

Theatre

- Purpose: To redevelop and reuse the former Fords Theater property by retaining and renovating the existing structure for visual and performing arts **or government and government-funded uses** as well as utilizing the front portion of the building for retail uses and other uses associated with the theater uses in the structure.

Permitted Uses:

- Visual and performing arts
- Retail on the first floor only
- Art Galleries
- Gathering places and plazas for the display of public art
- **Government uses and government-funded uses.**

Permitted Accessory Uses: Uses which are customarily incidental to the principal use such as parking and signage.

Prohibited Uses:

- Adult entertainment

Bulk Standards:

- Minimum lot size: 15,000 square feet
- Minimum front yard setbacks: 0 feet
- Minimum side yard setbacks: 0 feet
- Minimum rear yard setback: 10 feet
- Maximum building coverage: 35%
- Maximum impervious lot coverage: 100%
- **Maximum building height: Two (2) stories and forty-five (45) feet**

Parking Standards:

- **Off-street parking** for uses in this district may utilize parking provided by the Township through the parking lot owned by the Township Housing Authority, located adjacent to the former Fords Theatre property.

Downtown Commercial

- To promote the revitalization of New Brunswick Avenue and provide for an array of retail sales and services containing uses primarily serving the Fords community as well as upgrade the physical appearance of the area through the implementation of design standards for commercial and mixed-use properties.

Permitted Uses:

- Retail sales and services
- Restaurants
- **Offices**
- **Medical offices**
- Fiduciary institutions
- **Residential uses on upper floors only**
- Public parks and plazas
- Municipal parking lots

Permitted Accessory Uses: Uses which are customarily incidental to the principal use such as parking and signage.

Prohibited Uses: Drive-thru establishments

Bulk Standards:

- Minimum lot size: 2,500 square feet
- Maximum Floor-to-area Ratio: 1.5
- **Minimum gross floor area: 1,200 square feet**
- Minimum lot width: 25 feet
- Minimum lot depth: 100 feet
- Minimum front yard setbacks: 5 feet
- Maximum front yard setbacks: 10 feet
- Minimum side yard setback: 0 feet
- Minimum rear yard setback: 10 feet
- Maximum impervious lot coverage: 100%
- **Maximum building height: Three (3) stories and forty (40) feet**

Parking Standards: On site parking or loading is not required for lot sizes of 2,500 square feet, or less. However, any new residential development shall follow the parking requirements for residential uses in this plan. For lots greater than 2,500 square feet, the following parking requirements will apply:

- Residential: 1.5 parking spaces per dwelling unit
- Restaurants or taverns: one (1) parking space for each three seats.
- Retail sales and service: one (4) parking spaces for every one-thousand (1000) square feet of gross floor area.
- Offices, (including medical and dental): one (1) parking space for each three hundred (300) square feet of gross floor area.
- Financial Institutions: One parking space for each two hundred fifty (300) square feet of gross floor area.

The developer, at the discretion of the Planning Board, may accept payment in lieu of the construction of off-street parking equal to the number of parking spaces required for the development and a cost per parking space that will be determined by the Municipal Council.



Additional Standards:

- A minimum of 10% of all parking areas shall be landscaped.
- A minimum 10 foot landscaped buffer shall be required along any property line that abuts residential zones. No parking shall be permitted in the buffer.

