

2006-35

**ORDINANCE ESTABLISHING A
RETAIL-OFFICE (R-O) DISTRICT
AND ESTABLISHING DESIGN
STANDARDS FOR SAID DISTRICT,
AS WELL AS CREATING A G-1
OVERLAY DISTRICT AND
AMENDING THE “CODE OF THE
TOWNSHIP OF PRINCETON, NEW
JERSEY, 1968”**

WHEREAS, the University Medical Center at Princeton ("UMCP") has announced that it is vacating its properties on Witherspoon Street, Harris Road and Henry Avenue; and

WHEREAS, these properties represent approximately 3.5 acres of land in Princeton Township and present a unique opportunity to define how alternate development could take place in this area; and

WHEREAS, the UMCP Medical Center property lends itself to a continuation of similar uses, including retail uses, due to the existing infrastructure and buildings; and

WHEREAS, the Regional Planning Board of Princeton has recommended to the Princeton Township Committee, County of Mercer, State of New Jersey the following:

- The homes along Harris Road should remain as residences.
- Buildings in the H-2 zone should permit medical offices, medical services, general offices and or residential uses.
- All or part of the parking garage may remain to service the redeveloped area.
 - The land under the parking garage should be rezoned to include the garage as a permitted use and link the garage to the development that may occur on the Medical Center 's property in the Township and Borough.

- The existing zoning permitting a general purpose hospital should remain in place until the Medical Center Relocates its facilities; and

WHEREAS, the Princeton Township Committee, find that a there is not a need for additional housing in this portion of Princeton Township and that the existing structures can be readily adaptable to general office and retail uses. Therefore the Planning Board's recommendation that residential use of this site is not included in this ordinance.

NOW, THEREFORE, be it ordained by the Township Committee of the Township of Princeton as follows:

1. Section 10B-246 of the "Code of the Township of Princeton, NJ, 1968" which sets forth a zoning schedule is amended to change the H-2 District to R-0 District and to delete the column for residential bulk standards.
2. Section 10B-272.1 of said Code is amended as follows:

Subdivision XI. Retail-Office District

Sec. 10B-272.1 Permitted Uses.

The following uses are permitted in the R-O district in addition to those permitted by section 10B-253:

- (a) Hospitals properly licensed by the state which provide health, medical and surgical care for sick or injured human beings, including accessory uses as set forth below.
- (b) Dental and medical clinics and pharmacies.

- (c) Convalescent and extended care facilities sponsored by or affiliated with the principal licensed hospital which are located on or adjacent to the hospital.
- (d) Accessory uses:
 - 1. Laboratories incidental to a permitted use.
 - 2. Out-patient departments.
 - 3. Training facilities.
 - 4. Management and medical/dental staff offices.
 - 5. Accessory off-street parking spaces.
 - 6. Accessory signs as permitted in section 10B-293.
- (e) Medical professional offices, including laboratories, and x-ray and other diagnostic equipment incidental thereto.
- (f) Business and professional offices.
- (g) Retail stores and shops.
- (h) Banks.
- (i) Restaurants.
- (j) Establishments providing services directly to the person (e.g. barbershop) or to tangible personal property (e.g. shoe repair) of patrons, except as prohibited by sections 10B-254, 10B-259.

Section 10B-272.2 Additional Regulations in the R-0 District

- (a) Up to twenty percent (20%) of the permitted building area may be used and occupied by the permitted uses found in 10B-272.1(g), (h), (i) and (j).
- (b) The permitted uses found in 10B-272.1(g), (h), (i) and (j) shall be located on the first floor of any building in the R-0 district and shall not front or have any opening on Henry Avenue.
- (c) Twenty-percent (20%) of the site shall be a landscaped area of planted material, hardscape or a combination thereof.
- (d) The bulk requirements in Section 10B-246 shall apply.

Sec. 10B-272.3 Off-street parking and loading requirements

- (a) Accessory off-street parking spaces, open or enclosed, shall be provided for all new construction and for conversions, and accessory off-street loading berths, open or enclosed, shall be provided for new permitted nonresidential uses, in accordance with the regulations set forth and referred to in this part. All such parking spaces and loading berths shall be subject to the provisions of division 3, subdivision V of this article.
 - (b) The parking requirements for non-hospital related uses may be reduced from the standards found in 10B-282 if the development is submitted as a single entity. The parking requirements for all retail and office uses shall be one parking space for every 250 square feet of gross floor area and restaurants shall provide one parking space for every 4 seats.
3. A new Section 10B-226.1 establishing design standards for the R-0 district shall read as follows:

Sec 10B-226.1 Design Standards

In addition to the criteria and standards found in Section 10B-226, the following criteria and standards shall be used by all municipal agencies in reviewing application for site plan or subdivision approval in the R-0 district. These criteria and standards are intended to provide a framework within which the designer of the site development is free to exercise creativity, invention and innovation.

- (a) Building design and location
 - 1. New developments should be compatible with surrounding buildings.
 - 2. New buildings should be integrated in a non-disruptive fashion into the complex balance of bulk, height and scale that now exists.
 - 3. Design elements such as colors, textures and materials should be carefully reviewed

and shall be incorporated into construction to help soften and mitigate the appearance of new or existing buildings.

4. Careful consideration should be given to a visual impact new buildings will have on the surrounding community.
5. New buildings should be designed to avoid a monolithic appearance.

(b) Reuse and Recycling

1. To the extent practical, new construction shall comply with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system.

(c) Streetscape

1. New building facades along public streets should relate well in composition and scale to development in the area.
2. Both existing and new building facades should be designed with variable openings that are pedestrian friendly and break up the building face.
3. Careful consideration shall be given to the mass and bulk of any buildings to insure they are harmonious with their surroundings.
4. Retail uses should front on Witherspoon Street or public plaza area.
5. Reuse of existing structures shall include a streetscape plan to provide for a pedestrian friendly area.

(d) Open Space

1. Open space should be adequately connected to the public walkway system.
2. Paving types and patterns should relate to

the intended character of the street or open space area.

3. Street furniture (benches, trash baskets, lamp standards) should be provided to enhance the character of the open space areas.

(e) Circulation

1. Sidewalks should be provided along any street or drive.
2. Consideration should be given in the design of any site plan to encourage transit or jitney services.

4. The zoning map of the Township of Princeton is hereby amended to place the following properties in the G-1 overlay zoning district: Block 7101, Lots 11, 12, 13, and 14 as shown on the revised zoning map.

5. New sections 10B-272.71 and 10B-272.71(a) concerning the G-1 overlay zoning district are added to the Code and shall read as follows:

Section 10B-272.71 Permitted Uses; G-1 Overlay Zone

The following uses or combination thereof are permitted in the G-1 Overlay Zone:

- (a) Parking garages
- (b) Accessory structures and uses customarily incidental to a parking garage

Section 10B-272.71(a) Development Rights; G-1 Overlay Zone

- (a) A 740 to 780 space parking garage is permitted.
- (b) The underlying FAR shall not apply.

(c) The setback requirements found in to R-0 zone shall apply to any new construction in this zone.

6. This Ordinance shall take effect upon its passage, publication and the filing of a copy with the Mercer County Planning Board, all of which is required by law.

I, Kathleen Brzezynski, Deputy Clerk of the Township of Princeton, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of an ordinance adopted by Township Committee at its meeting held December 4, 2006.



Kathleen Brzezynski
Deputy Clerk