

12-14A.4 *Other Provisions and Requirements.*

a. The off-street parking standards in residential, business, and industrial zones in this chapter shall apply, as appropriate, to all uses in this zone.

**12-14B Reserved.\***

**12-14C Reserved.\*\***

**12-14D S Service Zone.**

12-14D.1 *Purpose.* It shall be the purpose of this zone district to provide development standards that will help insure a harmonious mix of existing and future nonresidential and residential uses in a limited area of the borough.

12-14D.2 *Permitted Primary Uses.*

a. Offices for professional, executive, engineering and administrative purposes.

b. Scientific or research laboratories devoted to research, design or experimentation and processing and fabricating incidental thereto.

c. The warehousing or storage of goods and products such as building materials, farm supplies, and the like which may be sold from the premises to the general public.

d. Special merchandise retail establishments are permitted which are primarily intended to serve an area beyond the confines of the borough and its immediate environs, and which are limited to the following:

1. Antique shops, art supply shops, craft shops, gift shops, and other retail establishments which offer a similar range of merchandise.

2. Lumber yards and hardware stores.

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\***Editor's Note:** Former section 12-14B, R-R Railroad Station Zone, previously codified herein, was repealed in its entirety by Ordinance No. 679.

\*\***Editor's Note:** Former section 12-14C, TH Townhouse Zone, previously codified herein, was repealed in its entirety by Ordinance No. 679.

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3. Food and liquor stores, drug stores, clothing stores, and general merchandise stores and similar types of retail establishments are not included in this permitted category.

e. Residential uses as permitted in, and in accordance with, the requirements of the R-75 zone district.

f. Municipal parks, playgrounds and buildings.

12-14D.3 *Permitted Secondary Uses.*

a. Private garage and storage buildings which are necessary to store any vehicles, equipment or materials on the premises.

b. Off-street parking.

12-14D.4 *Reserved.\**

12-14D.5 *Prohibited Uses.* The following uses are specifically prohibited in this zone:

a. The open storage of two or more unregistered or unlicensed motor vehicles or material which has been a part of any motor vehicle.

b. Incineration, reduction, storage or dumping of refuse, rancid fats, or garbage.

c. Sales of new or used motor vehicles and motor vehicle service stations.

d. Fuel oil depots and automobile repair shops.

12-14D.6 *Other Provisions and Requirements.*

a. *Parking requirements.*

1. Residential uses:

(a) Dwellings as required in R-75 zone.

2. Nonresidential uses:

(a) One off-street parking space shall be provided for each employee on the maximum work shift or one space for each 300 square feet of total floor area, whichever is greater.

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\***Editor's Note:** Former subsection 12-14D.4, Townhouse Development Standards, previously codified herein, was repealed in its entirety by ordinance No. 679.

(b) Each use located in this zone shall provide truck loading and unloading space and adequate access thereto, if required, on the same lot and in other than the required front yard so as to permit the transfer of goods in other than a public street.

(c) Parking and loading areas may be located in side and rear yards only.

3. All off-street parking facilities shall conform to the requirements of subsection 12-5.4.

b. *Landscape Requirements.*

1. Nonresidential uses shall provide landscaping to screen parking and loading areas from adjacent properties and from the public street.

2. All uses shall provide one street tree for each 25 feet of street frontage.

c. *Outdoor Storage Requirements.*

1. Any equipment, goods or materials stored in the open shall be located in a required yard area and shall be screened from view by a solid fence or wall.

2. Trash storage and recycling storage areas shall not be located in any front yard area and shall be fenced or screened from public view.



b. *Traditional Development Option.* A traditional development shall be harmonious with the historic village scale and character of the borough, ensure the protection of open space, farmlands, and natural resources, and not exceed the capacities of roads, sewer, water, and other elements of the community's infrastructure. The traditional development option will assure compatibility of the proposed land uses with surrounding uses by incorporating higher standards of land planning and site design than could be accomplished under conventional zoning categories and provide a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures. See the provisions provided in subsection 12-18.2h.

c. Wireless communication antennas and wireless communication towers in accordance with the conditions, standards and limitations specified in section 12-17B of this chapter.

12-14.4 *Other Provisions and Requirements.* The same additional provisions and requirements as given for the R-75P zone shall apply.

12-14.5 *Cluster Residential Developments.*

a. *Application.* In the case of cluster residential developments, the provisions of the appended Schedule of Area, Yard and Building Requirements may be modified in accordance with the provisions below listed.

1. Lot areas of individual lots may be reduced to not less than 11,250 square feet for interior lots and 13,500 square feet for corner lots provided that:

(a) The land area, which would otherwise be required for house lots but which is not so used under the permitted lot size reduction provisions of this section, shall be devoted instead to the contiguous common open space.

(b) The contiguous common open space so provided shall be not less than three acres in area.

(c) The average lot area shall be not less than the minimum lot area otherwise required by the Schedule of Requirements for the zone district in which the development is located.

2. If lot areas are reduced in accordance with paragraph a.1 above then the provisions of the Schedule of Requirements for minimum yard sizes, minimum lot width, and maximum percent of lot coverage, for the R-75 zone shall apply.

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b. *Definitions.* As used in subsection 12-14.5, the following definitions shall apply:

1. *Cluster Residential Development.* Any major subdivision in the R-100 zone employing the reduction in lot area provisions of paragraph 12-14.5a.1, and approved as a cluster subdivision by the planning board under the provisions of the land subdivision ordinance of the borough.

2. *Common Open Space.* The land set aside within a cluster subdivision which shall be preserved as open space and for open space uses only.

3. *Open Space Uses.* Any use of common open space for park or open unroofed recreational purposes, conservation of land or other natural resources, or historic or scenic purposes.

4. *Average Lot Area.* Sum of the area of all house lots together with the area of all lots to be devoted to common open space, exclusive of streets, divided by the total number of house lots.

**12-14A    R-O Residence-Office Zone.**

*12-14A.1 Permitted Primary Uses.*

a. Individual uses already in existence in this zone, at the date of passage of this section, shall be considered permitted uses in this zone, but shall conform to all other requirements of this zone. Upon passage of this section, the zoning officer shall make a determination as to the use of each parcel and building in this zone. Each use shall be assigned an appropriate general use category (residential, business, industrial, public and institutional) and sub-category (single-family, two-family, etc.; retail, service, etc.; manufacturing, warehousing, etc.; church, park, etc.). The zoning officer shall maintain a record of such uses and no change of use, under this section, from the existing general use category or sub-category shall be permitted except to a permitted use in this zone.

b. All primary uses permitted in the R-75 zone.

c. Professional and business offices.

*12-14A.2 Permitted Secondary Uses.*

a. All secondary uses permitted in the R-75 zone.

b. All secondary uses permitted in the M-R zone.