

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL
ORDINANCES OF THE CITY OF NEW BRUNSWICK,
TITLE 17, "ZONING"**

BE IT ORDAINED by the New Brunswick City Council, as follows:

SECTION I

Title 17, Chapter 17.04 is hereby amended to **DELETE** Section 17.04.040.C.1, R-1A Single-Family Residential District.

SECTION II

Title 17, Chapter 17.04 is hereby amended to **ADD** the following new Section 17.04.040.E.4.

4. C-R Zone (Corporate Retreat)

- a. Intent. The intent and purpose of this district is to recognize the particular environmental features of land area fronts on the D & R Canal, while providing the opportunity for reasonable, environmentally-sensitive development in character with the existing development in the district.

The district borders the environmentally sensitive D&R Canal and Mile Run Brook. The canal is also a State Park and historically significant property.

Significant portions of the area encompassed by the C-R district consist of land which exhibits severe constraints on development. The areas bordering the waterways is susceptible to flooding. A portion of the area along the streamfront possess is characterized by steep slopes (twenty-five (25) percent or greater). In addition, the shallow soil cover and steep slopes are constraints to excavation for basements, underground utilities and septic fields.

Because of the constraints described above and because it is in the public interest to protect environmentally sensitive areas so as to prevent erosion and reduce pollution of the Raritan River and Lawrence Brook, this district shall regulate development in order to accomplish one or more of the following purposes:

- i. To conserve and preserve land to assure that its development will best maintain and enhance the appearance, character and natural beauty of the area;
 - ii. To preserve and protect particular areas and terrain which have qualities of natural beauty or which are environmentally sensitive to development;
 - iii. To protect streams and rivers as natural resources and to avoid flooding, erosion and water pollution; and
 - iv. To preserve wetlands, wildlife habitats and other areas having conservation value. Due to the potential impact of any development within the C-R (Corporate Retreat) district on the environment, an application for site plan approval of a development shall include the submission of an environmental impact assessment prepared by a licensed professional engineer.
- b. Permitted Uses: Private corporate retreat facilities including conference space, overnight guest rooms, residence for caretakers/maintenance personnel and indoor/outdoor dining/food service for guests, including customary support services for such uses.
- c. Conditional Uses:
- i. None
- d. Accessory Uses:
- i. Private garages for automobile storage;
 - ii. Storage sheds, greenhouses, security huts and similar structures;
 - iii. Private swimming pools or other similar private recreational facilities;
 - iv. Fences and walls;

- v. Decks, patios.

- e. Parking. As specified within Chapter 17.05 of this title except that the maximum number of parking spaces shall be
 - i. Parking Maximum: 50 parking spaces

- f. Signage. As specified within Chapter 17.06 of this title.
 - i. Wall – 1 sign up to 4 sf

 - ii. Freestanding: 1 sign per driveway access with up to 72 sf of sign area per property
Monument –maximum sign area of 40 sf
 - 1). Freestanding Post: Maximum sign area of 24 sf

 - iii. Height maximum: 6 feet

 - iv. Lighting: External or Halo (no internal illumination). Illumination to be turned off between 11 PM and 5 AM.

- g. Prohibited Uses. All uses not specifically permitted as principal, accessory or conditional uses.

SECTION III

Title 17, Chapter 17.04, Section 17.04.050, Bulk Schedule of Height, Area and Yard Requirements, Zoning District Standards is hereby amended to **ADD** a row with the following designation:

C-R Corporate Retreat

<u>Min. Lot Area</u>	<u>350,000 sf</u>
<u>Min. Lot Frontage</u>	<u>1000 ft</u>
<u>Min. Lot Dept</u>	<u>300 ft</u>
<u>Min. Front Setback</u>	<u>200 ft</u>
<u>Min. Side Setback (one-side)</u>	<u>50 ft</u>
<u>Min. Side Setback (both sides)</u>	<u>100 ft</u>
<u>Min. Rear Setback</u>	<u>50 ft</u>
<u>Height</u>	<u>45 ft</u>
<u>Building Coverage</u>	<u>3%</u>
<u>Lot Coverage</u>	<u>18%</u>
<u>FAR</u>	<u>0.05:1</u>

SECTION IV

Title 17, Chapter 17.04, Section 17.04.050, Bulk Schedule of Height, Area and Yard Requirements, Zoning District Standards is hereby amended to **DELETE** the row designated as **R-1A Single Family**.

SECTION V

SEVERABILITY:

If any section, paragraph or provision of this Ordinance is declared to be invalid by a court of competent jurisdiction such finding shall not affect the remaining provisions hereof and the entire Ordinance shall be null and void.

SECTION VI

REPEALER:

All ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

SECTION VII

EFFECTIVE DATE:

This Ordinance shall become effective twenty (20) days following final adoption and publication as required by law.

ADOPTED ON FIRST READING

DATED: December 7, 2016



COUNCIL PRESIDENT

ADOPTED ON SECOND READING

DATED: _____

COUNCIL PRESIDENT

ATTEST:

City Clerk

APPROVAL OF THE MAYOR ON THIS DAY OF _____, 2016.

MAYOR

APPROVALS:

CITY ADMINISTRATOR



CITY ATTORNEY

TKS/kc