

ORDINANCE NO. 9-2012

AN ORDINANCE AMENDING THE 1986 LAND USE AND DEVELOPMENT ORDINANCE, AS AMENDED, AND AMENDING THE CITY'S ZONING MAP AND SCHEDULE OF DISTRICT REGULATIONS

WHEREAS, the City of Northfield adopted a 1986 Land Use and Development Ordinance, as amended (hereinafter "Land Use Ordinance");

WHEREAS, the Planning Board of the City of Northfield has recommended that certain amendments be made to the Land Use Ordinance, including amendments to the City's Zoning Map and to the City's Schedule of District Regulations entitled "Schedule of Yard, Area and Building Requirements City of Northfield";

WHEREAS, the City Council of Northfield desires to follow the recommendations of its Planning Board and has determined that it is in the best interests of the public to follow the recommendations of its Planning Board;

WHEREAS, this Ordinance shall not affect any prior approvals obligating an existing Condominium Association to maintain drainage basins or obligating the City to maintain drainage basins.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Mayor and Council of the City of Northfield, County of Atlantic and State of New Jersey that the 1986 Land Use Ordinance is amended as follows:

Section 1. Article 2, Section 2.2 entitled "Intent of Certain Terms and Words", is hereby supplemented and amended to add a new paragraph at the end of this Section 2.2, as follows:

Typographical errors shall not take precedence over the intent of the Ordinance. The Planning/Zoning Board shall have the authority to make the interpretation.

Section 2. The definition of "Fast Food Service Establishment" in Article 2, Section 2.3 entitled "Definitions", is hereby deleted and replaced as follows:

"Restaurant, Fast Food" means an establishment that offers quick food service, accomplished through a limited menu, providing over-the-counter and/or drive-through service. This term is synonymous with the term Fast Food Service Establishment.

Section 3. The definition of “Sign” in Article 2, Section 2.3, entitled “Definitions”, is hereby replaced as follows:

“**Sign**” means a name, identification, description, display, illustration or any other device observable from out-of-doors, which is affixed to, pointed on, or represented directly or indirectly upon a building, structure, including motor vehicles or piece of land and which directs attention to an object, product, place, activity, person, institution, organization, or business, regardless of whether such device is located indoors or outdoors. Lighting used to outline any part of a building shall not be deemed to be a sign if the lighting is used as an architectural treatment. However, a sign shall not include any display of official court or public office notices, any official traffic control device, nor any flag, badges, or insignia of any public, quasi-public, civic, charitable, or religious group.

Section 4. Article 2, Section 2.3 entitled “Definitions”, is hereby supplemented and amended to add the following definitions:

“**Portable Home Storage Units (PODS)**” means, a portable shed or storage container, storage unit, shed-like container or other portable structure that can or may be used for storage of personal property of any kind and which is located for such purposes outside an enclosed building, other than an accessory structure. “PODS®” is a brand container. “Portable Home Storage Units” and “PODS” are synonymous with the term “Portable On-Demand Storage”.

“**Electronic Message Board**” means, a sign whose messages change by mechanical or electronic means.

“**Small Wind Energy System**” means, a wind energy system, as defined in Section 8.36 of this Ordinance, that is used to generate electricity; and has a nameplate capacity of 10 kilowatts or less.

“**Solar Energy System**” means, a solar energy system and all associated equipment which converts solar energy into a usable electrical energy, heats water or produces hot air or other similar function through the use of solar panels.

“**Solar Panel**” means, a structure containing one or more receptive cells, the purpose of which is to convert solar energy into usable electrical energy or heat.

“**Wind Energy System**” means, a wind turbine and all associated equipment, including any base, blade, foundation, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component necessary to fully utilize the wind generator.

“**Wind Turbine**” means, equipment that converts energy from the wind into electricity. This term includes the rotor, blades and associated mechanical and electrical conversion components necessary to generate, store and/or transfer energy.

Section 5. Paragraph M in Article 3, Section 3.2, entitled “Zoning Board of Adjustment”, is amended to increase the length a time a variance is to remain in effect from twelve months to eighteen months as follows:

M. Expiration of Variance Any variance hereafter granted by the Board of Adjustment permitting the erection or alteration of any structure or structures, or permitting a specified use of any premises shall expire by limitation unless such construction or alteration shall be actually commenced on each and every structure permitted by said variance, or unless such development has actually been commenced within eighteen (18) months from the date of publication of the notice of the judgment or determination of the Board of Adjustment; except, however, that the running of the period of limitation herein provided shall be tolled from the date of filing an appeal from the decision of the Board of Adjustment to a court of competent jurisdiction, until the termination in any manner of such appeal or proceeding.

The Board of Adjustment may, for good cause, extend the time period for a period not to exceed six (6) months. In no case shall the Board grant more than two such extensions. Where subdivision or site plan approval is required, the period of time for commencement of the development specified by the Board of Adjustment shall be the same as the period of time for which other rights are conferred upon the applicant by such subdivision or site plan approval pursuant to the provisions of this Ordinance.

Section 6. Article 3, Section 3.14, entitled “Fees” is hereby amended as follows:

3.14 FEES

The developer shall, at the time of filing an application, pay a nonrefundable fee to the City of Northfield by cash, certified check, or bank draft in accordance with the current fee schedule adopted by the City Council on file in the City Clerk's office. The fee to be paid shall be the sum of fees for the component elements of the plat or plan. Proposals requiring a combination of approvals such as subdivision, site plan, and/or variance, shall pay a fee equal to the sum of the fee for each element, except in cases where a preliminary and final application is applied for and decided by the Planning Board at the same time, in which case the greater of the two fees shall be paid. Additional fees may be assessed for extraordinary review costs not otherwise covered herein.

In addition to the required review fees set forth in Subsection 3.14(K) (unless otherwise specifically excepted), all fees shall be calculated as follows:

- A. Application for development permit, Submit to Zoning Office:
 - 1) Commercial \$200.00
 - 2) Residential – Per Lot \$100.00
 - 3) Accessory Structures \$ 50.00
 - 4) Sheds 100sf or less No Fee

Section 7. Section 5.7, entitled “Boats and Recreational Vehicle Storage”, in Article 5 is hereby re-titled and a new paragraph E and paragraph F are inserted at the end of Section 5.7, as follows:

5.7 BOATS AND RECREATIONAL VEHICLE STORAGE AND PARKING

- E. Boat and Boat Trailer Parking. The parking of boats and/or boat trailers shall be prohibited on any public street within the City of Northfield from October 1 through and including May 1 of each and every year. Between May 2 and September 30 of any year, it shall be lawful for any person to park a boat or boat trailer on any public street in the City of Northfield. The owner or operator of said boat or boat trailer must own or lease the property in front of which said boat or boat trailer is so parked. Any boat of 28’ or less shall be permitted to park onsite for extended periods of time provided one (1) onsite parking space remains for vehicle parking.

- F. It shall be unlawful for any person to park on any public street in the City of Northfield any recreational vehicle, camper, motor home, or travel-trailer for a continuous period of more than 48 hours in such places as parking is authorized. Additionally, the owner of said recreational vehicle, camper, motor home, or travel-trailer must own or lease the property in front of which said recreational vehicle, camper, motor home, or travel-trailer shall be permitted to park onsite for extended periods of time provided one (1) onsite parking space remains for vehicle parking, provided it is not utilized for Human Habitation.

Section 8. A new paragraph B is inserted in Article 5, Section 5.8, entitled “Commercial Vehicle Storage” of Article 5, and the former paragraph B is re-lettered as paragraph C as follows:

- B. Commercial Vehicles, such as, any campers, travel, vacation or house trailer, vacation house, truck, half ton or larger in size, which is commercially registered; panel van; tractor; trailer, semi-trailer; jitney; bus; or omnibus, plus Commercial Vehicles in excess of 10,000 pounds Gross Vehicle Weight (GVW) as rated by the manufacturer shall not be permitted to park on residential streets between 11:00 p.m. and 6:00 a.m.

- C. The aforementioned regulations for commercial vehicle storage shall not apply to vehicles located on and necessary to the operation of a farm.

Section 9. In Paragraph G in Article 5, Section 5.15, entitled “Historic Structure Regulations”, a new sub-paragraph 3 is added at the end of said Paragraph G, after sub-paragraph 2, as follows:

- 3. If the historic building is not purchased pursuant to paragraph

one referenced above, then prior to demolition, the building shall be documented by an Architectural Historian, with photographs and historical descriptions, in report form. The report shall be submitted to the State, County and City Historical Society for their files.

To adequately document the building, the exterior appearance and interior appearance and structural components shall be documented. The report must be approved by the Planning Board or Zoning Board prior to demolition.

Section 10. Article 5, Section 5.28, entitled “Tidal Wetlands Permit” is hereby amended and replaced with the following new Section 5.28:

5.28 TIDAL WETLANDS PERMIT

- A. All applicants with wetlands on site are required to obtain a wetlands delineation and letter of interpretation (LOI) from the New Jersey Department of Environmental Protection. This applies to both Salt Water and Fresh Water wetlands.
- B. No building, structure or use shall be permitted within areas defined as wetlands by the New Jersey Wetlands Act of 1970 and delineated on the wetlands maps prepared by the New Jersey Department of Environmental Protection, except in accordance with a permit issued under the Act.

Section 11. A new paragraph C is added at the end of Article 5, Section 5.29, entitled “Trailer Storage”, as follows:

- C. Non-motorized transport vehicle or storage trailer may not be parked on any public street for more than five (5) consecutive days, except for active construction sites. (See Section 5.8). Additionally, the non-motorized transport vehicle or storage trailer can only be parked in front of a property owned or leased by the user of said vehicle.

Section 12. Paragraph C in Article 5, Section 5.32, entitled “Yard Areas”, is amended and replaced by the following new paragraph C:

- C. Every part of a required yard shall be open and unobstructed from its lowest level to the sky, except for the ordinary projections allowed by the State Uniform Construction Code including, but not limited to, sills, belt courses, chimneys, flues, buttresses, ornamental features, and eaves, provided, however, that none of the aforesaid projections shall project into the minimum required yards more than twenty-four inches (24”), unless otherwise permitted by this Ordinance. Unroofed entrance porches or

terraces, which do not rise above the height of the floor level of the ground floor, may extend into any yard, providing the total area of all such porches, which extend into such yards, does not exceed one hundred (100) square feet. The maximum front yard setback to said deck/porch shall be eighteen (18) feet, the minimum rear setback shall be fifteen (15) feet, and the minimum side yard setback shall be three (3) feet.

Section 13. Article 5, entitled “General Provisions”, is hereby supplemented and amended to add a Section 5.33 entitled “Portable Home Storage Units (PODS)”, as follows:

5.33 PORTABLE HOME STORAGE UNITS (PODS)

A. Permit Required.

- 1 It shall be unlawful to place a portable home storage unit (PODS) on any property, including in any right of way, within the City of Northfield for any purpose without first securing a portable home storage unit (PODS) permit.
- 2 In order to obtain a permit to place a portable home storage unit (PODS) on any property within the City of Northfield, the applicant must file a completed application form with the City of Northfield Zoning Office. Applications and Permits will be issued by the City of Northfield Zoning Office.
- 3 The completed application form will also be examined by the City of Northfield Police Department, which will make all final determinations pertaining to safety.
- 4 The permit shall be displayed in a conspicuous position on the property on which the portable home storage unit (PODS) is located during the period the portable home storage unit (PODS) is on the property.
- 5 Permits, if granted, will be granted for a period of 60 days. On or before the expiration of the 60-day period, but after the permit is issued, the permittee, may seek one extension of the permit for up to an additional 60 days, by filing a complete application form with the City of Northfield Zoning Office. Applications for an extension will be issued by the City of Northfield Zoning Office.

B. Restrictions on portable home storage unit (PODS).

- 1 Portable home storage unit (PODS) are prohibited from being placed in streets, in right of ways or in front yards of any property.

- 2 Portable home storage unit (PODS) must be kept on paved off-street surfaces.
- 3 If a property does not have a paved off-street surface, but has a non-paved driveway, the portable home storage unit (PODS) must be kept on the non-paved driveway.
- 4 If a property does not have paved off street surface or a non-paved driveway, the portable home storage unit (PODS) must still be placed on an off-street surface. This off-street surface may not be located in a front yard of a property.

C. Submission requirements.

1 Submission requirements for Permit.

a. Application. Application for permission to place a portable home storage unit (PODS) on any property within the City of Northfield, shall be made to the City of Northfield Zoning Office. Such application shall be made on the required application form and shall be signed by the applicant and shall specify:

- i. The applicant's name, address and phone number (local and out of town).
- ii. The address of the property on which the portable home storage unit (PODS) is to be located.
- iii. The estimated time the portable home storage unit (PODS) is to remain on the property.
- iv. Such other information as may be prescribed by the City of Northfield Zoning Office.

b. Diagram.

- i. The diagram must indicate, at a minimum, all structures and buildings on the premises, parking lots on the premises, right of ways in/near the premises, and the proposed location of the portable home storage unit (PODS).
- ii. The diagram must indicate other information as may be prescribed by the City of Northfield Zoning Office.
- iii. The diagrams do not require the engagement of a design professional in order to satisfy this submission requirement.

- c. Fee. A fee of \$50.00 shall be paid to the City Clerk c/o the City of Northfield Zoning Office prior to the issuance of the permit to place a portable home storage unit (PODS) on any property within the City of Northfield.

2 Submission requirement for extension of Permit.

- a. Application. Application to extend the length of permit, shall be made to the City of Northfield Zoning Office. Such application shall be made on the required application form and shall be signed by the applicant and shall specify:
 - i. The applicant's name, address and phone number (local and out of town).
 - ii. The address of the property on which the portable home storage unit (PODS) is located.
 - iii. The estimated additional time the portable home storage unit (PODS) is to remain on the property.
 - iv. Such other information as may be prescribed by the City of Northfield Zoning Office.
- b. Fee. A fee of \$25.00 shall be paid to the City Clerk c/o the City of Northfield Zoning Office prior to any permit under this Subsection 5.33, is extended.
- c. If the permittee proposes to change the location of the portable home storage unit (PODS), the permittee must file for a new permit, not for an extension of the permit, and must comply with the Submission requirements for a Permit, as set forth in paragraph C.1. of this Subsection 5.33.

D. Violations; penalties.

Any person violating any part of this Subsection 5.33 shall be subject to a fine not exceeding \$1,000.00 or imprisonment for 60 days, or both.

Section 14. Article 5, entitled “General Provisions”, is hereby supplemented and amended to add a Section 5.34 entitled “Lots Bordered By An Alley”, as follows:

5.34 Lots Bordered By An Alley

On a lot bordered by an alley, principals structures on such lot shall comply with the required rear set backs on an alley. Accessory buildings on such lot, such as shed or utility structures, shall meet the requirements in the applicable zone district in which the lot is located, as specified in the schedule of yard, area, and building requirements.

Section 15. Article 5, entitled “General Provisions”, is hereby supplemented and amended to add a Section 5.36 entitled “Alternate Energy Sources”, as follows:

5.36 ALTERNATE ENERGY SOURCES

- A. Purpose. The purpose of this Alternate Energy Sources section is to provide procedures, standards and regulations for small wind energy systems and solar energy systems and to protect the City of Northfield from the visual or other adverse impacts of these facilities, while encouraging their unobtrusive development to provide the benefits of alternative clean energy to the City of Northfield, its residents and business.

The primary purpose of a wind or solar energy system will be to provide power for the principal use of the property whereon said system is to be located and shall not be for the generation of power for commercial purposes, although this provision shall not be interpreted to prohibit the sale of excess power generated from time to time from a wind or solar energy system designed to meet the energy needs of the principal use. For the purposes of this subsection, the sale of excess power shall be limited so that in no event an energy system is generating more energy for sale than what is otherwise necessary to power the principal use on the property.

- B. Small Wind Energy Systems and Solar Energy Systems Permitted.

1. Small wind energy systems and solar energy systems are permitted accessory structures and uses within all zoning districts of the City of Northfield in connection with any principal use lawfully existing within such district. Any question of whether a particular use is permitted as an accessory use by the provisions of this section shall be determined by the Zoning Officer.
2. No small wind energy system or solar energy systems shall be established or constructed unless a zoning permit evidencing the compliance of such use or structure with the provisions of this section shall have first been issued. However, if any structure or use requires site plan approval, no such system may be established or constructed without the required site plan approval and a zoning permit.
3. In addition to all the use limitations applicable in the district in which a small wind energy system or solar system is located, no such system, shall be permitted unless it complies with the following restrictions:
 - a. No sign, except as expressly authorized by this Section or by Section 8.34 shall be maintained in connection with an

accessory use; and

- b. No small wind energy system or solar energy system shall be constructed or established on any lot prior to the time of the substantial completion of the principal structure to which it is accessory. Agricultural uses are exempt from this provision.
4. Wind and solar energy systems shall only be permitted as an accessory use on the same lot as the principal use. All energy systems require approval from the Zoning Officer and Construction Office prior to installation. Applications for an energy system shall include information demonstrating compliance with the provisions of this subsection. In the event that the Zoning officer or Construction Office does not believe the provisions of this subsection will be satisfied, an applicant may request a variance from the City of Northfield Planning Board.

C. Development Requirements for Small Wind Energy Systems and Solar Energy Systems.

1. Small Wind Energy Systems.

- a. Wind propellers and vertical style turbines are permitted in all residential and agricultural and preservation districts subject to the following requirements:
 - i) Minimum setbacks. All wind turbines shall be setback from all property lines a distance equal to one hundred percent (100%) of the height of the structure including the blades.
 - ii) Wind turbines shall not be permitted in a front yard setback or in front of any house.
 - iii) Maximum height. Freestanding wind turbines shall not exceed a height of 80 feet, except that on lots of more than five (5) acres, a maximum height of 200 feet is permitted. The maximum height shall include the height of the blades at its highest point.
 - iv) Wind turbines shall be permitted as a rooftop installation.
 - v) Individualized wind turbines on residential properties shall have a name plate capacity of 10 kilowatts or

less.

- b. Wind turbines shall be permitted in a non-residential zoning district subject to the bulk requirements for that district and the following:
 - i) Minimum setbacks. All wind turbines shall be setback from all property lines a distance equal to one hundred percent (100%) of the height of the structure including the blades.
 - ii) Wind turbines shall not be permitted in a front yard.
 - iii) Maximum height. The maximum height for a wind turbine shall not exceed 200 feet, including the height of the blades at its highest point.
 - iv) Wind turbines shall be permitted as a rooftop installation.
 - v) As a conditional use, wind turbines shall be permitted in a parking lot in front of a building if all tower setbacks can be satisfied by the area of the parking lot.
- c. Noise. All wind energy systems shall comply with the following:
 - i) Between a residential use or zone, sound levels of the wind energy system shall not exceed 55dBA at a common property line or 50 dBA to the closest occupied structure.
 - ii) In all other cases at a common property line, sound levels of the wind energy system shall not exceed 65 dBA.
 - iii) These levels may be exceeded during short-term events such as utility outages and/or severe windstorms.
- d. Wind turbines shall be designed with an automatic brake or other similar device to prevent over speeding and excessive pressure on the tower structure.
- e. Wind energy systems shall not be artificially lighted, except to

the extent required by the FAA or other applicable authority.

- f. All ground-mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.
- g. The tower shall be designed and installed so as not to provide step bolts, a ladder, or other publicly accessible means of climbing the tower for a minimum height of eight (8) feet above the ground.
- h. All moving parts of the wind energy system shall be a minimum of ten (10) feet above ground level.
- i. The blades on the wind energy system shall be constructed of a corrosion-resistant material.
- j. All guy wires or any part of the wind energy system shall be located on the same lot as the energy system.

2. Solar Energy Systems.

- a. Solar panels shall be permitted as a rooftop installation in any zoning district. They should be mounted as close as possible to the existing structure.

For residential structures, panels shall not extend above the ridge of the roof on which they are attached.

For commercial structures, the panels shall not extend above the ridge for sloped roofs and shall not protrude higher than forty-eight inches (48") above a flat roof. All panels on flat roofs shall be screened from public view, unless it can be shown that the screening affects the performance of the panels. In no event shall the placement of the solar panels result in a height, including building and panels, greater than what is permitted in the zoning district which they are located for the principal building.

- b. Solar panels shall be permitted as ground arrays in accordance with the following:
 - i) All ground arrays shall be set back a distance of at least fifty (50) feet from a front property line, at least twenty (20) feet from a side property line and at least twenty (20) feet from a rear property line in a

residential zoning district, or in conformance with the bulk standards for accessory structures in commercial districts as provided herein.

- ii) Ground arrays shall not be permitted in a front yard setback or in front of a house.
 - iii) Ground arrays shall be located so that any glare is directed away from an adjoining property that contains either a residential or non-residential structure. If the ground arrays cannot be situated in such a way to avoid any glare on an adjoining property, which contains either a residential or non-residential structure, then the applicant shall be required to install screening along the property lines to the satisfaction of the Zoning Officer.
 - iv) Ground arrays shall not exceed a height of fifteen feet (15').
 - v) Ground arrays shall be structures not included in the calculation of lot coverage.
 - vi) A solar ground array in the style of a protective parking carport or decorative entrance canopy shall be conditionally permitted in the front of commercial buildings in RC and OP-B zones above existing paved parking areas. The installations that are retained to the footprint of the paved area will not add to the lot coverage calculations as long as the structure drains into the existing parking storm water system. The design of the structure should be complimentary to the style of the existing building.
3. Wind and solar energy systems shall not be used for displaying any advertisement except for reasonable identification of the manufacturer or operator of the system. In no case shall any identification be visible from a property line or a public right-of-way.
4. The design of wind or solar energy systems shall, to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will blend the facility into the natural setting and existing environment.
5. All applications for a wind or solar energy system shall conform to all

of the applicable regulations with respect to tree removal. An applicant shall locate a wind or solar energy system so that tree removal is minimized to the extent practical, to maintain a twenty degree (20°) horizon from the base of the array to the tree line.

6. The installation of a wind or solar energy system shall conform to the National Electric Code as adopted by the New Jersey Department of Community Affairs.
7. The installation of a grid interconnected wind or solar energy system is subject to all local and public utility requirements or any other entity supplying power to the area of interconnection.
8. The provisions of Article 10, entitled “Zoning District Regulations”, of this Ordinance, shall not apply to wind and solar energy systems with regards to height. Wind and solar energy systems shall conform to the height restrictions provided in this subsection.

D. Permit; Submission Requirements for Permit; Permit Expiration.

1. Permit. A zoning permit shall be required for the installation of a small wind energy system or solar energy systems. If any structure or use requires site plan approval, site plan approval and a zoning permit shall be required for the installation of a small wind energy system or solar energy systems.
2. Submission Requirements for Permit.
 - a. Application. Application to install a small wind energy system or solar energy system shall be made to the City of Northfield Zoning Office. Such application shall be made on the required application form and shall be signed by the applicant and shall specify:
 - i) The applicant's name, address and phone number (local and out of town).
 - ii) The address of the property on which the system is to be located.
 - iii) Such other information as may be prescribed by the City of Northfield Zoning Office.
 - b. Plot Plan. The Plot Plan shall include the following:

- i) Property lines and physical dimensions of the property;
 - ii) Location, dimensions, and types of existing major structures on the property;
 - iii) Location of the system;
 - iv) The right-of-way of any public road that is contiguous with the property;
 - v) Any overhead utility lines;
 - vi) Small wind energy system specifications, (including manufacturer and model, rotor diameter, tower height, tower type -freestanding or guyed), or solar energy system, specifications (including manufacturer and model)
 - vii) Such other information as may be prescribed by the City of Northfield Zoning Office.
- c. Fee. A fee of \$ 50.00 shall be paid to the City Clerk c/o the City of Northfield Zoning Office prior to the issuance of the permit to install a small wind energy system and/or a solar energy system.
- d. Expiration. A permit issued pursuant to this section shall expire if:
- i) The small wind energy or solar energy system is not installed and functioning within 24-months from the date the permit is issued; or
 - ii) The small wind energy or solar energy system is out of service or otherwise unused for a continuous 18-month period.

E. Abandonment.

1. A small wind energy system or solar energy system that is out of service for a continuous twelve (12) month period will be deemed to have been abandoned.
2. The zoning officer may issue a notice of abandonment to the owner.

The notice shall be sent via regular and certified mail, return receipt requested to the owner of record.

3. The owner shall have the right to respond to the notice of abandonment within thirty (30) days from the notice receipt date.
4. If the owner provides the Zoning Officer with information demonstrating that the small wind energy system or solar energy system has not been abandoned, to the satisfaction of the Zoning Officer, the Zoning Officer shall withdraw the notice of abandonment and notify the owner that the notice has been withdrawn.
5. If the Zoning Officer determines that the small wind energy system or solar energy system has been abandoned, the owner shall remove the system at the owner's sole expense within six (6) months after the owner receives the notice of abandonment.
6. If the system is not removed within six (6) months of receipt of notice from the City of Northfield notifying the owner of such abandonment, the City may remove the system as set forth below.
7. When an owner of a wind or solar energy system has been notified to remove same and has not done so six (6) months after receiving said notice, then the City may remove such system and place a lien upon the property for the cost of the removal. If removed by the owner, a demolition permit shall be obtained prior to the system being removed and the facility shall thereafter be removed. Upon removal, the site shall be cleaned, restored and revegetated to blend with the existing surrounding vegetation at the time of abandonment. This subsection shall not be construed to limit the City's right to exercise any other legal and/or equitable right the City may have pursuant to any other applicable law or regulation or rule, or under the common law.

Section 16. Paragraph F in Article 6, Section 6.10, entitled "Final Plat of a Major Subdivision", is amended and replaced by the following new paragraph F:

- F Final Approval: Application for final subdivision approval shall be granted or denied within forty-five (45) days of submission of a complete application to the Administrative Officer (Planning Board or Board of Adjustment Secretary) or within such further time as may be consented to by the applicant.

Final Approval shall expire two (2) years from the date of the passage of the resolution of final approval if during that time all conditions provided for in

the resolution of approval have not been fully complied with, performance guarantees posted, and the plans signed by the appropriate officials, and the plats duly filed with the City recording officer, the City Engineer, the City Tax Assessor and the City Tax Collector. The Planning Board may, for good cause shown, extend the period of recording for an additional period not to exceed one hundred and ninety (190) days from the date of the passage of the resolution of final approval.

Section 17. Paragraph C in Article 8, Section 8.22, entitled “Lighting”, is replaced by the following new paragraph C:

- C All lighting fixtures shall be appropriately shielded to prevent glare on adjacent properties and streets. Glare shields shall be installed in such a way that no more than ½ (.5) foot candles are visible at the property line. All lights should be properly shielded to prevent shadows from crossing common property lines. This is criteria for both commercial and residential properties.

Section 18. Article 8, Section 8.34, Paragraph F, sub-paragraph 12 is hereby supplemented and amended to add the following language to this sub-paragraph 12 at the end of this sub-paragraph 12:

Any lighted border around a window shall be part of the 25% sign allowance for the window, either neon or other type of signage.

In order to determine the area of the border, the length of the border shall be multiplied by the width of the border.

The minimum width of the border shall be 1” minimum or the actual size, whichever is greater.

Section 19. In Article 8, Section 8.34, Paragraph J, entitled “Signs Permitted in the O-PB Office Professional Business Zone”, is hereby amended and supplemented to add a new sub-paragraph 2 in this Paragraph J after sub-paragraph 1, as follows:

- 2 Free Standing Signs, under the standards/criteria set forth in Section 8.34.L.2. of this Ordinance.

Section 20. In Article 8, Section 8.34, Paragraph L, entitled “Signs Permitted in the N-B Business, C-B Community Business, R-C Regional Commercial, and O-P Office Professional Zones”, is hereby amended and supplemented to add a new sub-paragraph g at the end of Paragraph L.2, as follows:

- g All Free Standing Signs shall have the numerical address of the property prominently displaying on the sign.

Section 21. In Article 8, Section 8.34, Paragraph L, entitled “Signs Permitted in the N-B, Neighborhood Business, C-B, Community Business; R-C, Regional Commercial, and O-P, Office Professional Zones”, is hereby amended and supplemented to add a new paragraph 4 at the end of Paragraph L, as follows:

4 Electronic Message Boards

- a Electronic message boards shall be allowed only in the N-B, Neighborhood Business; C-B, Community Business; and R-C Regional Commercial Zones.
- b. An electronic message board may be placed on a free-standing sign.
- c On an electronic message board,
 - i) Text shall be limited to no more than three lines and shall be non-moving.
 - ii) No graphics shall be permitted as part of an Electronic Message Board. Text only is allowed.
 - iii) A maximum of one text change every 3 minutes shall be permitted.
 - iv) A maximum of three colors, including the background shall be permitted.

Section 22. Paragraph B in Article 8, Section 8.38, entitled “Storm Drainage Calculation Criteria”, is amended and supplemented to add a new sub-paragraph 2.1 after sub-paragraph 2 and before sub-paragraph 3; and sub-paragraph 4, entitled “Design Storm” in this Paragraph B is amended and replaced with a new sub-paragraph 4 as follows:

- 2.1 Criteria. The following criteria shall be used for all commercial development if less than one quarter (1/4) acre of new impervious coverage and less than 1 acre of clearing.
- 4 Design storm. Both peak discharge rates and total volume shall not be increased for a 2, 10, and 100 year storm event.

The “Residential Site Improvement Standards” shall be utilized for all Residential Development.

All Commercial Development where one quarter (1/4) acre of impervious area is proposed or which project disturbs 1 acre or more shall utilize the design techniques in the “New Jersey Storm Water Best Management Manual”.

All Major Sub-divisions shall form and utilize a Homeowner Association for maintenance of common properties and drainage basins, and all associated drainage structures.

The Association will be responsible for all Basin Maintenance including any major repairs needed past the time of the 2 year Maintenance Guarantee posted by the developer.

For a period of 5 years after the expiration of the maintenance guarantee, the Homeowner Association shall perform all routine maintenance, including all grass cutting, soil repair, and any other maintenance required to keep the drainage facility in top operating condition including any major repairs that might be needed.

After the 5 year period, the City will accept the basin for overall general maintenance and repair, however, the Homeowner Association shall be responsible for all visual upkeeps, including grass cutting outside the basin limits, including all visual maintenance of all flowers, etc.

Section 23. The following new paragraph is inserted after the title/heading to Article 8, Section 8.39, entitled “Street Design and Construction” and before Section A of this Section 8.39, as follows:

8.39 STREET DESIGN AND CONSTRUCTION

The following design criteria shall be used for all Street Design and Construction in conjunction with the “Residential Site Improvement Standards” New Jersey Administrative Code Title 5. In the event of any conflict, the “Residential Site Improvement Standards” shall apply.

Section 24. A new paragraph E is added to Article 8, Section 8.42, entitled “Street Signs”, as follows:

- E Street and Traffic Signs shall be designed in compliance with Section 5:21-4.13 of the “Residential Site Improvement Standards.”

Section 25. Article 9, Section 9.11, entitled “Restaurants” is hereby supplemented and amended to add a new Paragraph D at the end of this Section 9.11, as follows:

D Restaurants shall be an allowed Conditional Use in all shopping centers within the districts that allows Restaurants as a Conditional Use.

The maximum area of Restaurants allowed shall be no more than twenty percent (20%) of the gross floor area of the shopping center.

The parking for the Restaurant shall be deemed acceptable for the Restaurant area up to the 20% allowable.

Section 26. Article 9, entitled “Conditional Uses”, is supplemented and amended to add a new Section 9.12, as follows:

9.12 RESIDENTIAL – SENIOR CITIZEN HOUSING

The City of Northfield recognizes the need for alternative housing types for older citizens and, in accordance with the polices of the State of New Municipal Land Use Law, two housing options are permitted, namely, the Planned Adult Community and the Senior Citizen Mid-rise. The purpose of the Planned Adult Community is to provide a garden apartment/condominium apartment setting for adult (55 years and over) citizens. The Planned Adult Community will consist of one and two story buildings, containing a maximum of twenty (20) units per building. Each unit will have one or two bedrooms, nearby parking, adequate open space and recreation facilities will be provided.

A Permitted as a Conditional Use in the R-1 and R-C Zones only

1 Senior Citizen Housing

a Planned Adult Development (1-2 stories), minimum 7 acres

b Mid-rise (3-4 stories), minimum 15 acres

2 Single Family detached in accordance the standards for the R-1 Zone District.

B Accessory Uses

1 Private garage or storage buildings subject to the provisions of Section 8.19.

2 Off-street parking subject to the provisions of Section 8.26.

3 Signs subject to the provisions of Section 8.34.

4 Fences and hedges subject to the provisions of Section 8.16.

C Condition Use subject to the conditions in Article 9 of this Ordinance

1 Public utilities

D Standards and Regulations: As specified in the Schedule of Yard, Area and Building Requirements. In addition, the following requirements and standards shall be adhered to:

1 Planned Adult Community (minimum lot size 7 acres)

a Minimum Requirements

1) Density – 12 units per acre of developable land excluding flood prone areas, areas with shallow depth to water table (0-18”), and slopes in excess of ten percent (10%). Minimum lot area shall be 7 acres.

2) Building Setback

i) Fifty feet (50’) from any tract boundary line or from any other right of way line of a dedicated municipal roadway.

ii) Eighteen feet (18’) from the curb of an internal roadway where no front yard parking is provided, or twenty-six feet (26’) where front yard parking is provided.

iii) Twelve feet (12’) from the sidewalk of an internal street.

3) Off-Street Parking Requirements

1.5 spaces Parking Requirements.

4) Open Space

Forty percent (40%) of the gross tract area, twenty percent (20%) of which shall be included within the net tract area. All open space shall be set aside as

permanent common space to be owned in undivided interest by the unit owners.

5) Dwelling Units Size

No residential dwelling unit on a single floor shall contain less than six hundred and fifty feet (650') of habitable space.

6) Distance Between Buildings

i) Where both facing walls contain windows of habitable rooms, fifty feet (50'), but not less than two times the eave height of the building containing the highest habitable room.

ii) Where only one of two facing walls contain windows of habitable rooms, twenty-five feet (25'), but not less than two times the eave height of the highest of the two buildings containing such facing walls.

iii) Where neither of two facing walls contain windows of habitable rooms, twenty-five feet (25'), or the eave height of the highest of the two buildings containing such facing walls, whichever is greater.

Buildings shall be considered facing if the walls form an angle of less than forty-five (45) degrees.

7) Recreation areas

Active and passive outdoor recreational areas shall be provided and shall include suitable landscaping, sitting and walking areas as determined by the approving authority. Indoor social, cultural, recreational and meeting facilities shall be required as similarly directed. The gross floor area devoted to such indoor usage shall be not less than twenty square feet (20 sf) per residential dwelling unit.

8) At least twenty percent (20%) of the residential dwelling units shall be for Low and Moderate Affordable Housing.

b Maximum Regulations

- 1) Impervious surfaces - thirty-five percent (35%) of developed tract area.
- 2) Maximum building coverage shall be twenty-five percent (25%).
- 3) A maximum of twenty (20) dwelling units shall be permitted in each building.
- 4) Building height for principal buildings shall be two (2) stories and twenty-eight feet (28'). If parking is proposed under the buildings the height permitted can be 3 stories and thirty-eight feet (38').

c Buffer

- 1) To residential area – fifteen feet (15').
- 2) To non-residential area – twenty five feet (25'). Existing vegetation can be utilized as part of the landscaping and supplemented as appropriate. The buffer shall be landscaped as detailed in Sections 8.6 and 8.21.

2 Mid-Rise Building (Minimum lot area 15 acres)

a Minimum Requirements.

- 1) Density - Fifteen units (15) per acre of developable land excluding flood prone areas, areas with shallow depth to water table (0-18"), and slopes in excess of ten percent (10%). Minimum lot area 15 acres.
- 2) Building Setback

Front Yard – One hundred feet (100')
- 3) Off-Street Parking

1.5 spaces per dwelling unit plus one (1) for each full-time employee.

4) Dwelling Unit Size

Each dwelling units shall have one thousand and two hundred square feet (1200sf) of habitable space.

5) Recreation Area

Active and passive outdoor recreational areas shall provide and shall include suitable landscaping, sitting and walking areas as determined by the approving authority. Indoor social, cultural, recreational and meeting facilities shall be required as similarly directed. The gross floor area devoted to such indoor usage shall be not less than twenty square feet (20 sf) per residential dwelling unit.

6) Distance Between Buildings

i) Where both facing walls contain windows of habitable rooms, fifty feet (50'), but not less than two times the eave height of the building containing the highest habitable room.

ii) Where only one of two facing walls contain windows of habitable rooms, twenty-five feet (25'), but not less than two times the eave height of the highest of the two buildings containing such facing walls.

iii) Where neither of two facing walls contain windows of habitable rooms, twenty-five feet (25'), or the eave height of the highest of the two buildings containing such facing walls, whichever is greater.

Buildings shall be considered facing if the walls form an angle of less than forty-five (45) degrees.

7) At least twenty percent (20%) of the residential dwelling units shall be for Low and Moderate Affordable Housing.

b Maximum Regulations

1) Impervious surfaces – thirty percent (30%) of gross

lot area.

- 2) Maximum building coverage shall be twenty percent (20%).
- 3) Building height shall be four (4) stories or forty-five feet (45').

c Buffer

Ten feet (10') plus five feet (5') for each ten feet (10') of building height or part thereof over fifteen feet (15'). Existing vegetations can be utilized as part of the landscaping and supplemented as appropriate in accordance with Section 8.6 and 8.21.

Section 27. Article 10, Section 10.2, entitled “Description of Districts”, is amended and supplemented to add a new Paragraph G as follows:

- G Where a “similar use” is permitted in a district as set forth in this Ordinance, the City Planning Board has the right to make an interpretation as to whether a “use” is a “similar use” for purposes of the district.

Section 28. Paragraph B in Article 10, Section 10.3, entitled “Prohibited Uses”, is replaced by the following new paragraph B, and a new paragraph C is inserted after this new paragraph B as follows:

- B The following uses and activities are specifically prohibited in any zone in the City of Northfield:

- 1 All billboards, signboards, advertising signs, devices not expressly related to the business being conducted on the premises or otherwise specifically permitted by this Ordinance
- 2 Outdoor sales of new or used motor vehicles, motorcycles, trucks or trailer coaches.
- 3 Trailer coach parks or camps.
- 4 Junk yards, automobile wrecking yards, or the sorting of scrap metal, paper, rags or other scrap material.

- 5 The use of premises for selling of or offering for sale of second used or inoperable motor vehicles or parts, or building materials or the storage thereof.
- 6 Dismantling of motor vehicles and/or machinery by use of torches.
- 7 Privately operated dumps for the disposal of garbage, trash, refuse, junk, or other such material.
- 8 Adult book stores, as defined in Article 2.
- 9 Peep shows, as defined in Article 2.
- 10 Massage parlors, as defined in Article 2.
- 11 The use of a lot for the wholesale or retail storage of bulk oil or gasoline above ground.
- 12 Private garages as a primary use of the property.
- 13 Any process of manufacture, assembly or treatment of any Unregulated Materials.
- 14 Gravel pits, sand mines, and sand washes and the like.
- 15 The manufacture of explosives, volatile chemicals, or any uses which would produce similar hazard or nuisance such as, but are not limited to the following: industrial uses; abattoir, acetylene gas manufacture and/or storage, acid manufacture (hydrochloric, nitric, picric, sulphuric, sulphurous carbolic) ammonia, bleaching power or chlorine manufacture; arsenal, asphalt manufacture or refining, blast furnace, celluloid manufacture, lime, gypsum, plaster of paris, manufacture, coal distillation, coke ovens, creosote treatment or manufacture, dead animal and offal reduction, distillation of bones, coal, petroleum, refuse grain or wood, distillation of tar, explosives, fireworks, and gunpowder manufacture or storage, fat rendering, fertilizer manufacture, forge plant, incineration, storage or dumping of slaughter house refuse, rancid fats, garbage, dead animals or offal, oil cloth or linoleum manufacture, ore reduction, petroleum or kerosene refining, distillation or derivation of byproducts and/or storage, potashworks, rolling mill, furnace, blooming mill, stock yards, rubber treatment or reclaiming plant.
- 16 Reserved.

- 17 Reserved.
- 18 Piggeries, raising of livestock, poultry and/or commercial fur bearing animals.
- 19 Tattoo Parlor (amended by Ordinance 1-1997).
- 20 Outdoor vending machines shall be prohibited in any zone, except for newspaper vending machines, which shall be allowed in Commercial Zones only. Vending Machines shall be permitted on Public Property, as approved by City Council.

C The following uses and actives are specifically prohibited in any Commercial Zone in the City of Northfield:

- 1 The storage and/or sale of boats, cars, or any vehicle.

Section 29. Paragraph C, entitled “Conditional Uses”, in Article 10, Section 10.4, entitled “Residential R-1, R-1A, R-2, and R-3 Districts”, is hereby supplemented and amended to add a new sub-paragraph 7 at the end of this Paragraph C, as follows:

- 7 Residential Senior Citizen Housing in Zone R-1 only.

Section 30. Paragraph A, Paragraph C and Paragraph D in Article 10, Section 10.6, entitled “Country Club C-C District”, are hereby replaced with the following new paragraph A, paragraph C and paragraph D:

A Permitted Principal Structures and Uses – The uses and structures enumerated below shall be permitted in the County Club C-C- District:

- 1 Detached Dwelling for Single-family residential use on a minimum of 1.0 acre parcels.
- 2 A Golf Course for golfing activities. A Golf Course being a separate principal use may exist in one of several possible forms:
 - a It may be combined with a County Club Clubhouse as a mixed use on one lot;
 - b It may serve as a required Open Space parcel for a Country Club Clubhouse established through a Planned Development; or
 - c It may be established as an independent use of a tract

consisting of one or more lots.

3 A Clubhouse for Country Club activities.

C Permitted Accessory Uses – The following structures and uses may be established as accessories:

1 Pro shop as an accessory to a Golf Course or Clubhouse provided gross building floor area does not exceed 1,850 square feet and further provided that no business or advertising signs are visible from outdoors.

2 Recreational and maintenance uses accessory to Golf Course, Golf Villas and Clubhouse uses including, but not limited to:

a Restaurant and Bar,

b Swimming pools and Cabanas,

c Tennis courts, squash courts, exercise rooms, health spas and other recreational facilities,

d Locker rooms,

e Driving ranges and practice greens but only as an accessory to a golf course,

f Putting Greens.

3 Storage and maintenance buildings.

4 Signs subject to the provision of Section 8.34.

5 Fences and hedges.

6 Off-street parking.

7 Garages, but only as an accessory to Single-family dwellings.

8 Hotel, motel or transient lodging usage, only as an accessory to a Country Club and regulation 18 hole golf course, as follows:

a The lot shall have a minimum acreage of five (5) acres;

b The minimum lot width at the building shall be 400 feet;

- c Building set backs shall be in accordance with Section 9.6H of this Ordinance;
 - d The facility must be associated with or attached to a County Club Facility;
 - e Structure shall have a minimum setback of 300 feet to any street line;
 - f No more than 10 stories will be permitted;
 - g A setback/buffer of 300 feet shall be provided to any residential zone;
 - h Retail uses are permitted as accessory uses to the Hotel;
 - i Maximum lot coverage shall not exceed 50%;
 - j Maximum building coverage shall not exceed 30% of lot area;
 - k Off-street Parking shall be provided in accordance with Section 8.26.
- 9 Country Club Community (as outlined below) as an accessory use to a regulation 18 hole golf course.

D Regulations for Single Family detached dwellings:

- 1 Minimum Lot Area – 1.0 acres
- 2 Minimum Lot Width – 125 feet
- 3 Minimum Lot Depth – 200 feet
- 4 Minimum Required Yards
 - a Front – 50 feet
 - b One side – 25 feet
 - c Total both sides – 50 feet
 - d Rear yard – 25 feet

- 5 Minimum required Yard – Accessory Buildings
 - a Side yard – 15 feet
 - b Rear yard – 10 feet
- 6 Height
 - a Stories – 2.5
 - b Feet – 35 feet
- 7 Maximum Percentage of Impervious Lot Coverage by all improvements – 40 percent
- 8 Maximum Percentage of Building Coverage – 20 percent

Section 31. Sub-paragraph 1 in Section F, entitled “Regulations for Clubhouse”, in Article 10, Section 10.6 is hereby amended and replaced with the following new sub-paragraph 1:

- 1 Area: A minimum area of 5.0 upland acres shall be maintained in addition to the 95 acres of upland area of the golf course.

Section 32. Paragraphs G, H, I and J, in Article 10, Section 10.6, are hereby amended and replaced with the following new Paragraphs G and H, meaning paragraph I and J are deleted from Section 10.6:

G Zone Requirements – All development except single-family residences shall conform to the following requirements:

- 1 Bulk Regulations
 - a Setbacks shall be provided from all lot lines or site boundary lines as follows:

	Principal Buildings	Accessory Buildings	Recreation Buildings_____
CC Zone Line	50 feet	25 feet	60 feet
Lot or site boundaries	20 feet	15 feet	20 feet
Lido Drive	80 feet 60 feet 60 feet		

Shore Road	150 feet	40 feet	150 feet
Hemsley Road	100 feet	60 feet	60 feet
Argo Lane	100 feet	60 feet	60 feet
Other Public Street	150 feet	60 feet	20 feet
Internal Roadway	20 feet	15 feet	20 feet
Parking Lot	20 feet	10 feet	20 feet

- b Maximum building length – 240 feet. Offsets shall be provided so that no wall segment exceeds 40 feet in length. The depth of offsets shall not be less than one-fourth the length of the longest adjoining wall segment.
 - c Maximum building height:
 - 1) Principal Building – 35 feet and not to exceed 2 ½ stories.
 - 2) Accessory Building height – 16 feet and not to exceed 1 ½ stories.
- 2 Circulation Requirements – Interior roadways and private lanes shall provide for fire accessibility and fire zones as required by the City of Northfield Fire Chief. The minimum width of any internal roadway or private lane shall be 20 feet.
- 3 Landscaping shall be provided in accordance with Section 8.21, Landscaping and Shape Trees, of this Ordinance.
- a Buildings shall be separated by a landscaped strip at least 30 feet in width, however, driveways which access garages shall be permitted in the landscaped strip, provided adequate landscaping is located along the driveway.
 - b Landscaped buffers shall be established to separate dissimilar land uses. The buffer shall remain unoccupied by buildings and paved surfaces. It shall be planted to provide visual screening composed of evergreen and deciduous trees and shrubs. At the time of planting, the combined height of evergreen plants and berms shall be at least six feet. The buffers shall form a continuous strip with a minimum width

as follows:

- 1) Between side lines of lots for detached dwellings and Golf Villas, Golf Suites, Clubhouse or parking, 25 feet;
 - 2) Between rear lines of lots for detached dwellings and Golf Villas, Golf Suites, Clubhouse or parking, 10 feet;
 - 3) Between Golf Villas and Golf Suites, Country Club parking or Clubhouse, 10 feet;
 - 4) Between public streets and Golf Villas, Golf Suites, Country Club parking or Clubhouse, 40 feet.
- c Screening shall be provided around parking lots to minimize visual headlight impacts.
- d Outdoor storage areas for garbage, trash and recycling receptacles shall be screened by masonry walls with decorative finishes and landscaping.
- 4 Lighting – Outdoor lighting shall only be located along public or internal streets or parking lots. Outdoor lighting shall not be located within twenty-five (25) feet of adjacent residential development, shall not exceed fifteen (15) feet in height, and shall be shielded to cut off glare visible from residential units or public streets and directed toward the ground. No lighting standards shall be located in any required buffer area.
- H Country Club Community – A Country Club Community may be permitted in accordance with the following regulations and shall be deemed to be a planned development with approval to be granted by the Planning Board pursuant to Article 3, Administrative Procedures, Section 3.1, Planning Board, Subsection I, Powers and Duties, of this Ordinance.
- 1 A Country Club Community, including a regulation 18 hole golf course, shall be permitted in accordance with a general development plan.
 - a The plan shall provide for an area, of not less than 225 acres, of which a minimum of 95 acres shall be used for a regulation golf course, and be within the C-C zoned land as delineated on the zone map adopted and attached to this

Ordinance, to be developed as a single entity according to the overall plan. The minimum required area, 5 acres, for the club house shall not be included in the 95 acre golf course area.

b The plan shall provide for the following land uses:

- 1) a Golf Course which is to be restricted from further development by deed provisions (a metes and bounds description of the property proposed to be restricted shall be furnished as part of a complete application and shall be accompanied by an accurate description on a current survey of the entire area subject to the plan);
- 2) a Clubhouse,
- 3) Golf Suites,
- 4) Golf Villas,
- 5) Single-family detached dwellings on 1.0 acre, 125 foot lot frontage, conventional lots as otherwise permitted in the Country Club C-C District.

c Regulations for Golf Villas – Golf Villas may be occupied as a residence or domicile. Golf Villas shall conform to the following lot or site requirements:

- 1) Frontage – Each lot or site shall have a minimum frontage of 50 feet on either a public right-of-way or, notwithstanding the provisions of Section 5.13, on a street as shown on a plat approved by the Planning Board which, if a private street or lane, shall be subject to appropriate cross easements and such other guarantees necessary to ensure continuous access to the lot or site and to ensure emergency access by public and private entities. Such easements and guarantees shall be submitted to the Planning Board for review and approval.
- 2) Site Area – When established in multi-unit structures, Golf Villas shall have a minimum site area of 4,800 square feet of upland per unit.
- 3) Lot Area – When established on fee-simple lots, Golf

Villas shall have a minimum lot area of 4,800 square feet. The required minimum lot size for clustered lots which are associated with common Open Space shall be reduced to 2,400 square feet.

- 4) Maximum density shall not exceed 9.0 units per acre.
- 5) Maximum Building Coverage – 37%
- 6) Maximum Impervious Surface Coverage – 60%
- 7) Parking – Minimum of 2.0 spaces per Golf Villa. Garaged parking shall count toward the minimum requirement, provided that the garage space is a minimum of 10 feet x 18 feet in area and shall be deed restricted from use for storage or any use other than as a vehicle parking space.
- 8) A sidewalk system shall be provided to service Golf Villas. Sidewalks shall be a minimum for 4 feet in width, except where abutting parking lots where the sidewalk shall be 6 feet wide, as measured from the face of the curb.

d Regulations for Golf Suites – Golf Suites may be occupied for boarding or lodging. Golf Suites shall conform to the following requirements:

- 1) There shall not be more than one Golf Suite unit per acre devoted to Golf Course and Country Club use.
- 2) Minimum size of Golf Suite units: A maximum of 1 bedroom per unit

Room, no kitchen	300 square feet
Room with kitchen	350 square feet
One bedroom unit	475 square feet
Two bedroom unit	600 square feet

- 3) Floor Area Limitations – The maximum floor area of individual Golf Suite units, excluding garage space, shall be 800 square feet.
- 4) For this section of the ordinance, the terms boarding and lodging shall be defined as one continuous

occupancy of a unit for a maximum of 90 days and nights.

- e The plan shall provide for the transfer of gross density from the Golf Course to other sections of the development provided the following limitations are complied with:
 - 1) The plan shall provide for a total of not more than 120 Golf Suite units if no Golf Villas are proposed. Golf Villa units may be substituted at a rate of nine-tenths of a Golf Villa unit for each Golf Suite unit provided that not more than 62 Golf Villas are proposed. If the maximum of 62 Golf Villas are proposed, not more than 50 Golf Suites may be included.
 - 2) The plan shall provide for not more than 13 new single-family building lots with a minimum of 1.0 acre of lot area.

- f The plan shall provide that the aggregate floor area of all buildings, excluding garages, within the planned development shall not exceed the following limits:

	Gross Floor Area
Golf Courses	11,000 square feet
Country Club	52,000 square feet
Golf Suites	35,000 square feet
Golf Villas	183,000 square feet

- g The plan shall provide that the Floor Area Ratio of buildings and structures, as determined by the sum of all building floors including garages divided by the gross area of the entire planned development site, shall not exceed the following limits:

Ratio	Floor Area
Golf Courses	.001
Country Club	.005
Golf Suites	.004
Golf Villas	.020

- h The plan shall provide that the Impervious Coverage of buildings and structures, as determined by the percentage of lot area covered by the aggregate area of all buildings and all paved surfaces, shall not exceed the following limits:

	Impervious Coverage
Golf Courses	230,000 square feet
Country Club	120,000 square feet
Golf Suites	190,000 square feet
Golf Villas	720,000 square feet

- i Golf Villas – The maximum floor area of individual Golf Villa units, excluding garage space, shall be 3,800 square feet provided that not more than seventy-five percent (75%) of the units exceed 1,900 square feet.
 - j The plan shall provide for a planted scenic buffer area extending a minimum depth of 150 feet along Shore Road within which no principal use or principal structure shall be established and shall be landscaped as a scenic amenity. Within 40 feet of the roadway no structures except driveways may be erected.
 - k The plan shall provide for fencing and landscaping in order to assure privacy and quiet to neighboring uses.
- 2 All open space created as part of a Country Club Community shall be set aside and maintained for the benefit of the owners and residents of the development in accordance with N.J.S.A. 40:55D-43.
- a All open space provided for the benefit of the owners or residents of the Golf Villa Community shall be designated on the site plan along with the area devoted to residential uses, and described by a metes and bounds description at the time of final site plan approval.
 - b The Golf Course parcel created to serve as open space shall be deed restricted as a Golf Course and precluded from development for other purposes and shall be subject to an agreement with the City of Northfield at the time of final approval that in the event that the Golf Course area is not used as a Golf Course for a period of one year, the owner shall submit a plan for the ownership, operation and maintenance of the open space.
 - c If the open space is not maintained in reasonable order and condition the City Council may take action pursuant to N.J.S.A. 40:55D-43b to enter upon and maintain said open space for a period of one (1) year and to authorize yearly

extensions until such time as the City Council determines that an open space organization is ready and able to maintain said open space in reasonable condition.

- d The cost of such maintenance by the City shall be assessed pro rata against the properties within the development that have a right of enjoyment of the open space in accordance with assessed value at the time of imposition of the lien, and shall become a lien and tax on said properties and be added to and be a part of the taxes to be levied and assessed thereon, and enforced and collected with interest by the same officers and in the same manner as other taxes.

3 The developer shall establish organizations for the ownerships and maintenance of all open space parcels.

- a Golf Villas Owners Association – Pursuant to N.J.S.A. 40:55D-43, it is required that the developer provide for an organization for the ownership and maintenance of the open space created under the planned development.

- 1) Such organization shall not be dissolved and shall not dispose of any open space, by sale or otherwise, except to an organization conceived and established to own and maintain the open space for the benefit of such development, and thereafter such organization shall not be dissolved or dispose of any of its open space without first offering to dedicate the same to the City of Northfield.

- 2) All owners of Golf Villas shall be required to become members of the homeowners' association charged with ownership and maintenance of open space and other common facilities. All Golf Villa units shall include a provision in their deeds requiring membership in the homeowners' association. This requirement shall pass from owner or owner as a deed restriction.

- b Golf Course Operators Association – The developer is required to provide for an organization for the operation and maintenance of the Golf Course tracts.

- 1) Such organization shall not be dissolved without first offering to transfer its responsibilities and rights to the

City of Northfield.

- 2) Membership on the Board of Directors of the Golf Course Operators Association shall include the operator of the Clubhouse.
 - c Space for a pro shop shall be made available to the Golf Course Operators Association by the operator of the Clubhouse.
- 4 The Planning Board may grant approval to a Country Club Community where the following requirements have been satisfied.
- a A general development plan conforming to the requirements set forth in N.J.S.A. 40:55D-45.1 and 45.2 has been submitted.
 - b The general development plan has been found by the board, after public hearing, to be consistent with the required findings of N.J.S.A. 40:55D-45.
 - c A site plan and subdivision conforming with the requirements of this ordinance have been submitted. The plat shall contain specifics of the enabling declaration dealing with the title to the common property, the granting of easements of enjoyment, the indication that designated areas are not dedicated for use by the general public, and conveyance or the intent to convey these properties to an association.
 - d The site plan and subdivision have been found by the board, after public hearing, to be consistent with the requirements of this Ordinance.
 - e The legal documents proposed in the establishment of the required community associations have been submitted and are found to conform with the objectives of the Country Club Community General Development Plan and the intent of this Ordinance.
- 1) The enabling declaration shall set forth the developer's intent to charge an association with certain responsibilities, including the covenants, which set forth the purchaser's responsibilities and obligations including the provisions for ownership and management of the common areas, the

establishment of association assessments as a lien against all lots, the rights of members including voting rights, the basis for assessments, the basis for enforcement of covenants by the association, and the process of amendments.

- 2) The articles of incorporation shall establish the association, set forth the name of the association, the name and address of principal officers at the time of incorporation, and the purpose and powers of the association. It shall set forth terms of membership and voting rights, create the initial board of directors, establish procedures for dissolution, the duration of the association in the absence of dissolution, the basis for amendments to the articles of incorporation, and severability of provisions.
- 3) The bylaws shall set forth the meeting of the association, the basis for a quorum, provisions for vote by proxy and the notice of meetings. Bylaws shall set forth the terms of office for the board of directors, the composition of the board, the method of nominations, the method of election, and the handling of resignations, removals, vacancies, and compensation, as well as the conduct of board meetings. They shall also set forth the power and duties of the board. The officers, their means of election, terms of office and their duties shall be described. The committees required or the basis for their establishment shall be defined. The fiscal year shall be established, the indemnification of officers shall be described, and the basis for amendment shall be set forth.
- 4) The proposed form of deed clause referring to the declaration and clarifying the title to common property adjacent to a lot.
- 5) An information brochure designed to help ensure that all purchasers are informed of the association. It shall restate in clear text the relationship between the association, the purchaser, and the developer. It shall cover the major elements of common area identification, ownership and use, the structure of the association, dues, officer and director selection and

election, architectural controls, liens, annexation, dissolution, and other areas.

f The legal documents proposed to provide for deed restrictions, cross access agreements and cross maintenance agreements have been submitted and found to satisfactorily provide for the public's interests.

5 Any condominium or homeowners association filings with the New Jersey Department of Community Affairs shall also be filed with the City of Northfield Planning Board.

Section 33. Paragraph A in Article 10, Section 10.7, entitled "Neighborhood Business N-B District", is replaced by the following new paragraph A:

A Permitted Uses Including the Following and Similar Uses

1 Food stores

2 Eating and drinking places in which any service of prepared goods is provided and not less than ten (10) seats available for the general public at counters or tables within a permanent enclosed structure and in which take-out service is not the principal function of the food service, but incidental to the service of food consumer on the premises. This definition shall not include fast food establishments.

3 Miscellaneous Retail

a Drug and proprietary stores

b Liquor stores

c Miscellaneous shopping goods store

d Florists

e Tobacco stores and stands

f News dealers and newsstands

4 Banking and Credit

5 Personal Services (Amended by Ordinance 1-1997)

a Garment pressing and agents for laundries and dry cleaning,

- including pick-up shops
 - b Coin-operated laundries and dry-cleaning
 - c Photographic studios
 - d Beauty shops
 - e Barber shops
 - f Shoe repair shops, shoe shine parlors and hat cleaning shops
 - g Child or Senior Care services
 - h Photographic, art, dance and similar studios.
- 6 Health, Legal and Other Professional Service (Amended by Ordinance 1-1997)
- a Offices of physicians, dentists, osteopathic physicians and other health practitioners
 - b Legal services
 - c Engineering, architectural and surveying services
 - d Accounting, auditing and bookkeeping services
 - e Allied Medical Professional
- 7 Public Facilities and Uses as follows:
- a Community centers
 - b Auditorium
 - c Library
 - d Museum
 - e Art Gallery
- 8 Administrative Offices (Amended by Ordinance 1-1997)
- a Depository Institutions

- b Nondepository and Credit Institutions
- c Security and Commodity Brokers, Dealers, Exchanges and Services
- d Insurance Carriers
- e Insurance Agents, Brokers and Service
- f Real Estate
- g Holding and Other Investment Offices
- h Business Services
- i Engineering, Accounting, Research, Management, and Related Services

9 Miscellaneous Pet Services

Section 34. Article 10, Section 10.7.01 shall be added, as follows:

10.7.1 Residential Business R-B District

A. Permitted Uses

1. Single family detached houses and other uses permitted in accordance with the R-1 Zone District.
2. Public community center building, auditorium, public library, public amusement, public art gallery, or other place of public assembly not conducted for gain of profit.
3. The Bulk Requirements for the R-2Zone shall be utilized for the permitted Residential Uses.

B. Permitted Conditional Uses

All the following uses are to be considered Conditional Use. All Conditional Uses must receive Planning/Zoning Board approval.

1. Miscellaneous Retail

- a. Drug and proprietary stores
- b. Miscellaneous shopping goods stores
- c. Florists

- d. News dealers and news stands
- 2. Banking and Credit
- 3. Personal Services
 - a. Garment pressing and agents for laundries and dry cleaning, including pick up shops
 - b. Photographic, art, dance and similar studios
 - c. Beauty shops
 - d. Barber shops
 - e. Shoe repair, shoe shine parlors and hat cleaning shops
 - f. Childcare Senior Care Services
 - g. Pet services
- 4. Health, Legal and Other Professional Service (Amended by Ordinance 1-1997)
 - a. Offices of physicians, dentists osteopathic physicians other health Practitioners and Allied Medical Services
 - b. Legal Services
 - c. Engineering, architectural and survey services
 - d. Accounting, audition and bookkeeping services
- 5. Public Facilities and Uses as follows:
 - a. Community centers
 - b. Auditorium
 - c. Library
 - d. Museum
 - e. Art Gallery
- 6. Administrative Offices (Amended by Ordinance 1-1997)
 - a. Depository Institutions
 - b. Nondepository and Credit Institutions
 - c. Security and Commodity Brokers, Dealers, Exchanges and Services
 - d. Insurance Carriers
 - e. Insurance Agents, Brokers and Services
 - f. Real Estate
 - g. Holding and Other Investment Offices
 - h. Business Services
 - i. Engineering, Accounting, Management, and Related Services

7. Conditional Use Standards

- a. Parking must comply with the ordinance standards for the use proposed.
 - b. All Conditional Uses shall be limited to hours of operation from 6:30 a.m. to 11:30 p.m.
 - c. Food Stores- up to 3000 sf maximum
- C. Following are the Bulk Requirements suggested for the New Residential Business R-B District.
(See Attached Schedule of Yard, Area and Building Requirements)

Section 35. Paragraph A, Paragraph C and Paragraph E in Article 10, Section 10.8, entitled “Commercial Business C-B District”, are replaced by the following new paragraph A, paragraph C and paragraph E:

A Permitted Uses Including the Following and Similar Uses

- 1 Building Construction – General Contractors and Operative Builders
- 2 Construction – Special Trade Contractors
 - a Plumbing, heating and air conditioning
 - b Painting, paper hanging and decoration
 - c Electric work
 - d Carpentering and flooring
- 3 Communication, including Telephone, Telegraph, Radio and TV Broadcasting and other Communication Services
- 4 Wholesale Trade – Durable Goods
 - a Furniture and home furnishing
 - b Sporting, recreational, photographic and hobby goods, toys and supplies
 - c Electric goods
 - d Hardware, plumbing and heating equipment and supplies

- e Commercial machines and equipment
 - f Farm and garden machinery and equipment
 - g Professional and service equipment and supplies
- 5 Wholesale Trade – Non-durable Goods
- a Paper and paper products
 - b Drugs, drug proprietaries and druggist sundries
 - c Apparel, piece goods and notions
 - d Groceries and related products
 - e Beer, wine and alcoholic beverages
 - f Miscellaneous non-durable goods limited to: tobacco and tobacco products and paints, varnishes and supplies
- 6 Building Materials, Hardware and Garden Supply
- 7 General Merchandise Stores
- 8 Food Stores
- 9 Apparel and Accessory Stores
- 10 Furniture, Home Furnishing and Equipment Stores
- 11 Miscellaneous Retail, including Drug Stores, Liquor Stores, Shopping Goods but excluding Fuel and Ice Dealers
- 12 Banking, Credit Agencies and Security and Commodity Brokers
- 13 Insurance and Real Estate
- 14 Holding and Other Investment Office
- 15 Personal Services
- 16 Business Services, except for uses prohibited in Section 10.3

- 17 Miscellaneous Repair Services, including Radio and Television; Watch, Clock and Jewelry; and Reupholstery and Furniture Repairs
- 18 Dance Hall, Studios and Schools
- 19 Health services, Legal services, Engineering, Accounting, Research, Management and related services, Services Not Elsewhere Classified and Child Day Care Services (Amended by Ordinance 1-1997)
- 20 Educational Services limited to Computer and Data Processing, Business and Secretarial Private Vocational Schools
- 21 Social Services limited to Individual and Family Social Services and Job Training and Vocational Rehabilitation Services
- 22 Membership Organizations
- 23 Allied Medical Services
- 24 Miscellaneous Pet Services

C Conditional Uses: Subject to the provision of Article 9 of this Ordinance

- 1 Restaurants as defined in Article 9
- 2 Automobile service stations
- 3 Fast Food Restaurants

E Buffer to Residential Area

Ten feet (10') plus five feet (5') for each additional ten feet (10') of building height or part thereof over fifteen feet (15').

Section 36. Paragraph A, Paragraph C and Paragraph E in Article 10, Section 10.9, entitled "Regional Commercial R-C District", are replaced by the following new Paragraph A, Paragraph C and Paragraph E:

A Permitted Uses Including the Following and Similar Uses

- 1 Building Construction – General Contractors and Operative Builders
- 2 Construction – Special Trade Contractors
- 3 Communication

- 4 Electric, Gas and Sanitary Service Offices
- 5 Wholesale/Retail Trade – Durable Goods (Amended by Ordinance 1-1997)
 - a Automotive parts and supplies, but excluding junk yards
 - b Tire and tubes
 - c Furniture and house furnishings
 - d Lumber and other construction materials
 - e Sporting, recreational, photographic and hobby goods, toys and supplies
 - f Electrical goods
 - g Hardware, plumbing and heating equipment and supplies
 - h Commercial and construction machinery, equipment and supplies
 - i Jewelry, watches, diamonds and other precious stones
 - j Other non-durable goods, such as musical instruments, luggage, etc.

(Amended by Ordinance 1-1997 to including the following:)

 - k Physical Fitness Facilities
 - l Health Services
 - m Legal Services
 - n Engineering, Accounting, Research, Management, and Related Services
 - o Child Day Care Services
- 6 Wholesale/Retail Trade – Non-durable Goods (Amended by Ordinance 1-1997)

- a Paper and paper products
 - b Drugs, drug proprietaries and druggist sundries
 - c Apparel, piece goods and notions
 - d Groceries and related products
 - e Beer, wine and alcoholic beverages
 - f Tobacco and tobacco products
 - g Paints, varnishes and supplies
- 7 Building Materials, Hardware, Garden Supply
 - 8 General Merchandise Stores
 - 9 Food Stores
 - a Permitted Uses – Sale of prepared food for home consumption, (Amended by Ordinance 24, 1991)
 - 10 Apparel and Accessory Stores
 - 11 Furniture, Home Furnishing and Equipment Stores
 - 12 Miscellaneous Retail, including Drug Stores, Liquor Stores and Shopping Goods, but excluding Fuel and Ice Dealers
 - 13 Banking, Credit Agencies and Security and Commodity Brokers
 - 14 Insurance and Real Estate
 - 15 Holding and Other Investment Services
 - 16 Personal Services
 - 17 Business Services
 - 18 Miscellaneous Repair Services, including Radio and Television; Watch, Clock and Jewelry; and Reupholstery and Furniture Repair
 - 19 Amusement and Recreation Services

- a Dance halls, studios and schools
 - b Bowling alleys
 - c Membership sports and recreation clubs
- 20 Health, Legal and Other Professional Services
 - 21 Education Services limited to Computer and Data Processing; Business and Secretarial and Private Vocational Schools
 - 22 Social Services limited to Individual and Family Social Services and Job Training and Vocational Rehabilitation Services
 - 23 Membership Organizations
 - 24 Allied Medical Services
 - 25 Miscellaneous Pet Services
- C Conditional Uses: Subject to the provision of Article 9 of this Ordinance.
- 1 Automobile service station
 - 2 Restaurants as defined in Article 2
 - 3 Arcades as defined in Article 2
 - 4 Multi-level motel, office or convention center
 - 5 Public utilities
 - 6 Fast Food Restaurants
 - 7 Residential Senior Citizen Housing
- E Buffer to Residential Area

Twenty-five feet (25') plus five feet (5') for each additional ten feet (10') of building height or part thereof over fifteen feet (15').

Section 37. Paragraph A in Article 10, Section 10.10, entitled "Office Professional O-P District", is replaced by the following new paragraph A:

A Permitted Uses Including the Following and Similar Uses

- 1 Health, Legal and other Professional Services
- 2 Administrative Offices, Such As:
 - Depository Institutions
 - Nondepository Credit Institutions
 - Security and Commodity Brokers,
Dealers, Exchanges and Services
 - Insurance Carriers
 - Insurance Agents, Brokers, and Service
 - Real Estate
 - Holding and Other Investment Offices
 - Business Services
 - Engineering, Accounting, Research,
Management and Related Services
- 3 Allied Medical Services
- 4 Photographic, art, dance and similar studios

Section 38. Paragraph A in Article 10, Section 10.11, entitled “Office Professional Business O-PB District”, is replaced by the following new paragraph A:

A Permitted Uses Including the Following and Similar Uses

- 1 Equipment Stores (Amended by Ordinance 1-1997)
 - a Household appliance stores
 - b Radio, Television and Consumer Electronic Stores
- 2 Miscellaneous Retail, Such As
 - a Book Stores
 - b Stationary Stores
 - c Hobby, toy and game shops
 - d Camera and photographic supply stores
- 3 Banking, Credit Agencies and Security and Commodity Brokers

- 4 Insurance and Real Estate
- 5 Holding and Other Investment Offices
- 6 Personal Services
- 7 Health, Legal and Other Professional Services

Administrative Offices, Such As:

Depository Institutions
Nondepository Credit Institutions
Security and Commodity Brokers,
Dealers, Exchanges and Services
Insurance Carriers
Insurance Agents, Brokers, and Service
Real Estate
Holding and Other Investment Offices
Business Services
Engineering, Accounting, Research,
Management and Related Services

- 8 Allied Medical Services
- 9 Miscellaneous Pet Services
- 10 Photographic, art, dance and similar studios

Section 39. The current Schedule of District Regulations in the City’s current Land Use Ordinance entitled “Schedule of Yard, Area and Building Requirements City of Northfield”, is hereby revised and replaced by the Schedule of District Regulations attached hereto as **Exhibit “A”**.

Section 40. The current Zoning Map of the City of Northfield is hereby revised and replaced by the Zoning Map attached hereto as **Exhibit “B”**.

Section 41. To the extent that any part or parts of this Ordinance are repealed or otherwise modified or voided by a Federal or State statute, rule or regulation, the remaining portions of this Ordinance shall remain in full force and effect.

Section 42. If any part or parts of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction, such judgment shall not effect, impair or invalidate the remainder of the Ordinance, but shall be confined in its effect to the part or parts of this Ordinance directly involved in the controversy in which judgment shall be rendered.

Section 43. This Ordinance and the amendments to the Land Use Ordinance shall become effective upon final adoption and publication as prescribed by law.

Vincent Mazzeo, Mayor

Mary Canesi, Municipal Clerk

The above Ordinance was introduced and passed on its first reading at a regular meeting of the Council of the City of Northfield, New Jersey held on July 24, 2012.

It was taken up for a second reading, and a public hearing was held by said Council held on August 28, 2012. The Ordinance was further amended by Resolution No. 136-2012 on August 28, 2012. In accordance with N.J.S.A. 40:55D-26(a), Resolution No. 136-2012 was referred to the Planning Board, who did not comment within the 35 days afforded by statute.

On October 9, 2012, a public hearing was held for Resolution No. 136-2012, after which Ordinance 9-2012 was finally adopted at a regular meeting of the Council of the City of Northfield, in Council Chambers, City Hall, Northfield, New Jersey.

FIRST READING:	July 24, 2012
PUBLICATION:	July 28, 2012
SECOND READING:	August 28, 2012
PUBLICATION:	September 1, 2012
AMENDED:	August 28, 2012
PUBLICATION:	September 22, 2012
FINAL READING:	October 9, 2012
PUBLICATION:	October 13, 2012

EXHIBIT “A”

EXHIBIT “B”

DRAFT - ORDINANCE 9-2012 EXHIBIT A
 SCHEDULE OF YARD, AREA AND BUILDING REQUIREMENTS
 CITY OF NORTHFIELD

Zone	Minimum Lot Requirements		Minimum Required Yard Depth						Height (2)		Minimum Gross Floor Area		Max % Improv Lot Cov. By all Improve	Max % of Bldg. Cov	Floor Area Ratio	Buffer
			Principal Building			Accessory Building (144 SF)			Stories	Feet	(Sq FT)	(Sq FT)				
	Lot Area	Lot Width	Front	One Side	Both Sides	Rear	Side	Rear	Stories	Feet	One Story	Two Stories				Feet
R-1	10000	100	25	10	25	25	10	10	2½	30	1200	1350	40	25		
R-1A(3)	7500	75	25	10	25	25	10	10	2½	30	1200	1350	40	25		
R-2	7500	70	25	10	25	25	10	5	2½	30	1100	1250	45	30		
R-3	6000	50	25	10	25	25	10	5	2½	30	950	1100	50	35		
*R-4	8500	90	25	10	20	25	10	10	2	30	950	1100	40	25		
TH	(4)	(4)	(4)	(4)	(4)	(4)	10	5	2	35	950	1100	(4)	(4)	(4)	(4)
SC	200000	300	(4)	50	100	50	15	20	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
AH	200000	200	(4)	(4)	(4)	(4)	25	50	3	35	(4)	(4)	(4)	(4)	(4)	(4)
C-C	100 Acres	400	100	100(4)	200(4)	200(4)	100(4)	100(4)	2½	35			5	3	(4)	(65)
N-B	10000	90	25	10	25	25	10	25	2	25	1500	1500	75	25	0.25	(6)
C-B	20000	125	50	15	30	30	15	30	2	25	2500	2500	80	25	0.25	15'
R-C	80000	200	65	15	30	35	15	35	3	35	5000	5000	85	25	0.25	15'
O-PB	10000	90(5)	25	15	25	25	10	25	2	25	1500	1500	80	25(5)	.25(5)	15'
O-P	15000	100	45	15	25	25	15	25	2	25	1500	1500	80	25	0.25	15'
PSU	40000	100	25	10	25	25	10	10	2	30	1200	1350	40	25		
R-B	7500	70	25	10	25	25	10	5	2½	30	1100	1250	45	30	0.25	15'