

APPENDIX- B REVIEW OF CURRENT ZONING

A majority of properties in the Downtown are within B-1 Highway Business and B-2 Central Business Districts. The regulations of the B-2 Central Business District encourage a pedestrian friendly, retail environment, while the regulations of B-2 Highway Business District are intended to capture the commercial opportunities that are offered by Route 31 allowing for auto dependent uses. These diverging uses create a lack of continuity. The intersection of Route 31 and Route 57 is a major gateway into the Borough and a revision of provision of the B-2 Highway Business District is essential to showcase the character of the Downtown.

The following is a brief description of the each of the Zoning Districts within the Downtown depicted on the *MAP 7: Existing Zoning Map*.

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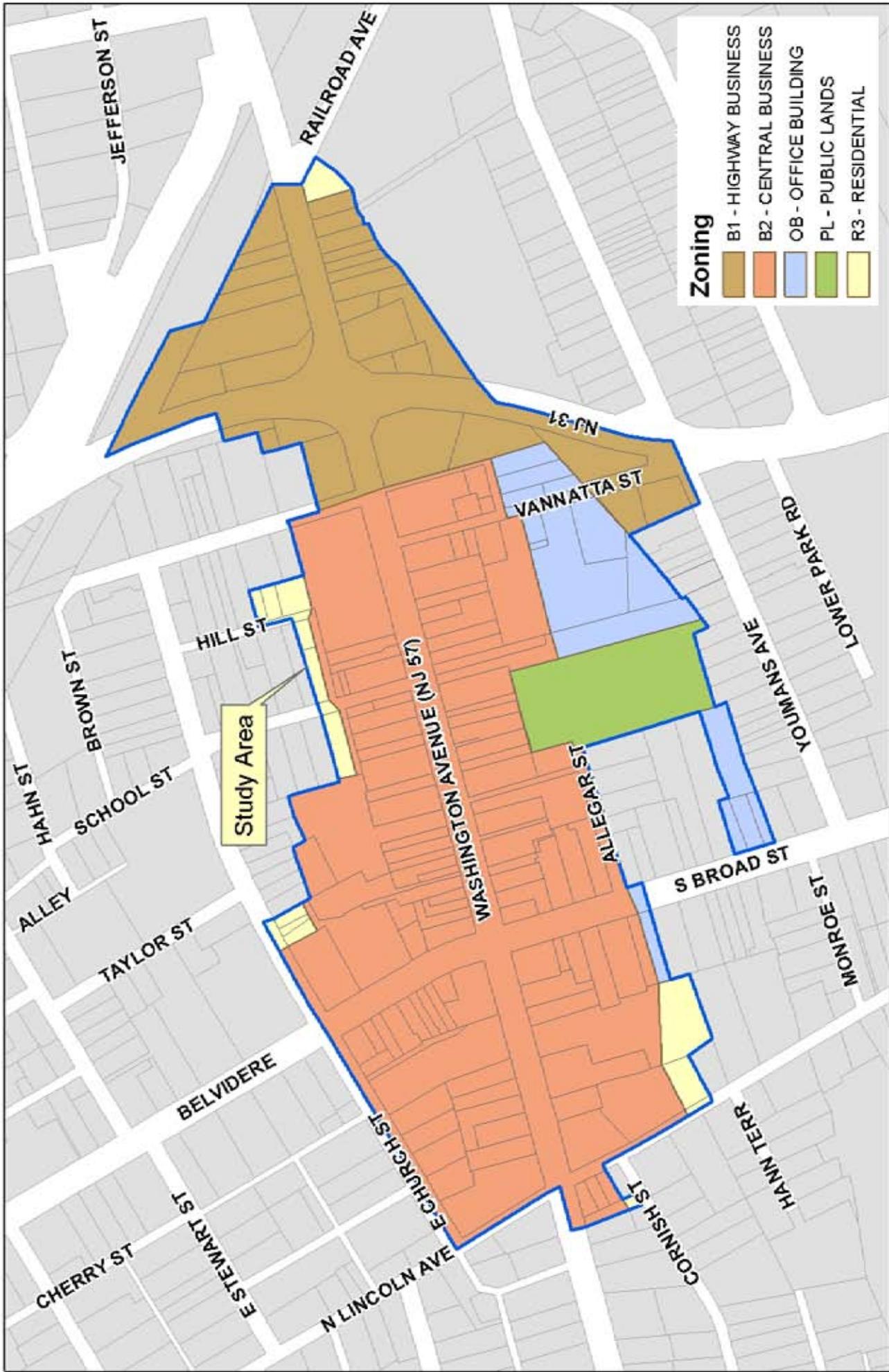
B-1 Highway Business District:

The Highway Business District is an intensive commercial district that is primarily located at the intersection of Route 31 and Route 57. This district permits any use that is permitted and regulated in the B-2 Central Business District (described further herein), as well as auto-dependent uses including coal and lumber yards, commercial warehouses, amusement arcades, public garages, public utilities and industrial uses. Any building within the B-1 Highway Business District may be used for any of the following purposes: automobile, truck and tractor service, repair and storage; warehousing; shops for knitting, sewing, hemming and other textile and fabric jobbing and light manufacture exclusive of washing and dyeing; light machine work; toolmaking; bench work; light electronic, metal, wood or plastic fabrication and/or assembly thereof; and light industrial activities similar in kind and extent to any of the uses mentioned above.

B-2 Central Business District:

The majority of properties within the Downtown are located in this district, and several of these properties have a frontage on Washington Avenue/ Route 57. The B-2 Central Business District permits retail sales and service businesses including stores, business and professional offices, restaurants, hotels, banks, theaters, newspaper offices, printing establishments, parking lots, with accompanying signs and customary accessory uses. Any building containing a retail store, service or professional establishment upon the first floor is permitted to contain any number of separate dwellings or office units on the upper floors. Public utilities and institutional uses are also permitted in the B-1 Highway Business District.





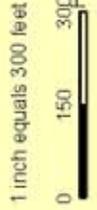
Map Source: NJDEP and New Jersey Highlands Council, Washington Borough

EXISTING ZONING MAP (MAP 7)
 Downtown Redevelopment Plan
 Borough of Washington Warren County, NJ

Prepared by-



Heyer, Gruel & Associates



PL Public Land District:

The Department of Public Works garage site is the only property within the Downtown that lies in the Public Land District. This district consists entirely of publicly owned land. All uses and structures maintained and utilized by public entities for public purposes are permitted. There are no specific zoning restrictions imposed on development so maintained and utilized by public entities.

R-3 Residence District:

A few properties along the boundary of the Downtown are located in the R-3 Residence District. This district permits a residential density of up to 6.5 units per acre.

The permitted uses in this district include single-family detached dwelling units on a minimum lot area of 6,250 square feet, with accessory uses that are incidental to the single-family uses; 2 and 3 family dwelling units; home offices; and buildings that cater to the instruction of musical instruments on a one-to-one basis not entailing more than one student at any one time for one teacher in a residence. Home professional or business offices and home occupations are permitted as conditional uses in the R-3 Residence District.

OB Office Building District:

Portions of the southern edge of the study area are located in the Office Building District. This zone district permits 1, 2 and 3 family dwelling units as permitted and regulated in the R-3 Residence District, as well as offices for executive or administrative purposes, groups of doctors, dentists, architects, engineers, attorneys, accountants, clinics with private dispensaries, insurance, institutional and real estate offices and buildings used for both a separate dwelling and an office, without any requirement that the occupant of such dwelling be involved in the operation of the office.



The following table summarizes the applicable bulk standards of zoning districts governing the Redevelopment Area:

	Maximum Building Height	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
R-3 Residence District	2.5 stories/35 ft.	25 ft./prevailing setback	6 ft. and two side yards	25 ft.
B-1 Highway Business District	2 stories/28 ft.	25 ft.	0 ft. generally & 10 feet when adjacent to a residential zone	10 ft.
B-2 Central Business District	3 stories/45 ft.	45 ft. from Washington Ave centerline; and 5 ft. from all other street rights-of-way	0 ft. generally & 10 ft. when adjacent to a residential zone	10 ft.
OB Office Building District	2.5 stories/35 ft.	25 ft./prevailing setback	6 ft. and two side yards	25 ft.
PL Public Land District	There are no specific zoning restrictions imposed on development in this district			

Encroachments

Projection such as canopies and awnings may encroach over the build-to line along Washington Avenue and other public streets. Such encroachments beyond the built-to line shall be permitted in accordance with the following standards:

Washington Avenue	4' max.
All other streets	5' max.
Height of the encroachment above the sidewalk	8' minimum

