

APPENDIX D

Township of Hardyston, NJ
Thursday, March 24, 2016

Chapter 185. ZONING

Article XXVI. CR Village Center District

[Added 7-2-2007 by Ord. No. 2007-09]

§ 185-119. Tract standards.

- A. The CR Village Center District shall be considered a form-based code planned development in accordance with the Municipal Land Use Law requirements. The planned development will be consistent with the standards and intent set forth in this Code. The Planning Board shall find the following facts and conclusions:
- (1) That departures by the proposed development from zoning regulations otherwise applicable to the subject property conform to the Zoning Ordinance standards pursuant to Subsection 52c of this Act;
 - (2) That the proposals for maintenance and conservation of the common open space are reliable, and the amount, location, and purpose of the common open space are adequate;
 - (3) That provision through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate;
 - (4) That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established;
 - (5) In the case of a proposed development which contemplates construction over a period of years, that in the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.
- B. As a condition of development in the CR Village Center, a deed restriction shall be required for the existing Wild Turkey and Crystal Springs golf courses; the restriction limits the use of the golf course properties to active and/or passive recreation or open space uses, including but not limited to golf course uses. The restrictions shall be enforceable by the Township.
- C. The CR Village Center shall be developed in accordance with the standards contained in this article and the standards contained in Chapters **33, 88, 147, 158** and **185** of the Township Code. If a conflict or inconsistency arises, the provisions or standards of this article shall control.
- D. Requirements.
- (1) Maximum total tract impervious coverage: 65% of total tract area.
 - (2) Minimum amount of nonresidential space: A minimum of 50,000 square feet of ground-floor retail sales and services shall be provided in the mixed-use village core in a "Main Street" form.

- (3) Maximum residential units: In no instance shall there be more than 1,056 units, which includes any on-site affordable units. The maximum number of residential units in the village center and the adjacent Commercial Recreation Zone shall not exceed a total of 2,738 units. Beds/units in assisted living facilities, nursing homes and hospice care shall count as units for the purposes of this section.
[Amended 7-9-2014 by Ord. No. 2014-09]
- (4) Minimum perimeter setback to village center boundary: 20 feet.
- (5) Streets and drives shall comply with the New Jersey Residential Site Improvement Standards (RSIS).
- (6) Maximum building height: In accordance with the Height Regulating Map^[1] and building type standards.
[1]: *Editor's Note: Said map is included at the end of this chapter.*
- (7) Signage: In accordance with the signage standards in §185-74.
- (8) Gateway/entry signs:
 - (a) One sign is permitted at each of the four corners of the major entry points from Route 94 as shown on the Street Hierarchy Map.^[2]
[2]: *Editor's Note: Said map is included at the end of this chapter.*
 - (b) Maximum permitted area for each gateway sign shall be 100 square feet.
- (9) Parking:
 - (a) Residential: in accordance with the RSIS standards.
 - (b) Nonresidential: in accordance with the Township Combined Land Use Ordinance (§185-77). Shared parking may be approved by the Planning Board, at the discretion of the Board, consistent with the ITE shared parking standards.
- (10) Phasing:
 - (a) 10,000 gallons of sewer capacity must be reserved for retail development in the mixed-use village core prior to receiving a building permit.
 - (b) No building permit shall be issued beyond 30% of the market-rate residential units until COs have been issued for 50,000 square feet of the ground-floor retail space in the mixed-use village core.
 - (c) Appropriate infrastructure capacity shall be reserved pursuant to COAH's rules.
 - (d) Existing infrastructure capacity shall be reserved for those affordable units generated by development of Crystal Springs outside of the village center.
- (11) Minimum affordable housing:
 - (a) The Village Center South must generate 170 credits.
 - (b) The affordable housing obligation shall be provided pursuant to an affordable housing developer's agreement with the Township Council. Pursuant to this article and the developer's agreement required herein,^[3] at least 128 affordable units shall be constructed as part of the Village Center South Planned Development (hereinafter "Village Center South"); i.e., the planned development in the village center on the south side of Route 94. A minimum of 30 units shall be provided in the mixed-use village core in the Village Center

South. Affordable units may be located on the ground level in the village core, provided they do not front on Main Street. The Commercial Recreation (CR) Zone is also hereby amended to confirm that § 185-90.1 of the Township Code does not apply in the CR District, excluding the Village Center South and Grand Cascades Lodge, and developer fees shall be paid for all development in the CR District outside of the Village Center South.

[3]: *Editor's Note: See § 147-23, General development plans.*

- (c) If assisted living facilities are constructed pursuant to the long-term care residence option, then creditworthy assisted living beds/units may be credited against the required 128 affordable rental units, of which no more than 1/3 of the 128 units shall be age-restricted.

[Added 7-9-2014 by Ord. No. 2014-09]

- (12) Use area boundaries: Any minor deviation in the subdistrict boundaries shall be subject to the discretion of the Planning Board. Minor deviation shall be considered within 5% of the land area of the subdistrict.

§ 185-120. Permitted uses.

[1]: *Editor's Note: The table of permitted uses is included at the end of this chapter.*

§ 185-121. Additional standards and accessory uses.

[1]: *Editor's Note: The table of additional standards and accessory uses is included at the end of this chapter.*

§ 185-122. Zone standards.

Any deviation from the following bulk standards creates a variance.^[1]

[1]: *Editor's Note: The bulk standards are included at the end of this chapter.*

§ 185-123. Building types standards.

Any deviation from the following building types standards creates a waiver, with the exception of building height, maximum building length and maximum building size, which create a variance.^[1]

- A. Long-term care residence option. Buildings developed in accordance with the long-term care residence option shall comply with the building type standards of the transitional residential area. The Planning Board may modify or waive some of the standards to accommodate the unique design requirements of assisted living facilities and nursing homes.

[Added 7-9-2014 by Ord. No. 2014-09]

[1]: *Editor's Note: Building types standards are included at the end of this chapter.*

§ 185-124. Village center design standards.

Any deviation from the following design standards creates a waiver or exception pursuant to N.J.S.A. 40:55D-51 and not a variance pursuant to N.J.S.A. 40:55D-70.

- A. Architecture and buildings.

- (1) Preferred architectural styles. The intent is to establish a consistent architectural theme and to

create an Adirondack/resort style. The following architectural styles have been deemed consistent with this vision:

- (a) Shingle.
 - (b) Stick.
 - (c) Rustic.
 - (d) Craftsman.
- (2) Materials and colors.
- (a) Natural earth colors are encouraged.
 - (b) Wood, local stone, and brickwork should be incorporated into the development, to the extent possible. Vinyl siding shall be discouraged.
- (3) External building walls.
- (a) Building walls shall be consistent in detail and quality on all elevations visible from streets.
 - (b) Trim elements and visible window framing shall be painted or sealed.
 - (c) Fireplace enclosures and chimneys attached to the building face shall extend to the ground.
 - (d) Loading and service areas shall be integral to building design and screened from public view where at all possible.
 - (e) Detailing, such as detailed cornices, shall be encouraged particularly along Main Street and focal points.
 - (f) Sufficient articulation both horizontally and vertically shall be encouraged.
- (4) Retail fenestration.
- (a) The minimum percentage of surface that is glazed shall be 70% of the first floor building face.
 - (b) The maximum percentage of glass that may be blocked with interior fixtures or paper signs shall be 25%.
 - (c) The maximum height above the sidewalk that any glazing may be blocked is four feet.
 - (d) The maximum height of the sill above the sidewalk is three feet.
- (5) Stoops, porches, roofs and balconies.
- (a) 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.
 - (b) The foundation walls of stoops and porches must be consistent with the foundation treatment of the building.
 - (c) Balconies shall be structurally supported by decorative brackets or beams when facing public streets.
 - (d) Porches and stoops must be a minimum of 12 inches above the adjacent sidewalk elevation.
 - (e) Porches, balconies and terraces shall face the main street, open space or in a southern

direction to maximize views/sun.

- (6) Residential windows and doors, where clearly visible from the street.
 - (a) If exterior shutters are used, they shall be sized and mounted appropriately to fit their window (with appropriate hardware even if actually nonoperable).
 - (b) Doors, except garage doors, shall be or appear to be constructed of planks or raised panels (not flush with applied trim).
- (7) Roofs.
 - (a) Roof penetrations, except stucco or brick chimneys, shall be placed so as not to be easily visible from streets and painted to match the color of the roof, except those of metal which may be left unpainted.
 - (b) All hipped or gabled roofs must have eaves.
 - (c) Eaves shall be continuous, unless overhanging a balcony or porch.
 - (d) Overhang of eaves must be a minimum of two feet from the building face.
 - (e) The minimum roof pitch shall be eight on 12.
- (8) Loading and service areas.
 - (a) Materials shall be complementary in quality and design to materials used for the primary facade if the loading/service areas are visible from any public sidewalk or street right-of-way.
 - (b) If there is an exposed foundation for the primary building, it shall be exposed a maximum of 36 inches above grade.
 - (c) No loading areas shall be permitted along the Main Street and any other pedestrian corridor.
- (9) "Green buildings." Green building practices and the use of the USGBC Leadership in Energy Design (LEED) Rating System for design and construction of new buildings is strongly encouraged.

B. Parking and circulation.

- (1) Off-street parking is an integral component of the plan. The importance of such parking, however, is not intended to dictate project design. Off-street parking is encouraged to be as inconspicuous as possible and to incorporate landscaping and screening to the greatest extent possible to minimize its physical and visual impact.
 - (a) Off-street parking and loading areas shall be coordinated with the public street system serving the area in order to avoid conflicts with through traffic, obstruction to pedestrian walks, and vehicular thoroughfares.
 - (b) All parking and loading areas shall be screened with walls, shrubs, trees, and/or groundcover.
 - (c) Surface and structured parking shall include decorative streetlighting to be compatible with other site lighting.
 - (d) The relationship between truck delivery, vehicular traffic, and pedestrian circulation shall be considered when designing service entries, roadways, walkways, and pedestrian entrances.
 - (e) Service entrances and loading areas between adjacent buildings shall be consolidated and separated from walkways and pedestrian entrances to the extent possible.
 - (f) Trash receptacles and dumpsters shall be effectively screened by landscaping, fencing and/or

low walls.

- (g) Sidewalks shall be designed to be part of a comprehensive system to access all facilities within the town center.
 - (h) Shuttle bus services shall be encouraged subject to Township approval.
 - (i) Shared parking among mixed uses shall be encouraged.
 - (j) Pedestrian connectivity between the South and North Villages across Route 94 is encouraged.
- (2) Surface parking.
- (a) Surface parking lots shall be designed to be convenient and accessible without dominating the streetscape.
 - (b) Lighting in surface parking lots shall not spill over onto adjacent residential uses.
 - (c) A minimum five-foot-wide feet wide buffered screen shall be provided along the perimeter of all surface parking lots.
 - (d) Wider sidewalks with interesting pavers are encouraged along the building edges of surface parking lots.
 - (e) Tree islands shall be provided within surface parking lots. At least one tree per 15 spaces shall be provided on these tree islands.
 - (f) Parking lots shall have two access points, to the extent possible.
 - (g) A minimum of 15% of the area within the outer curblines of a parking area shall be landscaped.
- (3) Structured/underground parking.
- (a) Structured parking may include underground at-grade or above-grade parking and shall be designed using compatible materials to the principal buildings so that they blend in architecturally. All voids in the structures shall be architecturally screened, so that lights and vehicles are not individually visible.
 - (b) Underground parking shall be provided for all of the multifamily residential buildings and the hotel building. A minimum of 50% of the required parking for the building shall be located under the building.
 - (c) To the extent possible, all structured parking facilities shall have two access points.

C. Signage.

- (1) Buildings.
- (a) Signage shall create a sense of aesthetics, originality, and order. It shall be legible and dimensionally proportional.
 - (b) Buildings shall be designed to include a signage zone above retail use frontage and integrated into the overall architectural design of the building.
 - (c) Signage shall not exceed 5% or a maximum of 40 square feet of the first-story portion of wall area (including glass) to which it is affixed.
 - (d) Each commercial use in the village center is permitted no more than one sign, not to exceed

30 square feet.

- (e) Horizontally oriented signage shall not protrude above the sill line of the second floor (vertically oriented banners or blade signage are exempt).
- (f) No sign shall project above the roofline.
- (g) Parking area information signs shall be limited to those that provide information pertaining to direction, identification of area in which parked, identification of pedestrian and motorist exits, warnings about clearance, oncoming traffic, and parking rates and shall be easily readable.
- (h) Commercial buildings with multiple uses are permitted one sign per use so long as the aggregate sign area does not exceed the maximum permitted area.
- (i) Signs shall comply with § **185-74** (Signs for multiuse or multistructure development on 10 acres or more).
- (j) Assisted living facilities, nursing homes and hospice care uses may include up to two ground identification signs not more than 30 square feet each in addition to permitted building signage.
[Added 7-9-2014 by Ord. No. 2014-09]

(2) Streets/signage.

- (a) Street and directional signage and streetlighting should be aesthetically unified or complementary.
- (b) Street signage shall be coordinated with street furniture to create an orderly, safe environment and to reduce visual clutter.
- (c) Traffic signals, wayfinding signage and street name signs shall be attached to light poles whenever possible to reduce the amount of poles.

(3) Permitted signs; general.

- (a) Blade signage, individual backlit letters, iconographic signage.
- (b) Overhead lamps or spotlights may illuminate signs.

(4) Prohibited signs.

- (a) Flashing signs, signs which vary in luminous intensity, and box signage.
- (b) Moving signs or signs which provide the illusion of movement.
- (c) Off-site advertising signs.

(5) Awnings. Awnings of commercial buildings may include logos or text and shall not be backlit. The logos or text shall be considered signage and shall be included in sign calculation.

D. Streetscapes.

(1) Sidewalks and curbing.

- (a) Sidewalks shall be provided to all entrances of all buildings which are set back from the street.
- (b) Minimum width of sidewalks shall be according to Subsection **G**, Street hierarchy.

- (c) Sidewalks shall be constructed of solid and durable materials, such as poured concrete, concrete pavers or stone, according to industry standards.
 - (d) Curbing shall be constructed of either granite or other natural stones.
 - (e) Materials and configurations should be those that will weather well.
- (2) Streets, utilities and mechanical equipment.
- (a) Roof-vent penetrations shall be located at least 10 feet from any exterior building face, if possible.
 - (b) Bulkheads and/or mechanical equipment shall be enclosed on the roof, set back and housed in an enclosure utilizing the same material or comparable material as the rest of the building facades.
 - (c) All utilities shall be buried underground unless site-specific constraints exist.
 - (d) Every effort shall be made to make utilities as visually unobtrusive as possible.
 - (e) Meters and access panels shall be integrated with street and building design.
 - (f) The developer shall coordinate all utility improvements with the responsible utility company.
- (3) Front yard setbacks.
- (a) Commercial setback areas shall contain a combination of hardscape and softscaped areas.
 - (b) Setback areas are encouraged to be landscaped with a combination of flowering trees, shrubs, perennials and bulbs to create a garden space.
- (4) Streetlights.
- (a) Streetlights shall not exceed 18 feet in height.
 - (b) Streetlights shall be coordinated with other street furniture and street trees.
 - (c) Streetlights shall be mounted on fixtures which arc towards the ground plane.
 - (d) Streetlights shall be consistent in material and design with the established design/architectural theme of the village center.
- (5) Building lights.
- (a) Building lights shall be compatible with the fixtures of the streetlights.
 - (b) Floodlights shall not be directed toward the street.
 - (c) Incandescent or halogen lighting elements are encouraged.
 - (d) Sodium vapor fixtures shall be prohibited.
- (6) Street furniture.
- (a) Street furniture is designed to provide visual unity, elegance and calm to the streetscape. The quality and placement of street furniture should enhance the pedestrian experience and reinforce the overall design theme of the area. Towards this goal, street furniture, unless noted, shall be constructed of high-quality and durable wood and metals.
 - (b) In general, street furniture should be organized to be both functional and attractive. Street furniture should be regularly spaced and aligned with the street trees and streetlights,

whenever possible. Elements should be placed in logical locations, such as near major entranceways or crosswalks. Street furniture should in no way inhibit circulation.

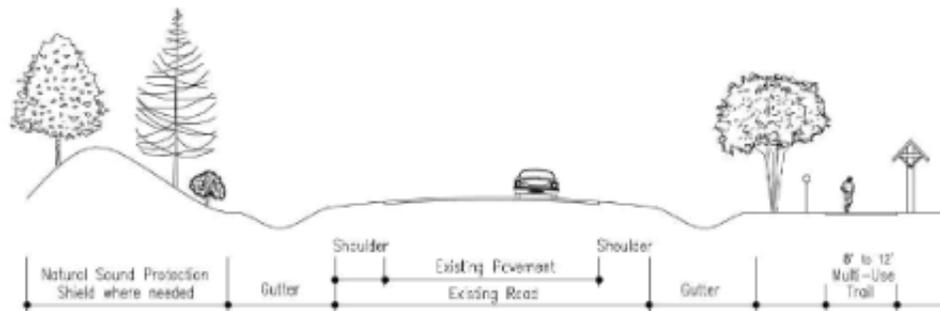
- (7) Benches. Benches are encouraged in appropriate locations on all streets.
 - (8) Trash receptacles. Trash receptacles, at a minimum, are required near each corner of all intersections within the village core and between all parking areas and entertainment uses. Trash receptacles shall have a minimum capacity of 26 gallons.
 - (9) Bicycle racks. Bicycle racks are required along all pedestrian corridors and trails. Bike racks shall be securely fastened to the ground. Bike rack locations shall not interfere with pedestrian circulation.
 - (10) Bollards and planters. Bollards and planters may be used as activity separators. Permanent bollards shall be lit whenever possible. Drain holes are required.
 - (11) Newspaper boxes. Newspaper boxes shall be grouped together in corrals to reduce visual clutter and maximize sidewalk space.
- E. Additional design standards.
- (1) Focal elements and gateways.
 - (a) Focal elements are significant architectural features which contribute to a sense of place and unique identity of the area.
 - (b) Focal elements shall be uninhabitable elements that may exceed height limitations by up to 20 feet.
 - (c) Gateway areas are important for first impressions of the area, and serve to distinguish areas from each other. The gateways to the town center shall be enhanced through landscaping and buffering, low-rise walls, signage or graphics.
 - (2) Wayfinding signage. The variety of attractions makes the inclusion of wayfinding signage crucial to the success of the project. Wayfinding signage orients and educates visitors about destinations and attractions.
 - (a) Wayfinding signage may include a complete map of the area and indicate locations of retail areas, recreational facilities or entertainment centers.
 - (b) Wayfinding signage shall be multifunctional to address the pedestrian and automotive realms.
 - (c) Wayfinding signage shall have a single design.
 - (d) Wayfinding signage shall be incorporated into the overall streetscape design.
 - (3) Public art.
 - (a) Public art shall be considered integral to building design and not merely applied as decoration.
 - (b) Public art may include but is not limited to aesthetic objects, suspended or kinetic work, commemorative memorials and statues, traditional or folk-inspired art, functional work (doors, gates and fences), ornamental work, landmarks, environmental work, lighted work, literary treatments, sound and video installations, murals, surface treatments (wall, floor, ceiling, sidewalk, plaza), and water fountains.
 - (c) Public art shall be based upon the established design themes.

- (d) Public art is subject to the approval of the Township.
- (4) Outdoor dining.
- (a) Public sidewalk dining is permitted in front of all dining establishments. The furniture should be consistent with the established design theme and shall not interfere with circulation.
 - (b) Restaurants shall not place anything in an alleyway or walkway or set up tables in such a manner as to block any alleyways or walkways or any building entrance/egress.
 - (c) The only items permitted are tables, chairs, umbrellas and containers for the disposal of recyclable cans/bottles and garbage.
 - (d) Restaurants must provide for the disposal of recyclable cans/bottles and garbage. Public receptacles for garbage shall not be used. Sidewalk areas shall be kept clean during hours of operation. Litter shall not be permitted on adjoining sidewalks or property.
 - (e) All food preparation shall be in the regular kitchen area of the restaurant, not outside; however, sale and service of food is permitted throughout the area.
 - (f) The placement of outdoor tables shall be limited to the area immediately in front of restaurants, cafes or eating establishments. No portion of any sidewalk dining equipment, including chairs, tables and opened umbrellas, shall encroach upon the sidewalk area in a manner to block, impede or cover adjacent storefronts, doors or windows in front of other business establishments.
- F. Landscape standards.
- (1) Street trees. Street trees and plantings are an important component of the streetscape and are designed to give character to each street and coherence to the entire area. Street trees are to be coordinated and maintained to improve air and water quality, reduce noise and light pollution and promote the health and well-being of people.
 - (a) To ensure sustainability, not more than 20% of all trees in the entire area or 50% of all trees on a single block may be of the same species. The exception is in medians where entire planting blocks are to be composed of a single variety.
 - (b) Street trees shall be at least three-and-one-half-inch caliper at breast height and adhere to the American Standards for Nursery Stock.
 - (c) Single-stem median trees shall be a minimum of 3.5 inches. Multistem median trees shall be a minimum of 12 inches to 14 inches and considered "heavy."
 - (d) Each block shall be planted with trees of similar size, growth rate, habit and leaf pattern to achieve a uniform, attractive pattern.
 - (2) Route 94 shall be planted with large trees with attractive bark, small, simple leaf and vase-like habit, spaced 30 feet apart.
 - (3) Collector roads shall be planted with single masses of trees spaced 25 feet apart.
 - (4) Residential trees:
 - (a) Shall be planted with medium-sized trees with simple leaves and compact habits spaced 25 feet apart.
 - (b) Shall be planted with medium-sized trees with compound leaves and compact habits spaced 25 feet apart.

- (5) Pedestrian corridors adjacent to public/green spaces shall be planted with large trees with compound leaves and open habits spaced 25 feet apart.
- (6) Medians:
 - (a) Shall be planted with single or multistem flowering trees spaced 20 feet apart.
 - (b) Shall be planted with masses of one type of tree per block to maximize the effect.
 - (c) Shall be planted with long-lived, low-maintenance evergreen groundcovers. Short-lived, high-maintenance groundcovers are discouraged.
 - (d) Plant material should be selected and located to minimize excessive pesticide or fertilizer applications.
 - (e) Thorned or barbed plant material, such as Pyracantha or Barberry, are prohibited.
 - (f) Trees within medians shall be in mulched beds. Dyed mulches are not permitted.

G. Street hierarchy (See Street Hierarchy Map^[1]).

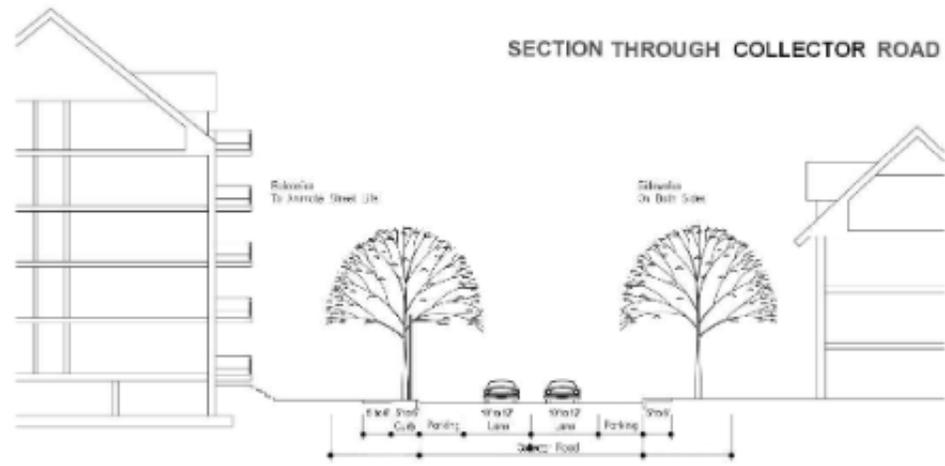
- (1) Route 94.
 - (a) Route 94 is a state highway that bisects the village center area. The design of Route 94 will be governed by the Transportation Department of New Jersey. The road is primarily two lanes with some areas having additional turning lanes. Route design is already predetermined, but the development will attempt to facilitate vehicular site access with the inclusion of turning lanes and traffic lights at the two primary intersections. Traffic lights will also aid in the connectivity of the site, especially for pedestrians.



SECTION THROUGH ROUTE 94

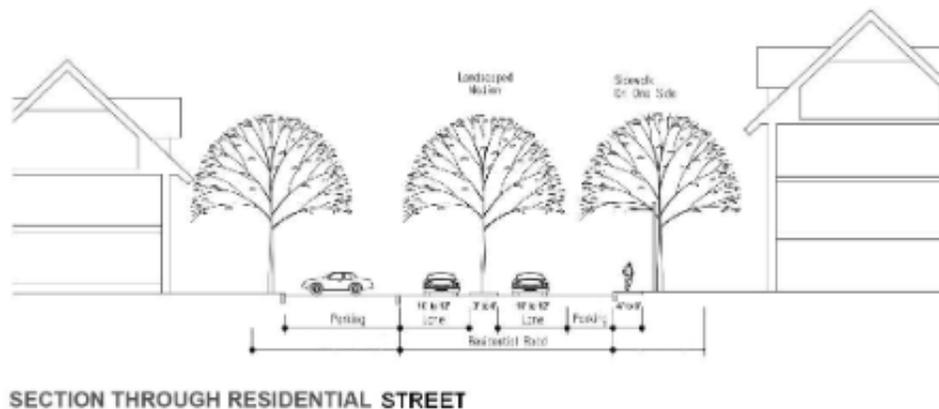
- (b) Additional standards:
 - [1] Textured crosswalks at the proposed intersections.
 - [2] Possible pedestrian bridge.
- (2) Collector roads.
 - (a) As the principal traffic artery within residential or commercial areas, the collector roads carry relatively higher traffic from arterial streets to lower-order streets and vice versa. Its primary function is to promote a free flow of traffic; as such, parking or driveways to residential buildings are not encouraged along those streets.
 - (b) Additional standards:
 - [1] Minimize driveways for entrances to buildings and entrances to parking areas from collector streets.

- [2] Pedestrian crosswalks shall be provided at the intersections.
- [3] Surface parking lots of residential buildings shall not be immediately adjacent to and gain access from collector streets.
- [4] Cul-de-sacs shall be discouraged in order to create connectivity between neighborhoods and to address emergency vehicular access.



(3) Residential streets.

- (a) Residential streets will serve the residential clusters throughout the development and will feed off of collector roads. Residential streets need to encourage walkability with the provision of sidewalks on at least one street side. Sidewalks do not need to have the same width as along Main Street due to the reduced foot traffic. There also needs to be the provision of signage and pedestrian corridors across roads at strategic points.



- (b) Additional standard: culs-de-sac shall be discouraged in order to create connectivity between neighborhoods and to address emergency vehicular access.
- (c) Long-term care residence option: When developed in accordance with the long-term care residence option, the residential street layout shown on 185 Attachment 8 may be replaced by an alternative street layout appropriate to the uses proposed.
[Added 7-9-2014 by Ord. No. 2014-09]
- (4) Main Street. Main Street shall serve as a physical and psychological focal point for both local residents and visitors. The "Main Street" for the village center will be located south of Route 94 and north of the village square and hotel. The street serves as a link between the major road network (Route 94), existing and new residential development on both sides of the highway and commercial/retail areas. Main Street will be lined with commercial and retail development to

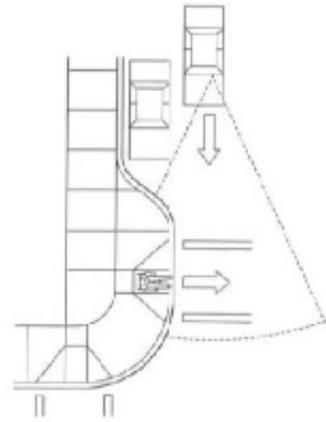
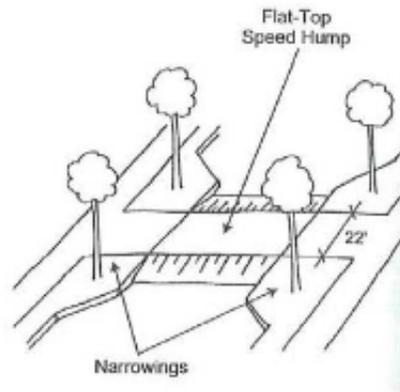
ensure that the street maintains a vibrant and village atmosphere throughout the day. The street will encourage walkability through wide pedestrian boulevards, visually interesting architecture and design, and the incorporation of public/civic amenities.

- (a) Driveway curb cuts shall not be permitted along the Main Street.
- (b) It is encouraged that the pavement materials on Main Street be different from other streets within the village center.



- (5) Pedestrian corridor (overlay). Pedestrian corridors, as shown on the Street Hierarchy Map,^[2] is a linear overlay developed to identify areas that may be pedestrian intensive and to treat them in such a way that pedestrian comfort receives the highest priority.
 - (a) Sidewalks in the pedestrian corridors shall be at least two feet wider than the standard for the street type, with the exception of Main Street.
 - (b) Pavement on pedestrian corridors shall be of materials that are comfortable for walking in all seasons and shall be well maintained.
 - (c) Where pedestrian corridors are located adjacent to parks, plazas, and other open spaces, multiple access points shall be provided to such spaces.

[2]: *Editor's Note: Said map is included at the end of this chapter.*
- (6) Intersections. The primary concern for intersection design lies in the relationship between pedestrians and vehicular traffic. Pedestrian passageways should be clearly defined and marked. Pedestrian corridors will do this through using distinct materials with a possible raised height. Curb extensions at crossings will also help to reduce the distance of crosswalks and make pedestrians more visible to drivers.
 - (a) Intersection design shall take the needs of users into consideration while facilitating movement.
 - (b) A smooth interaction between pedestrian and vehicular traffic shall be a major consideration in intersection design.
 - (c) Pedestrian passageways shall be clearly defined by a change of pavement material or change in elevation.
 - (d) Curb extensions shall be provided at all intersections to reduce the distance of crosswalks and to make pedestrians more visible to drivers.
 - (e) Suitable traffic-calming measures such as roundabouts, speed bumps, textured surfaces, signage, and traffic lights will be incorporated as needed.



Kansas City

(7) Trails.

- (a) Trails shall be paved with weather-resistant materials for year-round use and shall facilitate walking, biking, and people on wheels (strollers, wheelchairs and skates).
- (b) Trails shall be at least eight feet wide.
- (c) Trails shall take advantage of all views and vistas.
- (d) Trails shall have adequate lighting.
- (e) Rest stops shall be located at regular intervals.
- (f) Wayfinding signage shall be provided to indicate golf courses and nearby residential/commercial development.
- (g) Trails and sidewalks shall be interconnected with Crystal Springs.
- (h) Consideration shall be given to integrating golf carts into the circulation system.

[1]: *Editor's Note: Said map is included at the end of this chapter.*

ZONING

185 Attachment 8

Township of Hardyston

Street Hierarchy Map
CR Village Center

[Added 7-2-2007 by Ord. No. 2007-09]



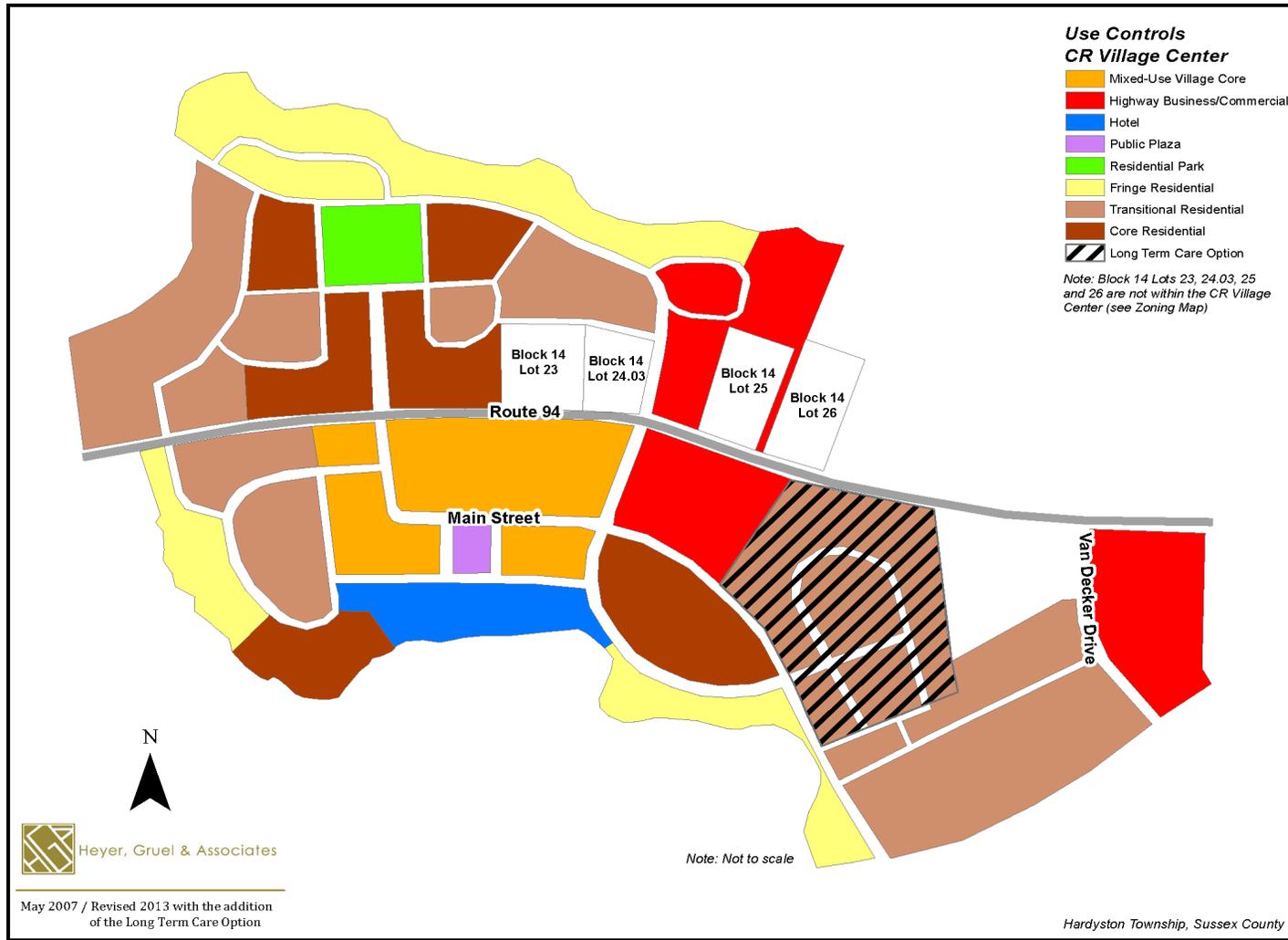
ZONING

185 Attachment 9

Township of Hardyston

Use Controls
CR Village Center

[Added 7-2-2007 by Ord. No. 2007-09; amended 7-9-2014 by Ord. No. 2014-09]



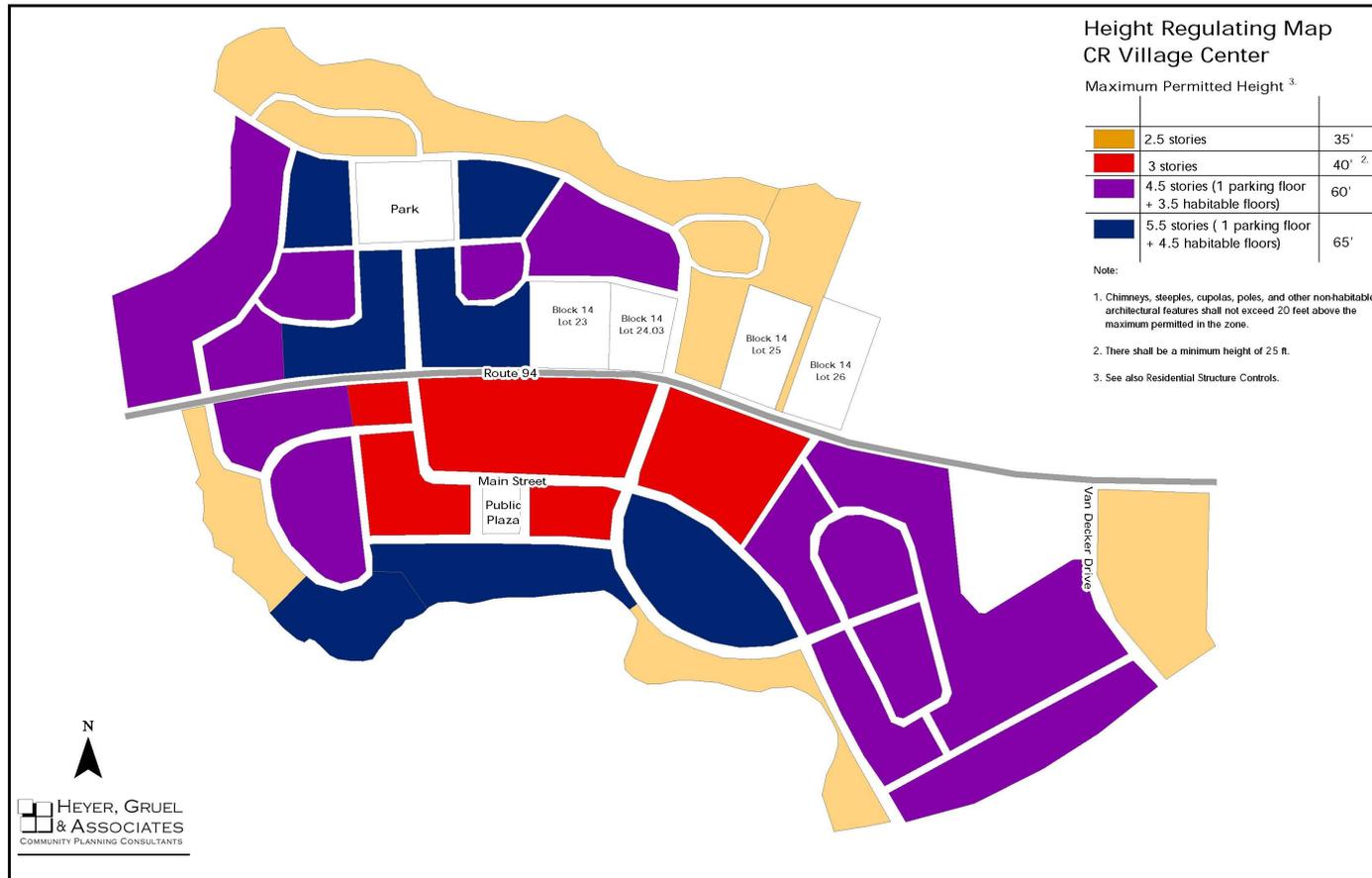
ZONING

185 Attachment 10

Township of Hardyston

Height Regulating Map
CR Village Center

[Added 7-2-2007 by Ord. No. 2007-09]



ZONING

185 Attachment 11

Township of Hardyston

Permitted Uses Village Center

[Added 7-2-2007 by Ord. No. 2007-09; amended 7-9-2014 by Ord. No. 2014-09]

Mixed-Use Village Core	Highway Business/ Commercial	Hotel	Fringe Residential	Transitional Residential	Core Residential	Public Plaza	Residential Park
Retail sales and services (exclusive of auto-related uses); restaurants and eating establishments (including curbside pickup); banks and financial institutions, theatres, health clubs, wellness centers, urgent-care centers and surgical centers (nonretail uses); offices; indoor recreational uses (exclusive of adult entertainment uses); pubs, taverns, bars, brew pubs, wineries including retail sales and tasting; art schools and cooking schools; apartments (above ground level), public and quasi-public uses such as museums or civic space; hotel condominiums only if operated in connection with a full-service hotel developed in the village center; low and moderate affordable housing (above ground level) except that affordable units may be located on the ground level in the village core provided they do not front on Main Street	Retail sales and services (exclusive of auto-related uses); restaurants and eating establishments (including curbside pickup); banks and financial institutions, theatres, health clubs, wellness centers, urgent-care centers and surgical centers (nonretail uses); offices; indoor recreational uses (exclusive of adult entertainment uses); pubs, taverns, bars, brew pubs, wineries including retail sales and tasting; art schools and cooking schools Public and quasi-public uses such as museums or civic space	Hotels, conference centers and hotel condominiums subject to § 185-58T(8)(a)-(c), (e), (f) which shall be standards of a permitted use Public uses	Townhouses Public uses	Townhouses Multifamily, including multistory common-entrance condominium buildings Public uses In that portion of the Transitional Residential Zone identified as senior residence option shown on 185 Attachment 9, Use Controls Map. CR Village Center, the following additional uses shall be permitted: Assisted living residences Nursing homes Hospice care programs	Townhouses Multifamily, including multistory common-entrance condominium buildings Public uses	Farmers market, subject to Township licensing ordinance, ice skating rinks, mini golf courses, outdoor entertainment and amphitheatres	Public use Outdoor entertainment

ZONING

185 Attachment 12

Township of Hardyston

Additional Standards and Accessory Uses [Added 7-2-2007 by Ord. No. 2007-09]

Mixed-Use Village Core	Highway Business/Commercial	Hotel	Fringe Residential	Transitional Residential	Core Residential	Public Plaza	Residential Park
Drive-thru uses are prohibited	Drive-thru uses are prohibited except for banks and financial institutions	Drive-thru uses are prohibited					
Parking, signage, outdoor dining, public spaces/plazas/open space, merry-go-rounds, miniature trains, glockenspiels, and other accessory uses and structures customary and incidental to the principal permitted uses	Parking, signage, outdoor dining, public spaces/plazas/open space and other customary and incidental uses	Restaurants, bars, taverns, health centers; wellness centers; health clubs; spa resorts; facilities for lectures, arts and crafts, special events, retail, indoor/outdoor water parks, miniature golf, parking, signage, outdoor dining, public spaces/plazas/ open space; indoor recreational uses (exclusive of adult entertainment uses); and other customary and incidental uses	Uses customary and incidental to the principal use	Uses customary and incidental to the principal use	Uses customary and incidental to the principal use		

ZONING

185 Attachment 13

Township of Hardyston

Zone Standards Village Center

[Added 7-2-2007 by Ord. No. 2007-09]

Bulk Standards	Mixed-Use Town Core	Commercial	Hotel	Fringe Residential	Transitional Residential	Core Residential	Public Plaza	Residential Park
Maximum height	Refer to Height Regulations Map and building type standards.							
Minimum distance between groups of structures	0 feet	50% of the height of tallest building	50% of the height of tallest building	50% of the height of tallest building	50% of the height of tallest building	50% of the height of tallest building	N/A	N/A
Minimum distance from curblines	0 feet subject to sidewalk requirements	30 feet from Route 94 edge of pavement; 10 feet from collector roads	20 feet from residential street; 30 feet from trails	5 feet from residential streets; 10 feet provided there is no intervening parking between the building and collector roads; 20 feet if parking between the building line and curblines	10 feet from residential streets; 10 feet provided there is no intervening parking between the building and collector roads; 20 feet if parking between the building line and curblines	10 feet from residential streets; 10 feet provided there is no intervening parking between the building and collector roads; 20 feet if parking between the building line and curblines	N/A	N/A
Maximum distance from sidewalk	5 feet	N/A	N/A	N/A	N/A	N/A	N/A	N/A

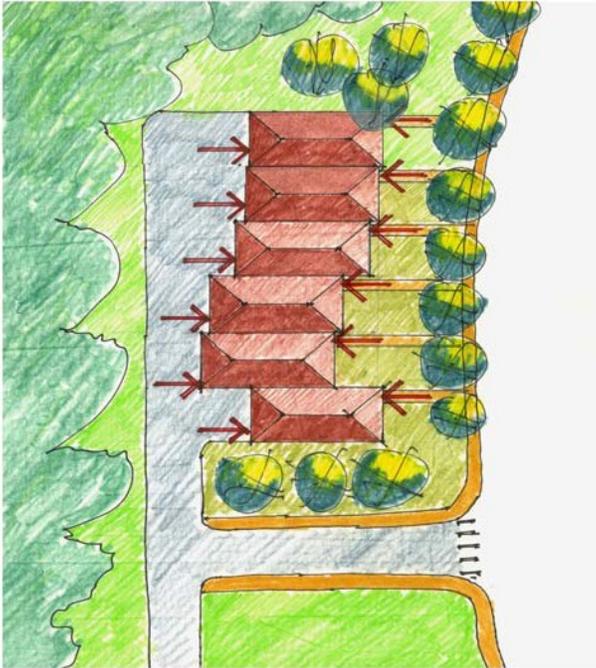
ZONING

185 Attachment 14

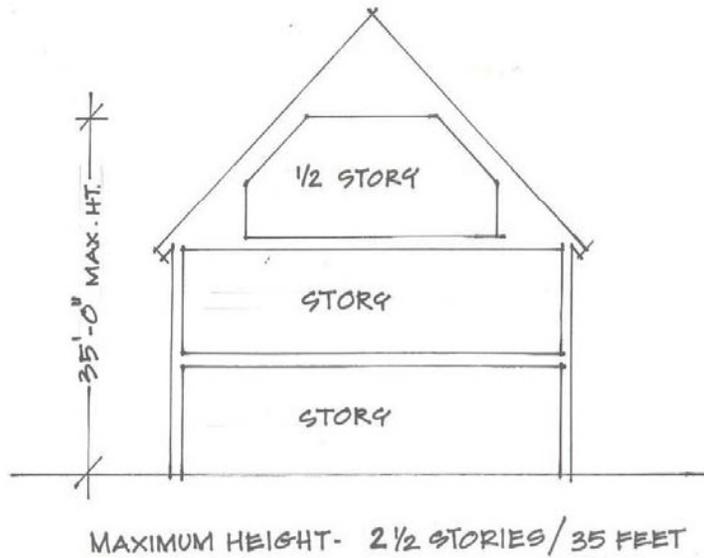
Township of Hardyston

Building Types Standards [Added 7-2-2007 by Ord. No. 2007-09]

Fringe Residential



- Maximum number of units per building: 6
- Stagger units for visual privacy.
- Front and rear walls shall be exterior walls.
- At least one garaged parking space per unit.
- Use of alleys providing rear parking is encouraged.
- Garage doors fronting on public streets are discouraged.
- Parking, to the maximum extent feasible, shall not be located between the building line and street line.
- Principal entry of the building shall be oriented to the street.



HARDYSTON CODE

Examples:



Stratton Springs, Vt
Architects: Lemay + Youkel ©



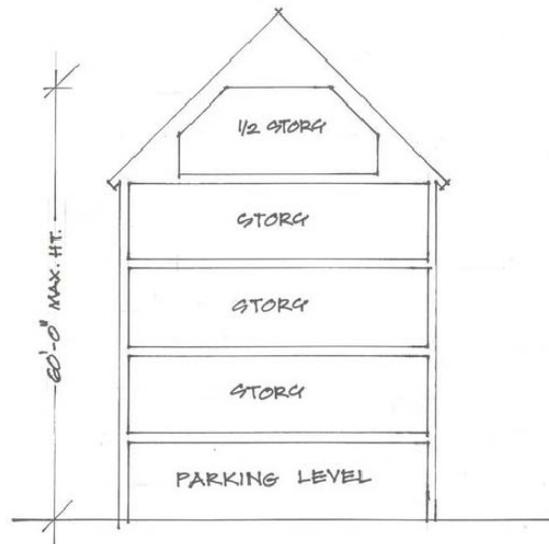
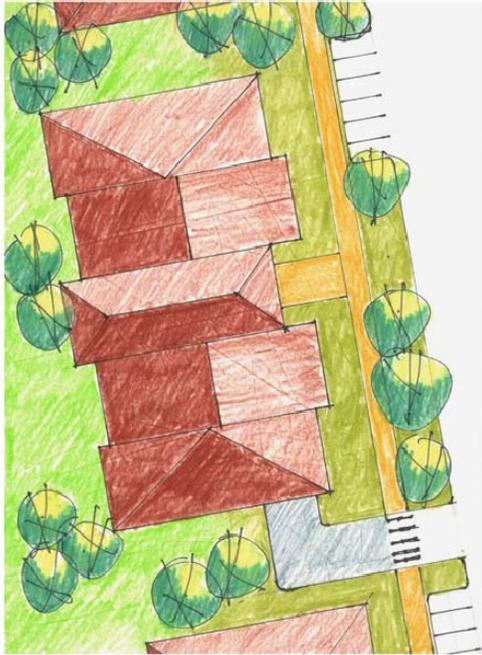
Storied Places, Mt-Tremblant, Qc, Canada
Architects: Lemay+Youkel ©



Stratton Springs, Vermont
Architects: Lemay+Youkel ©

ZONING

Transitional Residential



MAXIMUM HEIGHT- 3 1/2 HABITABLE STORIES/
60 FEET OVER 1 PARKING LEVEL

Maximum Length: 200 Feet

Maximum Habitable Gross Floor Area: 120,000 Square Feet

Examples:



*Panache, Mt-Tremblant, Qc, Canada
Architects: Lemay+Youkel ©*

HARDYSTON CODE



Early Founders Lodge, Stratton, Vt
 Architects: Lemay + Youkel ©



Panache, Mt-Tremblant, Qc, Canada
 Architects: Lemay+Youkel ©



Panache, Mt-Tremblant, Qc, Canada
 Architects: Lemay+Youkel ©



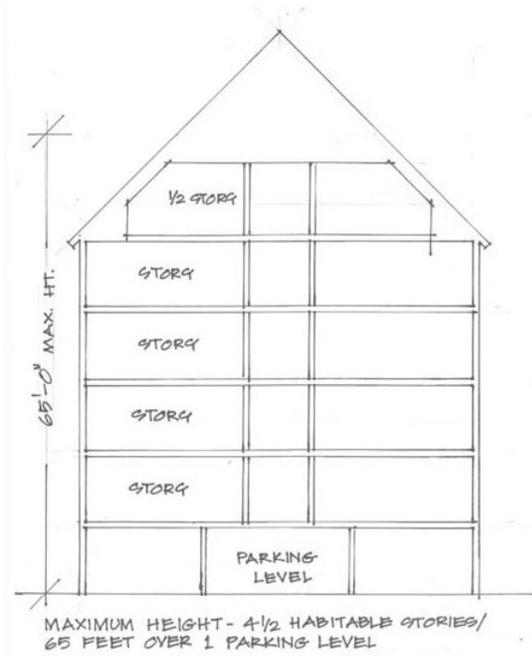
Panache, Mt-Tremblant, Qc, Canada
 Architects: Lemay+Youkel ©



Bondurant, Mt-Tremblant, Qc, Canada
 Architects: Lemay+Youkel ©

ZONING

Core Residential



Maximum Length: 200 feet

Maximum Habitable Gross Floor Area: 120,000 square feet

If developed as a "T" or "L" shaped building, the maximum length may be increased to 300' and the maximum habitable gross floor area may be increased to 200,000 square feet.

HARDYSTON CODE

Examples:



*Founders Lodge, Stratton, Vermont
Architects: Lemay+Youkel ©*



*Founders Lodge, Stratton, Vermont
Architects: Lemay+Youkel ©*



*Bondurant, Mt-Tremblant, Qc, Canada
Architects: Lemay+Youkel ©*

ZONING

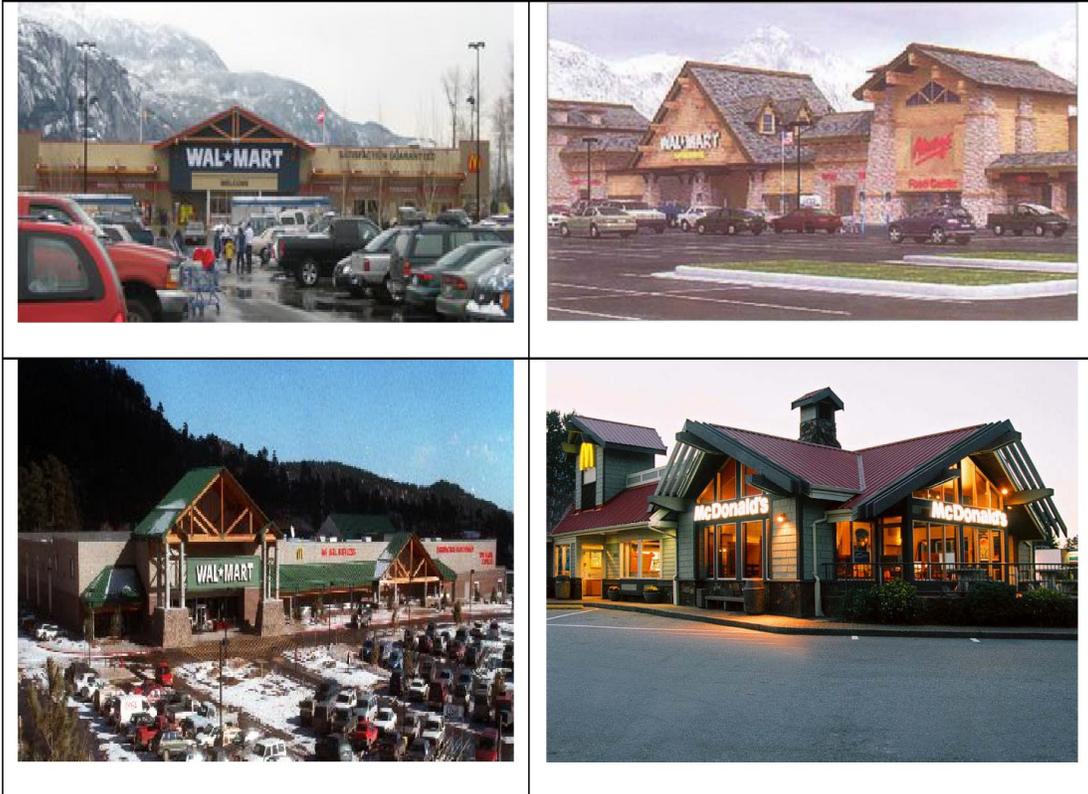


Founders Lodge, Stratton, Vt
Architects: Lemay+Youkel ©

HARDYSTON CODE

Highway Business/Commercial

Examples:



ZONING

Mixed-Use Village Core

Examples:

