

ARTICLE XI
Zoning District Regulations

§ 215-149. Zoning Map and schedule of regulations.

A. Establishment, authentication, maintenance and revision of Zoning Map and schedule.

- (1) Zoning Map. The locations and boundaries of the districts of the City are hereby established as shown on the Zoning Map of the City of Northfield, New Jersey, which is attached hereto and is hereby made a part of this chapter, together with all notations, references and designations shown thereon.¹
- (2) Schedule of Area, Yard and Building Requirements. District regulations for zone districts within the City of Northfield are hereby established and are attached hereto and are hereby made a part of this chapter, together with all notations, references and designations shown thereon.² **[Amended 4-24-2012 by Ord. No. 3-2012]**
- (3) Authentication of Zoning Map and schedule. Subsequent to the adoption of this chapter, and any revisions to the Zoning Map and Schedule of Area, Yard and Building Requirements, copies of the Zoning Map and schedule shall be referenced by ordinance number and date of adoption.
- (4) Maintenance of the Zoning Map. Authenticated copies of the Zoning Map shall be maintained in the office of the City Clerk and Zoning Officer and shall be made available for public reference. Copies of all or a part of the official Zoning Map may be reproduced for public distribution. One authenticated copy shall be forwarded to the Atlantic County Planning Board in accordance with § 215-16 and N.J.S.A. 40:55D-16. However, the copy of the official Zoning Map maintained in the office of the City Clerk shall be the final authority as to the current status of zoning districts in the City of Northfield. **[Amended 4-24-2012 by Ord. No. 3-2012]**
- (5) Revisions to the Zoning Map. **[Amended 4-24-2012 by Ord. No. 3-2012]**
 - (a) When, in accordance with the provisions of § 215-14 of this chapter and N.J.S.A. 40:55D-1 et seq., revisions are made in district boundaries or other matters portrayed on the Zoning Map, such changes will not become effective until the Zoning Map has been amended in accordance with law. Revisions of the Zoning Map shall include an entry bearing the date of adoption, the ordinance number and the name and address of the person or firm responsible for preparing the map for the Zoning Map change.
 - (b) No changes of any nature shall be made to the Zoning Map except in

1. Editor's Note: The Zoning Map is on file in the City Clerk's office.

2. Editor's Note: The schedule is included at the end of this chapter.

conformity with the above procedure. Any unauthorized changes to the Zoning Map contents by any person or persons shall be considered a violation of this chapter.

B. Interpretation of zone district boundaries.

- (1) Zone district boundaries are intended to follow street, railroad, lot or property lines, or other natural lines such as the center line of watercourses, ditches or lagoons, unless such district or zone boundaries are fixed by dimensions on the Zoning Map or by description, and shall include contiguous riparian lands subsequently acquired and/or filled, and lands acquired by the accretion or stream diversion by natural causes.
- (2) In constructing the Zoning Map, the following rules shall apply:
 - (a) Boundaries indicated as following the center lines of streets, highways or alleys or streams, rivers or other bodies of water shall be construed to follow such center lines.
 - (b) Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines.
 - (c) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - (d) Boundaries indicated as parallel to or extensions of features indicated in Subsection B(2)(a) through (c) above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the use of the scale appearing thereon.
 - (e) Where a zone boundary fixed by dimensions approximately follows and is not more than 20 feet distant from a lot line, such lot line shall be construed to be the zone boundary.

§ 215-150. District descriptions; compliance. [Amended 2-5-1991 by Ord. No. 2-1991]

A. The City of Northfield is hereby divided into districts as follows: **[Amended 4-24-2012 by Ord. No. 3-2012; 10-9-2012 by Ord. No. 9-2012; 12-16-2014 by Ord. No. 7-2014]**

R-1	Residential, Single Family	3 to 4 dwelling units/acre
R-1A	Residential, Single Family	3 to 4 dwelling units/acre; variable lot size
R-2	Residential, Single Family	4 to 5 dwelling units/acre
R-3	Residential, Single Family	6 to 7 dwelling units/acre
R-4	Residential, Single Family,	
R-SC	Residential, Senior Citizen	

PSU	Public Service Use	Block 69, Lots 1.01 and 4 only
AH	Adult Housing	
C-C	Country Club	
N-B	Neighborhood Business	
R-B	Residential Business	
C-B	Community Business	
R-C	Regional Commercial	
C-MF	Commercial Multifamily	
O-P	Office Professional	
O-PB	Office Professional Business	

- B. The regulations set forth in this chapter for each district shall be minimum regulations and shall apply uniformly to each class of structure or land within the district, except as hereinafter provided.
- C. No building shall hereafter be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building or portion of a building be used, designed, or arranged to be used for any purpose unless in conformity with all of the regulations herein specified for the district in which is it located.
- D. Every main building shall be located on a lot as defined in this chapter. Except for planned development groups complying with all the regulations applying thereto as prescribed by this chapter, no more than one single- or two-family dwelling building and its accessory buildings shall hereafter be erected on any one lot.
- E. No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet the minimum requirements established by this chapter.
- F. For the purpose of this chapter, uses and structures in each district shall conform to the standards of §§ 215-104, Off-street loading; 215-105, Off-street parking, and 215-113, Signs, which standards shall apply uniformly to each class of structure or land within the district. Development applications not conforming to the aforementioned sections shall require a variance or variances pursuant to this chapter and N.J.S.A. 40:55D-1 et seq.
- G. Where a "similar use" is permitted in a district as set forth in this chapter, the City Planning Board has the right to make an interpretation as to whether a "use" is a "similar use" for purposes of the district. **[Added 10-9-2012 by Ord. No. 9-2012]**

§ 215-151. Prohibited uses.

- A. Any use not specifically listed as a permitted use, an accessory use or a conditional use shall be deemed a prohibited use. This provision shall be liberally construed as protective of the zoning scheme and any doubt shall be resolved in interpreting the

doubtful use as prohibited.

B. The following uses and activities are specifically prohibited in any zone in the City of Northfield: **[Amended 1-21-1997 by Ord. No. 1-1997; 10-9-2012 by Ord. No. 9-2012]**

- (1) All billboards, signboards, advertising signs, devices not expressly related to the business being conducted on the premises or otherwise specifically permitted by this chapter.
- (2) Outdoor sales of new or used motor vehicles, motorcycles, trucks or trailer coaches.
- (3) Trailer-coach parks or camps.
- (4) Junkyards, automobile wrecking yards, or the sorting of scrap metal, paper, rags or other scrap material.
- (5) The use of premises for selling of or offering for sale of second used or inoperable motor vehicles or parts, or building materials or the storage thereof.
- (6) Dismantling of motor vehicles and/or machinery by use of torches.
- (7) Privately operated dumps for the disposal of garbage, trash, refuse, junk, or other such material.
- (8) Adult bookstores, as defined in Article II.
- (9) Peep shows, as defined in Article II.
- (10) Massage parlors, as defined in Article II.
- (11) The use of a lot for the wholesale or retail storage of bulk oil or gasoline above the ground.
- (12) Private garages as a primary use of the property.
- (13) Any process of manufacture, assembly or treatment of any unregulated materials.
- (14) Gravel pits, sand mines, and sand washes and the like.
- (15) The manufacture of explosives, volatile chemicals, or any uses which would produce similar hazard or nuisance such as, but are not limited to the following: industrial uses; abattoir, acetylene gas manufacture and/or storage, acid manufacture (hydrochloric, nitric, picric, sulphuric, sulphanous carbolic) ammonia, bleaching powder or chlorine manufacture; arsenal, asphalt manufacture or refining, blast furnace, celluloid manufacture, lime, gypsum, plaster of paris, manufacture, coal distillation, coke ovens, creosote treatment or manufacture, dead animal and offal reduction, distillation of bones, coal, petroleum, refuse grain or wood, distillation of tar, explosives, fireworks, and gunpowder manufacture or storage, fat rendering, fertilizer manufacture, forge

plant, incineration, storage or dumping of slaughterhouse refuse, rancid fats, garbage, dead animals or offal, oil cloth or linoleum manufacture, ore reduction, petroleum or kerosene refining, distillation or derivation of byproducts and/or storage, potashworks, rolling mill, furnace, blooming mill, stockyards, rubber treatment or reclaiming plant.

(16) (Reserved)

(17) (Reserved)

(18) Piggeries, raising of livestock, poultry and/or commercial fur bearing animals.

(19) Tattoo parlor.

(20) Outdoor vending machines shall be prohibited in any zone, except for newspaper vending machines, which shall be allowed in commercial zones only. Vending machines shall be permitted on public property, as approved by City Council.

C. The following uses and activities are specifically prohibited in any commercial zone in the City of Northfield: **[Added 10-9-2012 by Ord. No. 9-2012]**

(1) The storage and/or sale of boats, cars, or any vehicle.

§ 215-152. R-1, R-1A, R-2, R-3 Residential Districts.

The following regulations apply to R-1, R-1A, R-2 and R-3 Districts:

A. Permitted uses:

(1) Single-family detached houses and other uses permitted in accordance with the R-1 Zone District. **[Amended 12-12-1989 by Ord. No. 20-1989]**

(2) Farms as defined in Article II.

(3) Public community center building, auditorium, public library, public amusement, public art gallery, or other place of public assembly not conducted for gain or profit.

(4) Community residences as defined by N.J.S.A. 40:55D-66.1 and N.J.S.A. 40:55D-66.2. **[Added 10-15-2002 by Ord. No. 10-2002]**

(5) Home occupations as defined in Article II. **[Added 4-1-2017 by Ord. No. 4-2017]**

B. Permitted accessory uses: **[Amended 1-21-1997 by Ord. No. 1-1997]**

(1) Private garages subject to the § 215-98, and carports.

(2) Private swimming pools.

(3) Outdoor barbecue structures and utility sheds.

- (4) Signs, subject to the provisions of § 215-113.
- (5) Fences and hedges, subject to the provisions of § 215-95.
- (6) Off-street parking, subject to the provisions of § 215-105.
- C. Conditional uses, subject to the conditions in Article X of this chapter: **[Amended 10-15-2002 by Ord. No. 10-2002]**
 - (1) Places of worship.
 - (2) Educational uses.
 - (3) Public and quasi-public recreational areas.
 - (4) Public utilities.
 - (5) Nursing homes.
 - (6) Residential senior citizen housing in Zone R-1 only. **[Added 10-9-2012 by Ord. No. 9-2012]**
- D. Standards and regulations: as specified in Schedule of Area, Yard and Building Requirements.³ **[Amended 4-24-2012 by Ord. No. 3-2012]**
- E. Variable lot size provision within the R-1A Zone District. In a major subdivision application for lands located within the R-1A District, variable lot sizes may be approved by the Planning Board. The lot sizes may be varied to the extent that not more than 35% of the lots may have areas of not less than 7,500 square feet each and a width of not less than 75 feet if sufficient of the remainder of the lots are increased in area so that the average lot size will not be less than 10,000 square feet. The Planning Board, in passing on such plats, shall consider the physical and structural characteristics, including topography, of the land comprising the subdivision and determine that such variation in lot size will provide a better use of the land for building sites than would a uniform lot size. The subdivider shall submit a plat map showing the development according to the requirements of the R-1 District as shown in the Schedule of Area, Yard and Building Requirements and another plat map showing the development as modified in accordance with this subsection. In no event shall the density of development throughout the subdivision exceed the exact number of lots that would have been permitted to be built if such development had proceeded on the basis of 10,000 square feet per lot with a width of not less than 100 feet.⁴

§ 215-152.1. Affordable Housing 1 - Age-Restricted District (AH1-AR). [Added 9-25-2018 by Ord. No. 7-2018]

This § 215-152.1 shall apply only to Block 92, Lots 25, 28, 29, 33 and 34, as depicted

3. Editor's Note: The schedule is included at the end of this chapter.

4. Editor's Note: Original Section 10.4.1, Residential Townhouse –TH District, which immediately followed this subsection, was repealed 1-21-1997 by Ord. No. 1-1997.

on the Tax Map of the City of Northfield.

A. Permitted uses.

- (1) Planned adult community of garden apartment/condominium apartment setting for adult (55 years and over) citizens.

B. Accessory uses.

- (1) Private garage or storage buildings, subject to the provisions of § 215-98.
- (2) Off-street parking, subject to the provisions of § 215-105.
- (3) Signs, subject to the provisions of § 215-113.
- (4) Fences and hedges, subject to the provisions of § 215-95.

C. Standards and regulations: as specified in the Schedule of Yard, Area and Building Requirements.⁵ In addition, the following requirements and standards shall be adhered to:

- (1) Density: 12 units per acre, which shall include a 15% set-aside of affordable housing units. The maximum density may be increased to 15 units per acre, provided that the standards of § 215-152.1 are satisfied without exception.
- (2) Building setback.
 - (a) A minimum setback to the northern property line (Clark Place) shall be 40 feet with an average setback of 50 feet.
 - (b) A minimum setback to the eastern property line (Locust Drive) of 30 feet. A minimum separation to the existing residential lots from any residential structure shall be 80 feet. This area shall include a landscape buffer with a minimum width of 25 feet.
 - (c) A minimum setback of 50 feet to Wabash Avenue for residential buildings. A minimum setback of 30 feet to Wabash Avenue for nonresidential buildings with a maximum height of 1.5 stories.
- (3) Building height for residential buildings shall not exceed three stories or 45 feet to allow for architectural elements such as pitched roofs, dormers, and other similar features. Parking may be permitted on the lower level when increasing the building height to three stories. The residential units shall only occupy two floors in any building.
- (4) Open space: 40% of the gross tract area, 20% of which shall be included within the net tract area. All open space shall be set aside as permanent common space to be owned in undivided interest by the unit owners.
- (5) Distance between buildings: Buildings shall be considered facing if the walls

5. Editor's Note: Said schedule is included as an attachment to this chapter.

form an angle of less than 45°:

- (a) Where both facing walls contain windows of habitable rooms, 50 feet, but not less than two times the eave height of the building containing the highest habitable room.
 - (b) Where only one of two facing walls contains windows of habitable rooms, 25 feet, but not less than two times the eave height of the highest of the two buildings containing such facing walls.
 - (c) Where neither of two facing walls contain windows of habitable rooms, 25 feet, or the eave height of the highest of the two buildings containing such facing walls, whichever is greater.
- (6) Recreation areas. Active and passive outdoor recreational areas shall be provided and shall include suitable landscaping, sitting and walking areas as determined by the approving authority. Indoor social, cultural, recreational and meeting facilities shall be required as similarly directed.
 - (7) Maximum impervious surfaces: 65%.
 - (8) A landscape buffer with a minimum width of 25 feet is required along all property lines. Existing vegetation can be utilized as part of the landscaping and supplemented as appropriate. The buffer shall be landscaped as detailed in §§ 215-85 and 215-100.

§ 215-153. R-4 Residential District.

The following regulations apply to the R-4 District:

- A. Permitted uses: See § 215-152.
- B. Permitted accessory uses: See § 215-152.
- C. Conditional uses: See § 215-152.
- D. Standards and regulations. The Schedule of Area, Yard and Building Requirements as included at the end of this chapter, as amended, shall be further amended so as to provide the following standards and regulations in the R-4 Zone:
 - (1) Minimum lot area: 8,500 square feet.
 - (2) Minimum lot width:
 - (a) Ninety feet.
 - (b) Notwithstanding the ninety-foot requirements as set forth above, in the event that a lot fronts on a cul-de-sac or a curved street, then the minimum lot width requirement shall be determined at the setback line and shall be in accordance with the other provisions of this chapter regarding lots fronting on culs-de-sac and curved streets.

- (3) Depth:
 - (a) Ninety feet.
 - (b) In the event that a lot contains environmentally protected wetlands areas, then a lot must contain a minimum lot depth of 75 feet measured from the front line to the wetlands or, if required, to the wetlands transition area.
 - (c) Lot depth shall be measured from the midpoint line at the front line lot perpendicular to the street.
 - (d) For corner lots, lot depth shall be deemed to be the longer distance, irrespective of the direction in which the improvements are oriented.
 - (4) Minimum required yards, principal building:
 - (a) Front: 25 feet.
 - (b) One side: 10 feet.
 - (c) Both sides: 20 feet.
 - (d) Rear yard: 25 feet.
 - (5) Minimum required yard, accessory buildings:
 - (a) Side yard: 10 feet.
 - (b) Rear yard: 10 feet.
 - (6) Height.
 - (a) Stories: two.
 - (b) Feet: 30.
 - (7) Maximum percentage of impervious lot coverage by all improvements: 40%.
 - (8) Maximum percentage of building coverage: 25%.
 - (9) Minimum upland area. Irrespective of the existence of wetlands area in any lot, each building lot must contain at least 8,500 square feet of upland area, excluding environmentally protected wetlands and wetlands transition areas and one-hundred-year floodplains.
- E. Variable lot size option within the R-4 Zone District. In a major subdivision application for land located within the R-4 District, an applicant may apply for and receive variable lot sizes in accordance with this section, provided the minimum tract area contains 10 acres. In the event that an applicant chooses to exercise a variance lot size option as provided herein, then it must comply with all of the provisions in this section. Additionally, the standards and regulations are set forth in Subsection D above shall be applicable to the variable lot size option unless specifically modified herein:

- (1) Lot size.
 - (a) Up to 25% of the lots may contain less than 8,500 square feet but not less than 7,500 square feet of upland area, excluding environmentally protected wetlands and wetlands transition areas and one-hundred-year floodplains.
 - (b) Not less than 75% of the lots shall contain at least 8,500 square feet of upland area, excluding environmentally protected wetlands and wetlands transition areas and one-hundred-year floodplains.
 - (c) The average lot area for all lots shall be at least 8,500 square feet as calculated by totaling the gross lot area of all lot divided by the total number of lots.
- (2) Lot width: Subsection D(2)(a) shall be modified to provide for an eighty-foot minimum width requirement.
- (3) Depth: Subsection D(3)(a) shall be modified to provide a minimum lot depth of 80 feet. **[Amended 2-5-1991 by Ord. No. 2-1991]**

§ 215-154. AH Adult Housing Residential District. [Amended 12-14-1993 by Ord. No. 32-1993]

The City of Northfield recognizes the need for alternative housing types for older citizens and in accordance with the policies of the State of New Jersey Municipal Land Use Law and National Housing Act, 42 U.S.C. § 3601 et seq. One such housing option is permitted, namely, the planned adult community. The purpose of a planned adult community is to provide a garden apartment/condominium apartment setting for adult (55 years and over) citizens. The planned adult community will consist of one- and two-story buildings, containing a maximum of 20 units per building. Each unit will have one or two bedrooms, and nearby parking and adequate open space and recreation facilities will be provided.

A. Permitted uses:

- (1) Adult housing age restricted to 55 years of age for the primary resident or one of the spouses with not more than one dependent child not less than 19 years of age.
- (2) Single-family detached in accordance with standards for the R-1 Zone District.

B. Accessory uses:

- (1) Private garage or storage building, subject to the provisions of § 215-98.
- (2) Off-street parking, subject to the provisions of § 215-105.
- (3) Signs, subject to the provisions of § 215-113.
- (4) Fence and hedges, subject to the provisions of § 215-95.

- C. Conditional uses subject to the conditions in Article X of this chapter:
- (1) Public utilities.
- D. Standard and regulations: as specified in the Schedule of Yard, Area and Building Requirements.⁶ In addition, the following requirements and standards shall be adhered to:
- (1) Density: 15 dwelling units per acre of developable land, excluding flood-prone areas and areas with shallow depth to water table (one inch to 18 inches).
 - (2) Building setbacks:
 - (a) Twenty-five feet from Dolphin Avenue east of Shore Road.
 - (b) One hundred feet from Shore Road.
 - (c) Sixty feet from the real property line.
 - (3) Off-street parking requirements: 1.5 spaces per dwelling unit.
 - (4) Open space: 40% of the gross tract area, 20% of which shall be included within the net tract area. All open space shall be set aside as permanent common space to be owned in undivided interest by the unit owners.
 - (5) Dwelling unit size: No residential dwelling unit on a single floor shall contain less than 650 square feet of habitable space.
 - (6) Distance between buildings:
 - (a) Where both facing walls contain windows of habitable rooms, 50 feet, but not less than two times the eave height of the building containing the highest habitable room.
 - (b) Where only one of two facing walls contain windows of habitable rooms, 25 feet, but not less than two times the eave height of the highest of the two buildings containing such facing walls.
 - (c) Where neither of two facing walls contain windows of habitable rooms, 25 feet, or the eave height of the highest of the two buildings containing such facing walls, whichever is greater. Buildings shall be considered facing if the walls form an angle of less than 45°.
 - (7) Recreation areas. Active and passive outdoor recreation areas shall be provided and shall include suitable landscaping, sitting and walking areas as determined by the approving authority. Indoor social, cultural, recreational and meeting facilities shall be required as similarly directed. The gross floor area devoted to such indoor usage shall not be less than 10 square feet per residential dwelling unit.

6. Editor's Note: The schedule is included at the end of this chapter.

- (8) Impervious surface: 35% of developable tract area.
- (9) Maximum building coverage: 20% of developable tract area.
- (10) Maximum length of building: 200 feet.
- (11) Maximum length of dwelling units per building.
- (12) Maximum building height: three stories.
- (13) Buffer:
 - (a) To residential area: 50 feet.
 - (b) To nonresidential: 20 feet from existing vegetation shall be utilized to the greatest extent possible and supplemented with evergreen trees as deemed appropriate by the municipal agency.
- (14) Landscaping. A landscape plan prepared by a certified landscape architect in the State of New Jersey shall be submitted.

§ 215-155. C-C Country Club District. [Amended 10-8-1991 by Ord. No. 21-1991]

The following regulations apply to the C-C District:

- A. Permitted principal structures and uses. The uses and structures enumerated below shall be permitted in the Country Club C-C District: **[Amended 10-9-2012 by Ord. No. 9-2012]**
 - (1) Detached dwelling for single-family residential use on a minimum of 1.0 acre parcels.
 - (2) A golf course for golfing activities. A golf course being a separate principal use may exist in one of several possible forms:
 - (a) It may be combined with a country club clubhouse as a mixed use on one lot;
 - (b) It may serve as a required open space parcel for a country club clubhouse established through a planned development; or
 - (c) It may be established as an independent use of a tract consisting of one or more lots.
 - (3) A clubhouse for country club activities.
- B. Mixed uses. Permitted uses may be established as the sole principal use on an individual lot or be combined on a single lot as a mixed use, except that a single detached single-family dwelling shall be the sole principal structure on a lot and such a lot may not contain another principal use. Where two or more principal uses are to occupy a single lot, site boundaries encompassing each principal use and its accessory uses, buildings and structures shall be established. The principal uses

forming a mixed use shall individually and separately conform to their respective limitations and requirements unless expressly exempted or excluded.

C. Permitted accessory uses. The following structures and uses may be established as accessories: **[Amended 10-9-2012 by Ord. No. 9-2012]**

- (1) Pro shop as an accessory to a golf course or clubhouse, provided gross building floor area does not exceed 1,850 square feet and further provided that no business or advertising signs are visible from outdoors.
- (2) Recreational and maintenance uses accessory to golf course, golf villas and clubhouse uses, including, but not limited to:
 - (a) Restaurant and bar;
 - (b) Swimming pools and cabanas;
 - (c) Tennis courts, squash courts, exercise rooms, health spas and other recreational facilities;
 - (d) Locker rooms;
 - (e) Driving ranges and practice greens but only as an accessory to a golf course;
 - (f) Putting greens.
- (3) Storage and maintenance buildings.
- (4) Signs subject to the provision of § 215-113.
- (5) Fences and hedges.
- (6) Off-street parking.
- (7) Garages, but only as an accessory to single-family dwellings.
- (8) Hotel, motel or transient lodging usage, only as an accessory to a country club and regulation-eighteen-hole golf course, as follows:
 - (a) The lot shall have a minimum acreage of five acres;
 - (b) The minimum lot width at the building shall be 400 feet;
 - (c) Building setbacks shall be in accordance with § 215-143 of this chapter;
 - (d) The facility must be associated with or attached to a county club facility;
 - (e) Structure shall have a minimum setback of 300 feet to any street line;
 - (f) No more than 10 stories will be permitted;
 - (g) A setback/buffer of 300 feet shall be provided to any residential zone;

- (h) Retail uses are permitted as accessory uses to the hotel;
 - (i) Maximum lot coverage shall not exceed 50%;
 - (j) Maximum building coverage shall not exceed 30% of lot area;
 - (k) Off-street parking shall be provided in accordance with § 215-105.
- (9) Country club community (as outlined below) as an accessory use to a regulation-eighteen-hole golf course.
- D. Regulations for single-family detached dwellings: **[Amended 10-9-2012 by Ord. No. 9-2012]**
 - (1) Minimum lot area: 1.0 acre.
 - (2) Minimum lot width: 125 feet.
 - (3) Minimum lot depth: 200 feet.
 - (4) Minimum required yards.
 - (a) Front: 50 feet.
 - (b) One side: 25 feet.
 - (c) Total both sides: 50 feet.
 - (d) Rear yard: 25 feet.
 - (5) Minimum required yard, accessory buildings.
 - (a) Side yard: 15 feet.
 - (b) Rear yard: 10 feet.
 - (6) Height.
 - (a) Stories: 2.5.
 - (b) Feet: 35 feet.
 - (7) Maximum percentage of impervious lot coverage by all improvements: 40%.
 - (8) Maximum percentage of building coverage: 20%.
- E. Regulations for golf course. A golf course may contain landscaped grounds for the principal use or purpose of playing golf and shall be limited to a course of playing holes, driving ranges and practice greens. Golf course development shall conform to the following requirements:
 - (1) Golf courses shall meet minimum requirements for a United States Golf Association regulation eighteen-hole golf course and shall contain a minimum area of 95 acres encompassing the area circumscribed around playing areas

and incidental non-playing areas and generally following out-of-bounds markers. Areas used for other principal or accessory uses or buildings shall not be used to satisfy this minimum acreage requirement. Expressly excluded are areas devoted to practice or putting greens, driving ranges and parking. No dwelling may be erected on the area encompassed by the golf course.

- (2) Golf course buildings, such as maintenance buildings, pump houses and utility housings, shelters, storage buildings and sheds, shall not contain, in the aggregate, more than 11,000 square feet of building floor area. Accessory buildings shall be directly related to the operation or management of the golf course.
 - (3) Golf course buildings shall have a maximum height of 16 feet and 1 1/2 stories.
 - (4) Where a golf course is not associated with a country club clubhouse either as part of a mixed use combining a clubhouse and golf course on one lot or as an open space parcel created as part of planned development, parking shall consist of not fewer than 60 spaces per 18 holes. Where a golf course is associated with a clubhouse, this requirement may be satisfied by the availability of required clubhouse parking.
- F. Regulations for clubhouse. A clubhouse and its grounds may be used for social and athletic activities, and facilities shall be limited to a clubhouse restaurant, bar, lounge and banquet rooms. Golf suites may be located within the clubhouse, within an attached structure or within a freestanding accessory structure on its grounds. A clubhouse shall conform to the following requirements:
- (1) Area: A minimum area of 5.0 upland acres shall be maintained in addition to the 95 acres of upland area of the golf course. **[Amended 10-9-2012 by Ord. No. 9-2012]**
 - (2) Frontage. A minimum frontage on a public right-of-way of 200 feet shall be maintained.
 - (3) Parking shall consist of not less than one space per 200 square feet of clubhouse plus 1.5 spaces for each golf suite. The spaces provided for the clubhouse shall be in addition to those provided for other principal uses, except that they may be used to satisfy the requirements for golf course parking. A maximum of 40% of the required spaces may be set aside as overflow spaces. These spaces need not be surfaced with bituminous pavement but may be surfaced with reinforced turf, brick pavers or porous concrete in accordance with the recommendations and approval by the City Engineer and Planning Board.
- G. Zone requirements. All development except single-family residences shall conform to the following requirements: **[Amended 10-9-2012 by Ord. No. 9-2012]**
- (1) Bulk regulations.

- (a) Setbacks shall be provided from all lot lines or site boundary lines as follows:

	Principal Buildings	Accessory Buildings	Recreation Buildings
	(feet)	(feet)	(feet)
CC Zone line	50	25	60
Lot or site boundaries	20	15	20
Lido Drive	80	60	60
Shore Road	150	40	150
Hemsley Road	100	60	60
Argo Lane	100	60	60
Other public street	150	60	20
Internal roadway	20	15	20
Parking lot	20	10	20

- (b) Maximum building length: 240 feet. Offsets shall be provided so that no wall segment exceeds 40 feet in length. The depth of offsets shall not be less than 1/4 the length of the longest adjoining wall segment.
- (c) Maximum building height:
- [1] Principal building: 35 feet and not to exceed 2 1/2 stories.
- [2] Accessory building height: 16 feet and not to exceed 1 1/2 stories.
- (2) Circulation requirements. Interior roadways and private lanes shall provide for fire accessibility and fire zones as required by the City of Northfield Fire Chief. The minimum width of any internal roadway or private lane shall be 20 feet.
- (3) Landscaping shall be provided in accordance with § 215-100, Landscaping and shade trees, of this chapter.
- (a) Buildings shall be separated by a landscaped strip at least 30 feet in width; however, driveways which access garages shall be permitted in the landscaped strip, provided adequate landscaping is located along the driveway.
- (b) Landscaped buffers shall be established to separate dissimilar land uses. The buffer shall remain unoccupied by buildings and paved surfaces. It shall be planted to provide visual screening composed of evergreen and deciduous trees and shrubs. At the time of planting, the combined height of evergreen plants and berms shall be at least six feet. The buffers shall

form a continuous strip with a minimum width as follows:

- [1] Between side lines of lots for detached dwellings and golf villas, golf suites, clubhouse or parking: 25 feet;
- [2] Between rear lines of lots for detached dwellings and golf villas, golf suites, clubhouse or parking: 10 feet;
- [3] Between golf villas and golf suites, country club parking or clubhouse: 10 feet;
- [4] Between public streets and golf villas, golf suites, country club parking or clubhouse: 40 feet.

(c) Screening shall be provided around parking lots to minimize visual headlight impacts.

(d) Outdoor storage areas for garbage, trash and recycling receptacles shall be screened by masonry walls with decorative finishes and landscaping.

(4) Lighting. Outdoor lighting shall only be located along public or internal streets or parking lots. Outdoor lighting shall not be located within 25 feet of adjacent residential development, shall not exceed 15 feet in height, and shall be shielded to cut off glare visible from residential units or public streets and directed toward the ground. No lighting standards shall be located in any required buffer area.

H. Country club community. A country club community may be permitted in accordance with the following regulations and shall be deemed to be a planned development with approval to be granted by the Planning Board pursuant to Article III, Administrative Procedures, § 215-6, Planning Board, Subsection I, Powers and duties, of this chapter. **[Amended 10-9-2012 by Ord. No. 9-2012⁷]**

(1) A country club community, including a regulation-eighteen-hole golf course, shall be permitted in accordance with a general development plan.

(a) The plan shall provide for an area, of not less than 225 acres, of which a minimum of 95 acres shall be used for a regulation golf course, and be within the C-C zoned land as delineated on the Zone Map⁸ adopted and attached to this chapter, to be developed as a single entity according to the overall plan. The minimum required area, five acres, for the clubhouse shall not be included in the ninety-five-acre golf course area.

(b) The plan shall provide for the following land uses:

- [1] A golf course which is to be restricted from further development by deed provisions (A metes and bounds description of the property

7. Editor's Note: This ordinance also repealed former Subsection I, Zone requirements, and Subsection J, Country club community, as amended, which immediately and respectively followed this subsection. See now Subsections G and H.

8. Editor's Note: The Zoning Map is on file in the City offices.

proposed to be restricted shall be furnished as part of a complete application and shall be accompanied by an accurate description on a current survey of the entire area subject to the plan.);

- [2] A clubhouse;
 - [3] Golf suites;
 - [4] Golf villas and townhouses on Block 179.01, Lot 1.01, and a portion of Block 175, Lot 48, on a maximum of 21.2 acres within said lots, conditioned upon maintaining an eighteen-hole golf course and attendant clubhouse; **[Amended 9-25-2018 by Ord. No. 7-2018]**
 - [5] Single-family detached dwellings on 1.0 acre, one-hundred-twenty-five-foot lot frontage, conventional lots as otherwise permitted in the Country Club C-C District.
- (c) Regulations for golf villas and townhouses. Golf villas and townhouses may be occupied as a residence or domicile and shall conform to the following lot or site requirements: **[Amended 9-25-2018 by Ord. No. 7-2018]**
- [1] Frontage.
 - [a] Golf villas shall have a minimum frontage of 50 feet.
 - [b] Townhouses shall have a minimum frontage of 18 feet.
 - [c] Frontage shall be on either a public right-of-way, or, notwithstanding the provisions of § 215-37, on a street as shown on a plat approved by the Planning Board which, if a private street or lane, shall be subject to appropriate cross easements and such other guarantees necessary to ensure continuous access to the lot or site and to ensure emergency access by public and private entities. Such easements and guarantees shall be submitted to the Planning Board for review and approval.
 - [2] Site area. When established in multiunit structures, golf villas shall have a minimum site area of 4,800 square feet of upland per unit.
 - [3] Lot area.
 - [a] When established on fee-simple lots, golf villas shall have a minimum lot area of 4,800 square feet. The required minimum lot size for clustered lots which are associated with common open space shall be reduced to 2,400 square feet.
 - [b] Townhouse units shall have a minimum lot area of 1,800 square feet.

- [4] Maximum density shall not exceed 17 units per acre for the area devoted to the golf villa/townhouse development.
 - [5] Maximum building coverage: 37%.
 - [6] Maximum impervious surface coverage: 60%.
 - [7] Parking: minimum of 2.0 spaces per golf villa. Garaged parking shall count toward the minimum requirement, provided that the garage space is a minimum of 10 feet by 18 feet in area and shall be deed restricted from use for storage or any use other than as a vehicle parking space.
 - [8] A sidewalk system shall be provided to service golf villas. Sidewalks shall be a minimum four feet in width, except where abutting parking lots where the sidewalk shall be six feet wide, as measured from the face of the curb.
 - [9] At least 20% of the residential dwelling units shall be for low- and moderate affordable housing.
- (d) Regulations for golf suites. Golf suites may be occupied for boarding or lodging. Golf suites shall conform to the following requirements:
- [1] There shall not be more than one golf suite unit per acre devoted to golf course and country club use.
 - [2] Minimum size of golf suite units: A maximum of one bedroom per unit.
 - [a] Room, no kitchen: 300 square feet.
 - [b] Room with kitchen: 350 square feet.
 - [c] One-bedroom unit: 475 square feet.
 - [d] Two-bedroom unit: 600 square feet.
 - [3] Floor area limitations. The maximum floor area of individual golf suite units, excluding garage space, shall be 800 square feet.
 - [4] For this section of this chapter, the terms "boarding" and "lodging" shall be defined as one continuous occupancy of a unit for a maximum of 90 days and nights.
- (e) (Reserved)⁹
- (f) The plan shall provide that the aggregate floor area of all buildings, excluding garages, within the planned development shall not exceed the following limits: **[Amended 9-25-2018 by Ord. No. 7-2018]**

9. Editor's Note: Former § 215-155H(1)(e), regarding the transfer of gross density from the golf course to other sections of the development, was repealed 9-25-2018 by Ord. No. 7-2018.

Gross Floor Area

Use	(square feet)
Golf courses	11,000
Country club	52,000
Golf suites	35,000

- (g) The plan shall provide that the floor area ratio of buildings and structures, as determined by the sum of all building floors, including garages, divided by the gross area of the entire planned development site, shall not exceed the following limits: **[Amended 9-25-2018 by Ord. No. 7-2018]**

Ratio	Floor Area
Golf courses	.001
Country club	.005
Golf suites	.004

- (h) The plan shall provide that the impervious coverage of buildings and structures, as determined by the percentage of lot area covered by the aggregate area of all buildings and all paved surfaces, shall not exceed the following limits: **[Amended 9-25-2018 by Ord. No. 7-2018]**

Impervious Coverage

Use	(square feet)
Golf courses	230,000
Country club	120,000
Golf suites	190,000

- (i) (Reserved)¹⁰
- (j) The plan shall provide for a planted scenic buffer area extending a minimum depth of 150 feet along Shore Road within which no principal use or principal structure shall be established and shall be landscaped as a scenic amenity. Within 40 feet of the roadway, no structures except driveways may be erected.
- (k) The plan shall provide for fencing and landscaping in order to assure privacy and quiet to neighboring uses.
- (2) All open space created as part of a country club community shall be set aside and maintained for the benefit of the owners and residents of the development in accordance with N.J.S.A. 40:55D-43.
- (a) All open space provided for the benefit of the owners or residents of the

10. Editor's Note: Former § 215-155H(1)(i), Golf villas, was repealed 9-25-2018 by Ord. No. 7-2018.

golf villa community shall be designated on the site plan along with the area devoted to residential uses, and described by a metes and bounds description at the time of final site plan approval.

- (b) The golf course parcel created to serve as open space shall be deed restricted as a golf course and precluded from development for other purposes and shall be subject to an agreement with the City of Northfield at the time of final approval that in the event that the golf course area is not used as a golf course for a period of one year, the owner shall submit a plan for the ownership, operation and maintenance of the open space.
 - (c) If the open space is not maintained in reasonable order and condition, the City Council may take action pursuant to N.J.S.A. 40:55D-43b to enter upon and maintain said open space for a period of one year and to authorize yearly extensions until such time as the City Council determines that an open space organization is ready and able to maintain said open space in reasonable condition.
 - (d) The cost of such maintenance by the City shall be assessed pro rata against the properties within the development that have a right of enjoyment of the open space in accordance with assessed value at the time of imposition of the lien, and shall become a lien and tax on said properties and be added to and be a part of the taxes to be levied and assessed thereon, and enforced and collected with interest by the same officers and in the same manner as other taxes.
- (3) The developer shall establish organizations for the ownerships and maintenance of all open space parcels.
- (a) Golf villas owners' association. Pursuant to N.J.S.A. 40:55D-43, it is required that the developer provide for an organization for the ownership and maintenance of the open space created under the planned development.
 - [1] Such organization shall not be dissolved and shall not dispose of any open space, by sale or otherwise, except to an organization conceived and established to own and maintain the open space for the benefit of such development, and thereafter such organization shall not be dissolved or dispose of any of its open space without first offering to dedicate the same to the City of Northfield.
 - [2] All owners of golf villas shall be required to become members of the homeowners' association charged with ownership and maintenance of open space and other common facilities. All golf villa units shall include a provision in their deeds requiring membership in the homeowners' association. This requirement shall pass from owner to owner as a deed restriction.
 - (b) Golf course operators' association. The developer is required to provide

for an organization for the operation and maintenance of the golf course tracts.

- [1] Such organization shall not be dissolved without first offering to transfer its responsibilities and rights to the City of Northfield.
- [2] Membership on the Board of Directors of the Golf Course Operators Association shall include the operator of the Clubhouse.
- (c) Space for a pro shop shall be made available to the golf course operators' association by the operator of the clubhouse.
- (4) The Planning Board may grant approval to a country club community where the following requirements have been satisfied.
 - (a) A general development plan conforming to the requirements set forth in N.J.S.A. 40:55D-45.1 and 40:55D-45.2 has been submitted.
 - (b) The general development plan has been found by the board, after public hearing, to be consistent with the required findings of N.J.S.A. 40:55D-45.
 - (c) A site plan and subdivision conforming with the requirements of this chapter have been submitted. The plat shall contain specifics of the enabling declaration dealing with the title to the common property, the granting of easements of enjoyment, the indication that designated areas are not dedicated for use by the general public, and conveyance or the intent to convey these properties to an association.
 - (d) The site plan and subdivision have been found by the board, after public hearing, to be consistent with the requirements of this chapter.
 - (e) The legal documents proposed in the establishment of the required community associations have been submitted and are found to conform with the objectives of the country club community General Development Plan and the intent of this chapter.
 - [1] The enabling declaration shall set forth the developer's intent to charge an association with certain responsibilities, including the covenants, which set forth the purchaser's responsibilities and obligations, including the provisions for ownership and management of the common areas, the establishment of association assessments as a lien against all lots, the rights of members, including voting rights, the basis for assessments, the basis for enforcement of covenants by the association, and the process of amendments.
 - [2] The articles of incorporation shall establish the association, set forth the name of the association, the name and address of principal officers at the time of incorporation, and the purpose and powers of the association. It shall set forth terms of membership and voting

rights, create the initial board of directors, establish procedures for dissolution, the duration of the association in the absence of dissolution, the basis for amendments to the articles of incorporation, and severability of provisions.

[3] The bylaws shall set forth the meeting of the association, the basis for a quorum, provisions for vote by proxy and the notice of meetings. Bylaws shall set forth the terms of office for the Board of Directors, the composition of the board, the method of nominations, the method of election, and the handling of resignations, removals, vacancies, and compensation, as well as the conduct of board meetings. They shall also set forth the power and duties of the board. The officers, their means of election, terms of office and their duties shall be described. The committees required or the basis for their establishment shall be defined. The fiscal year shall be established, the indemnification of officers shall be described, and the basis for amendment shall be set forth.

[4] The proposed form of deed clause referring to the declaration and clarifying the title to common property adjacent to a lot.

[5] An information brochure designed to help ensure that all purchasers are informed of the association. It shall restate in clear text the relationship between the association, the purchaser, and the developer. It shall cover the major elements of common area identification, ownership and use, the structure of the association, dues, officer and director selection and election, architectural controls, liens, annexation, dissolution, and other areas.

(f) The legal documents proposed to provide for deed restrictions, cross-access agreements and cross-maintenance agreements have been submitted and found to satisfactorily provide for the public's interests.

(5) Any condominium or homeowners' association filings with the New Jersey Department of Community Affairs shall also be filed with the City of Northfield Planning Board.

§ 215-156. N-B Neighborhood Business District.

The following regulations apply to the N-B District:

A. Permitted uses including the following and similar uses. **[Amended 1-21-1997 by Ord. No. 1-1997; 10-9-2012 by Ord. No. 9-2012]**

(1) Food stores.

(2) Eating and drinking places in which any service of prepared goods is provided and not less than 10 seats available for the general public at counters or tables within a permanent enclosed structure and in which take-out service is not the principal function of the food service, but incidental to the service of food

consumed on the premises. This definition shall not include fast-food establishments.

- (3) Miscellaneous retail.
 - (a) Drug and proprietary stores.
 - (b) Liquor stores.
 - (c) Miscellaneous shopping goods store.
 - (d) Florists.
 - (e) Tobacco stores and stands.
 - (f) News dealers and newsstands.
- (4) Banking and credit.
- (5) Personal services.
 - (a) Garment pressing and agents for laundries and dry cleaning, including pickup shops.
 - (b) Coin-operated laundries and dry cleaning.
 - (c) Photographic studios.
 - (d) Beauty shops.
 - (e) Barbershops.
 - (f) Shoe-repair shops, shoe-shine parlors and hat-cleaning shops.
 - (g) Child- or senior-care services.
 - (h) Photographic, art, dance and similar studios.
- (6) Health, legal and other professional service.
 - (a) Offices of physicians, dentists, osteopathic physicians and other health practitioners.
 - (b) Legal services.
 - (c) Engineering, architectural and surveying services.
 - (d) Accounting, auditing and bookkeeping services.
 - (e) Allied medical professional.
- (7) Public facilities and uses as follows:
 - (a) Community centers.
 - (b) Auditorium.

- (c) Library.
 - (d) Museum.
 - (e) Art gallery.
- (8) Administrative offices.
 - (a) Depository institutions.
 - (b) Nondepository and credit institutions.
 - (c) Security and commodity brokers, dealers, exchanges and services.
 - (d) Insurance carriers.
 - (e) Insurance agents, brokers and service.
 - (f) Real estate.
 - (g) Holding and other investment offices.
 - (h) Business services.
 - (i) Engineering, accounting, research, management, and related services.
- (9) Miscellaneous pet services.
- B. Permitted accessory uses:
 - (1) Private garage space for the storage of commercial vehicles utilized in conjunction with a permitted business use.
 - (2) Other customary accessory uses and buildings for equipment storage and maintenance subject to § 215-27 of this chapter, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business.
 - (3) Signs, subject to the provisions of § 215-113.
 - (4) Fences and hedges, subject to the provisions of § 215-95.
 - (5) Off-street parking, subject to the provisions of § 215-105.
- C. Conditional uses subject to the conditions in Article X of this chapter:
 - (1) Parks, playgrounds and recreation areas.
 - (2) Public utilities.
- D. Standards and regulations: as specified in the Schedule of Area, Yard and Building Requirements. **[Amended 4-24-2012 by Ord. No. 3-2012]**
- E. Buffer to residential area: 10 feet plus five feet for each additional 10 feet of building height or part thereof over 15 feet.

§ 215-156.1. R-B Residential Business District. [Added 10-9-2012 by Ord. No. 9-2012]**A. Permitted uses.**

- (1) Single-family detached houses and other uses permitted in accordance with the R-1 Zone District.
- (2) Public community center building, auditorium, public library, public amusement, public art gallery, or other place of public assembly not conducted for gain of profit.
- (3) The bulk requirements for the R-2 Zone shall be utilized for the permitted residential uses.

B. Permitted conditional uses. All the following uses are to be considered conditional use. All conditional uses must receive Planning/Zoning Board approval.

- (1) Miscellaneous retail.
 - (a) Drug and proprietary stores.
 - (b) Miscellaneous shopping goods stores.
 - (c) Florists.
 - (d) News dealers and newsstands.
- (2) Banking and credit.
- (3) Personal services.
 - (a) Garment pressing and agents for laundries and dry cleaning, including pickup shops.
 - (b) Photographic, art, dance and similar studios.
 - (c) Beauty shops.
 - (d) Barbershops.
 - (e) Shoe-repair, shoe-shine parlors and hat-cleaning shops.
 - (f) Child-care or senior-care services.
 - (g) Pet services.
- (4) Health, legal and other professional services.
 - (a) Offices of physicians, dentists, osteopathic physicians, other health practitioners and allied medical services.
 - (b) Legal services.

- (c) Engineering, architectural and survey services.
- (d) Accounting, audition and bookkeeping services.
- (5) Public facilities and uses as follows:
 - (a) Community centers.
 - (b) Auditorium.
 - (c) Library.
 - (d) Museum.
 - (e) Art gallery.
- (6) Administrative offices.
 - (a) Depository institutions.
 - (b) Nondepository and credit institutions.
 - (c) Security and commodity brokers, dealers, exchanges and services.
 - (d) Insurance carriers.
 - (e) Insurance agents, brokers and services.
 - (f) Real estate.
 - (g) Holding and other investment offices.
 - (h) Business services.
 - (i) Engineering, accounting, management, and related services.
- (7) Conditional use standards.
 - (a) Parking must comply with the ordinance standards for the use proposed.
 - (b) All conditional uses shall be limited to hours of operation from 6:30 a.m. to 11:30 p.m.
 - (c) Food stores: up to 3,000 square feet maximum.

C. Following are the bulk requirements suggested for the new Residential Business R-B District. (See attached Schedule of Yard, Area and Building Requirements.¹¹)

§ 215-157. C-B Commercial Business District.

The following regulations apply to the C-B District:

A. Permitted uses including the following and similar uses. **[Amended 1-21-1997 by**

11. Editor's Note: Said schedule is included at the end of this chapter.

Ord. No. 1-1997; 10-9-2012 by Ord. No. 9-2012]

- (1) Building construction: general contractors and operative builders.
- (2) Construction: special trade contractors.
 - (a) Plumbing, heating and air conditioning.
 - (b) Painting, paper hanging and decoration.
 - (c) Electric work.
 - (d) Carpentering and flooring.
- (3) Communication, including telephone, telegraph, radio and TV broadcasting and other communication services.
- (4) Wholesale trade: durable goods.
 - (a) Furniture and home furnishing.
 - (b) Sporting, recreational, photographic and hobby goods, toys and supplies.
 - (c) Electric goods.
 - (d) Hardware, plumbing and heating equipment and supplies.
 - (e) Commercial machines and equipment.
 - (f) Farm and garden machinery and equipment.
 - (g) Professional and service equipment and supplies.
- (5) Wholesale trade: nondurable goods.
 - (a) Paper and paper products.
 - (b) Drugs, drug proprietaries and druggist sundries.
 - (c) Apparel, piece goods and notions.
 - (d) Groceries and related products.
 - (e) Beer, wine and alcoholic beverages.
 - (f) Miscellaneous nondurable goods limited to: tobacco and tobacco products and paints, varnishes and supplies.
- (6) Building materials, hardware and garden supply.
- (7) General merchandise stores.
- (8) Food stores.
- (9) Apparel and accessory stores.

- (10) Furniture, home furnishing and equipment stores.
 - (11) Miscellaneous retail, including drugstores, liquor stores, shopping goods, tobacco and tobacco products, but excluding fuel and ice dealers. **[Amended 4-6-2021 by Ord. No. 3-2021]**
 - (12) Banking, credit agencies and security and commodity brokers.
 - (13) Insurance and real estate.
 - (14) Holding and other investment office.
 - (15) Personal services.
 - (16) Business services, except for uses prohibited in § 215-151.
 - (17) Miscellaneous repair services, including radio and television; watch, clock and jewelry; and reupholstery and furniture repairs.
 - (18) Dance hall, studios and schools.
 - (19) Health services, legal services, engineering, accounting, research, management and related services, services not elsewhere classified and child-day-care services.
 - (20) Educational services limited to computer and data processing, business and secretarial private vocational schools.
 - (21) Social services limited to individual and family social services and job training and vocational rehabilitation services.
 - (22) Membership organizations.
 - (23) Allied medical services.
 - (24) Miscellaneous pet services.
- B. Permitted accessory uses:
- (1) Private garage space for the storage of commercial vehicles utilized in conjunction with a permitted business use.
 - (2) Maintenance and storage buildings.
 - (3) Off-street parking, subject to the provisions of § 215-105.
 - (4) Signs, subject to the provisions of § 215-113.
 - (5) Fences and hedges, subject to the provisions of § 215-95.
- C. Conditional uses: subject to the provision of Article X of this chapter. **[Amended 10-9-2012 by Ord. No. 9-2012]**
- (1) Restaurants as defined in Article II.

- (2) Automobile service stations.
- (3) Fast-food restaurants.
- D. Standards and regulations: as specified in the Schedule of Area, Yard and Building Requirements. **[Amended 4-24-2012 by Ord. No. 3-2012]**
- E. Buffer to residential area: 10 feet plus five feet for each additional 10 feet of building height or part thereof over 15 feet. **[Amended 10-9-2012 by Ord. No. 9-2012]**

§ 215-158. R-C Regional Commercial District.

The following regulations apply to the R-C District:

- A. Permitted uses including the following and similar uses. **[Amended by Ord. No. 24-1991; 1-21-1997 by Ord. No. 1-1997; 8-14-2001 by Ord. No. 14-2001; 10-9-2012 by Ord. No. 9-2012]**
 - (1) Building construction: general contractors and operative builders.
 - (2) Construction: special trade contractors.
 - (3) Communication.
 - (4) Electric, gas and sanitary service offices.
 - (5) Wholesale/retail trade: durable goods.
 - (a) Automotive parts and supplies, but excluding junkyards.
 - (b) Tire and tubes.
 - (c) Furniture and house furnishings.
 - (d) Lumber and other construction materials.
 - (e) Sporting, recreational, photographic and hobby goods, toys and supplies.
 - (f) Electrical goods.
 - (g) Hardware, plumbing and heating equipment and supplies.
 - (h) Commercial and construction machinery, equipment and supplies.
 - (i) Jewelry, watches, diamonds and other precious stones.
 - (j) Other nondurable goods, such as musical instruments, luggage, etc.
 - (k) Physical fitness facilities.
 - (l) Health services.
 - (m) Legal services.

- (n) Engineering, accounting, research, management, and related services.
- (o) Child-day-care services.
- (6) Wholesale/retail trade: nondurable goods.
 - (a) Paper and paper products.
 - (b) Drugs, drug proprietaries and druggist sundries.
 - (c) Apparel, piece goods and notions.
 - (d) Groceries and related products.
 - (e) Beer, wine and alcoholic beverages.
 - (f) Tobacco and tobacco products.
 - (g) Paints, varnishes and supplies.
- (7) Building materials, hardware, garden supply.
- (8) General merchandise stores.
- (9) Food stores.
 - (a) Permitted uses: Sale of prepared food for home consumption.
- (10) Apparel and accessory stores.
- (11) Furniture, home furnishing and equipment stores.
- (12) Miscellaneous retail, including drugstores, liquor stores and shopping goods, but excluding fuel and ice dealers.
- (13) Banking, credit agencies and security and commodity brokers.
- (14) Insurance and real estate.
- (15) Holding and other investment services.
- (16) Personal services.
- (17) Business services.
- (18) Miscellaneous repair services, including radio and television; watch, clock and jewelry; and reupholstery and furniture repair.
- (19) Amusement and recreation services.
 - (a) Dance halls, studios and schools.
 - (b) Bowling alleys.
 - (c) Membership sports and recreation clubs.

- (20) Health, legal and other professional services.
 - (21) Education services limited to computer and data processing; business and secretarial and private vocational schools.
 - (22) Social services limited to individual and family social services and job training and vocational rehabilitation services.
 - (23) Membership organizations.
 - (24) Allied medical services.
 - (25) Miscellaneous pet services.
- B. Permitted accessory uses:
- (1) Private garage space for the storage of commercial vehicles utilized in conjunction with a permitted business use.
 - (2) Maintenance and storage buildings.
 - (3) Off-street parking, subject to the provisions of § 215-105.
 - (4) Signs, subject to the provisions of § 215-113.
 - (5) Fences and hedges, subject to the provisions of § 215-95.
- C. Conditional uses: subject to the provisions of Article X of this chapter. **[Amended 10-9-2012 by Ord. No. 9-2012]**
- (1) Automobile service station.
 - (2) Restaurants as defined in Article II.
 - (3) Arcades as defined in Article II.
 - (4) Multilevel motel, office or convention center.
 - (5) Public utilities.
 - (6) Fast-food restaurants.
 - (7) Residential senior citizen housing.
- D. Standards and regulations: as specified in the Schedule of Area, Yard and Building Requirements. **[Amended 4-24-2012 by Ord. No. 3-2012]**
- E. Buffer to residential area: 25 feet plus five feet for each additional 10 feet of building height or part thereof over 15 feet. **[Amended 10-9-2012 by Ord. No. 9-2012]**
- F. An affordable housing mixed use development is permitted on Block 16.01, Lots 52 and 57, subject to the following: **[Added 9-25-2018 by Ord. No. 7-2018]**

- (1) Where first-floor commercial is proposed in accordance with the permitted uses in the RC District, a development may provide second- and third-story multifamily residential units.
- (2) The maximum density for the residential units shall not exceed 2.6 units per acre.
- (3) At least 20% of the residential dwelling units shall be for low and moderate affordable housing.

§ 215-158.1. C-MF Commercial-Multifamily Zone. [Added 12-16-2014 by Ord. No. 7-2014]

A. Purpose and intent.

- (1) The City of Northfield recognizes the need for affordable housing that can be offered as rentals for the target population. This section creates a C-MF Zone implementing the concept plan by Duffy Dolcy McManus & Roesch, dated November 12, 2014 ("Concept Plan"), designed to create a total of 265 units, including 40 affordable rentals that will be governed by controls on affordability that will terminate after 30 years and comply with all other Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC") requirements.
- (2) This section shall apply specifically to the existing commercial development along Tilton Road on Block 17, Lot 7 and a portion of Lot 9 ("existing commercial lot"); the future commercial development along Tilton Road on Block 17, a portion of Lot 4 ("future commercial lot"); and the future residential inclusionary development on Block 17, Lots 8, 10, 11, 12 and portions of Lots 4 and 9 ("multifamily residential development lot"); and Block 2208, Lot 10, in Egg Harbor Township ("EHT lot," and together with the existing commercial lot, the future commercial lot, and the multifamily residential development lot, the "property"), as shown on the concept plan referenced above.
- (3) In the event that the Coastal Area Facility Review Act of 1973 ("CAFRA") requires an environmental impact report, the applicant shall be able to submit such report to the Planning Board in lieu of the environmental impact report required pursuant to § 215-94 of this chapter. The standards referenced within the C-MF Zone shall supersede any conflicting standards within the City's Land Use and Development Ordinance.

B. Permitted uses.

- (1) On existing commercial lot and the future commercial lot:
 - (a) All uses permitted in the R-C Zone.
- (2) On the multifamily residential development lot:

(a) Multifamily buildings.

C. Accessory uses.

(1) Accessory uses permitted in the R-C Zone for all nonresidential development.

(2) In a multifamily residential development, accessory uses may include:

(a) Private garages and parking areas.

(b) Private passive or active recreational facilities, including, but not limited to: a clubhouse and swimming pool.

(c) Stormwater facilities.

(d) Signage subject to § 215-113.

(e) Fences and hedges subject to § 215-95.

(f) Parking subject to the New Jersey Residential Site Improvements Standards ("RSIS").

(g) Other accessory uses and structures normally considered incidental to multifamily buildings.

D. Signs. Signs for nonresidential development shall conform to § 215-113L. Signs on all other lots shall conform to § 215-113I.

E. Overall tract coverage for the C-MF Zone shall not exceed 80%. The total acreage of all contiguous lots (within and outside the City boundaries) under the ownership or control of the property owners of the property within the C-MF Zone shall be used for purposes of calculating overall tract coverage.

F. Bulk standards related to nonresidential development on the existing commercial lot and the future commercial lot shall be the same as those established in the R-C Zone with the following exceptions:

(1) Rear setback for principal building: 25 feet.

(2) Rear setback for accessory structures: 15 feet.

(3) Maximum building coverage: 30%.

(4) Maximum lot coverage:

(a) Existing commercial lot: 100%.

(b) Future commercial lot: 70%.

G. Standards related to multifamily residential development on the multifamily residential development lot and the EHT lot:

(1) Maximum density of 13 units per acre or 265 rental dwelling units. The total acreage of all contiguous lots (within and outside the City boundaries) under

the ownership or control of the property owners of the multifamily residential development lot and the EHT lot within the C-MF Zone shall be used for purposes of calculating density for the multifamily residential development.

- (2) Setbacks.
 - (a) Permitted uses: 40 feet from any tract boundary line or from any other right-of-way line of a dedicated municipal roadway.
 - (b) Accessory uses: 25 feet from any tract boundary line or from any other right-of-way line of a dedicated municipal roadway.
- (3) Buffer.
 - (a) To residential area: 25 feet.
 - (b) To nonresidential area: 35 feet.
 - (c) Stormwater management basins and structures shall be permitted within the buffer.
 - (d) Existing vegetation can be utilized as part of the landscaping and supplemented as appropriate. The buffer shall be landscaped as detailed in §§ 215-85 and 215-100.
- (4) Common open space: 20% of the gross tract area. All common open space shall be set aside as permanent common open space to be owned and/or maintained by the property owners or the management entity of the multifamily buildings.
- (5) Minimum distance between buildings: 50 feet.
- (6) Curbs and sidewalks.
 - (a) Curbs and sidewalks shall be provided along the entire length of street frontages. Sidewalks shall be provided to reasonably connect the residential units to the parking and recreation areas.
 - (b) At the sole discretion of the developer, the site plan for the residential development may include the proposed location for a potential easement for a future pedestrian connection between the multifamily residential development lot and the existing commercial lot.
 - (c) A sidewalk shall be provided along one side of the proposed driveway on or along the future commercial lot from the residential development to Tilton Road.
- (7) Recreation areas. Recreational areas shall be provided as follows:
 - (a) A clubhouse or community building with a minimum size of 3,000 square feet.

- (b) A swimming pool.
 - (c) Additional recreational activities may be provided, including, but not limited to, bocce courts, putting greens, pedestrian paths, bicycle paths, sitting areas or playground areas.
 - (d) All recreational activities shall be subordinated to the residential character of the development, and no advertising shall be permitted.
 - (e) Architectural elevations and floor plans shall be provided for the clubhouse or community building.
 - (f) The completion of the clubhouse or community building and the swimming pool shall be completed in the first phase of the development of the multifamily buildings.
- (8) Maximum impervious coverage shall be 65%.
 - (9) Maximum building coverage shall be 35%.
 - (10) A maximum of 24 dwelling units shall be permitted in each multifamily building.
 - (11) Maximum building height for principal buildings shall be three stories and 45 feet.
 - (12) Landscaping. A landscape plan shall be submitted to the municipal agency in conformance with § 215-100 except that the following standards shall apply:
 - (a) The plan shall include suitable street trees along the street spaced not less than 40 feet apart. The plan shall specify the location of planting material, their minimum sizes, quantity, variety and species. Besides the spacing specified herein, street trees shall be provided in conformance with the standards in § 215-122.
 - (b) Trees shall meet planting requirements as specified in sections of this chapter related to planting of trees.
 - (c) No parking lot shall contain more than 20 spaces in a row without interruptions by a landscaped divider at least eight (8) feet wide.
 - (d) A landscaped island between head-to-head parking stalls is not required.
 - (e) Foundation plantings shall be limited to the side of the building facing the main drive aisle.
 - (f) No tree of eight-inch caliper or more, located on a lot between the borders of the lots and building setback line, shall be removed except for the installation of a driveway aisle, drainage, drainage facility, or parking area.
 - (g) Yard areas and open spaces between buildings shall contain the

equivalent of at least four shrubs and at least two shade or ornamental trees of two-inch caliper or greater for each 1,500 square feet of yard area, not including areas devoted to parking.

(13) Bedroom distribution.

- (a) No more than two bedrooms shall be provided per market rate unit. Of the market rate units, 25% shall be one-bedroom units and 75% shall be two-bedroom units.
- (b) The affordable units shall comply with New Jersey's UHAC (N.J.A.C. 5:80-26.3) bedroom distribution requirements.

(14) Affordable housing requirements.

- (a) Fifteen percent of the total residential dwelling units shall be provided as affordable housing units. The affordable housing units shall be constructed as rental units.
- (b) Affordable housing regulations. The affordable housing units shall be developed and rented in accordance with the applicable UHAC regulations and N.J.A.C. 5:93-1 et seq. provisions, adopted as of the date of the adoption of this section, which requirements include but are not limited to: split between low- and moderate-income housing, bedroom distribution, range of affordability, pricing and rent of units, affirmative marketing, affordability controls, and construction phasing with the market-rate units developed on the tract.
- (c) Consistent with UHAC, the developer (or its agent) may act as the administrative agent to be responsible for the administering of the affordable housing program and reporting to the Municipal Housing Liaison.
- (d) Design and location of affordable housing. The affordable housing units shall be dispersed throughout the development in various buildings.
- (e) Controls on affordability shall expire on each unit 30 years subsequent to the initial certificate of occupancy in accordance with UHAC standards. Each unit will be deed restricted in accordance with the UHAC guidelines and controls on affordability.

(15) Refuse storage. The refuse storage areas shall be suitably located and screened and arranged for access and ease of collection and shall not be part of, restrict or occupy any parking aisle.

(16) Building design. The design of the buildings shall be residential and not institutional and conform to the following:

- (a) Architectural elevations and floor plans shall be provided for each of the buildings.

- (b) The buildings shall include breaks in the facades to break up the building lengths.
- (c) Rooflines shall be pitched. If flat roofs are provided they shall incorporate design techniques to shield any roof-mounted equipment.
- (d) All HVAC and mechanical equipment shall be inconspicuously placed or adequately screened from view.

§ 215-159. O-P Office Professional District.

The following regulations apply to the O-P District:

A. Permitted uses including the following and similar uses. [Amended 1-21-1997 by Ord. No. 1-1997; 10-9-2012 by Ord. No. 9-2012]

- (1) Health, legal and other professional services.
- (2) Administrative offices, such as:
 - (a) Depository institutions.
 - (b) Nondepository credit institutions.
 - (c) Security and commodity brokers, dealers, exchanges and services.
 - (d) Insurance carriers.
 - (e) Insurance agents, brokers, and services.
 - (f) Real estate.
 - (g) Holding and other investment offices.
 - (h) Business services.
 - (i) Engineering, accounting, research, management and related services.
- (3) Allied medical services.
- (4) Photographic, art, dance and similar studios.

B. Permitted accessory uses:

- (1) Private garage space for the storage of commercial vehicles utilized in conjunction with a permitted business use.
- (2) Maintenance and storage buildings.
- (3) Off-street parking, subject to the provisions of § 215-105.
- (4) Signs, subject to the provisions of § 215-113.
- (5) Fences and hedges, subject to the provisions of § 215-95.

- C. Conditional uses subject to the conditions of Article X of this chapter:
 - (1) Public utilities.
- D. Standards and regulations: as specified in the Schedule of Area, Yard and Building Requirements. **[Amended 4-24-2012 by Ord. No. 3-2012]**
- E. Buffer to residential area: 10 feet plus five feet for each additional 10 feet of building height or part thereof over 15 feet.

§ 215-160. O-PB Office Professional Business District.

The following regulations apply to the O-PB District:

- A. Permitted uses including the following and similar uses. **[Amended 1-21-1997 by Ord. No. 1-1997; 10-9-2012 by Ord. No. 9-2012]**
 - (1) Equipment stores.
 - (a) Household appliance stores.
 - (b) Radio, television and consumer electronic stores.
 - (2) Miscellaneous retail, such as:
 - (a) Bookstores.
 - (b) Stationery stores.
 - (c) Hobby, toy and game shops.
 - (d) Camera and photographic supply stores.
 - (3) Banking, credit agencies and security and commodity brokers.
 - (4) Insurance and real estate.
 - (5) Holding and other investment offices.
 - (6) Personal services.
 - (7) Health, legal and other professional services; administrative offices, such as:
 - (a) Depository institutions.
 - (b) Nondepository credit institutions.
 - (c) Security and commodity brokers, dealers, exchanges and services.
 - (d) Insurance carriers.
 - (e) Insurance agents, brokers, and services.
 - (f) Real estate.

- (g) Holding and other investment offices.
 - (h) Business services.
 - (i) Engineering, accounting, research, management and related services.
- (8) Allied medical services.
- (9) Miscellaneous pet services.
- (10) Photographic, art, dance and similar studios.
- B. Permitted accessory uses:
 - (1) Private garage space for the storage of commercial vehicles utilized in conjunction with a permitted business use.
 - (2) Maintenance and storage buildings.
 - (3) Off-street parking, subject to the provisions of § 215-105.
 - (4) Signs, subject to the provisions of § 215-113.
 - (5) Fences and hedges, subject to the provisions of § 215-95.
- C. Conditional uses subject to the regulations of Article X of this chapter:
 - (1) Public utilities.
- D. Standards and regulations: as specified in the Schedule of Area, Yard and Building Requirements. **[Amended 4-24-2012 by Ord. No. 3-2012]**
- E. Buffer to residential area: 10 feet plus five feet for each additional 10 feet of building height or part thereof over 15 feet.

§ 215-161. Flood hazard areas.

- A. Purpose.
 - (1) The flood hazard areas of the City of Northfield are subject to periodic inundation which results in loss of life and property, health and safety hazard, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and, when inadequately floodproofed, elevated or otherwise protected from flood damage, also contribute to the flood loss.
 - (2) It is the purpose of this section to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (a) Protect human life and health;
 - (b) Minimize expenditure of public money for costly flood control projects;
 - (c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 - (d) Minimize prolonged business interruptions;
 - (e) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
 - (f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
 - (g) Ensure that potential buyers are notified that property is in an area of special flood hazard; and
 - (h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
- B. Applicability. Any and all lands or portions of lands which extend into, traverse, or lie within the area of special flood hazard or floodplain as delineated and defined below shall be subject to the rules and regulations as set forth herein as well as the other development regulations applicable to the zone district in which said lands are placed:
- (1) The areas of special flood hazard identified on the Flood Insurance Rate Map by the Federal Insurance and Mitigation Administration for the City of Northfield, Atlantic County, New Jersey, dated January 19, 1983, and as may be amended.
 - (2) Maps prepared by the New Jersey Department of Environmental Protection delineating flood hazard areas.
 - (3) In areas which are not mapped, flood-prone areas may be delineated by engineering calculation for a one-hundred-year design storm in a manner acceptable to the City Engineer.
 - (4) In cases where there are conflicts between maps and/or design storm calculations, the more stringent shall apply.
- C. Prohibited uses. No person shall hereafter engage in or cause other persons to engage in any of the following prohibited activities or land uses within any portion of a flood hazard area, except as permitted as a lawful preexisting use in accordance with Subsection E below:
- (1) The placing, depositing or dumping of any solid waste.
 - (2) The dumping, disposal or discharge of pesticides, domestic or industrial

wastes, radioactive materials, petroleum products or other hazardous materials, except as authorized under other provisions of law, including authorized Mosquito Control Commission programs.

- (3) Any use which is not permitted in the district regulations of Article XI or conditional uses described in Article X of this chapter for the zone district in which the flood hazard area is located.
- D. Regulated uses. For purposes of this subsection, regulated uses are activities and land uses within the flood hazard area which:
- (1) Are not prohibited under Subsection C.
 - (2) Result in excavation, fill, or grading.
 - (3) Require channel modification or relocation.
 - (4) Require, under the terms of this chapter, approval of a subdivision, site plan, conditional use, or require a variance pursuant to N.J.S.A. 40:55D-70C, 40:55D-70d, and 40:55D-76a.
 - (5) Require the erection of a structure or building (temporary and permanent).
- E. Maintenance, repair expansion and reconstruction of uses within a flood hazard area. Uses of land or structures in a flood hazard area which lawfully existed on or before the effective date of this chapter shall be permitted to remain, subject to the following conditions:
- (1) Routine maintenance and repair of preexisting structures are permitted and do not require a floodplain encroachment permit.
 - (2) No preexisting structure or use defined as a regulated use in a floodplain shall be expanded or enlarged unless a floodplain encroachment permit has been applied for and received.
 - (3) If a preexisting structure is damaged by any means, including floods, to the extent that the cost of reconstruction or repair exceeds 50% of the reproduction cost, such structure shall not be reconstructed unless a floodplain encroachment permit has been applied for and received.
 - (4) If a structure is substantially and lawfully under construction on or before the effective date of the regulations, then such structure may be completed without a floodplain encroachment permit.
 - (5) No preexisting use shall be changed or modified so as to increase its flood damage potential unless a floodplain encroachment permit has been applied for and received.
 - (6) Routine maintenance and repair of a structure for which a floodplain encroachment permit has been granted is permitted and shall not require additional floodplain encroachment permits. Maintenance and repair shall

comply with the terms of the original permit.

- (7) If a structure for which a floodplain encroachment permit has been granted is destroyed to the extent that the cost of reconstruction is more than the value of the building, such structure shall not be reconstructed unless a new floodplain encroachment permit has been applied for and received.

F. Floodplain encroachment permit required.

- (1) Subject to the provisions of Subsection E of this section, no person shall hereafter engage or cause other persons to engage in any development or regulated use in a flood hazard area as defined herein unless and until such person shall have applied for and received from the administrative officer (Zoning Officer) or the New Jersey Department of Environmental Protection a floodplain encroachment permit.
- (2) Where a lot, tract, or parcel is proposed for development and a portion of said lot, tract, or parcel lies within a flood hazard area, a development permit may be issued without the prior approval and issuance of a floodplain encroachment permit, provided said development does not in any way during or as a result of construction or development disturb the natural condition of or encroach upon the flood hazard area and/or result in any man-made change to the flood hazard area, including the placement therein of buildings or structures or mining, dredging, filling, grading, paving, excavation, or drilling; and provided, moreover, that said development does not require site plan, subdivision, or conditional use approval nor require the issuance of any variance. The administrative officer (Zoning Officer) may require such information prior to the issuance of the development permit and impose such conditions to assure that the development does not disturb or encroach upon the flood hazard area.
- (3) Minor uses or activities within a flood hazard area, such as but not limited to gardens, flower beds, open fences, temporary play equipment, lawn furniture or the removal of dead or diseased trees, which are accessory to and normally associated with the enjoyment of a single-family dwelling and which in the opinion of the administrative officer (Zoning Officer) do not alter or increase the flood hazard do not require a floodplain encroachment permit.
- (4) Practices within a flood hazard area that are related to a farm, such as terracing, construction of diversions, subsurface drainage, construction of grassed waterways and dug ponds, shall be designed and constructed under the supervision of the Cape Atlantic Conservation District and shall be considered a regulated use for which the issuance of a floodplain encroachment permit is required.

- G. It shall be the duty and responsibility of the administrative officer (Zoning Officer) to issue or deny an application for a floodplain encroachment permit after consultation with the City Engineer and the Construction Official in accordance with the following:

- (1) Review all such applications to determine that the permit requirements of this section have been satisfied.
- (2) Review all such applications to require that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.
- (3) When base flood elevation data have not been provided in accordance with Subsection B, the administrative officer (Zoning Officer) may obtain, review, and reasonably utilize other base flood elevation data available from a federal, state or other source upon approval and acceptance by the City Engineer, in order to administer this section.
- (4) Verify and record the actual elevation (in relation to mean sea level) of the lowest flood (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (5) Review all development permits to determine if the proposed development is located in the floodway; if located in the floodway, assure that the encroachment provisions of § 215-36 are met.
- (6) Determine that the development complies with the design standards of § 215-36.
- (7) For all new or substantially improved floodproofed structures:
 - (a) Verify and record the actual lowest structural member elevation (in relation to mean sea level); and
 - (b) Maintain the floodproofing certifications required in Subsection H.
- (8) Maintain for public inspection all records pertaining to the provisions of this section.
- (9) Alteration of watercourses:
 - (a) Notify adjacent communities and the New Jersey Department of Environmental Protection prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance and Mitigation Administration.
 - (b) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.
- (10) For any development application involving a regulated use and for which approval of a subdivision, site plan, conditional use, or a variance is required, the administrative officer (Zoning Officer) shall refer said application to the Planning Board for review and approval, approval with conditions, or denial or the floodplain encroachment permit in accordance with Subsection I.

H. Application procedures. Where an application for development is classified as a regulated use within a flood hazard area, the applicant shall submit for a floodplain encroachment permit the following to the administrative officer (Zoning Officer):

- (1) Application fee.
- (2) Four copies of the floodplain encroachment application form and plans showing the following information:
 - (a) A plan, drawn to scale, showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing.
 - (b) Elevation, in relation to mean sea level, of the lowest floor (including basement of all structures).
 - (c) Elevation, in relation to mean sea level, to which any nonresidential structure has been floodproofed.
 - (d) Plans showing how any nonresidential floodproofed structures will meet the floodproofing criteria of § 215-36F.
 - (e) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- (3) Distribution.
 - (a) The administrative officer (Zoning Officer) shall distribute the application form and plans as follows:
 - [1] One copy to the Construction Official.
 - [2] One copy to the zoning official.
 - [3] Two copies to the City Engineer's office.
 - (b) All information shall be complete, responsible and accurate to the best of the applicant's knowledge and ability and, if required, be prepared by a licensed professional engineer, architect, and/or land surveyor.
- (4) Declaration of completeness of submission of additional information. Within 30 days of its submission, the administrative officer shall take action on an application for a floodplain encroachment permit. Such action may approve, deny, or declare incomplete said application or notify the applicant that the development requires approval by the Planning Board. The applicant shall be notified in writing of the action taken. If the application is incomplete, the applicant shall be notified of the additional items or information required to complete the application. Failure of the applicant to furnish such information within 20 days of being so notified will result in denial of the application. The administrative officer shall not issue a floodplain encroachment permit unless a favorable report has been issued by the City Engineer's office and any

required prior approval of the Planning Board has been granted.

- I. Development applications to be consolidated with floodplain encroachment permit applications.
 - (1) Any person who intends to apply for a floodplain encroachment permit hereunder, and who further intends to apply for conditional use approval for subdivision approval, for site plan approval or for any variance pursuant to N.J.S.A. 40:55D-70C, 40:55D-70d, or 40:55D-76a, shall consolidate all information required by the floodplain encroachment application to be platted with all tentative and final subdivision plats, site plans, or other such plans submitted pursuant to this chapter. Additional copies of the floodplain encroachment application form shall be submitted as required by the Board.
 - (2) Where platted information has been consolidated as herein required, the Planning Board shall consider simultaneously the application for a floodplain encroachment permit and the application for subdivision, site plan, conditional use or variance approval.
 - (3) Where platted information has been consolidated as herein required, such consolidation shall not constitute a waiver of the requirements of any other provision of this or any other ordinance, except that the Planning Board may refrain from taking any action on such floodplain encroachment permit application until final subdivision, site plan, conditional use, or variance approval is granted or denied.
 - (4) This subsection is in no way intended to excuse any applicant for subdivision or site plan approval from any other applicable provisions of this chapter, or any other provisions of law, but is solely intended to eliminate the necessity for dual submission.
- J. A floodplain encroachment permit may be issued if, after review and consideration of the application, with due regard for the criteria of this chapter, the use or activity as proposed by the applicant, or as conditioned by the approving authority:
 - (1) Has low flood damage potential;
 - (2) Neither obstructs flood flows nor increases flood heights or velocities unduly, whether acting alone or in combination with other existing or expected uses;
 - (3) Does not increase significantly the rate of local runoff, erosion and sedimentation;
 - (4) Does not degrade significantly the water-carrying capacity of any delineated floodway or channel;
 - (5) Does not degrade significantly the quality of surface water or the quality and quantity of groundwaters;
 - (6) Does not stress unduly the environment of the floodplain;

- (7) Does not require channel modification or relocation;
 - (8) Does not involve the storage of hazardous materials;
 - (9) Does not require excessive fill;
 - (10) Complies with the design standards of § 215-36; and
 - (11) Is elevated in accordance with § 215-36E in the case of residential structures, or is elevated or floodproofed in accordance with § 215-36F in the case of nonresidential structures.
- K. Conditional issuance. The approving authority may impose such conditions on regulated uses as it deems necessary to promote and protect the public safety, health and welfare, to protect public and private property and to preserve, protect and enhance the natural environment of the floodplain.
- L. Certification prior to occupancy. Prior to issuance of a certificate of occupancy for buildings or structures erected within a special flood hazard area utilizing structural support pursuant to § 215-36, an engineer or architect licensed in the State of New Jersey must certify that such supports have been built to comply with § 215-36.
- M. Revocation of floodplain encroachment permits. Floodplain encroachment permits may be revoked by the municipal agency or administrative officer (Zoning Officer) for any violation of these regulations or for violations of any permit conditions. Continuation of the use or activity subsequent to revocation shall be deemed a violation of this chapter.
- N. Penalties. Any person engaging in a use or activity prohibited in this section or engaging in an activity without receiving a floodplain encroachment permit where one is required shall be subject to the penalties of § 215-13A.
- O. Design waivers. An applicant desiring a waiver of the design conditions and standards required for the issuance of a floodplain encroachment permit may appeal to the Planning Board for a waiver in accordance with § 215-36I.
- P. Warning and disclaimer of liability. The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood height may be increased by man-made or natural causes. This section does not imply that land outside the area of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This section shall not create liability on the part of the City of Northfield, any officer or employee thereof or the Federal Insurance and Mitigation Administration for any flood damages that result from reliance on this section or any administrative decision lawfully made thereunder.

§ 215-162. PSU Public Service Use. [Amended 7-20-1993 by Ord. No. 22-1993; 4-24-2012 by Ord. No. 3-2012]

The following regulations apply to the PSU District:

A. Permitted uses:

- (1) Building and structures owned by county or local government entities.

B. Permitted accessory uses:

- (1) Garages utilized in conjunction with a permitted use.
- (2) Maintenance and storage buildings.
- (3) Signs, subject to the provisions of § 215-113.
- (4) Fences and hedges, subject to the provisions of § 215-95.

C. Conditional uses:

- (1) Public utilities.

D. Standards and regulations: as specified in the Schedule of Yard, Area and Building Requirements.¹²

§ 215-162.1. Affordable Housing 2 - Overlay District (AH2). [Added 9-25-2018 by Ord. No. 7-2018]

A. Purpose: to create an opportunity for an inclusionary or 100% affordable age-restricted development, independent living or congregate care/assisted living facility on Block 40, Lots 28, 29 and 40 (currently the St. Gianna Beretta Molla Parish).

B. Permitted uses:

- (1) Places of worship and associated accessory uses in accordance with § 215-145 for standards.
- (2) Inclusionary or 100% affordable age-restricted housing development. (Inclusionary shall provide a 20% affordable housing set-aside).
- (3) Independent living or congregate care/assisted living facility with a 20% affordable housing set-aside.

C. Standards:

- (1) A maximum of six acres is permitted to be utilized for housing development or independent living/assisted living/congregate care uses.
- (2) A housing density of 16.5 units per acre is permitted on the maximum area of

12. Editor's Note: Said schedule is included as an attachment to the end of this chapter.

six acres, for a maximum yield of 100 units. **[Amended 7-14-2020 by Ord. No. 10-2020]**

- (3) All other standards of the underlying zoning district shall apply.