

Ordinance #2020-22

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 10B OF THE PRINCETON CODE, ENTITLED “LAND USE” TO MODIFY MINIMUM DEVELOPMENT BULK STANDARDS IN THE SC SHOPPING CENTER DISTRICT AND TO PROVIDE STANDARDS FOR COMPACT CAR PARKING IN THE SC DISTRICT AND THE AHO-5 AFFORDABLE HOUSING OVERLAY DISTRICT.

**Section 1.** Chapter 10B-264 of the Princeton Code entitled “Schedule of Regulations” is hereby supplemented and amended to modify the development standards for the SC Shopping Center district as follows:

District	SC
For Permitted Uses	All
Required Lot Area ( <i>Min. Acre</i> )	25
Required Lot Area ( <i>Min. Sq. Ft.</i> )	1,089,000
Required Lot Width	1,600
Required Lot Depth	N/A
Required Lot Frontage	800 ft
Required Building Setback, Front	20
Required Building Setback, Side	10
Required Building Setback, Combined Side	N/A
Required Building Setback, Rear	50
Required Building Setback, Adjacent Residential Zones ( <i>excluding AHO-5 Zone</i> )	50
Permitted Building Height ( <i>Max. Ft.</i> )	38
Building Height – Setback Ratio	N/A
Permitted Building F.A.R. ( <i>Max. %</i> )	20(d)
Required Parking Setback, Front	3
Required Parking Setback, Side	0
Required Parking Setback, Rear	10
Required Parking Setback Adjacent to Residential Zone ( <i>Excluding AHO-5 Zone</i> )	10 ft

**Section 2.** Chapter 10B-203 “Surface Parking Design Standards” is hereby supplemented and amended to add subparagraphs (d) and (e) to provide for compact car parking design within the SC Shopping Center District and AHO-5 Affordable Housing-5 district, and to create a required minimum nonresidential use parking ratio for the SC district:

**10B-203. Surface parking design standards.**

(d) Compact Parking in the SC Shopping Center District and AHO-5 Affordable Housing Overlay-5 District. Parking for compact cars shall be permitted pursuant to the following requirements:

- (1.) Compact car parking spaces shall not exceed 30% of the total number of off-street parking spaces on a lot
- (2.) Compact car parking spaces shall be installed with signs and pavement markings to discourage parking of standard-sized cars within spaces reserved for compact cars.
- (3.) Surface parking. The size of compact car parking spaces developed in surface lots shall comply with the following minimum standards:
  - [a] 8 feet in width and 15 feet in length when abutting an island or sidewalk; and
  - [b] 8 feet in width and 17 feet in length when abutting another parking space.
- (4.) Structured parking. The size of parking spaces developed in a structure shall comply with the following minimum standards:
  - [a] Standard car spaces shall be no smaller than 9 feet in width and 18 feet in length.
  - [b] Compact car spaces shall be no smaller than 8 feet in width and 15 feet in length.
  - [c] Drive aisles that abut, exclusively, compact car spaces shall be no smaller than 20 feet in width.

(e) Off-street parking in the SC Shopping Center District. Off-street parking shall be provided in the SC district at a minimum ratio of one space per 275 SF of floor area.

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Delores A. Williams, Municipal Clerk

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Liz Lempert Mayor

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