

**2017-45 AN ORDINANCE BY THE
MUNICIPALITY OF PRINCETON ADDING
PERSONAL SERVICES TO THE LIST OF
PERMITTED USES IN THE S-1 AND S-2
SERVICE DISTRICTS, ESTABLISHING OFF-
STREET PARKING REQUIREMENTS FOR
SAID USES, AND AMENDING CHAPTER 10B
OF THE “CODE OF THE TOWNSHIP OF
PRINCETON, NEW JERSEY, 1968”**

WHEREAS, the former Township of Princeton includes among its various zoning districts two service districts: the S-1 district located at the southern end of Alexander Street, and the S-2 district located on Route 206 between Leigh Avenue to just north of Birch Avenue, and further north on Route 206 approximately from Griggs Farm to the border with the Montgomery Township; and

WHEREAS, although denominated “service” zones, the S-1 and S-2 districts do not include personal services among their permitted uses; and

WHEREAS, in contrast, personal services are a permitted use in former Borough of Princeton’s SB zoning district, situated on Nassau Street; and

WHEREAS, the Princeton Community Master Plan 2007 Reexamination Report, adopted October 18, 2007, recommends at page 21 that “[t]he service zones along Alexander Road and Route 206 [] be studied to determine if these areas function as service zones or if a new zone designation elsewhere would be feasible[,]” and recommends at page 23 that “[t]he permitted uses in the Borough and the Township’s service zones [] be reviewed and inappropriate uses removed[, and] [i]f necessary new service zones should be created to provide the community with areas for necessary service uses”; and

WHEREAS, the Council finds that adding personal services to the list of permitted uses in the S-1 and S-2 zoning districts, consistent with what is already allowed in the former Borough’s SB zoning district, will advance the public health, safety and welfare, and will further the above-referenced recommendations set forth in the 2007 Master Plan Reexamination Report; and

WHEREAS, the Council finds that such uses will be compatible with the other types of service uses already allowed in the S-1 and S-2 districts, and their addition as permitted uses will be consistent with the recommendation in the Land Use element of the 1996 Princeton Community Master Plan (adopted December 12, 1996, and amended June 20, 2002, January 19, 2006, September 14, 2006, and December 3, 2009) that “[u]ses in Service Business zones [] be restricted to service-related businesses in order to preserve the limited available land area for such uses”;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of Princeton as follows:

Section 1. Personal services added to the list of permitted use in the S-1 and S-2 service zones.
Section 10B-271, "Permitted Uses," in Chapter 10B, "Land Use," Article X, "Zoning," Division 2, "Zoning Districts," Subdivision X, "Service districts," of the "Code of the Township of Princeton, New Jersey, 1968" is hereby amended to add thereto a new subsection 10B-271(1.1), as follows (additions are underlined thus; deletions are in brackets and struck through [~~thus~~):

Subdivision X. Service Districts.

Sec. 10B-271. Permitted uses.

The following uses are permitted in S-1 and S-2 districts or, if so indicated, in one of those districts, in addition to those permitted by section 10B-253.

- (a) Uses conducive to heavy trucking and to bus transportation.
- (b) Uses characterized by a moderate amount of dust and noise, such as the storage, handling, sale and delivery, either retail or wholesale, of lumber, coal, mason materials, grain and feed, solid and liquid fuels and similar goods.
- (c) Storage of inflammable materials other than explosives.
- (d) Storage warehouses.
- (e) Public utility structures and uses.
- (f) Freight yards, railroad sidings and other necessary railroad uses (permitted in S-1 districts only).
- (g) Commercial garages and gasoline service stations.
- (h) Printing establishments and newspaper offices.
- (i) Banks and savings institutions.
- (j) Retail stores and bakeries.
- (k) Hotels and motels.
- (l) Business offices.
- (1.1) Personal services, including, but not limited to, barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops and similar personal service stores dealing directly with consumers; studios for dancing and music instruction; private vocational and trade schools

and college preparatory and tutoring services; outlets and pick-up stations for laundries and cleaning establishments; self-service automatic laundry and dry cleaning establishments, containing a total of not more than thirty machines for washing, cleaning and drying, and subject to the prohibition against the use of flammable solvent except for the incidental removal of spots; electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services; and crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.

- (m) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

Section 2. Schedule of off-street parking regulations amended. Section 10B-282, “Off-street parking required; schedule,” in Chapter 10B, “Land Use,” Article X, “Zoning,” Division 3, “Miscellaneous,” Subdivision V, “Off-Street Parking and Loading,” of the “Code of the Township of Princeton, New Jersey, 1968” is hereby amended to add thereto an off-street parking requirement for personal services of one space per every 200 square feet of gross floor area, as follows (additions are underlined thus; deletions are in brackets and struck through ~~thus~~):

Subdivision V. Off-Street Parking and Loading.

Sec. 10B-282. Off-street parking required; schedule.

No building shall be erected, enlarged by an increase of floor area or converted to a new use classification in any district, unless off-street parking spaces are provided in amounts as set forth in the following schedule. In addition to the number of parking spaces set forth in the schedule, there shall also be provided sufficient passageways and driveways giving access to the parking spaces to allow cars to enter and to leave the lot and to turn within it in a safe and orderly manner and without disrupting traffic in any public right-of-way.

<i>Building Type (I)</i>	<i>One Parking Space for Each</i>
Academic and administrative buildings for educational institutions, other than places of public assembly.....	1.5 persons of rated occupancy <u>(3)</u> (5)

Auditoriums, stadiums, theaters, courts of law and all other places of assembly providing seats for audiences, including places of worship and funeral parlors	{(3)-(5)} 4 seats (2)
Clubs	200 sq. ft. of gross floor area (4)
Coin laundries	1 washing machine
Commercial garages and gasoline service .	1/2 gasoline pump and each 400 sq. ft. of ground area devoted to repair facilities (this to be in addition to any other space that may be allocated for normal storage of motor vehicles).
Dormitories	4 persons of rated capacity
Dwellings	2/3 dwelling unit for unit(3) containing one or fewer bedrooms and 1/2 dwelling unit for units containing two or more bedrooms; provided that a flat shall be considered a dwelling for this purpose
Elementary and junior high schools	1/3 classroom
Hospitals, convalescent and nursing homes	1/3 bed and each employee
Hotels, motels and tourist homes	1 guest unit

Hotels with restaurants	As required for either, whichever is greater
Laboratory research in the OR-1 and OR-2 districts	500 sq. ft. of gross floor (4)
<u>Personal Services</u>	<u>200 sq. ft. of gross floor area (4)</u>
Professional offices and general offices	200 sq. ft. of gross floor area (4)
Restaurants	3 seats
Retail stores, supermarkets and shopping centers	175 sq. ft. of gross floor area (4)
Rooming house	1/2 dwelling unit and each roomer-occupied bedroom
School with auditoriums	As required for either, whichever is greater
Senior high schools and similar institutions	1/5 classroom

Notes:

(1) Other building types which do not fit into one of the above categories shall be referred to the planning board for determination of the appropriate parking space requirements.

(2) Institutional parking spaces of educational institutions that are provided for normal daytime activity for other purposes shall be considered to be available for such public uses as are normally conducted in the evening or on weekends in lecture halls, auditoriums, stadiums, theaters and gymnasiums of such institutions.

(3) At the time of application for a building permit, the institution shall certify to the development enforcement officer the rated capacity or rated occupancy of the building.

(4) For this purpose, "gross floor area" means the total area of all the stories of all the structures on a lot, measured from the outside faces of the exterior walls, or from the exterior roof edges where a structure has no walls, and including the following, although not by way of limitation: Interior balconies and mezzanines, roofed areas such as porches and carports and basement space, but excluding rooftop, roofed or enclosed area that is used for parking spaces.

(5) Where the building is for an institution that prohibits the operation of automobiles by students or that restricts the parking of student automobiles to designate institutional parking areas, such students need not be included in the calculation of rated capacity.

(6) The number of off-street parking spaces to be initially installed may be reduced pursuant to the provisions of section 10B-291.

Section 3. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton and the Code of Borough of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 4. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 5. Effective date. This ordinance shall take effect upon its passage, publication and filing with the Mercer County Planning Board, as provided for by law.

I, Kathleen K. Brzezynski, Municipal Clerk of Princeton, County of Mercer, State of New Jersey, do hereby certify that the foregoing is a true copy of an ordinance adopted by the Mayor and Council of Princeton at its meeting held June 26, 2017.



Kathleen K. Brzezynski
Municipal Clerk