window area and shall not be displayed for more than a forty-five (45) day period of time.

(7) Banks may display, in addition to the above applicable signs, one (1) wall or ground sign not exceeding four (4) square feet in area, indicating the availability of an automated teller machine.

(8) Sidewalk and A-frame signs are permitted on a sidewalk or walkway in any commercial development, but shall not be placed in any public right-of-way or impede vehicular or pedestrian traffic in any way. Such signs shall not exceed four (4) square feet.

2. Chapter 188, Section 113.2 (Gateway B District) of the Code of the Township of Hillsborough shall be amended as follows:

B. Principal Permitted Uses. All uses shall be provided at a scale and size that is appropriate for the district. There may be more than one (1) principal permitted use or structure on a lot subject to compliance with Sections 113.2 C-G as contained below:

3. Theaters, bowling alleys, indoor and outdoor recreation uses, including gymnasiums, tennis courts and pools.

G. 3. Signs.

(c) All permitted signage shall consist of the following:

(1) Temporary signs pursuant to Section 188-83 H.

(2) Signs permitted in all other areas of the Township pursuant to Section 188-83 G.

(3) Wall, canopy and awning signs.

i. Each permitted use may have one (1) wall sign, provided that the sign shall not exceed an area equal to ten percent (10%) of the area of the ground floor façade, or twenty (20) square feet, whichever is greater.

ii. Corner uses may have a second wall sign, provided that such sign is located on the secondary street façade and does not exceed an area equal to one-half (1/2) of the area of the primary street façade wall sign or twenty (20) square feet, whichever is greater.

- iii. Each permitted use may have one (1) canopy sign or one (1) awning sign; however, such signs shall not exceed ten percent (10%) of the area of the first floor façade or twenty (20) square feet, whichever is greater, and such signs shall be located on the valence area only.
  - iv. Any sign hanging underneath a canopy or awning shall not extend beyond the outer dimensions of the canopy or awning and shall not exceed six (6) square feet in area.
  - v. Permitted uses with an additional public entry from a rear façade may have one (1) additional wall sign on such façade; however, such sign shall not exceed ten (10) square feet in area.
  - vi. Wall, canopy and awning signs shall be located no higher than the bottom sills of second-story windows and be visible to both pedestrians and motorists.
- (4) In addition to the above signs, each developed parcel of land may be permitted one (1) freestanding sign for each street frontage, with each sign not to exceed twenty (20) square feet in area and not to exceed six (6) feet in height and shall contain the name of the project and the street number and may contain a directory-of-occupants occupying no more than seventy five percent (75%) of the total sign area.
- i. The street number shall not count towards the total permitted sign area, but may not exceed three (3) square feet and must be within the envelope of the permitted sign.
  - ii. The directory-of-occupants portion of the freestanding sign may have the name of the project in letters up to sixteen (16) inches high and include any number of tenant names that fit using, at a minimum, eight (8) inch letters with two (2) inches spaces between lines. Logos may appear in a directory-of-occupants sign.
- (5) Permanent door and window signs are permitted; however, such signs shall not exceed a total of twenty percent (20%) of the glass area of any door or window. Permitted wall signs may be painted or affixed to windows or doors.
- (6) Temporary window signs may be located and displayed on the inside of ground floor windows of business uses. Such signs shall not exceed fifty percent (50%) of each window area and shall not be displayed for more than a forty-five (45) day period of time.

- (7) Banks may display, in addition to the above applicable signs, one (1) wall or ground sign not exceeding four (4) square feet in area, indicating the availability of an automated teller machine.
  - (8) Sidewalk and A-frame signs are permitted on a sidewalk or walkway in any commercial development, but shall not be placed in any public right-of-way or impede pedestrian or vehicular traffic in any way.
  - (9) Movie theaters may display, in addition to the above applicable signs, one (1) marquee sign attached to the front building façade and not exceeding one hundred (100) square feet in area.
3. 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 therefrom.
4. This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH:

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Kevin P. Davis, Township Clerk

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Anthony Ferrera, Mayor

*Introduced: 9/25/07*

*Published: 10/4/07*

*Public Hearing: 11/12/07*

*Adopted: 11/12/07*

*Published: 11/21/07*