

**55-151. DESIGN STANDARDS. {Amended 12-16-96 by Ord. No. 1996-60 § 30}**

The preparation of all major site plans shall adhere to all applicable design standards outlined in §§ 55-126 through 55-126.17 and the following design criteria and principles:

- A. *Traffic Circulation.* The site plan shall provide a safe and efficient circulation system for the movement of vehicles and pedestrians off-site and on-tract.
- B. *Access Driveways.*
  - (1) All entrance and exit driveways shall be located so as to afford maximum safety and minimum disruption of traffic on the street.
  - (2) The dimensions of entrance and exit driveways and internal roads shall be adequate to accommodate the volume and character of vehicles anticipated to be using the site. The required dimensions for driveways and interior roads shall be as follows:
    - (a) A minimum of twelve (12) feet for one-way operation.
    - (b) A minimum of twenty-four (24) feet for two-way operation.
  - (3) Driveways serving a development having fifty (50) or fewer parking spaces may use a one-and-one half (1 1/2) inch-high depressed curb and concrete apron driveway and concrete walk. Those having more than fifty (50) parking spaces, however, shall use curb returns of not less than fifteen (15) foot radii.
  - (4) Any vertical curve on a driveway shall be flat enough to prevent the dragging of any vehicle undercarriage.
  - (5) Driveway grades shall adhere to the following: three-fourths percent (3/4%) minimum to ten percent (10%) maximum. A maximum slope of two percent (2%) for the first twenty (20) feet from the street line shall be maintained.
  - (6) Curb cuts to a public street shall not be closer than one hundred (100) feet to the street line of an intersecting street.

- (7) The number of permitted driveways provided from a site shall be related to the type of street and traffic volume thereon and the number and location of other access points therefrom.
- (8) Driveway pavement serving light-duty traffic shall be constructed of two (2) inches FABC surface course.
- (9) Driveways are to be curbed on both sides.
- (10) No driveway shall be closer to any property line than six (6) feet.
- (11) Driveway pavement serving heavy-duty traffic or providing access to active short-term parking facilities shall be constructed of two (2) inches bituminous stabilized base course and one and one-half (1 1/2) inches of FABC surface course.
- (12) All pavement areas shall be constructed with a six (6) inch-thick, Type 2, Class A or B gravel subbase in addition to bituminous stabilized base course and FABC surface course as specified.
- (13) In parking lots having a capacity of more than one hundred (100) cars, a main access drive shall be provided from points of ingress and egress. No parking shall be permitted on the main access drive, nor shall it serve as an access aisle to adjacent parking spaces.
- (14) All access drives shall provide a minimum turning radius of thirty (30) feet.

*C. Off-street Parking and Loading Areas.*

- (1) The number and size of all parking and loading spaces shall meet the requirements of the zoning regulations.
- (2) Any off-street loading spaces shall have a minimum width of ten (10) feet, a minimum length of forty-

five (45) feet and a minimum height clearance of fifteen (15) feet.

- (3) Ingress and egress to a parking or loading area shall be paved and shall include turning areas to assure ease of mobility, ample clearance, safety of vehicles and pedestrians.
- (4) Parking areas serving light-duty traffic shall be constructed of two (2) inches of FABC surface course.
- (5) Parking areas serving heavy-duty traffic including active short-term parking facilities shall be constructed of two (2) inches bituminous stabilized base course and one and one-half (1 1/2) inches of FABC surface course.
- (6) All pavement areas shall be constructed with a six (6) inch-thick Type 2, Class A or B gravel subbase in addition to bituminous stabilized base course and FABC surface course as specified.
- (7) A parking area shall be illuminated if used after sunset, and such illumination shall provide a minimum of five-tenths (0.5) lumen per square foot throughout the area and shall be shielded from adjoining streets or properties.
- (8) Off-street parking and loading areas shall be designed to prevent the maneuvering of vehicles into or out of parking or loading spaces within any portion of any street.
- (9) Parking dimensions shall meet the following standards. Each dead-storage bay of an off-street parking space may be perpendicular to the aisle, parallel to the aisle or at any angle between sixty (60°) degrees and ninety (90°) degrees. No angle-parking layout shall be permitted with an angle less than sixty (60°) degrees. The following are minimum stall and aisle dimensions:

<b>Parking Angle</b>	<b>Aisles (feet)</b>	<b>Bay Widths, Parking Both Sides (feet)</b>	<b>Bay Widths, Parking Stall One Dimension (feet)</b>	<b>Dimensions (feet)</b>
90°	24	64	44	9 x 20
60°	18	58	38	9 x 20
Parallel:				
One-way operation	12	31	21	9 x 23
Two-way operation	24	42	33	9 x 23

- (10) Parking or loading space stripes shall be four (4) inches wide, using white reflective paint. Hatch lines shall be on an angle of forty-five (45°) degrees and shall consist of stripes four (4) inches wide, using yellow reflective paint two (2) feet on center.
- (11) All parking or loading areas are to be curbed.
- (12) No paved area shall be closer to any property line than six (6) feet unless otherwise prohibited in this chapter.
- (13) Maximum grade permitted in parking areas shall be six percent (6%). Minimum grade permitted in parking areas shall be three-fourths percent (3/4%).
- (14) Location of parking. Where parking is permitted between the front building line and the street line, a safety island or raised median separating the public street from the parking area shall be provided in accordance with the following minimum requirements:
  - (a) The width of the safety island shall be that width between the proposed street curbline

and a point five (5) feet inside the property line. When this width is less than fifteen (15) feet, the parking area shall be reduced to provide a minimum width for the safety island of fifteen (15) feet. All required tree and shrub plantings shall be planted on the on-site portion of the safety island.

- (b) Safety islands shall be raised a minimum of six (6) inches above the adjacent parking area.
  - (c) Safety islands shall be topsoiled and seeded or otherwise landscaped, except that they may, in the alternative, be constructed of maintenance-free materials which provide a clear and unmistakable distinction between the parking area and the safety island.
  - (d) No commercial signs, light standards or other aboveground obstructions other than plantings shall be permitted in the safety islands.
- (15) Small parking areas. Parking lots having ten (10) or fewer spaces shall comply with all applicable requirements of this chapter and shall also be bordered by a five (5) foot unbroken, landscaped dividing strip along all side property lines from the street line to the rear lot line, unless the Board for good cause shall waive such requirements.
- (16) Intermediate-size parking areas. Parking areas having more than ten (10) spaces but less than fifty-one (51) spaces shall be designed to fulfill the following minimum requirements:
- (a) A safety island or raised median shall be provided as herein described.
  - (b) A five (5) foot unbroken, landscaped dividing strip shall be provided along all side property

lines from the street line to the rear lot line, unless otherwise specified herein.

- (c) Not more than one (1) two-way access driveway or two (2) one-way access driveways shall be provided on any one (1) street unless approval otherwise is obtained from the body, agency or official having jurisdiction over the plan.
- (17) Large parking areas. Parking lots which have a capacity for parking more than fifty (50) vehicles shall incorporate the following minimum design standards:
- (a) No parking stalls which shall require the use of the entrance and exit driveways as access aisles shall be permitted.
  - (b) All access driveways located along one-way streets or divided highways shall be separate one-way driveways. Said driveways shall be located so that vehicles enter the parking area at the beginning of the property and exit at the far end of the property unless other considerations, such as median opening, dictate otherwise.
  - (c) AU directional (one-way) driveways shall be marked by appropriate signs facing all peripheral service roads serving the property as well as the parking areas.
  - (d) No driveway shall be located within less than thirty (30) feet of an existing drive.
  - (e) A ten (10) foot unbroken landscaped dividing strip shall be provided along all side property lines from the street line to the rear lot line unless otherwise specified herein.

D. *Drainage.*

- (1) Provision shall be made for safe and adequate drainage of the surface runoff waters in and from the premises so that flooding and erosion of the property and the property of others will be prevented.
- (2) Calculations shall be based on criteria set forth in § 55-126 of this chapter.
- (3) The drainage system shall be designed in accordance with the standards set forth in § 55-126.5 of this chapter. Inlets shall generally be located and limited to a runoff area of not more than one (1) acre.

E. *Sewage Disposal and Water Supply.* The site plan shall provide for adequate sewage disposal and water supply to meet the requirements of all local, State and Federal regulations and as set forth in this chapter.

F. *Sidewalks.* Sidewalks may be required for access from the main entrance or entrances of the building to the street, driveway or parking areas and shall be constructed in accordance with § 55-86.126.

G. *Landscaping.*

- (1) The site plan shall include a landscape plan indicating the landscaping to be installed and showing the size and species of trees and shrubs to be planted. It shall also indicate what protection or devices will be used to preserve existing trees during construction and the method of accomplishing grade changes at existing trees. Landscaping plans shall incorporate the elements set forth in § 55-295D.
- (2) Portions of all front, rear and side yards which are not used for required driveways, sidewalks, parking or loading, accessory buildings or recreational areas

shall be planted with trees, shrubs, plants and lawns or ground cover in order to ensure the attractiveness of the premises and the protection of the soil thereon. Existing trees of four (4) inch caliper or over and any other significant natural features shall, if located in the landscaped area, to be preserved.

- (3) Where nonresidential uses or areas abut a residential building, there shall be provided, on the nonresidential lot or area adjacent to the lot lines of the residential building, a planting strip not less than six (6) feet wide, consisting of suitable shrubbery, hedges or fencing or a combination thereof, to shield effectively the year around undesirable visual exposure and so as to provide a protective screen from incompatible uses and surroundings. In the case, however, where the zoning regulations provide for a wider planted buffer area, said regulation shall control.

H. *Garbage, Refuse and Outside Storage.*

- (1) Provisions shall be made for the indoor or enclosed storage of garbage and refuse.
- (2) Outside storage, when permitted, shall only be permitted in areas approved by the municipal agency. Such areas shall, as nearly as may be practicable, be shielded from public view and protected by adequate fencing and/or screening.
- (3) Screening of refuse area. Those areas adjacent to or within the parking area designated as refuse storage and pickup areas shall be properly screened to prevent the unsightly display and the scattering of debris. The following minimum requirements shall apply:
  - (a) The area shall be surrounded on at least three (3) sides by a solid uniform fence or wall

not less than five (5) feet nor more than eight (8) feet in height and maintained in good condition. The wall of an adjacent building may serve as one (1) side. Said fence shall be exempt from the provisions of any ordinance of this municipality regulating the height of fences and requiring permits therefor.

(b) The opening in said screening wall or fence shall be so located as to prevent the visual display of refuse from any adjacent parking area or street.

- I. *Retaining Walls.* Retaining walls shall be designed in accordance with New Jersey State Building Codes and shall be constructed to meet the requirements of the Township Engineer.
- J. *Curbs.* All curbing shall be solid line concrete or Belgian block and shall be designed and constructed in accordance with § 55-126.4 of this chapter.
- K. *Electric, Telephone, Gas and Cable Television Utilities.* All new gas, electric, telephone or cable television lines shall be placed underground.
- L. *Miscellaneous Provisions.* All other design standards not specifically outlined in this section shall comply with the provisions of § 55-126 through §55-126.17 of this chapter.