

## BLOCK 3903 PROPOSED LOT 12.01 ZONING TABLE

### 3501 STATE ROUTE 66 REDEVELOPMENT

#### ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION B)

| Item  | Required / Allowable | Proposed            | Regulation <sup>1</sup> Reference | Condition |
|---|----------------------|---------------------|-----------------------------------|-----------|
| <b>Land Use:</b>  |                      |                     |                                   |           |
| Principal Use   | General Warehousing  | General Warehousing | Redevelopment Plan Section VIII   | C         |
| <b>Area, Bulk &amp; Yard Requirements:</b>  |                      |                     |                                   |           |
| Min. Lot Area (AC)  | 2.5 AC               | 37.59± AC           | Redevelopment Plan Section VIII   | C         |
| Max. Floor Area Ratio   | 1.0                  | 0.31                | Redevelopment Plan Section VIII   | C         |
| Min. Lot Width (FT)   | 500 FT               | 1,057.2 FT          | Redevelopment Plan Section VIII   | C         |
| Min. Lot Frontage (FT)  | 500 FT               | 1057.5 FT           | Redevelopment Plan Section VIII   | C         |
| Min. Lot Depth (FT)   | 600 FT               | 1,522 FT            | Redevelopment Plan Section VIII   | C         |
| Min. Front Yard Building Setback (FT)   | 30 FT                | 110 FT              | Redevelopment Plan Section VIII   | C         |
| Min. Side Yard Building Setback (FT)  | 50 FT                | 50.6 FT             | Redevelopment Plan Section VIII   | C         |
| Min. Combined Side Yard Building Setback (FT)   | 50 FT                | 376.5 FT            | Redevelopment Plan Section VIII   | C         |
| Min. Rear Yard Building Setback (FT)  | 40 FT                | 1,022.2 FT          | Redevelopment Plan Section VIII   | C         |
| Max. Building Coverage (%)  | 30%                  | 15.3%               | Redevelopment Plan Section VIII   | C         |
| Max. Lot Coverage (%)   | 65%                  | 29.3%               | Redevelopment Plan Section VIII   | C         |
| Max. Number of Stories  | 3                    | 1                   | Redevelopment Plan Section VIII   | C         |
| Max. Building Height <sup>10</sup> (FT)   | 50 FT                |                     | Redevelopment Plan Section VIII   |           |
| <b>Driveway, Parking &amp; Loading Area Regulations</b>   |                      |                     |                                   |           |
| Min. / Max. Nonresidential Driveway Width (FT)  | 20 FT / 25 FT        | N/A                 | Redevelopment Plan Section VIII   | N/A       |
| Min. / Max. Warehouse Driveway Width (FT)   | 35 FT / 80 FT        | 30 FT / 70 FT       | Redevelopment Plan Section VIII   | V         |
| Access Permitted Onto Green Grove Road  | No                   | No                  | Redevelopment Plan Section VIII   | C         |
| Min. Nonresidential Driveway Setback from Property Lines (FT)                                       | 5 FT                 | N/A                 | 412.06.A                          | N/A       |
| Min. Distance of Driveway from Intersection of Two Streets (FT)                                     | 50 FT                | N/A                 | 412.06.B                          | N/A       |
| Driveway Shall Serve Use Other Than the Permitted Use on the Lot Upon Which the Driveway is Located | No                   | No                  | 412.06.D                          | C         |
| Max. Driveway Grade (%)   | 6%                   | 6%                  | 505.B.5                           | C         |
| Barrier-Free Walkway Shall be Provided to the Building from the Parking Lot and Township Sidewalk   | Yes                  | Yes                 | 412.06.E                          | C         |
| Separate Entrance and Exit Provided for Nonresidential Use Parking Area with More Than 25 Spaces    | Yes                  | No                  | 514.B.1                           | W         |
| Min. Number of Parking Spaces <sup>3</sup>  | 142                  | 144                 | 412.17.D                          | C         |
| Provided Parking for Nonresidential Use Allowed to Exceed Minimum Requirements by More Than 20%     | No                   | No                  | 412.17.F                          | C         |
| Min. Parking Space Size (FT x FT)   | 9 FT x 18 FT         | 9 FT x 18 FT        | 412.17.B                          | C         |
| Min. Drive Aisle Width (FT)   | 24 FT                | 24 FT               | 514.B.9                           | C         |

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### 3501 STATE ROUTE 66 REDEVELOPMENT

#### ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION B)

| Item   | Required / Allowable                                      | Proposed  | Regulation <sup>1</sup> Reference | Condition |
|--|---|---|-----------------------------------|-----------|
| Min. Front Yard Parking Setback <sup>4</sup> (FT)  | 30 FT   | 121.2 FT  | 412.18                            | C         |
| Min. Side & Rear Yard Parking Setback (FT)   | 10 FT   | 159.8 FT  | 509.I.1                           | C         |
| Min. Parking and Driveway Setback from Nonresidential Buildings (FT)                           | 10 FT   | 10 FT   | 514.B.3                           | C         |
| Building Oriented to Front Toward a Parking Lot  | No  | No  | 521.B.2                           | C         |
| Min. Number of Loading Berths <sup>5</sup>   | 16  | 32  | 412.12.A                          | C         |
| Min. Loading Space Size (FT x FT)  | 15 FT x 60 FT   | 13.5 FT x 60 FT   | 412.12.B                          | V         |
| Min. Trailer Parking Space Size (FT x FT)  | 12 FT x 60 FT   | 12 FT x 60 FT   | 514.B.8.(j)                       | C         |
| <b>Landscaping &amp; Buffering Regulations</b>   |   |   |                                   |           |
| Min. Buffer Zone for Loading Areas Adjacent to Residential Zones (FT) <sup>2</sup>             | 70 FT   | N/A   | Redevelopment Plan Section VIII   | N/A       |
| Min. Parking Lot Buffer Area Width (FT)  | 10 FT   | 8.3 FT  | 503.B.1                           | W         |
| Min. Loading Area Buffer Area Width (FT)   | 10 FT   | 14.8 FT   | 503.C.1                           | C         |
| Min. Utility Equipment Buffer Area Width (FT)  | 3 FT  | 3 FT  | 503.D.1                           | C         |
| Parking Lot Buffer in Side and Rear Yards  | 6 FT Evergreens @ 3 FT O.C.                               | 6 FT Evergreens @ 3 FT O.C.                               | 509.I.1.(a)                       | C         |
| Parking Lot Buffer in Front Yard   | Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C. | Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C. | 509.I.1.(b)                       | C         |
| Min. % Landscaping of Interior Parking Lot Area  | 5%  | 11.1%   | 509.I.4.                          | C         |
| Min. Number of Parking Lot Shade Trees   | 1 per 5 Parking Spaces                                    | 1 per 5 Parking Spaces                                    | 509.I.4.                          | C         |
| Diamond-Shaped Tree Islands Utilized Between Head-to-Head Parking Bays                         | Yes   | No  | 509.I.4.(a)                       | W         |
| Min. Size of Diamond-Shaped Tree Islands (SF)  | 36 SF   | 0 SF  | 509.I.4.(a)                       | W         |
| Min. Width of Landscape Strip at End of Parking Row (FT)                                       | 4 FT  | 2 FT  | 509.I.4.(b)                       | W         |
| Max. Number of Parking Spaces Without Landscape Island   | 8   | 8   | Redevelopment Plan Section VIII   | C         |
| Min. Landscape Island Width (FT)   | 7 FT  | 9 FT  | 509.I.4.(c)                       | C         |
| Min. Sidewalk Width Adjacent to Landscape Island Strips  | 4 FT  | N/A   | 509.I.4.(d)                       | N/A       |
| Interior Parking Landscape Islands Not Planted with Trees to have Low-Growing Evergreen Shrubs | Yes   | Yes   | 509.I.4.(f)                       | C         |
| Benches and Trash Receptacles Located Adjacent to Proposed Use                                 | Yes   | Yes   | 509.M                             | C         |
| Min. Trash Enclosure Buffer Width (FT)   | 10 FT   | 0 FT  | 515.A.1                           | W         |
| Min. Trash Enclosure Wall Height (FT)  | 6 FT  | 6 FT  | 515.A.1                           | C         |
| Min. Trash Enclosure Evergreen Screen Height (FT)  | 4 FT  | 4 FT  | 515.A.1                           | C         |
| Trash Enclosure Permitted with Building Setbacks   | No  | No  | 515.A.2                           | C         |
| Street Tree Setback from Curblin (FT)  | 15 FT   | 15 FT   | 523.A                             | C         |
| Min. Street Tree Spacing for Large Street Trees (FT)   | 35 FT   | 35 FT   | 523.B                             | C         |
| Min. Street Tree Spacing for Medium Street Trees (FT)  | 30 FT   | N/A   | 523.B                             | N/A       |

## BLOCK 3903 PROPOSED LOT 12.01 ZONING TABLE

### 3501 STATE ROUTE 66 REDEVELOPMENT

#### ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION B)

| Item  | Required / Allowable  | Proposed  | Regulation <sup>1</sup> Reference   | Condition |
|---|---|-----------|-------------------------------------|-----------|
| <b>Sidewalk Regulations</b>   |   |           |                                     |           |
| Min. Sidewalk Width for Warehouse Uses (FT)   | 5 FT  | 5 FT      | Redevelopment Plan Section VIII     | C         |
| Pedestrian Access Via Crosswalk at Princeton Avenue Intersection  | Yes   | Yes       | Redevelopment Plan Section VIII     | C         |
| Sidewalks Required on Both Sides of Roads for Nonresidential Development                                  | Yes   | Yes       | 519.B.1                             | C         |
| Private Walkway Access to Public Sidewalk in the Right-of-Way   | Yes   | Yes       | 519.B.2                             | C         |
| Public Access Easement for Sidewalk Not Within the Right-of-Way   | Yes   | Yes       | 519.B.3                             | C         |
| Max. Setback of Street Furniture from the Curblin (FT)  | 4 FT  | 10.0 FT   | 519.B.3.(a)                         | W         |
| Min. Clear Passageway in Front of Street Furniture (FT)   | 7.5 FT  | 6 FT      | 519.B.3.(a)                         | W         |
| Provide Internal Sidewalk Links Between Development and Streets   | Yes   | Yes       | 519.B.3.(b)                         | C         |
| Provide Access Easements for Pedestrian Links   | Yes   | Yes       | 519.B.3.(b)                         | C         |
| Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage | Yes   | Yes       | 519.B.6                             | C         |
| Min. Number of Bicycle Parking Spaces   | 10% of Total Required Parking up to 100 Spaces + 2% Thereafter (11) | 15        | 519.C                               | C         |
| <b>Fence, Retaining Wall &amp; Slope Regulations</b>  |   |           |                                     |           |
| Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes   | 30%   | 39.8%     | 421.D.1.(a)                         | V         |
| Creation of Critical Slopes (>25%) During Construction Permitted  | No  | Yes       | 421.D.1.(b)                         | V         |
| Max. Area of Disturbance of Critical Slope Areas (>25% Slopes)  | 0 SF  | 13,964 SF | 421.D.2                             | V         |
| Final Grading Results in Net Increase of Total Steep Slope Areas on the Lot                               | No  | No        | 421.E.2.(a)                         | C         |
| Max. Fence Height Within 15 FT of R.O.W. (FT)   | 4 FT  | 4 FT      | 412.07.B.1.(b).(i)                  | C         |
| Max. Fence Height More than 15 FT from R.O.W. and in Side or Rear Yards (FT)                              | 6 FT  | 4 FT      | 412.07.B.1.(b).(j) / 412.07.B.2.(b) | C         |
| Chain Link Fence Permitted in Front Yard  | No  | Yes       | 412.07.B.2.(c)                      | V         |
| Max. Retaining Wall Height (FT)   | 8 FT  | 10.0 FT   | 421.G.1                             | V         |
| Max. Retaining Wall Height in Front Yard Setback (FT)   | 4 FT  | 7.6 FT    | 421.G.1                             | V         |
| Max. Combined Retaining Wall and Safety Fence Height (FT)   | 12 FT   | 14.0 FT   | 421.G.4                             | V         |
| Min. Retaining Wall Setback from Property Lines (FT)  | Height of Retaining Wall  | 0 FT      | 421.H.1                             | V         |

## BLOCK 3903 PROPOSED LOT 12.01 ZONING TABLE

### 3501 STATE ROUTE 66 REDEVELOPMENT

#### ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION B)

| Item   | Required / Allowable | Proposed    | Regulation <sup>1</sup> Reference  | Condition |
|--|----------------------|-------------|------------------------------------|-----------|
| <b>Lighting &amp; Signage Regulations</b>                |                      |             |                                    |           |
| Max. Light Fixture Mounting Height (FT)                  | 14 FT                | 25 FT       | 412.11                             | V         |
| Decorative Lamppost Height (FT)                          | 10 FT to 12 FT       | 12 FT       | 521.B.4                            | C         |
| Decorative Lamppost Spacing Along Street Lines (FT)      | 40 FT to 60 FT       | 60 FT       | 521.B.4                            | C         |
| Decorative Lamppost Spacing Along Interior Walkways (FT) | 30 FT to 40 FT       | N/A         | 521.B.4                            | N/A       |
| Signage  | See Note 11          | See Note 11 | Redevelopment Plan<br>Section VIII | C         |

**Abbreviations:**

**V - Variance**      **W - Waiver**                      **C - Compliance**                      **NC - Existing Nonconformity**                      **N/A - Not Applicable**

**Notes:**

1. Zoning regulations and design standards referenced from Block No. 3903, Lot No. 12 & 13 Redevelopment Plan, adopted December 2021. The redevelopment plan splits the subject project site into Section A (the site frontage along Route 66) and Section B (the remaining portion of the site). Per the Redevelopment Plan, the bulk requirements for Section A shall be governed by the existing requirements set forth with C-1 Planned Commercial Development Zone District and the H-S Hospital Support Zone Overlay, while the bulk requirements for Section B shall be governed by the requirements set forth within the Redevelopment Plan. Please note that portions of the development design have been governed by the process associated with the adoption of a Redevelopment Agreement for the project site.
2. A 70 foot buffering zone, which may include detention basins, sound berms, or landscaping, is required when loading areas are directly adjacent to residential zones.
3. For office uses, a minimum of 1 parking space per 300 square feet of gross floor area shall be provided. For warehouse uses, a minimum of 1 parking space per 2,500 square feet of gross floor area shall be provided. The proposed development includes approximately 14,000 square feet of office space, which requires 47 parking spaces, and includes approximately 237,022 square feet of warehouse space, which requires 95 parking spaces. The total number of required parking spaces is 142.
4. No parking shall be located in a required front yard per Section 514.B.2.
5. For light industrial and warehouse uses with a total floor area greater than 40,000 square feet, the number of loading berths that shall be provided is 5 plus 1 for each additional 20,000 square feet.
6. Chain link fences are prohibited in front yards in all zone districts per 412.07.B.1.(c).
7. The project exceeds the criteria for maximum disturbance areas listed under Section 421.D.2. for disturbance of critical slope areas (slopes of 25 percent or greater). (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard; (b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet; (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet; (d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and, (e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.
8. The maximum size of wall mounted signs for single-tenant structures is 48 square feet, or 1.2 square feet for each lineal foot of wall face that the sign is mounted on, whichever is less, per Section 416.07.B.1.(a).
9. Businesses that have a side or rear building façade front on a parking lot or secondary street frontage may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign, per Section 416.07.B.3.(a). This provision shall not apply where a parking lot is located between a building and a public street.
10. Building height is defined as the vertical distance from finished grade to the top of the highest roof beams on a flat roof, per the definition provided in Section 201. As the finished grade around the perimeter of the proposed warehouse building varies, an average has been calculated, with finished grade measurements taken approximately every 50 feet. Based on these parameters, the average finished grade was calculated to be approximately EL. 100.04. The finished floor elevation of the proposed warehouse building is EL. 102.00, representing a vertical distance of 1.96 feet compared to average finished grade. The vertical distance from the finished floor elevation to the highest roof beams on the flat roof is 43.33 feet. Therefore, the building height has been calculated to be 45.3 feet.
11. Redevelopment Plan Signage section states "Permitted Signage will be on a per use basis, at the discretion of the Township Redevelopment Committee."

## BLOCK 3903 PROPOSED LOT 13.01 ZONING TABLE

### 3501 STATE ROUTE 66 REDEVELOPMENT

#### ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION A)

| Item  | Required / Allowable      | Proposed                  | Regulation <sup>1</sup> Reference | Condition |
|---|---------------------------|---------------------------|-----------------------------------|-----------|
| <b>Land Use:</b>  |                           |                           |                                   |           |
| Principal Use   | Retail Stores             | Retail Stores             | 404.04.B                          | C         |
| Accessory Use   | Parking for Principal Use | Parking for Principal Use | 404.04.D                          | C         |
| <b>Area, Bulk &amp; Yard Requirements:</b>  |                           |                           |                                   |           |
| Min. Lot Area (AC)  | 2.5 AC                    | 7.97 AC                   | 404.04.E                          | C         |
| Max. Floor Area Ratio   | 0.8                       | 0.10                      | Ordinance No. 16-20 <sup>4</sup>  | C         |
| Min. Lot Width (FT)   | 500 FT                    | 1,548.7 FT                | 404.04.E                          | C         |
| Min. Lot Frontage (FT)  | 500 FT                    | 1,562.6 FT                | 404.04.E                          | C         |
| Min. Lot Depth (FT)   | 600 FT                    | 219 FT                    | 404.04.E                          | V         |
| Min. Front Yard Building Setback (FT)   | 50 FT                     | 119 FT                    | 404.04.E                          | C         |
| Min. Side Yard Building Setback (FT)  | 30 FT                     | 146.7 FT                  | 404.04.E                          | C         |
| Min. Combined Side Yard Building Setback (FT)   | 60 FT                     | 1,222.6 FT                | 404.04.E                          | C         |
| Min. Rear Yard Building Setback (FT)  | 40 FT                     | 40 FT                     | 404.04.E                          | C         |
| Max. Building Coverage (%)  | 30%                       | 4.3%                      | 404.04.E                          | C         |
| Max. Lot Coverage (%)   | 65%                       | 26.4%                     | 404.04.E                          | C         |
| Max. Number of Stories  | 2                         | 1                         | 404.04.E                          | C         |
| Max. Building Height (FT)   | 40 FT                     | 26.3 FT                   | 404.04.E                          | C         |
| Min. Improvable Lot Area (SF)   | 84,900 SF                 | 91,555 SF                 | 404.04.E                          | C         |
| Min. M.I.A. Diameter of Circle (SF)   | 189 FT                    | 159 FT                    | 404.04.E                          | V         |
| <b>Driveway, Parking &amp; Loading Area Regulations</b>   |                           |                           |                                   |           |
| Min. / Max. Nonresidential Driveway Width (FT)  | 20 FT / 24 FT             | 24 FT / 36.3 FT           | 505.B.4                           | W         |
| Min. Nonresidential Driveway Setback from Property Lines (FT)                                       | 5 FT                      | 0 FT                      | 412.06.A                          | V         |
| Min. Distance of Driveway from Intersection of Two Streets (FT)                                     | 50 FT                     | 247 FT                    | 412.06.B                          | C         |
| Driveway Shall Serve Use Other Than the Permitted Use on the Lot Upon Which the Driveway is Located | No                        | Yes                       | 412.06.D                          | V         |
| Max. Driveway Grade (%)   | 6%                        | 7.0%                      | 505.B.5                           | W         |
| Barrier-Free Walkway Shall be Provided to the Building from the Parking Lot and Township Sidewalk   | Yes                       | Yes                       | 412.06.E                          | C         |
| Separate Entrance and Exit Provided for Nonresidential Use Parking Area with More Than 25 Spaces    | Yes                       | No                        | 514.B.1                           | W         |
| Min. Number of Parking Spaces   | 60                        | 100                       | 412.17.D <sup>2</sup>             | C         |
| Provided Parking for Nonresidential Use Allowed to Exceed Minimum Requirements by More Than 20%     | No                        | Yes                       | 412.17.F                          | V         |
| Min. Parking Space Size (FT x FT)   | 9 FT x 18 FT              | 9 FT x 18 FT              | 412.17.B                          | C         |
| Min. Drive Aisle Width (FT)   | 24 FT                     | 24 FT                     | 514.B.9                           | C         |
| Min. Front Yard Parking Setback <sup>3</sup> (FT)   | 50 FT                     | 50 FT                     | 412.18                            | C         |
| Min. Side & Rear Yard Parking Setback (FT)  | 10 FT                     | 41 FT                     | 509.I.1                           | C         |
| Min. Parking and Driveway Setback from Nonresidential Buildings (FT)                                | 10 FT                     | 9 FT                      | 514.B.3                           | W         |
| Building Oriented to Front Toward a Parking Lot   | No                        | Yes                       | 521.B.2                           | W         |

**BLOCK 3903 PROPOSED LOT 13.01 ZONING TABLE**  
**3501 STATE ROUTE 66 REDEVELOPMENT**  
**ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION A)**

| Item   | Required / Allowable                                      | Proposed  | Regulation <sup>1</sup> Reference | Condition |
|--|---|---|-----------------------------------|-----------|
| Min. Number of Loading Berths  | 1   | 1   | 412.12.A                          | C         |
| Min. Loading Space Size (FT x FT)  | 15 FT x 45 FT   | 16 FT x 190 FT  | 412.12.B                          | C         |
| <b>Landscaping &amp; Buffering Regulations</b>   |   |   |                                   |           |
| Min. Parking Lot Buffer Area Width (FT)  | 10 FT   | 6.5 FT  | 503.B.1                           | <b>W</b>  |
| Min. Loading Area Buffer Area Width (FT)   | 10 FT   | 0 FT  | 503.C.1                           | <b>W</b>  |
| Min. Utility Equipment Buffer Area Width (FT)  | 3 FT  | 3.5 FT  | 503.D.1                           | C         |
| Parking Lot Buffer in Side and Rear Yards  | 6 FT Evergreens @3 FT O.C.                                | 6 FT Evergreens @3 FT O.C.                                | 509.I.1.(a)                       | C         |
| Parking Lot Buffer in Front Yard   | Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C. | Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C. | 509.I.1.(b)                       | C         |
| Min. % Landscaping of Interior Parking Lot Area  | 5%  | 15.0%   | 509.I.4.                          | C         |
| Min. Number of Parking Lot Shade Trees   | 1 per 5 Parking Spaces                                    | 1 per 5 Parking Spaces                                    | 509.I.4.                          | C         |
| Diamond-Shaped Tree Islands Utilized Between Head-to-Head Parking Bays                         | Yes   | N/A   | 509.I.4.(a)                       | N/A       |
| Min. Size of Diamond-Shaped Tree Islands (SF)  | 36 SF   | N/A   | 509.I.4.(a)                       | N/A       |
| Min. Width of Landscape Strip at End of Parking Row (FT)                                       | 4 FT  | 4 FT  | 509.I.4.(b)                       | C         |
| Max. Number of Parking Spaces Without Landscape Island   | 8   | 8   | 509.I.4.(c)                       | C         |
| Min. Landscape Island Width (FT)   | 7 FT  | 9 FT  | 509.I.4.(c)                       | C         |
| Min. Sidewalk Width Adjacent to Landscape Island Strips  | 4 FT  | N/A   | 509.I.4.(d)                       | N/A       |
| Interior Parking Landscape Islands Not Planted with Trees to have Low-Growing Evergreen Shrubs | Yes   | Yes   | 509.I.4.(f)                       | C         |
| Benches and Trash Receptacles Located Adjacent to Proposed Use                                 | Yes   | Yes   | 509.M                             | C         |
| Min. Trash Enclosure Buffer Width (FT)   | 4 FT  | 4 FT  | 515.A.1                           | C         |
| Min. Trash Enclosure Wall Height (FT)  | 6 FT  | 6 FT  | 515.A.1                           | C         |
| Min. Trash Enclosure Evergreen Screen Height (FT)  | 4 FT  | 4 FT  | 515.A.1                           | C         |
| Trash Enclosure Permitted within Building Setbacks   | No  | No  | 515.A.2                           | C         |
| Street Tree Setback from Curblin (FT)  | 15 FT   | N/A   | 523.A                             | N/A       |
| Min. Street Tree Spacing for Large Street Trees (FT)   | 35 FT   | N/A   | 523.B                             | N/A       |
| Min. Street Tree Spacing for Medium Street Trees (FT)  | 30 FT   | N/A   | 523.B                             | N/A       |

## BLOCK 3903 PROPOSED LOT 13.01 ZONING TABLE

### 3501 STATE ROUTE 66 REDEVELOPMENT

#### ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION A)

| Item  | Required / Allowable   | Proposed  | Regulation <sup>1</sup> Reference   | Condition |
|---|--|-----------|-------------------------------------|-----------|
| <b>Sidewalk Regulations</b>   |  |           |                                     |           |
| Sidewalks Required on Both Sides of Roads for Nonresidential Development                                  | Yes  | No        | 519.B.1                             | <b>W</b>  |
| Private Walkway Access to Public Sidewalk in the Right-of-Way   | Yes  | Yes       | 519.B.2                             | C         |
| Public Access Easement for Sidewalk Not Within the Right-of-Way   | Yes  | Yes       | 519.B.3                             | C         |
| Max. Setback of Street Furniture from the Curbline (FT)   | 4 FT   | 11.3 FT   | 519.B.3.(a)                         | <b>W</b>  |
| Min. Clear Passageway in Front of Street Furniture (FT)   | 7.5 FT   | 6 FT      | 519.B.3.(a)                         | <b>W</b>  |
| Provide Internal Sidewalk Links Between Development and Streets   | Yes  | Yes       | 519.B.3.(b)                         | C         |
| Provide Access Easements for Pedestrian Links   | Yes  | Yes       | 519.B.3.(b)                         | C         |
| Minimum Sidewalk Widths for Retail Development:   |  |           |                                     |           |
| Along Non-Residential Streets Separated from the Curb by at Least 5 Feet                                  | 6 FT   | N/A       | 519.B.7.(a)                         | N/A       |
| Along Non-Residential Streets Adjacent to Curb  | 8 FT   | N/A       | 519.B.7.(b)                         | N/A       |
| Between Main Building Entrance and Parking  | 10 FT  | 9 FT      | 519.B.7.(c)                         | <b>W</b>  |
| Where Vehicles Overhang the Sidewalk  | 6 FT   | 6 FT      | 519.B.7.(d)                         | C         |
| Within Parking Areas  | 4 FT   | 5 FT      | 519.B.7.(e)                         | C         |
| Between Buildings   | 6 FT   | N/A       | 519.B.7.(f)                         | N/A       |
| Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage | Yes  | N/A       | 519.B.6                             | C         |
| Min. Number of Bicycle Parking Spaces   | 10% of Total Required Parking up to 100 Spaces + 2% Thereafter (6) | 10        | 519.C                               | C         |
| <b>Fence, Retaining Wall &amp; Slope Regulations</b>  |  |           |                                     |           |
| Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes   | 30%  | 64.4%     | 421.D.1.(a)                         | <b>V</b>  |
| Creation of Critical Slopes (>25%) During Construction Permitted  | No   | Yes       | 421.D.1.(b)                         | <b>V</b>  |
| Max. Area of Disturbance of Critical Slope Areas (>25% Slopes) <sup>5</sup>                               | 0 SF   | 12,533 SF | 421.D.2                             | <b>V</b>  |
| Final Grading Results in Net Increase of Total Steep Slope Areas on the Lot                               | No   | No        | 421.E.2.(a)                         | C         |
| Max. Fence Height Within 15 FT of R.O.W. (FT)   | 4 FT   | N/A       | 412.07.B.1.(b).(i)                  | N/A       |
| Max. Fence Height More than 15 FT from R.O.W. and in Side or Rear Yards (FT)                              | 6 FT   | 4 FT      | 412.07.B.1.(b).(j) / 412.07.B.2.(b) | C         |
| Chain Link Fence Permitted / Located in Front Yard  | No   | Yes       | 412.07.B.2.(c)                      | <b>V</b>  |
| Max. Retaining Wall Height (FT)   | 8 FT   | 5.1 FT    | 421.G.1                             | C         |
| Max. Retaining Wall Height in Front Yard Setback (FT)   | 4 FT   | 4.5 FT    | 421.G.1                             | <b>V</b>  |
| Max. Combined Retaining Wall and Safety Fence Height (FT)   | 12 FT  | 9.1 FT    | 421.G.4                             | C         |
| Min. Retaining Wall Setback from Property Lines (FT)  | Height of Retaining Wall   | 0 FT      | 421.H.1                             | <b>V</b>  |

**BLOCK 3903 PROPOSED LOT 13.01 ZONING TABLE**  
**3501 STATE ROUTE 66 REDEVELOPMENT**  
**ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION A)**

| Item   | Required / Allowable                  | Proposed                                | Regulation <sup>1</sup> Reference | Condition |
|--|---------------------------------------|---|-----------------------------------|-----------|
| <b>Lighting &amp; Signage Regulations</b>                          |                                       |   |                                   |           |
| Max. Light Fixture Mounting Height (FT)                            | 14 FT                                 | 14 FT                                   | 412.11                            | C         |
| Decorative Lamppost Height (FT)                                    | 10 FT to 12 FT                        | 12 FT                                   | 521.B.4                           | C         |
| Decorative Lamppost Spacing Along Street Lines (FT)                | 40 FT to 60 FT                        | N/A                                     | 521.B.4                           | N/A       |
| Decorative Lamppost Spacing Along Interior Walkways (FT)           | 30 FT to 40 FT                        | N/A                                     | 521.B.4                           | N/A       |
| Method of Sign Illumination  | Floodlighted, Spotlighted, Internal   | Spotlighted, Internal                   | 416.03.A                          | C         |
| Base of Freestanding Sign Shall Be Landscaped                      | Yes                                   | Yes                                     | 416.03.B                          | C         |
| Freestanding Sign Requirements:                                    |                                       |   |                                   |           |
| Max. Size (SF)   | 120 SF (400 SF if combined) each face | ≤ 120 SF (400 SF if combined) each face | 416.07.A.1 & 5                    | C         |
| Max. Height (FT)   | 15 FT                                 | ≤ 15 FT                                 | 416.07.A.7                        | C         |
| Max. Quantity Per Lot  | 2                                     | 3                                       | 416.07.A.1                        | V         |
| Min. Setback from Property Lines (FT)                              | 3/4 Sign Height                       | 3/4 Sign Height                         | 416.07.A.6                        | C         |
| Max. Horizontal Dimension (FT)                                     | 10 FT                                 | ≤ 10 FT                                 | 416.07.A.2 (e)                    | C         |
| Wall Mounted Sign Requirements for Multi-Tenant Retail Structures: |                                       |   |                                   |           |
| Quantity   | 1 per Tenant                          | 1 per Tenant                            | 416.07.B.2.(a)                    | C         |
| Max. Vertical Sign Dimension (FT)                                  | 3 FT                                  | ≤ 3 FT                                  | 416.07.B.2.(b)                    | C         |
| Max. Horizontal Sign Dimension (FT)                                | 16 FT                                 | ≤ 16 FT                                 | 416.07.B.2.(c)                    | C         |
| Max. Area of Sign <sup>7</sup> (SF)                                | 48 SF                                 | ≤ 48 FT                                 | 416.07.B.2.(d)                    | C         |
| Mounting Height of Sign to Exceed Height of Ground Floor           | No                                    | No                                      | 416.07.B.2.(e)                    | C         |
| Max. Area of Secondary Wall Mounted Signs <sup>8</sup> (SF)        | 50% of Area of Primary Wall Sign      | ≤ 50% of Area of Primary Wall Sign      | 416.07.B.3.(a)                    | C         |

**Abbreviations:**

**V - Variance**      **W - Waiver**      **C - Compliance**      **NC - Existing Nonconformity**      **N/A - Not Applicable**

**Notes:**

- Zoning regulations and design standards referenced from Block No. 3903, Lot No. 12 & 13 Redevelopment Plan, adopted December 2021. The redevelopment plan splits the subject project site into Section A (the site frontage along Route 66) and Section B (the remaining portion of the site). Per the Redevelopment Plan, the bulk requirements for Section A shall be governed by the existing requirements set forth with C-1 Planned Commercial Development Zone District and the H-S Hospital Support Zone Overlay, while the bulk requirements for Section B shall be governed by the requirements set forth within the Redevelopment Plan. Please note that portions of the development design have been governed by the process associated with the adoption of a Redevelopment Agreement for the project site.
- For retail sales uses, a minimum of 1 parking space per 250 square feet of gross floor area shall be provided per Section 412.17.D.
- No parking shall be located in a required front yard per Section 412.18.
- Per Ordinance No. 16-20, the maximum building area floor ratio shall be 0.8, and shall be calculated utilizing effective land area.
- The project exceeds the criteria for maximum disturbance areas listed under Section 421.D.2. for disturbance of critical slope areas (slopes of 25 percent or greater). The criteria that would allow for the disturbance of critical slope areas are: (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard; (b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet; (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet; (d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and, (e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.
- The minimum number of loading spaces for commercial uses with a total floor area from 10,001 to 23,999 square feet is 1 per Section 412.12.A.
- The maximum size of wall mounted signs for multi-tenant retail structures is 48 square feet, or 1.2 square feet for each lineal foot of wall face that the sign is mounted on, whichever is less, per Section 416.07.B.2.(d).
- Businesses that have a side or rear building façade front on a parking lot or secondary street frontage may have a secondary wall-mounted sign not to exceed 50% of the area of the primary building sign, per Section 416.07.B.3.(a). This provision shall not apply where a parking lot is located between a building and a public street



## BLOCK 3903 PROPOSED LOT 13.02 ZONING TABLE

### 3501 STATE ROUTE 66 REDEVELOPMENT

#### ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION A)

| Item   | Required / Allowable                                      | Proposed                  | Regulation <sup>1</sup> Reference | Condition |
|--|---|---------------------------|-----------------------------------|-----------|
| <b>Land Use:</b>   |   |                           |                                   |           |
| Principal Use  | Public Park   | Public Park               | 404.04.B                          | C         |
| Accessory Use  | Parking for Principal Use                                 | Parking for Principal Use | 404.04.D                          | C         |
| <b>Area, Bulk &amp; Yard Requirements:</b>   |   |                           |                                   |           |
| Min. Lot Area (AC)   | 2.5 AC  | 1.82 AC                   | 404.04.E                          | V         |
| Max. Floor Area Ratio  | 0.8   | N/A                       | Ordinance No. 16-20 <sup>4</sup>  | N/A       |
| Min. Lot Width (FT)  | 500 FT  | 366.1 FT                  | 404.04.E                          | V         |
| Min. Lot Frontage (FT)   | 500 FT  | 403.7 FT                  | 404.04.E                          | V         |
| Min. Lot Depth (FT)  | 600 FT  | 195.0 FT                  | 404.04.E                          | V         |
| Min. Front Yard Building Setback (FT)  | 50 FT   | N/A                       | 404.04.E                          | N/A       |
| Min. Side Yard Building Setback (FT)   | 30 FT   | N/A                       | 404.04.E                          | N/A       |
| Min. Combined Side Yard Building Setback (FT)  | 60 FT   | N/A                       | 404.04.E                          | N/A       |
| Min. Rear Yard Building Setback (FT)   | 40 FT   | N/A                       | 404.04.E                          | N/A       |
| Max. Building Coverage (%)   | 30%   | N/A                       | 404.04.E                          | N/A       |
| Max. Lot Coverage (%)  | 65%   | 5.2%                      | 404.04.E                          | C         |
| Max. Number of Stories   | 2   | N/A                       | 404.04.E                          | N/A       |
| Max. Building Height (FT)  | 40 FT   | N/A                       | 404.04.E                          | N/A       |
| Min. Improvable Lot Area (SF)  | 84,900 SF   | 34,610 SF                 | 404.04.E                          | V         |
| Min. M.I.A. Diameter of Circle (SF)  | 189 FT  | 135 FT                    | 404.04.E                          | V         |
| <b>Driveway, Parking &amp; Loading Area Regulations</b>                                      |   |                           |                                   |           |
| Barrier-Free Walkway Shall be Provided to the Use from the Parking Lot and Township Sidewalk | Yes   | Yes                       | 412.06.E                          | C         |
| Min. Number of Parking Spaces  | N/A   | 5                         | 412.17.D <sup>2</sup>             | C         |
| Min. Parking Space Size (FT x FT)  | 9 FT x 18 FT  | 9 FT x 18 FT              | 412.17.B                          | C         |
| Min. Front Yard Parking Setback <sup>3</sup> (FT)  | 50 FT   | 177 FT                    | 412.18                            | C         |
| Min. Side & Rear Yard Parking Setback (FT)   | 10 FT   | 0 FT                      | 509.1.1                           | W         |
| <b>Landscaping &amp; Buffering Regulations</b>   |   |                           |                                   |           |
| Min. Parking Lot Buffer Area Width (FT)  | 10 FT   | 0 FT                      | 503.B.1                           | W         |
| Parking Lot Buffer in Side and Rear Yards  | 6 FT Evergreens @3 FT O.C.                                | No                        | 509.1.1.(a)                       | W         |
| Parking Lot Buffer in Front Yard   | Evergreen & Deciduous Hedge with Shade Trees @ 30 FT O.C. | N/A                       | 509.1.1.(b)                       | N/A       |
| Street Tree Setback from Curblin (FT)  | 15 FT   | N/A                       | 523.A                             | N/A       |
| Min. Street Tree Spacing for Large Street Trees (FT)   | 35 FT   | N/A                       | 523.B                             | N/A       |
| Min. Street Tree Spacing for Medium Street Trees (FT)  | 30 FT   | N/A                       | 523.B                             | N/A       |
| <b>Sidewalk Regulations</b>  |   |                           |                                   |           |
| Sidewalks Required / Provided on Both Sides of Roads for Nonresidential Development          | Yes   | N/A                       | 519.B.1                           | N/A       |
| Private Walkway Access to Public Sidewalk in the Right-of-Way                                | Yes   | Yes                       | 519.B.2                           | C         |

**BLOCK 3903 PROPOSED LOT 13.02 ZONING TABLE**  
**3501 STATE ROUTE 66 REDEVELOPMENT**  
**ZONING DISTRICT: BLOCK No. 3903, LOT No. 12 & 13 REDEVELOPMENT PLAN (SECTION A)**

| Item  | Required / Allowable   | Proposed | Regulation <sup>1</sup> Reference   | Condition |
|---|--|----------|-------------------------------------|-----------|
| Public Access Easement for Sidewalk Not Within the Right-of-Way   | Yes  | Yes      | 519.B.3                             | C         |
| Max. Setback of Street Furniture from the Curblin (FT)  | 4 FT   | N/A      | 519.B.3.(a)                         | N/A       |
| Min. Clear Passageway in Front of Street Furniture (FT)   | 7.5 FT   | N/A      | 519.B.3.(a)                         | N/A       |
| Provide Internal Sidewalk Links Between Development and Streets   | Yes  | Yes      | 519.B.3.(b)                         | C         |
| Provide Access Easements for Pedestrian Links   | Yes  | Yes      | 519.B.3.(b)                         | C         |
| Sidewalks Less Than 6 FT in Width to Provide 6 FT Width for 6 FT Length Every 200 FT for Handicap Passage | Yes  | No       | 519.B.6                             | <b>W</b>  |
| Min. Number of Bicycle Parking Spaces   | 10% of Total Required Parking up to 100 Spaces + 2% Thereafter (1) | 5        | 519.C                               | C         |
| <b>Fence, Retaining Wall &amp; Slope Regulations</b>  |  |          |                                     |           |
| Max. % Disturbance of Total Lot Area Consisting of 15%-25% Slopes   | 30%  | 18.9%    | 421.D.1.(a)                         | C         |
| Creation of Critical Slopes (>25%) During Construction Permitted  | No   | Yes      | 421.D.1.(b)                         | <b>V</b>  |
| Max. Area of Disturbance of Critical Slope Areas (>25% Slopes) <sup>5</sup>                               | 0 SF   | 0 SF     | 421.D.2                             | C         |
| Final Grading Results in Net Increase of Total Steep Slope Areas on the Lot                               | No   | Yes      | 421.E.2.(a)                         | <b>V</b>  |
| Max. Fence Height Within 15 FT of R.O.W. (FT)   | 4 FT   | N/A      | 412.07.B.1.(b).(ii)                 | N/A       |
| Max. Fence Height More than 15 FT from R.O.W. and in Side or Rear Yards (FT)                              | 6 FT   | 4 FT     | 412.07.B.1.(b).(i) / 412.07.B.2.(b) | C         |
| Chain Link Fence Permitted / Located in Front Yard  | No   | Yes      | 412.07.B.2.(c)                      | <b>V</b>  |
| Max. Retaining Wall Height (FT)   | 8 FT   | 6.7 FT   | 421.G.1                             | C         |
| Max. Retaining Wall Height in Front Yard Setback (FT)   | 4 FT   | N/A      | 421.G.1                             | N/A       |
| Max. Combined Retaining Wall and Safety Fence Height (FT)   | 12 FT  | 10.7 FT  | 421.G.4                             | C         |
| Min. Retaining Wall Setback from Property Lines (FT)  | Height of Retaining Wall (6.7 FT)                                  | 5 FT     | 421.H.1                             | <b>V</b>  |
| <b>Lighting &amp; Signage Regulations</b>   |  |          |                                     |           |
| Max. Light Fixture Mounting Height (FT)   | 14 FT  | 14 FT    | 412.11                              | C         |
| Decorative Lamppost Height (FT)   | 10 FT to 12 FT   | 12 FT    | 521.B.4                             | C         |
| Decorative Lamppost Spacing Along Street Lines (FT)   | 40 FT to 60 FT   | N/A      | 521.B.4                             | N/A       |
| Decorative Lamppost Spacing Along Interior Walkways (FT)  | 30 FT to 40 FT   | > 40 FT  | 521.B.4                             | <b>W</b>  |

**Abbreviations:**

**V - Variance**      **W - Waiver**      C - Compliance      NC - Existing Nonconformity      N/A - Not Applicable

**Notes:**

- Zoning regulations and design standards referenced from Block No. 3903, Lot No. 12 & 13 Redevelopment Plan, adopted December 2021. The redevelopment plan splits the subject project site into Section A (the site frontage along Route 66) and Section B (the remaining portion of the site). Per the Redevelopment Plan, the bulk requirements for Section A shall be governed by the existing requirements set forth with C-1 Planned Commercial Development Zone District and the H-S Hospital Support Zone Overlay, while the bulk requirements for Section B shall be governed by the requirements set forth within the Redevelopment Plan. Please note that portions of the development design have been governed by the process associated with the adoption of a Redevelopment Agreement for the project site.
- Section 412.17.D. does not list Public Park in the list of off-street parking requirements. Total of 5 parking spaces are proposed.
- No parking shall be located in a required front yard per Section 412.18.
- Per Ordinance No. 16-20, the maximum building area floor ratio shall be 0.8, and shall be calculated utilizing effective land area.
- The project exceeds the criteria for maximum disturbance areas listed under Section 421.D.2. for disturbance of critical slope areas (slopes of 25 percent or greater). The criteria that would allow for the disturbance of critical slope areas are: (a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard; (b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet; (c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet; (d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and, (e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.