

ORDINANCE NUMBER 1213

ORDINANCE OF THE BOROUGH OF BARRINGTON, COUNTY OF CAMDEN, STATE OF NEW JERSEY AMENDING CHAPTER 360, ZONING, IN THE CODE OF THE BOROUGH OF BARRINGTON

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Barrington, County of Camden, and State of New Jersey that Chapter 360, Zoning, be and is hereby amended in the Code of the Borough of Barrington, as follows:

ARTICLE I.	ARTICLE I.	SECTION 360-5.1	Conditional Uses.
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A. The following uses shall be conditionally permitted when all specific requirements for each respective conditional use have been met:

1. Home Occupations

a. Any home occupation shall be subordinate and incidental to the principal residential use and be conducted entirely with the dwelling unit.

b. Home occupations shall be conducted solely by resident occupants of the property, except that no more than one person not a resident of the building may be employed on the premises at any one time.

c. Home occupations shall be limited to not more than one business per dwelling unit and 30% of its total floor area.

d. Hours during which a non-resident employee may work at, and patrons may visit the premises shall be limited in residential districts to 7:00 a.m. through 7:00 p.m. Monday through Friday and 7:00 a.m. to 7:00 p.m. on weekends.

e. Nuisance/noise. Home occupations shall not generate light, smoke, glare, noise, and vibrations that are obnoxious and become a nuisance to residential neighbors. All machinery and/or equipment used in the home occupation must be stored out of sight. No machinery or equipment shall be used that will cause interference with radio, television and satellite reception and other forms of electronic communications in neighboring residences.

f. Vehicles. Any vehicles used in conjunction with the home occupation may include no more than one vehicle per family member or employee engaged in the business. All business-related vehicles and personal domestic vehicles shall be parked or garaged on site on the side or rear of the residence.

g. Shipments and delivery of products. Shipments and delivery of products,

merchandise or supplies shall be limited to the hours of 8:00 a.m. and 6:00 p.m. and shall regularly occur no more than one time per day, exclusive of USPS (standard mail) deliveries, and occur only in a single-rear axle, medium-duty delivery truck or smaller vehicles used to serve residential areas.

h. Sales of goods and services: There shall be no wholesale or retail sale of goods or services except for those produced or delivered on the premises as part of an approved home occupation and retail sales of goods shall be limited to online retailing;

i. Minimum on-site parking: The home occupation shall not create the need to park more than two vehicles at any time for non-resident employees, business clients, or customers, in addition to those otherwise required for the principal residential use, as required by the New Jersey Residential Site Improvement Standards (RSIS). No overnight customer parking shall be permitted.

j. The home occupation shall not increase the footprint of the existing dwelling unit.

k. The home occupation shall meet all applicable construction, health and safety codes and shall not be involved in any illegal activity. Sexually oriented home occupations are expressly prohibited. All structures involved in a home occupation shall be maintained in good repair.

l. Signage: Business signage shall be limited to one (1) wall-mounted sign not to exceed one (1) square foot in area and no higher than six (6) feet above the ground indicating the name of the home occupation and proprietor and contact information for the business.

m. No other displays or exterior changes to the dwelling unit that alter the residential character of the building shall be permitted in any residential district.

n. Conditionally permitted home occupation uses may include:

- 1) Business administration and support services,
- 2) Construction trade contractor businesses
- 3) Educational service uses.
- 4) Information Industry uses.
- 5) Professional, scientific and technical services.

o. Not all home occupation types will be considered equal in terms of impacts on neighboring properties, nor will all types of home occupations be permitted in each residential zone or mixed-use zone. There are certain home occupation practices which may destroy the character of the neighborhood. As such, the Planning Board may exercise its discretionary authority to permit or deny an application for home occupation use after hearing testimony on and reviewing any evidence presented by the applicant on the following practices related to the home

occupation and considering the character of the zone in which the home occupation is proposed.

ARTICLE II. ARTICLE I. SECTION 360-5.2 Performance Standards.

A. Airborne Emissions. In all districts, no use, activity, operation, or device shall be established, modified, constructed, or used without having obtained valid permits and certificates from the Bureau of Air Pollution Control, NJDEP. Specifically, no use, activity, operation or device shall be established, modified or constructed without a valid permit to construct in compliance with N.J.A.C. 7:27.

B. Electricity. Electronic equipment shall be shielded so there is no interference with any radio or television reception beyond the operator's property as the result of the operation of such equipment.

C. Glare. No use shall direct or reflect a steady or flashing light beyond its lot lines. Exterior lighting and lighting resulting from any manufacturing or assembly operations shall be shield-ed, buffered and directed as approved on the site plan so that any glare, direct light, flashes or reflection will not interfere with the normal use of nearby properties, dwelling units and streets.

D. Heat. Sources of heat, including but not limited to steam, gases, vapors, products of combustion or chemical reaction, shall not discharge onto or directly contact structures, plant or animal life on neighboring use. No use, occupation, activity, operation or device shall cause an increase in ambient temperature, as measured on the boundary between neighboring uses.

E. Noise. In all districts, no use, activity, operation, or device shall be established, modified, con-structed, or used in violation of the State Noise Control regulation, N.J.A.C. 7:29.

F. Odor. Odors shall not be discernable at the lot line or beyond. Any process that may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail.

G. Radioactivity. No use, activity, operation or device concerned with the utilization or storage of radioactive materials shall be established, modified, constructed or used without there having first been obtained valid permits and certificates from the Office of Radiation Protection, New Jersey Department of Environmental Protection. Proof of compliance with this requirement shall be the submission of duplicate copies of said permits and certificates.

H. Storage & Waste Disposal. In non-residential zones, no article or material shall be kept, stored, or displayed outside the confines of a building, except where permitted elsewhere in this Ordinance, unless the same is so screened by an appropriate trash enclosure.

I. Vibration. There shall be no vibration which is discernible to the human senses, or which is at low or high frequencies capable of causing discomfort or damage to life or property.

J. Visibility. On the corner lot or any point of entry on a public road, nothing shall be erected, placed, planted, or allowed to grow in such a manner that obstructs the vision above the height of 3' and below 8', measured from the intersection of the right-of-way lines 30' along the lot lines.

ARTICLE III. ARTICLE I. SECTION 360-6 Establishment of Districts

- A. Retained in its entirety.
- B. Commercial and Mixed-Use districts.
 - 1. Clements Bridge Road Commercial Corridor.
 - a. DC Downtown Commercial District.
 - b. R/O Residential / Office) District.
 - c. R/C Residential / Commercial District.
 - 2. C-2 Business Commercial District.
- C. Retained in its entirety.

ARTICLE IV. ARTICLE I. SECTION 360-9.2 Off-Street Parking and Loading in the DC, R/O, R/C, C-2, and M-2 Districts

- A. Off-Street Parking
 - 1. General Requirements
 - a. Off-street automobile parking is prohibited in the front yard of a property or building fronting Clements Bridge Road.
 - b. An adequate number of off-street automobile parking spaces shall be required in all developments and shall comply with the New Jersey Uniform Construction Code's Barrier Free Subcode (N.J.A.C. 5:23-7) and § 360-9.1.
 - c. Residential developments shall comply with the New Jersey Residential Site Improvements Standards (RSIS, or N.J.A.C. 5:21). Non-residential developments shall comply with the RSIS for parking space size (N.J.A.C. 5:21-4.15) and parking lot dimensions (N.J.A.C. 5:21-4.16).

d. All required off-street automobile parking spaces shall be provided on-site or may be off-site within 250 feet of an entrance to the building they are intended to serve, provided that such spaces shall be in the same ownership as or under lease by the owner of the building to which they relate, shall be subject to restrictions adequate to ensure that the number of spaces will be available throughout the life of such use, and shall maintain clear signage / pavement markings identifying their reservation for tenants / occupants of the associated off-site use.

e. Automobile parking areas shall be designed to maximize the potential for shared parking among users and to facilitate transit, bicycle, and pedestrian access.

2. Number of Spaces

a. Each development shall include adequate off-street automobile parking and bicycle parking per the ratios established herein.

b. Automobile parking requirements:

1) Residential developments shall comply with RSIS for providing the minimum number of off-street automobile parking spaces.

2) Eating and drinking establishments of 2,000 square feet or smaller in the CD, R/O, and R/C districts are exempt from providing off-street parking. Eating and drinking establishments larger than 2,000 square feet in those districts and non-residential developments of 4,000 square feet or smaller shall provide the number of off-street parking spaces based on the following ratio:

a) Commercial and retail use parking at a minimum of 4 spaces per 1,000 square feet of gross leasable area.

b) Light industrial and logistics uses at a minimum of 1 space per 1,000 square feet of gross leasable space or per 2 employees during peak demand, whichever is greater,

c) Public and quasi-public assembly uses at a minimum of 1 space per 4 persons of the maximum room capacity of all spaces occupied during peak demand.

d) Office-space uses and all other uses at a minimum of 3 off-street parking spaces per 1,000 square feet of gross leasable area.

3) Non-residential development greater than 4,000 square feet shall be required to conduct a parking study to determine the number of off-street parking

spaces required to accommodate peak parking demand. In calculating peak parking demand, the applicant shall project the peak number of occupied parking spaces using formulas and procedures presented in the most recent edition of Parking Generation, and information published by the ITE.

4) All mixed-use and multi-tenant non-residential developments greater than 4,000 square feet in gross leasable area shall incorporate shared parking.

c. All required bicycle parking spaces shall be provided either outdoors on-site or indoors on-site within a dedicated storage area, based on the following ratio:

1) Multi-family residential developments shall provide a minimum of 2 spaces or 1 space for every four (4) residential units, whichever is greater,

2) Non-residential developments shall provide the number of off-street bicycle parking spaces based on the following ratio:

a) Commercial and retail use parking at a minimum of 1 space or 1 space per 5,000 square feet of gross leasable area, whichever is greater.

b) Light industrial and logistics uses at a minimum of 2 spaces or 1 space per 20 employees during peak demand, whichever is greater.

c) Public and quasi-public Assembly uses at a minimum of 2 spaces or 1 space per 20 persons of the maximum room capacity of all spaces occupied during peak demand, whichever is greater.

d) Office-space uses and all other uses at a minimum of 1 space or 1 space per 4,000 square feet of gross leasable area, whichever is greater.

d. Shared Automobile Parking

1) An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using shared parking procedures and methodology presented in the most recent versions of the ULI Shared Parking and the ITE's Shared Parking Planning Guidelines publications.

2) A shared parking study and report shall contain the following:

a) Calculation of the projected peak parking for each land use that will be sharing the available parking supply.

b) Calculation of the extent to which parking demand will be mitigated on the site because of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.

c) Calculation of the peak parking accumulation for the development.

d) Expansion of the peak parking accumulation by 10% to determine the needed supply of parking spaces.

e) Determination of the number of off-street parking spaces to be supplied in lots controlled by the applicant and lots controlled by a third party.

f) Determination of the number of on-street parking spaces that are available to the development.

g) Determination of any additional parking solutions necessary to reduce parking demand or mitigate an insufficient supply of parking. Other methods may include the use of fringe parking lots, satellite lots with shuttle service, employee transit use in lieu of parking and/or valet parking service that makes use of identified off-street parking lot.

3) The minimum parking requirement for each use shall be multiplied by an "occupancy rate" as determined by a study of local conditions (or as found in the following "Occupancy Rate" table, which is followed by step-by-step directions), for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods, respectively.

SHARED PARKING OCCUPANCY RATE TABLE (attached)

a) Sum up the adjusted minimum parking requirements of each land use for each of the six time periods to determine an overall project minimum parking requirement for each time period.

b) The highest of the six (6) time period totals shall be the minimum parking requirement for the mixed-use project.

c) One hundred percent (100%) of the parking supply shall be provided within 250 feet of an entrance to the building(s) it will serve unless waived via terms of item d and/or e below.

d) The number of parking spaces may be reduced on a space per space basis if the applicant can demonstrate that suitable alternative parking spaces can be secured through lease or other similar terms and are located within proximity to the subject property or site.

e) Spaces to be counted towards this shared parking arrangement must be demonstrated to be vacant and available during the peak hours of operation of the affected uses. Access to those spaces must be provided for vehicles and pedestrians in a safe and efficient manner. Such access shall include shared driveways and interconnected walkways.

f) The Administrative Officer may conduct site visits to confirm that the amount of parking provided is being utilized by the development and that automobile parking remains sufficient to meet the needs of the development. If at any time it is determined that this is no longer the case, the provision of additional banked or reserved parking spaces may be required to satisfy the demand.

B. Off-Street Loading for Mixed-Use Developments and Non-Residential Uses

1. General Requirements

a. The loading and unloading of trucks and other automotive vehicles are prohibited from automotive vehicles stopping or standing on Clements Bridge Road.

b. The loading and unloading of trucks and other automotive vehicles are prohibited in the front yard of a property or building fronting Clements Bridge Road.

c. Access to loading facilities from a street shall not be located at a distance less than 25 feet from any intersection.

d. Fossil fuel delivery vehicles shall comply with New Jersey's Anti-Idling regulations. Off-street loading spaces shall be posted with "No Idling" signage.

2. Required off-street loading berths for new construction, enlargement or change in use.

a. Businesses in the DC, R/O, and R/C Districts of 4,000 square feet or smaller are exempt from providing off-street loading areas.

b. Non-residential developments greater than 4,000 square feet shall provide a Business Loading Statement that will identify the following:

1) Estimated types and volumes of materials / products estimated to be delivered to and removed from the proposed use(s), other than removal of refuse, waste, and recyclables.

2) Types and sizes of delivery vehicles to be used, e.g., passenger car / pickup truck; box truck and cargo, sprinter, and cube vans; heavy duty trucks; and tractor trailers.

3) Days, times, and frequencies of such deliveries.

4) Location(s) on a dimensioned site plan where such vehicles shall park on-site or within 250 feet of the non-residential development. If the latter, the Applicant should provide testimony to the Board verifying the availability of such loading space(s) and compatibility with adjacent uses.

ARTICLE V.	ARTICLE I.	SECTION 360-9.3	Landscaping and Screening Requirements in the DC, R/O, R/C, C-2, and M-2 Districts
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A. A landscape screen shall be planted and constructed on multi-family residential, mixed-use, and non-residential properties along their lot lines that abut a one- or two-family detached residential use or district and around any outdoor trash, refuse, or recycling area. The landscape buffer shall consist of the following:

1. A minimum of five (5) foot-wide landscape buffer shall be planted and maintained as a year-round, solid, and continuous visual screen with a variety of evergreen and deciduous trees, shrubbery, grass, ground cover, natural features, as well as fencing. Within the buffer area, the landscape screen shall provide both high-level and low-level plant material of sufficient mass to initially provide an effective year-round visual screen to a height of not less than six (6) feet at the time of installation. This screen shall be planted in a free form fashion to avoid the appearance of a straight line or "wall" of plant material.

2. No structure, stormwater management facility, activity, storage of materials, or parking of any vehicles shall be permitted within a buffer area other than fencing. The buffer area shall be protected against damage from automobiles.

3. Board-on-board, vinyl, or similar ornamental opaque fencing, with the finished side installed facing outward, shall be a minimum of six (6) feet and a maximum of eight (8) feet along the property's side and rear yards.

4. Landscape screens and opaque fencing maintained outside required

sight triangles.

5. Landscape buffers, screens, and fencing shall be maintained in good order, and shall be re-paired or replaced, as necessary, to the satisfaction of the Zoning Officer. The entire land-scape buffer area shall be attractively maintained and kept clean of all debris and rubbish, in compliance with Chapter 258, Property Maintenance, Article I, General Regulations, as amended.

6. Landscape buffers for outdoor trash, refuse, and recycling areas shall be designed to enable collection vehicles to access the storage area without interference from parked vehicles or other obstacles. The trash enclosure shall have gates and doors to be closed when the collection truck is finished emptying the receptacle dumpster. The storage and upkeep of these collection areas shall comply with Chapter 258, Property Maintenance, Article I, General Regulations, as amended.

ARTICLE VI. ARTICLE I. SECTION 360-10 Zoning Map.

A. Adoption of Zoning Map. The areas within the Borough as assigned to each district and the location of boundaries of the districts established by this chapter are shown upon the Zoning Map, dated _____, 2025, as amended, which, together with all explanatory matter thereon, is declared to be a part of this chapter and shall be kept on file with the Borough Clerk. If, and whenever, changes are made in boundaries or other matters included on said Zoning Map, such changes in the map shall be made promptly after the amendment has been approved by Borough Council.

B. District boundary lines. The district boundary lines shall be as shown on the Zoning Map. District boundary lines are intended to coincide with lot lines, center lines of streets and alleys, the corporate boundary of the Borough or as dimensioned on the map. In case of doubt or disagreement concerning the exact location of the boundary line, the determination of the Planning Board, as provided in Article VIII, shall prevail.

C. To implement to 2024 Non-Condensation Redevelopment Plan Update for Phases I, II, and III and to provide additional opportunities for downtown commercial and mixed-use development in the North Barrington Avenue corridor, the Zoning Map is hereby amended to delete the existing C-1 Central Commercial District and to replace it with three (3) new mixed-use districts with the district names and inclusive properties as follows:

1. DC Downtown Commercial District

Block 25, Lots All;

Block 29, Lots 3-10 and 13-23;
Block 47, Lots 1-6;
Block 48, Lots 1-6;
Block 49, Lots 8-15 and 20-20.01;
Block 50, Lots All;
Block 51, Lots All;
Block 52, Lots All;
Block 53, Lots All;
Block 54, Lots 1.02, 2.02, 4.01, 5.01, 6.01, 6.02, 7.01, 8.01, and 9.01;
Block 55, Lots 1-6 and 16-24;
Block 57, Lots 14-15.02; and
Block 58, Lots 1 and 10-19

2. R/O Residential / Office District

Block 15, Lots 1-5.01, 18, 31-32, and 116-117;
Block 16, Lots 1-4 and 21-22;
Block 22, Lots 1-13.01;
Block 23, Lots 1-9; and
Block 24, Lots 1-3.

3. R/C Residential / Commercial District

Block 10.01, Lots all;
Block 11, Lots 1-8.01;
Block 13.01, Lots 1-8; and 20-24; and
Block 17, Lots 5, 7, 9, 11-11.01, 13, 15, and 17.01.

D. To implement to 2024 Non-Condemnation Redevelopment Plan Update for Phases I, II, and III, the Zoning Map is hereby amended to rezone the properties on Tax Blocks 124, 125, and 126 from the R-2 District to the C-2 Business Commercial District.

ARTICLE VII. ARTICLE I. SECTION 360-13 Definitions.

The following Definitions are added/amended as stated herein. Any Definition currently in this Section that is not addressed is retained in its entirety:

Delete "Accessory Use or Accessory Structure" and replace with:

1) "Accessory uses / structures, Non-Residential include: building and business identification signage and directional signage; childcare centers; connection to public utilities; employee cafeterias and outdoor recreational areas; fences, hedges, and walls including sound walls; fire protection, telecommunications, and other mechanical equipment; gate security / guard house; off-street parking and loading; HVAC/R, emergency electrical generators, and other mechanical equipment; roof-mounted wind, solar or photo-voltaic energy facilities and structures; storage sheds; stormwater management basins and other structures; temporary construction trailers; tractor trailer parking and storage for industrial uses only; and waste management and recycling enclosures."

2) "Accessory uses / structures, Residential include connection to public utilities; decks and patios; fences, hedges and walls; private driveways and garages; playground and recreation equipment; residential swimming pools; residential sheds; and roof-mounted wind, solar or photovoltaic energy facilities and structures."

"Business administration and support service uses" include general business services; copy-ing, photocopying and printing services, employment services, facilities support services, investigation and security services, mailing, packaging and labeling services; property maintenance, janitorial and similar services."

"Community residences" are as defined by N.J.S.A 40:55D-66.1.

"Conditional use" as defined in the Municipal Land Use Law (MLUL).

"Construction trade contractor businesses" include building equipment (electric, wiring, plumbing, HVAC/R, etc.) services; building interior finishing (drywall, insulation, painting, wall covering, flooring, tiling, finish carpentry, etc.) services; site and landscape maintenance services; site preparation services; structural and exterior building (framing, masonry, glass and glazing, roofing, siding, etc.) services; and structural steel and concrete foundations and structures."

"Convenience store": a small retail business no greater than 3,000 SF that stocks a range of everyday items including: packaged and/or prepared hot or cold, non-alcoholic beverages; foods and prepared foods meant for off-site consumption; personal and household items; media, etc., but not automobile fuels."

"Eating and drinking establishments" include commercial full-service restaurants, where patrons order and are served while seated and pay after eating; limited-service restaurants, where patrons order and pay before eating at the restaurant or elsewhere; buffets and cafeterias, where patrons serve themselves and eat seated at the restaurant; and caterers & catering halls."

"Educational service uses" include business, technical, and trade schools; instructional academies for fine, martial, and performing arts, language, driving; tutoring and test preparation services; and training academies."

"Family child-care centers" as defined by N.J.S.A. 40:55D-66.5b.

"Flex Mixed-Use Developments: Multi-story buildings that contain permitted non-residential uses on the ground floor and multi-family residential, retail, office-space use. or other commercial uses on the upper floors that may share common entrances and other spaces."

"Health care and related service uses" include adult daycare services; licensed childcare ser-vices and pre-schools; medical and diagnostic laboratories; outpatient care services; and vocational rehabilitation services."

"Home occupation" - any occupation, profession, trade, craft, or service carried on by the resident occupant of a dwelling unit that meets the conditions of Section 360-5.1.A.1.of this Chapter.

"Inclusionary: Residential Developments" where at least 20% of the total number of dwelling units in the development must be deed-restricted for sale or rent for a price or cost within the means of a low- or moderate-income household as defined in N.J.A.C. 5:93-1.3, constructed consistent with COAH rules (Uniform Housing Affordability Controls – N.J.A.C. 5:80-26.3 (b), and in accordance with the Borough's 4th Round Regional Fair Share Affordable Housing Obligation."

"Information industry uses" include data processing, hosting, and related services; internet publishing and broadcasting and web search portals; libraries and archives; motion picture, television and video production and distribution; music publishing, sound recording, production and distribution; news syndicates; newspaper, periodical, book, and directory publishers; radio and television broadcasting and cable programming; and software publishers."

"In-law suite," which is a recurring accessory use in the residential zone.

"Live-Work Units": Hybrid commercial-residence buildings in which the ground floor contains a permitted non-residential use, the upper floor(s) contains a total of one single-family dwelling unit, and where tenancy in the residential unit does not require ownership of the property or first-floor business or employment in that business. Live-Work Units may be constructed in detached, semi-attached, or attached buildings, depending upon their location."

"Logistics" uses means wholesale warehousing; commercial warehousing; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc."

"Lot" to be as defined in the Municipal Land Use Law (MLUL).

"Missing Middle Housing": Residential development types, such as the following: Flex Mixed-Use Development, Residential Flats Development, Townhouse and Stacked Townhouses, Twins and Stacked Twins, Live-Work Units."

"Mixed-Use Development": A development that contains permitted non-residential uses on the first floor of a building and residential uses above them."

"Motor vehicle service uses" include filling stations; major service uses, such as engine, body, frame, painting, and welding; minor service uses, such as maintenance, incidental repair; tire and lubrication service uses; and washing and detailing service uses."

"Multi-Family/Residential Flats Building: A building comprising three (3) or more residential units."

"Non-conforming building" to be as defined in the Municipal Land Use Law (MLUL).with the MLUL definition for "non-conforming structure."

"Non-conforming land" to be as defined in the Municipal Land Use Law (MLUL).for "non-conforming lot."

"Non-conforming use" to be as defined in the Municipal Land Use Law (MLUL) for "non-conforming use."

"Office-space uses" include business administration and support service uses, and professional, scientific, and technical service uses."

"Pawn" means a bailment of personal property as security for any debt or engagement redeemable upon certain terms and with the implied power of sale or default."

"Personal and household service uses" include retail dry-cleaning and laundry service uses; laundromats; footwear and leather goods repair service uses; funeral homes and funeral service uses; hair, nail, skin, diet and weight care service uses; pet care (except veterinary) service uses; re-upholstery and furniture repair service uses; tailoring and dressmaking service uses; tattoos and body-piercing service uses; and travel arrangement and reservation services."

"Precious Metals": Gold, silver, sterling, platinum and/or their alloys as defined in N.J.S.A. 51:5-1 et seq., N.J.S.A. 51:6-1 et seq., and/or N.J.S.A. 51:6A-1 et seq.; gems, gemstones, coins and all forms of jewelry herein contained."

"Professional, scientific, and technical service uses" include: accounting, tax preparation, bookkeeping, and payroll services; advertising, public relations, and related services; architectural, engineering, and related services; computer systems design and related services; legal services; management, scientific, and technical consulting services; marketing research and public opinion polling; physicians, dentists and other licensed health practitioners; scientific research and development services & laboratories; specialized design services; translation and interpretation services; and veterinary services."

"Public use" means the use of land, buildings, and structures by a federal, state, county, or municipal government or agency for public purposes, including public education."

"Quasi-public use" means the use of land, buildings, and structures by a non-profit, religious, or philanthropic institution for educational, cultural, recreational, religious, or similar types of purposes."

"Recreational and entertainment uses" include commercial uses, such as the following: amusement arcades, bowling centers, and billiard parlors; art and craft galleries; cultural, instructional, recreational schools; fitness and recreational sports centers; live performance theaters and nightclubs; motion picture theaters; museums and historical sites; nature parks and gardens; and other commercial indoor recreation uses."

"Shared Parking Space": An automobile parking space assigned to more than business, public, quasi-public, or multi-family residential use that is unlikely to be occupied by another user during the same peak hours, and thus, may be partially credited towards the off-street parking requirements of one or more other uses."

Delete "Special permit," which the MLUL has replaced with "Conditional use."

"Stacked Townhouse": A townhouse building containing two dwellings, instead of one dwelling, where each dwelling unit has its own private entrance and is also separated by an approved horizontal wall."

"Stacked Twin": A twin building containing two dwellings, instead of one dwelling, where each dwelling unit has its own private entrance and is also separated by an approved horizontal wall."

"Street" as defined in the Municipal Land Use Law (MLUL).

"Structure" as defined in the Municipal Land Use Law (MLUL).

"Townhouse Unit": A building on an individual lot that contains one dwelling unit that is attached horizontally to other similar dwelling units in a linear arrangement, where each dwelling unit has its own private entrance and is separated from other dwelling units by an approved vertical wall, extending from the foundation through the roof, that is structurally independent of the corresponding wall of the adjoining unit, and having a totally exposed front and rear wall to be used for access, light and ventilation. Townhouse units are also known as "attached" and "rowhouse" units."

"Twin Unit": A building on an individual lot that contains one dwelling unit that is attached horizontally with one other similar dwelling unit, where each dwelling unit has its own private entrance and is separated from the other dwelling unit by an approved vertical wall, extending from the foundation through the roof, that is structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access, light and ventilation. Twin units are also known as "semi-attached" units."

"Two-Family Unit": A building on an individual lot that contains two dwelling units where each dwelling unit is separated by an approved horizontal wall and having a totally exposed front and rear wall to be used for access, light and ventilation."

"Wind, solar or photovoltaic energy facilities and structures" as defined in the Municipal Land Use Law (MLUL).

ARTICLE VIII. ARTICLE II. SECTION 360-16 R-1 Single Family Residence District.

The following language adds/amends the specific Section as stated herein. Any language currently in the specific Section that is not addressed is retained in its entirety:

A. Uses.

(1) Uses by right. In any R-1 District, land, buildings or premises shall be used by right only for the following:

(a) One single-family detached house.

(b) "Community residences" and "Family childcare centers," as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.

(3) Conditional uses.

(a) Home occupations.

(b) An in-law suite a maximum of three (3) rooms consisting of a bedroom/sitting area, bathroom and dining area. Counter with small sink, refrigerator and/or microwave, stove and/or range and/or laundry facilities are permitted. A separate entrance is permitted.

C. Off-street Parking.

- (1) Off Street parking for residential uses, as required by N.J.A.C. 5:21-4.14.

ARTICLE IX. ARTICLE II. SECTION 360-17 R-2 Single-Family and Two-Family Residence District.

The following language adds/amends the specific Section as stated herein. Any language currently in the specific Section that is not addressed is retained in its entirety:

A. Uses.

(1) Uses by right. In any R-2 District, land, buildings or premises shall be used by right only for the following:

- (a) One single-family detached house.
- (b) One two-family house.
- (c) Public school.
- (d) Public park, recreation ground or athletic field.
- (e) "Community residences" and "Family childcare centers," as

required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.

(4) Conditional uses.

- (a) Home occupations.
- (b) An in-law suite a maximum of three (3) rooms consisting of a bedroom/sitting area, bathroom and dining area. Counter with small sink, refrigerator and/or microwave, stove and/or range and/or laundry facilities are permitted. A separate entrance is permitted.

C. Off-street Parking.

(2) In the table for this subsection, replace the residence requirement to indicate: "Per N.J.A.C. 5:21-4.14."

ARTICLE X. ARTICLE II. SECTION 360-18 R-3 Semi-Detached Residence District.

The following language adds/amends the specific Section as stated herein. Any language currently in the specific Section that is not addressed is retained in its entirety:

A. Uses.

(1) Uses by right. In any R-3 District, land, buildings or premises shall be used by right only for one or more of the following:

(a) One single-family detached house.
(b) Parochial school, or other nonprofit educational or religious institution.

- (c) One single-family semidetached house.
(d) Public school.
(e) Public park, recreation ground or athletic field.
(f) "Community residences" and "Family childcare centers,"

as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.

(3) Conditional uses.

(a) Place of worship, subject to Section 360-5.1
(b) Clubhouses of duly incorporated organizations, subject to Section 360-5.1

(c) Home occupations.
(d) An in-law suite a maximum of three (3) rooms consisting of a bedroom/sitting area, bathroom and dining area. Counter with small sink, refrigerator and/or microwave, stove and/or range and/or laundry facilities are permitted. A separate entrance is permitted.

C. Off-street Parking.

(2) In the table for this subsection, replace the residence requirement to indicate: "Per N.J.A.C. 5:21-4.14."

ARTICLE XI. ARTICLE II. SECTION 360-19 R-4 Central Residence District.

The following language adds/amends the specific Section as stated herein. Any language currently in the specific Section that is not addressed is retained in its entirety:

A. Uses.

(1) Uses by right. In any R-4 District, land, buildings or premises shall be used by right only for one or more of the following:

- (a) One single-family detached house.
(b) One single-family semidetached house.
(c) Public school.
(d) Public park, recreation ground or athletic field.
(e) "Community residences" and "Family childcare centers,"

as required by N.J.S.A. 40:55D-66.1 and 40:55D-66.5b.

(3) Conditional uses.

(a) Place of worship, subject to Section 360-5.1

(b) Clubhouses of duly incorporated organizations, subject to Section 360-5.1

(c) Home occupations.

(d) An in-law suite a maximum of three (3) rooms consisting of a bedroom/sitting area, bathroom and dining area. Counter with small sink, refrigerator and/or microwave, stove and/or range and/or laundry facilities are permitted. A separate entrance is permitted.

C. Off-street Parking.

(2) In the table for this subsection, replace the residence requirement to indicate: "Per N.J.A.C. 5:21-4.14."

ARTICLE XII. ARTICLE III. SECTION 360-21 Purpose.

In addition to the general goals listed in the preamble and Section 360-2, the districts established in this article are intended to achieve the following:

A. To provide sufficient space in appropriate locations for all types of commercial and service activities anticipated.

B. To protect commercial development against intrusive uses which are incompatible with it and against objectionable influences, such as noise or glare, and from the hazards of fire.

C. To protect both commercial development and nearby residential areas against congestion by regulating the intensity of neighborhood retail development and by providing for off-street parking and loading facilities.

D. To provide appropriate space, and in particular sufficient depth for the requirements of present-day merchandising, including the provision of off-street parking space in areas to which large numbers of shoppers come by automobile, and to encourage the natural tendency of neighborhood development to concentrate in uninterrupted retail frontage, to the mutual advantage of both consumers and merchants.

E. To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of commercial development, to strengthen the economic base of the Borough, to protect the character of commercial districts

and the peculiar suitability of particular areas for particular uses, to conserve the value of land and buildings and to protect the Borough's tax revenues.

F. To account for changes that have occurred since the adoption of the Borough's 2001 and 2003 redevelopment plans and to maintain flexibility in economic, housing, and community development markets, trends, products, processes, technology, workforces, etc.

G. To maintain the Borough's traditional small-town character along Clements Bridge Road and Barrington Avenue and to provide reasonable flexibility in ever-changing retail sales and service markets while conditionally permitting accessory residential apartments to reduce entrepreneurial business costs and to provide additional housing opportunities for smaller, starter, and/or senior households in and near Barrington's Downtown.

H. To encourage opportunities for variety of higher-density and mixed-use development, where appropriate, to accommodate a range of household types whose incomes and lifestyles may not desire or afford single-family detached homes.

ARTICLE XIII. ARTICLE III. SECTION 360-22 C-1 Central Commercial District.

Deleted in its entirety.

ARTICLE XIV. ARTICLE III. SECTION 360-22 Clements Bridge Road Commercial Corridor.

A. DC Downtown Commercial District.

1. Use Requirements

a. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:

- 1) Banks and Finance, Insurance, and Real Estate Services,
- 2) Convenience Stores,
- 3) Eating and Drinking Establishments other than Brewpubs,
- 4) Educational Service Uses,
- 5) Health and Human Service Uses,
- 6) Personal and Household Retail Services, other than funeral parlors,
- 7) Recreational and Entertainment Uses,

8) Retails Sales; and
9) Two or more of the above permitted uses in one building and two or more buildings on one parcel.

b. Conditional Principal Uses:

1). Business Administration and Support Service Uses above one or more permitted principal first floor use(s) totaling at least 1,000 square feet of gross leasable floor area,

2) Professional, Scientific, and Technical Service Uses above one or more permitted principal first floor use(s) totaling at least 1,000 square feet of gross leasable floor area,

3) Single-family detached dwelling occupied as of January 1, 2025.

4) Live-Work Units, as per the requirements of Section 360-22F, Missing Middle Housing,

5) Townhouses and Stacked Townhouses, as per the requirements of Section 360-22F, Missing Middle Housing,

6) Flex Mixed-Use Development comprising permitted principal uses on the 1st Floor, as per the requirements of Section 360-22F, Missing Middle Housing,

7) Residential Flats Development, as per the requirements of Section 360-22F, Missing Middle Housing,

8) Places of Worship if on a minimum 20,000 square foot parcel, and

9) Quasi-Public Uses if on a minimum 20,000 square foot parcel,

c. Prohibited Uses:

1) Drive-In and Drive-Through Businesses,
2) Self-Storage Unit Rental or Leasing Businesses, and
3) Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

d. Permitted Accessory Uses

1) Non-Residential Accessory Uses, and

- 2) Residential Accessory Uses.
2. Area and Bulk Requirements. As per the requirements of Section 360-22D.
3. Other Requirements. As per the requirements of Section 360-22E.
- B. R/O Residential / Office District
 1. Use Requirements
 - a. Permitted Principal Uses not to exceed 2,500 square feet of gross floor area:
 - 1) Eating and Drinking Establishments other than Brewpubs,
 - 2) Educational Service Uses,
 - 3) Health and Human Service Uses, and
 - 4) Personal and Household Retail Services,
 - 5) Public Uses, and
 - 6) Two or more of the above permitted uses in one building and two or more buildings on one parcel.
 - b. Conditional Principal Uses:
 - 1) Single-family detached dwelling occupied as of January 1, 2025,
 - 2) Twins and Stacked Twins, ss per the requirements of Section 360-22F, Missing Middle Housing,
 - 3) Live-Work Units, as per the requirements of Section 360-22F, Missing Middle Housing,
 - 4) Townhouses and Stacked Townhouses, as per the requirements of Section 360-22F, Missing Middle Housing,
 - 5) Residential Flats Development, as per the requirements of Section 360-22F, Missing Middle Housing,
 - 6) Places of Worship if on a minimum 20,000 square foot parcel, and
 - 7) Quasi-Public Uses if on a minimum 20,000 square foot parcel.
 - c. Prohibited Uses:
 - 1) Drive-In and Drive-Through Businesses.

2) Self-Storage Unit Rental or Leasing Businesses, and
3) Pawn Shops and Precious Metals Stores that trade such
goods for credit or cash.

d. Permitted Accessory Uses

- 1) Non-Residential Accessory Uses.
- 2) Residential Accessory Uses.

2. Area and Bulk Requirements, as per the requirements of Section 360-22D.

3.. Other Requirements, as per the requirements of Section 360-22E.

C. R/C Residential / Commercial District

1. Use Requirements

a. Permitted Principal Uses not to exceed 2,500 square feet of
gross floor area:

- 1) Construction Trade Contractor Businesses,
- 2) Convenience Stores,
- 3) Eating and Drinking Establishments other than
Brewpubs,
- 4) Motor Vehicle Service Uses other than service stations,
- 5) Personal and Household Retail Services other than

funeral parlors, and

- 6) Two or more of the above permitted uses in one building

and two or more buildings on one parcel.

b. Conditional Principal Uses:

- 1) Service Stations per the following:

a) No gasoline selling or service stations, or area so
utilized, shall be located within 500 feet of any property on which a church, hospital, public or
parochial school, private school, college, institution or theater shall be located. Said distance
shall be measured from the nearest boundary or property line in the one instance to the
nearest point of boundary line of the use being measured along the street line giving the
shortest route between the two parcels;

b) All lubrication, repair, maintenance or similar
activities shall be performed within a completely enclosed building;

- c) No part of any gasoline sales or service station

may be used for residence or sleeping purposes; and

d) No automobile, truck, trailer or boat shall be allowed to stand on any gasoline selling or service station property publicly advertising such vehicle for sale or lease.

2) Single-family detached dwelling occupied as of January 1, 2025.

3) Live-Work Units, as per the requirements of Section 360-22F, Missing Middle Housing,

4) Twins and Stacked Twins, as per the requirements of Section 360-22F, Missing Middle Housing,

5) Townhouses and Stacked Townhouses, as per the requirements of Section 360-22F, Missing Middle Housing,

6) Residential Flats Development,

7) Places of Worship if on a minimum 20,000 square foot parcel, and

8) Quasi-Public Uses if on a minimum 20,000 square foot parcel.

c. Prohibited Uses:

1) Drive-In and Drive-Through Businesses.

2) Self-Storage Unit Rental or Leasing Businesses.

3) Pawn Shops and Precious Metals Stores that trade such goods for credit or cash.

d. Permitted Accessory Uses

1) Non-Residential Accessory Uses.

2) Residential Accessory Uses.

2. Area and Bulk Requirements, as per the requirements of Section 360-22D.

3. Other Requirements, as per the requirements of Section 360-22E.

D. Area and Bulk Requirements

1. Minimum Lot Size 5,000 sq. ft.

2. Minimum Lot Width 50 ft

3. Maximum Lot Cover: 80%

4. Minimum Front Yard Setback: 5 ft

5. Minimum Side Yard Setback: 10 ft
6. Minimum Rear Yard Setback: 25 ft
7. Maximum Building Height: 40 ft and 3 stories

E. Other Requirements

1. Off-street parking for residential uses, as per the requirements of N.J.A.C. 5:21-4.14.
2. Off-street parking and loading requirements, as per the requirements of Section 360-9.2.
3. Landscaping and Screening Requirements, as per the requirements of Section 360-9.3.
4. Signs, as per the requirements of Section 360-28 through 33.
5. Performance Standards, as per the requirements of Section 360-5.2.

F. Missing Middle Housing

1. Conditional Use Requirements – see attached chart
2. Area and Bulk Requirements – see attached chart
 - a. Other Requirements
 - 1) Twins and Stacked Twins
 - a) There shall be no off-street parking between a building's principal façade and the public right-of-way.
 - b) There shall be no individual driveways from Clements Bridge Road.
 - c) The minimum setback between rear of dwelling and any garage, off-street parking area, or accessory building exceeding 200 square feet shall be 20 feet, exclusive of rear decks.
 - 2) Townhouses and Stacked Townhouses
 - a) Buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage. For properties with Clements Bridge Road frontage, a minimum of three (3) ground floor units shall be parallel to and have primary front entrances on that road.
 - b) The number of ground floor units shall not exceed eight (8), and the total length of attached buildings shall not exceed 240 feet.
 - c) There shall be no off-street parking between a

building's principal façade and the public right-of-way.

d) There shall be no individual driveways from Clements Bridge Road.

e) The minimum setback between rear of dwelling and any garage, off-street parking area, or accessory building exceeding 200 square feet shall be 20 feet, exclusive of rear decks.

f) Developments with ten (10) or more dwelling units shall be inclusionary.

3) Residential Flats Development

a) For properties with 70 feet or more of frontage on Clements Bridge Road frontage, buildings shall be parallel to and have primary front entrances on that road.

b) For properties buildings having less than 70 feet of frontage on Clements Bridge Road, buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage.

c) There shall be no off-street parking between a building's principal façade and the public right-of-way.

d) Developments with ten (10) or more dwelling units shall be inclusionary.

4) Flex Mixed-Use Development

a) For properties with 70 feet or more of frontage on Clements Bridge Road frontage, buildings shall be parallel to and have primary front entrances on that road.

b) For properties buildings having less than 70 feet of frontage on Clements Bridge Road, buildings shall be parallel to and have primary front entrances on the public right-of-way, or private interior road for properties in the C-2 zone, on which that have the longest frontage.

c) There shall be no off-street parking between a building's principal façade and the public right-of-way.

d) Developments with ten (10) or more dwelling units shall be inclusionary.

5) Live-Work Units

a) Buildings shall be parallel to and have primary front entrances on Clements Bridge Road.

ARTICLE XV. ARTICLE III. SECTION 360-23 C-2 Business Commercial District.

A. Use Requirements

1. Permitted Principal Uses:

- (a) Banks and Finance, Insurance, and Real Estate Services,
- (b) Business Administration and Support Service Uses,
- (c) Convenience Stores,
- (d) Eating and Drinking Establishments,
- (e) General Purpose / Consumer Rental Services,
- (f) Hotels,
- (g) Personal and Household Retail Services other than funeral parlors,
- (h) Professional, Scientific, and Technical Service Uses,
- (i) Recreational and Entertainment Uses,
- (j) Retail Sales, and
- (k) Two or more of the above permitted uses in one building and two

or more buildings on one parcel.

2. Conditional Principal Uses:

- a. Flex Mixed-Use Development, as per the requirements of Section 360-22F, Missing Middle Housing,
- b. Residential Flats Development as per the requirements of Section 360-22F, Missing Middle Housing,
- c. Townhouses and Stacked Townhouses, as per the requirements of Section 360-22F, Missing Middle Housing.
- d. Service Stations per existing standards, except for anti-competitive distance requirement, and
- e. Single-Family Detached Dwellings, if occupied as of January 1, 2025.

3. Permitted Accessory Uses

- a. Non-Residential Accessory Uses.

- b. Residential Accessory Uses.
 - 4. Prohibited Uses
 - a. Alternative Treatment Centers.
 - b. Pawn Shops and Precious Metals Stores that trade such goods

for credit or cash.

B. Area and Bulk Requirements

- | | | |
|----|-------------------------------------|-----------|
| 1. | Minimum Lot Size | 55,000 sf |
| 2. | Minimum Lot Width | 150 ft |
| 3. | Maximum Lot Cover: | 65% |
| 4. | Minimum Front Yard Setback: | 6.5 ft |
| 5. | Minimum One Side Yard Setback: | 6 ft |
| 6. | Minimum Combined Side Yard Setback: | 6 ft |
| 7. | Minimum Rear Yard Setback: | 30 ft |
| 8. | Maximum Building Height: | 3 stories |
| 9. | Maximum Building Height: Hotels | 5 stories |

C. Other Requirements:

- 1. Off-street parking for residential uses, as per the requirements of Section N.J.A.C. 5:21-4.14.
- 2. Off-street parking and loading requirements, as per the requirements of Section 360-9.2.
- 3. Landscaping and Screening Requirements, as per the requirements of Section 360-9.3.
- 4. Signs, as per the requirements of Section 360-28 through 33.
- 5. Performance Standards, as per the requirements of Section 360-5.2.

ARTICLE XVI.

ARTICLE III. SECTION 360-24

**C-4 Business
Commercial District.**

Deleted in its entirety.

ARTICLE XVII.

ARTICLE IV. SECTION 360-27

**M-2 Manufacturing
District.**

A. Use Requirements

- 1. Permitted Principal Uses:

- a. Food Manufacturing other than Abattoirs,
- b. Information Technology,
- c. Light Manufacturing and Assembly, and
- d. Logistics.

2. Conditional Principal Uses:

a. Alternative Treatment Centers, which are authorized to grow and provide registered qualifying patients with usable cannabis and related paraphernalia (including cultivation, manufacturing, and/or dispensing of medical cannabis), in accordance with the provisions of the New Jersey Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1 et seq., provided the following conditions are met:

1) No alternate treatment center shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school, or school board.

2) No alternate treatment center shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.

3) No alternate treatment center shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational cannabis retail facility).

4) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.

5) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

7) In addition to the above:

a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.

b) The location and height of buildings, fences and

landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

8) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.

9) Use or consumption in any manner of cannabis is not permitted on the premises of any medical cannabis dispensary at any time.

10) Persons under the age of 21 years of age are not permitted to be on the premises of any medical cannabis dispensary at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

13) There shall be no more than a total of two alternative treatment centers and/or authorized recreational cannabis retail facilities in the Borough of Barrington.

b. Authorized recreational cannabis retail facility, involving the sale of cannabis and related paraphernalia for recreational purposes to members of the general public, if permitted by state law, provided the following conditions are met:

1) No authorized recreational cannabis facility shall be located within 200 feet of the main entrance of any building used for school purposes or which is owned by or leased to any elementary school, secondary school or school board.

2) No authorized recreational cannabis facility shall be located within 50 feet of any R-1, R-2, R-3, R-4 and RC-5 Residential Zoning Districts.

3) No authorized recreational cannabis facility shall be located within 200 feet of another similar facility (i.e., alternative treatment center or authorized recreational cannabis retail facility).

4) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.

5) A site plan application has been made for the lot, and the Planning Board has approved such conditional use, and the requirements and conditions of site plan/conditional use have been met.

6) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor and sanitation).

7) In addition to the above:

a) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.

b) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values of the adjacent properties.

8) Hours of operation shall be restricted to 9:00 a.m. to 8:00 p.m.

9) Use or consumption of cannabis is not permitted on the premises of an authorized recreational cannabis retail facility.

10) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational cannabis retail facility at any time unless they are a qualified patient or a primary caregiver, and they are in the presence of their parent or guardian.

11) Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the dispensary placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.

12) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a dispensary, including but not limited to prerecorded or live music or sounds, is prohibited.

13) There shall be no more than a total of two alternative treatment centers and/or authorized recreational cannabis retail facilities in the Borough of Barrington.

3. Permitted Accessory Uses
 - a. Non-Residential Accessory Uses.
4. Prohibited Uses
 - a. Pawn Shops and Precious Metals Stores that trade such goods

for credit or cash.

B. Area and Bulk Requirements

- | | | |
|-----|-------------------------------------|--------|
| 1. | Minimum Lot Size: Industrial | 1 acre |
| 2. | Minimum Lot Size: Business Park | 3 acre |
| 3. | Minimum Lot Width | 100 ft |
| 4. | Maximum Lot Cover: Industrial | 55% |
| 5. | Maximum Lot Cover: Business Park | 65% |
| 6. | Minimum Front Yard Setback: | 30 ft |
| 7. | Minimum One Side Yard Setback: | 10 ft |
| 8. | Minimum Combined Side Yard Setback: | 30 ft |
| 9. | Minimum Rear Yard Setback: | 30 ft |
| 10. | Maximum Building Height: | 35 ft |

C. Other Requirements:

1. Off-street parking for residential uses, as per the requirements of N.J.A.C. 5:21-4.14.
2. Off-street parking and loading requirements, as per the requirements of Section 360-9.2.
3. Landscaping and Screening Requirements, as per the requirements of Section 360-9.3.
4. Signs as per the requirements of Section 360-28 through 33.
5. Performance Standards, as per the requirements of Section 360-5.2.

ARTICLE XVIII. Miscellaneous changes.

Certain changes in language throughout Chapter 360, Zoning, in the Code of the Borough of Barrington are authorized herein:

- A. Change the term "Church" to "Place of Worship."
- B. Change the phrase "Clubhouse of a duly incorporated organization" to "Quasi-public use, excluding schools and places of worship."
- C. Change the term "Uses by right" to "Permitted uses."
- D. Change the term "Uses by special permit" to "Conditional uses,"

ARTICLE XIX.

All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

ARTICLE XX.

This Ordinance shall take effect upon passage and publication according to law.

BOROUGH OF BARRINGTON

Date of Introduction: June 11, 2025

Date of Adoption:

By: _____
Kyle Hanson, Mayor

Attest: _____
Terry Shannon, Borough Clerk

The foregoing ordinance was introduced by Mayor and Council at the regular meeting held on June 11, 2025. This Ordinance will be considered for adoption on final reading and public hearing to be held on July 8, 2025 at 6:00 p.m. in the Council Meeting Room, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.

The purpose of this Ordinance is to permit certain additions/amendments to the Barrington Zoning Ordinance as per the recent revisions to the Barrington Master Plan and Redevelopment Plan. A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Thursday (Legal Holidays excluded), and public between the hours of 8:30 AM to 12:00 PM on Fridays (Legal Holidays excluded), at the Office of the Borough Clerk, Barrington Borough Hall, 229 Trenton Avenue, Barrington, New Jersey.