



RIVER STYX ROAD

FORM BASED CODE DRAFT

BOROUGH OF HOPATCONG, NEW JERSEY

Revised April 3, 2014

LAND USE ZONING CODE OVERLAY

This code sets forth several land use districts along the River Styx Road Corridor. This form based code is intended to be an optional overlay zoning district to portions of the B-1 and the R-1 existing zoning districts along the River Styx Road Corridor. This code shall be optional for development applications, meaning that a developer may choose to seek development approvals using either the underlying conventional zoning and its associated standards regulating the development, or through this Form Based Code as the regulatory framework. Only one set of standards shall be applied to any development application.

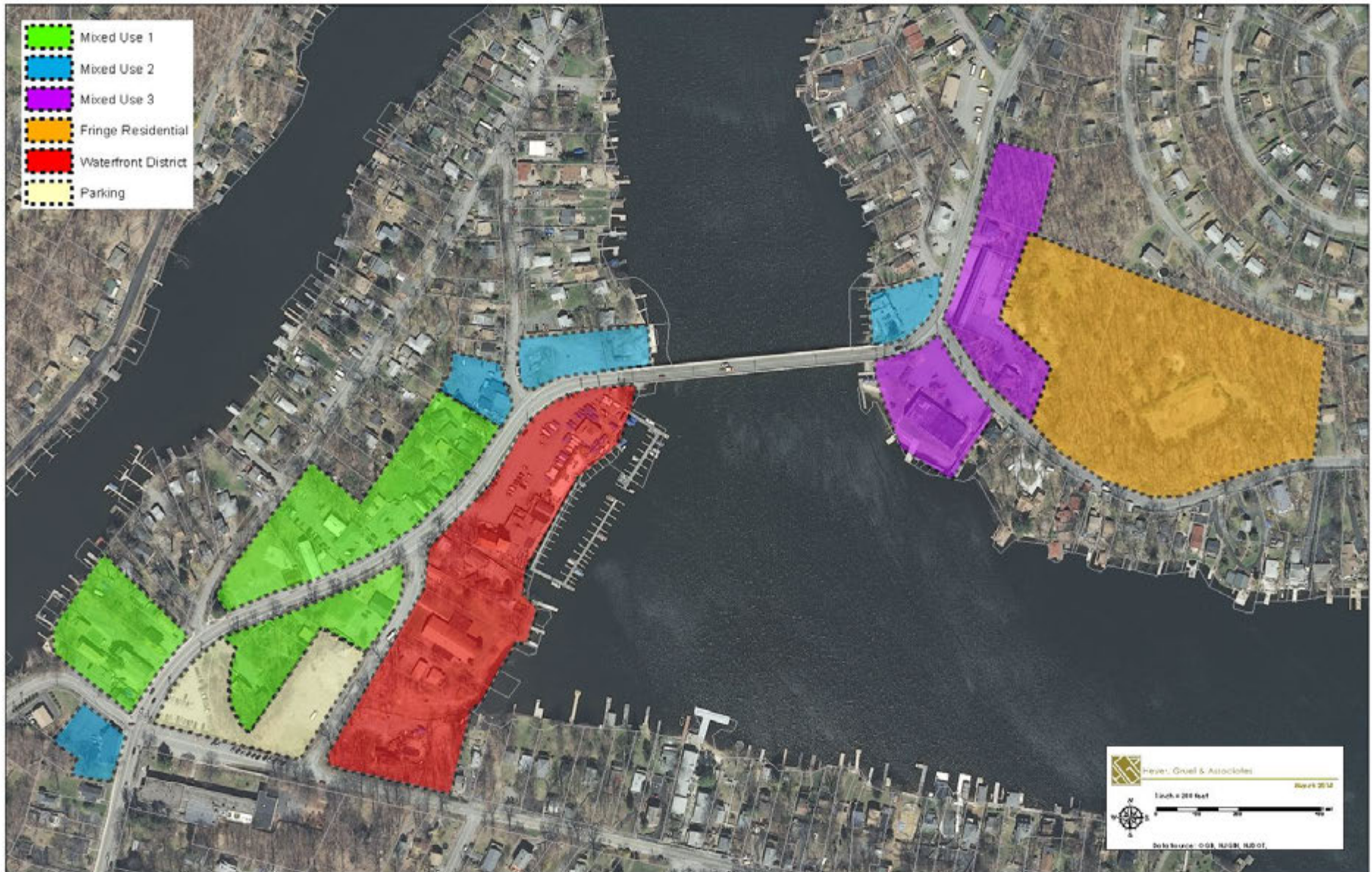
There are six districts that are established through this Code as a part of the Form Based Code zoning option. Those districts are:

1. Mixed Use 1
2. Mixed Use 2
3. Mixed Use 3
4. Fringe Residential
5. Waterfront District
6. Parking

The Form Based Code Option stipulates how the building will be massed, how developments will relate to the street, the streetscape standards, as well as other features that will promote development that achieves the goals of this Ordinance.

The Form Based Code Option is structured in three parts including a regulating plan, building types, and a street corridor plan.

FORM BASED CODE – Overlay Zoning Option



Mixed-Use 1 District

Description:

This district is intended to encourage 3-story mixed use buildings that permit a variety of non-residential in addition to residential uses which are limited to upper stories only. Ground level non-residential uses should be oriented towards River Styx Road, and create an active window shopping atmosphere.

Principal Permitted Uses:

- Retail sales and services
- Banks
- Health Clubs
- Professional Offices
- Restaurants and eating places
- Multi-family residences (upper floors only)

Permitted Accessory Uses:

- Off-Street Parking
- Other uses customary and incidental to the principal use

Bulk Standards:

Bulk Standards	
Minimum Front Yard	5 feet
Maximum Front Yard	10 feet
Minimum Rear Yard	10 feet
Minimum Side Yard	10 feet*
Maximum Building Height	3 stories/45 feet
Minimum Building Height	2 stories/30 feet
Minimum Ground Floor Height	10 feet
Maximum Ground Floor Height	15 feet
Maximum Lot Coverage	90%

*0' side yard is permitted where adjoining properties are developed under this Form Based Code

Parking Requirements:

- Retail sales and services – 4 spaces/1,000 s.f.
- Banks – 4 spaces/1,000 s.f.
- Health Clubs 1 space/1,000 s.f.
- Professional Offices – 3 spaces/1,000 s.f.
- Restaurants – 1 space/3 seats
- Multi-family residences – 2 spaces/dwelling unit

No parking is permitted between the front building line and the street.

Mixed-Use 1 District Building



Mixed-Use 2 District

Description:

This district is similar in concept to the Mixed Use 1 district, however within this district non-residential uses such as retail commercial stores are encouraged, but not required to be on the ground floor of the building. Ground level commercial uses should be oriented towards River Styx Road, and create an active window shopping atmosphere. Outdoor dining also is to be encouraged. Building design shall take into consideration the creation of lake view corridors from municipal Right-of-Ways.

Principal Permitted Uses:

- Retail stores/services
- Banks
- Health Clubs
- Professional Offices
- Restaurants and eating places
- Multi-family residences
- Bed & Breakfast

Permitted Accessory Uses:

- Off-Street Parking
- Other uses customary and incidental to the principal use

Public Lake Access:

Properties with commercial uses and lake access shall provide provisions to allow public access to the lake. Public access may consist of a 16 foot wide public access easement along the lake

frontage to allow for the construction of a public boardwalk. Alternatively, consideration may be given to constructing a public pier.

Bulk Standards:

Bulk Standards	
Minimum Front Yard	5 feet
Maximum Front Yard	10 feet
Minimum Rear Yard	20 feet
Minimum Side Yard	10 feet
Maximum Building Height*	2.5 stories/35 feet
Minimum Building Height	2 stories/30 feet
Minimum Ground Floor Height	10 feet
Maximum Ground Floor Height	15 feet
Maximum Lot Coverage	90%

*max building height may be increased to 3 stories/45 feet if parking is provided underneath the structure.

Parking Requirements:

- Retail sales and services – 4 spaces/1,000 s.f.
- Banks – 4 spaces/1,000 s.f.
- Health Clubs 1 space/1,000 s.f.
- Offices – 3 spaces/1,000 s.f.
- Restaurants – 1 space/3 seats
- Multi-family residences – 2 spaces/dwelling unit
- B&B – 1 space/room

No parking is permitted between the front building line and the street.

Mixed-Use 2 District Building Type A



Mixed-Use 2 District Building Type B (residential ground floor)



Mixed-Use 3 District

Description:

This district is intended to encourage the development of mixed use structures on the east side of the bridge. Ground level non-residential uses are encouraged, but not required. Commercial uses should be oriented towards the public street. Building design shall take into consideration creation of lake view corridors from municipal right-of-ways.

Principal Permitted Uses:

- Retail sales and services
- Banks
- Health Clubs
- Professional Offices
- Restaurants and eating places
- Multi-family residences

Permitted Accessory Uses:

- Off-Street Parking
- Other uses customary and incidental to the principal use

Public Lake Access:

Properties with commercial uses and lake access shall provide provisions to allow public access to the lake. Public access may

consist of a 16 foot wide public access easement along the lake frontage to allow for the construction of a public boardwalk. Alternatively, consideration may be given to constructing a public pier.

Bulk Standards:

Bulk Standards	
Minimum Front Yard	10 feet
Minimum Rear Yard	15 feet
Minimum Side Yard	10 feet
Maximum Building Height	2.5 stories/35 feet
Minimum Ground Floor Height	10 feet
Maximum Ground Floor Height	15 feet
Maximum Lot Coverage	65%

Parking Requirements:

- Retail sales and services – 4 spaces/1,000 s.f.
- Banks – 4 spaces/1,000 s.f.
- Health Clubs 1 space/1,000 s.f.
- Offices – 3 spaces/1,000 s.f.
- Restaurants – 1 space/3 seats
- Multi-family residences – 2 spaces/dwelling unit

Building types in the Mixed-Use 3 District shall be substantially consistent with the building types in the Mixed-Use 2 District.

Fringe Residential District

Description:

The purpose of this district is to permit the construction of attached, single family residential dwelling units in a traditional townhouse architectural design, to complement the mixed use development in the remainder of the District.

Principal Permitted Uses:

- Attached single family residential dwelling units

Permitted Accessory Uses:

- Off-Street Parking
- Other uses customary and incidental to the principal use

Bulk Standards:

Bulk Standards	
Minimum Public ROW setback	25 feet
Minimum Perimeter setback	50 feet
Maximum Building Height	2.5 stories/35 feet
Maximum Lot Coverage	65%
Maximum Density	2.5 buildings/acre
Maximum number of units per building	6 units/building

Parking Requirements:

- Parking for all residences shall meet the requirements of the New Jersey Residential Site Improvement Standards (RSIS).

Parking may be permitted in a garage in the front façade of the building. However, no greater than 50% of the width of the building may be devoted to the garage door.

Rear loaded garages in lieu of front loaded garages are encouraged.

A minimum distance of 20 feet shall be maintained between the face of a garage door and the edge of the sidewalk or pedestrian path.

Fringe Residential District Building Type



Waterfront District

Description:

The intent of this district is to create public access near the Lake Hopatcong waterfront that allows for open views of the Lake and the boats in the marina, from River Styx Road. Outdoor dining is encouraged. In this district the Lake, rather than River Styx Road shall serve as the principal frontage for buildings. The building wall shall be oriented towards the Lake. Building design shall take into consideration the creation of lake view corridors from municipal Right-of-Ways.

Principal Permitted Uses:

- Retail sales and services
- Restaurants and Eating Places
- Marinas
- Community Recreation such as paddle boats
- Pavilion
- Professional Offices
- Residences (upper floors only) – subject to no on-site boat storage to assure residential parking is accommodated.

Permitted Accessory Uses:

- Off-Street Parking
- Other uses customary and incidental to the principal use

Public Lake Access:

Properties with commercial uses and lake access shall provide provisions to allow public access to the lake. Public access may consist of a 16 foot wide public access easement along the lake frontage to allow for the construction of a public boardwalk. Alternatively, consideration may be given to constructing a public pier.

Bulk Standards:

Bulk Standards	
Minimum Front Yard (from Lake)	20 feet
Maximum Building Height	2.5 stories/35 feet
Minimum Side Yard	10 feet
Minimum Front Yard	10 feet
Maximum Lot Coverage	90%

Parking Requirements:

- Retail stores/services – 4 spaces/1,000 s.f.
- Restaurants – 1 space/3 seats
- Marinas – 1 space/3 boat slips
- Community Recreation – 5 spaces/1,000 s.f.
- Offices – 3 spaces/1,000 s.f.
- Residences – 2 spaces/dwelling unit

No garages are to be permitted in this district.

No parking shall be permitted between the building and the Lake frontage walkway.

Building types in this district shall be substantially consistent with the building types in the Mixed-Use 2 District.

Parking District

Description:

The intent of this district is to provide additional parking capacity to meet the general needs of the entire River Styx Road mixed-use commercial corridor.

In order to achieve the desired densities specified in this code, developers may be required to secure off-site parking to meet the specific needs of the proposed development. Developers are encouraged to work with other property owners in order to meet the parking requirements. Developers not meeting the on-site requirements will be required to reduce the on-site density accordingly.

Principal Permitted Uses:

- Off-Street Parking

Additional Requirements:

Surface parking lots shall be set back from the street a minimum of 5 feet.

Parking lots shall be suitably landscaped.

Design Standards

These design standards shall be considered site plan standards. Deviations from any design standard shall require a design waiver.

General Design Standards

- The primary orientation of a building shall be towards River Styx Road, or the public street which the property fronts.
- Buildings located at corners, intersections, or other prominent locations shall be designed to be oriented towards the corner, with architectural and design features giving greater emphasis to the corner.
- Gateway areas, in particular those at the bridge, shall be designed so as to serve as a way to distinguish one area from another.
- The type, shape, pitch, texture, and color of roof surfaces visible from the sides of a building shall be architecturally compatible with the building style, material, colors, and details.
- All pedestrian entryways and/or lobbies shall be prominent and well-lit.
- Each individual use on the ground level of a building must have its own individual entrance.

Architectural Standards

Materials and Colors

- Natural earth colors are encouraged
- Wood, local stone, and brickwork are encouraged as primary building materials. Vinyl siding and EIFS shall be discouraged.

External Building Walls

- The exterior walls of buildings shall not have large blank or featureless expanses.
- Trim elements and visible window framing shall be painted or sealed.
- Fireplace enclosures and chimneys attached to the building face shall extend to the ground.
- Detailing such as detailed cornice moldings shall be encouraged, particularly along River Styx Road.
- Buildings shall have each level distinctly articulated through its architectural design features.

Retail Fenestration

- A minimum of 60% of the ground floor facade surface area of any building used for retail shall be glazed.
- The sill is required to be a maximum of 3 feet above the sidewalk grade for non-residential uses.

Roofs

- All hipped or gabled roofs must have eaves
- Eaves shall be continuous unless overhanging a balcony or porch.
- Eaves shall extend a minimum of 2 feet from the building face.
- The minimum pitch for sloped roofs shall be 8:12
- Enclosure of rooftop areas, terraces, or balconies is not permitted; however rooftop planters, fences below the height of the parapets or railings, canvas terrace awnings and outdoor furniture are allowed.
- Rooftop appurtenances, including architectural features such as spires, cupolas, domes, and belfries, are permitted, as long as their highest points are no more than 10 feet above the maximum overall height of the building. Architectural features that extend beyond the permitted height of the building shall not be habitable spaces.

Stoops, Porches, Roofs, and Balconies

- The foundation walls of stoops and porches must be consistent with the foundation treatment of the building.
- Awnings, canopies, and/or balconies are permitted and shall only extend a maximum of 3 feet from the exterior wall into an established setback.

- Balconies shall be structurally supported by decorative brackets or beams when facing public streets.
- Porches and stoops must be a minimum of 12 inches above the sidewalk grade.

Residential Windows and Doors

- If exterior shutters are used, they shall be sized and mounted appropriately to fit their window.
- Doors, except garage doors, shall be or appear to be constructed of planks or raised panels. (not flush with applied trim)
- Window sills shall project a minimum of 2 inches from the building face.
- All lintels shall extend a minimum of 4 inches beyond the edge of the opening.

Mechanical Equipment and Utilities

- Rooftop mechanical equipment shall be screened from public view.
- Air conditioning units shall not be placed into windows or any other openings visible from the street.
- Every effort shall be made to make utilities as visually unobtrusive as possible.

- Meters and access panels shall be integrated with street and building design.

Parking and Loading Standards

- Parking in the front yard facing River Styx Road shall be prohibited, except in the Waterfront District.
- Parking shall include decorative lighting that is consistent with other site lighting.
- The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entries.
- Off-street parking may be permitted on the ground level, underneath the building if screened from public view.
- No loading or service areas shall be permitted along the River Styx Road corridor.
- Off-street parking requirements may be met off site, provided that the parking is within 500 feet of the property, and meets other requirements of this section.
- All parking spaces shall be a minimum of 9 feet in width by 18 feet in depth.
- Drive Aisles shall be a minimum of 24 feet in width.

- A buffer of a minimum of 5 feet in width shall be placed around the perimeter of any surface parking lots.
- Tree islands shall be provided within surface parking lots. At least one tree per 10 spaces shall be provided on these tree islands.

Additional Design Standards

- In residential development, outside storage of materials and personal belongings of residents shall be prohibited.
- All storage of refuse and recyclable materials shall be maintained within the confines of an enclosed building or structure and shall be reasonably accessible for vehicular collection on the site.
- Chain link fences are not permitted as fencing materials.
- Exterior security grates are prohibited.

Streetscape Standards

- Street furniture is encouraged and shall be designed and located to provide a visual unity and elegance to the streetscape.
- Benches are encouraged in appropriate locations on all streets.

- Trash receptacles and recycling receptacles shall be located in appropriate locations on River Styx Road.
- Bicycle racks shall be placed in locations as determined during site plan review, and shall be placed so as not to interfere with pedestrian circulation.
- Bollards and planters may be used as activity separators. Permanent bollards shall be lit whenever possible.
- Street lights shall comply with municipal standards.

Outdoor Dining Standards

- Public sidewalk dining is permitted in front of all dining establishments. Furniture for outdoor dining shall be consistent with the established design theme, and shall be located so as not to interfere with pedestrian circulation.
- No outdoor dining may be set up or in such a manner that any vehicular circulation or loading areas are blocked by any tables or chairs.
- Tables, chairs, umbrellas, and containers for the disposal of recyclable materials and waste are the only items that shall be permitted as a part of outdoor dining. All features shall be secure after business hours. Plastic or similar light weight street features shall not be permitted.

- Restaurants must provide for their own disposal of waste materials and recyclables. Public receptacles shall not be used for outdoor dining.
- All food preparation shall be done in the regular kitchen of the restaurant.
- All outdoor dining tables and furniture shall be placed in front of the establishment providing service. No restaurant may encroach upon the sidewalk frontage of another establishment.
- Outdoor dining must maintain a minimum of 5 foot public access.

Signage Standards

Signage for all properties within the Form Based Zone shall be as per the Borough's ordinance, Chapter 242-29.

Street Corridor Plan

River Styx Road is intended to be transformed into a “Complete Street”, which means that the corridor will be made more accessible for multiple modes of transportation such as walking and bicycling. There are several improvements to the existing 50’ wide right-of-way which can help reduce vehicular speed along the corridor, provide adequate sidewalk space, and allow room for bicycles to safely use the streets. The configuration of River Styx Road can be seen in the Street Corridor Plan diagram on the following page.

Proposed River Styx Road Section:

- Minimum 5’-6’ Sidewalks on each side of the street
- 8’ parallel parking area on southbound side
- 12’ shared bicycle/vehicular travel lane in each direction
- 4’ shoulder on the northbound side
- 4’ planter strip buffering utility corridor on both sides immediately adjacent to curbing.

Street Corridor Plan

