

# **Area #11- Neighborhood Redevelopment Plan**

**City of Paterson Passaic County, New Jersey**

*April 2008*



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Prepared by:



Heyer, Gruel & Associates

Community Planning Consultants  
63 Church Street, 2nd Floor  
New Brunswick, New Jersey 08901  
732-828-2200

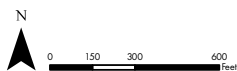


# Table of Contents

<b>Introduction.....</b>	<b>1</b>
<b>Rehabilitation Area Location and Description.....</b>	<b>6</b>
Existing Zoning as per the City's Land Development Regulations.....	7
Issues to Address and Opportunities to Explore:.....	9
<b>Goals and Objectives.....</b>	<b>12</b>
<b>Strategies.....</b>	<b>13</b>
<b>Land Use Plan.....</b>	<b>15</b>
District Map and Applicability.....	15
General Land Use Provisions.....	15
Specific Land Use Provisions.....	16
<b>Design Standards.....</b>	<b>24</b>
Additional Standards.....	26
Architectural Design Standards.....	28
Signage.....	34
Streetscape Standards.....	35
Parking Standards.....	36
Public Improvements.....	38
Circulation.....	38
<b>Powers &amp; Intent.....</b>	<b>39</b>
Relationship to the City's Land Development Regulations.....	39
Role of the City of Paterson Planning Board.....	39
Off-tract Improvements and Redeveloper Responsibility:.....	40
Redeveloper Selection.....	40
Affordable Housing/Council on Affordable Housing Requirements.....	41
<b>Relationship with Other Plans.....</b>	<b>42</b>



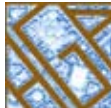
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*City of Paterson*  
Area #11- Rehabilitation Study

**Rehabilitation  
Area Map**

Passaic County, NJ  
January 2008



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## INTRODUCTION

### Designation of Area in Need of Rehabilitation

The City Council of the City of Paterson in a resolution dated January 19, 2006 authorized the Planning Board to conduct a preliminary investigation to determine if the Study Area (hereinafter "Area #11 Redevelopment Study") is a Redevelopment Area according to the criteria set forth in N.J.S.A. 40A:12A-5 and to conduct a hearing in accordance with N.J.S.A. 40A:12A-6. Subsequently, an analysis of the Study Area's existing Land Use, physical characteristics and accessibility was conducted and published in a report/study called the Area #11 Redevelopment Study. The Area #11 Redevelopment Study determined that the overall study area satisfied the criteria established by section 5 of the LRHL as a Redevelopment Area. The Planning Board then completed a hearing on the matter and recommended it to the City Council. The City Council adopted a resolution on June 21, 2006 determining the study area a Redevelopment Area. The City Council of the City of Paterson in a resolution dated August 9, 2006 authorized the preparation of a Redevelopment Plan for the Area #11 Redevelopment Area (heretofore referred to as the "St. Joseph's Hospital Area Redevelopment Plan" or the "Plan").

Since that time, new courts decisions have changed the shape of not only how Redevelopment planning and analysis is conducted but also its general approach, how its noticed to the public and thus providing pause to reflect on its application in many instances throughout the State. This study of Area #11 was subsequently analyzed for the application of "Area in Need of Rehabilitation" status. Accordingly, the City found that according to N.J.S.A.40A:12A-14 the area was in-fact an Area in Need of Rehabilitation as well. The Planning Board then completed a hearing on the matter and recommended it to the City Council on January 15, 2008. The City Council adopted a resolution on February 20, 2008 determining the study area a Rehabilitation Area.

The area identified in the **Area in Need of Rehabilitation Map** sets forth the **Area in Need of Rehabilitation**, which is attached hereto and made a part hereof this Plan, which will be know as the "Area #11- Neighborhood Redevelopment Plan."

### **Purpose of the Redevelopment Plan**

According to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.), the Redevelopment Plan shall include an outline for the planning, development, redevelopment or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation as necessary of residents in the project area including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. Any significant relationship of the Redevelopment Plan to:
  - The Master Plans of contiguous municipalities;
  - The Master Plan of the County in which the municipality is located; and
  - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.).

### **Application of the Area in Need of Rehabilitation to this Redevelopment Plan**

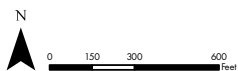
This Plan governs the entire area in need of rehabilitation area. It is important to stress that properties located within the entire Redevelopment Plan area are ineligible to be acquired through the exercise of the power of Eminent Domain. The City is committed to neighborhood revitalization and rehabilitation and is poised to focus its housing programs on the area for income-eligible residents to assist in and accelerate the rehabilitation of these properties.

Rehabilitation of existing housing stock:

Many residential properties are in need of significant rehabilitation. There is a need for a source of funding for rehabilitation. A dedicated funding sources from the City's Regional Contribution Agreement (RCA) monies for low and moderate-income owner occupied households, housing rehabilitation programs (such as CDBG), and funds from the sale of City-owned properties can be targeted for the rehabilitation of low and moderate-income occupied households.



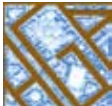
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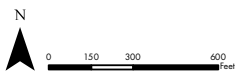
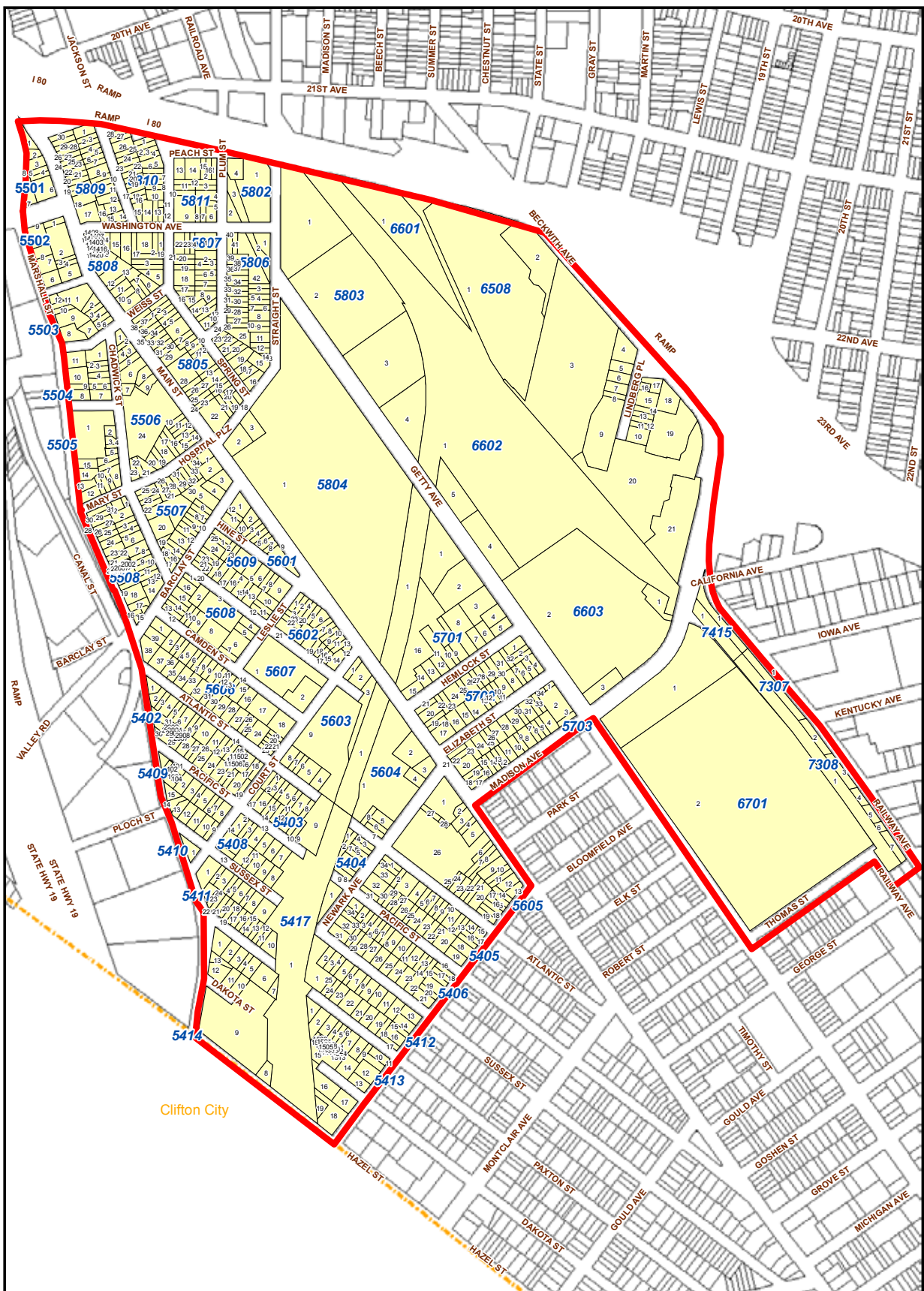


*City of Paterson*  
Area #11- Rehabilitation Study

**Rehabilitation  
Area Map**

Passaic County, NJ  
January 2008

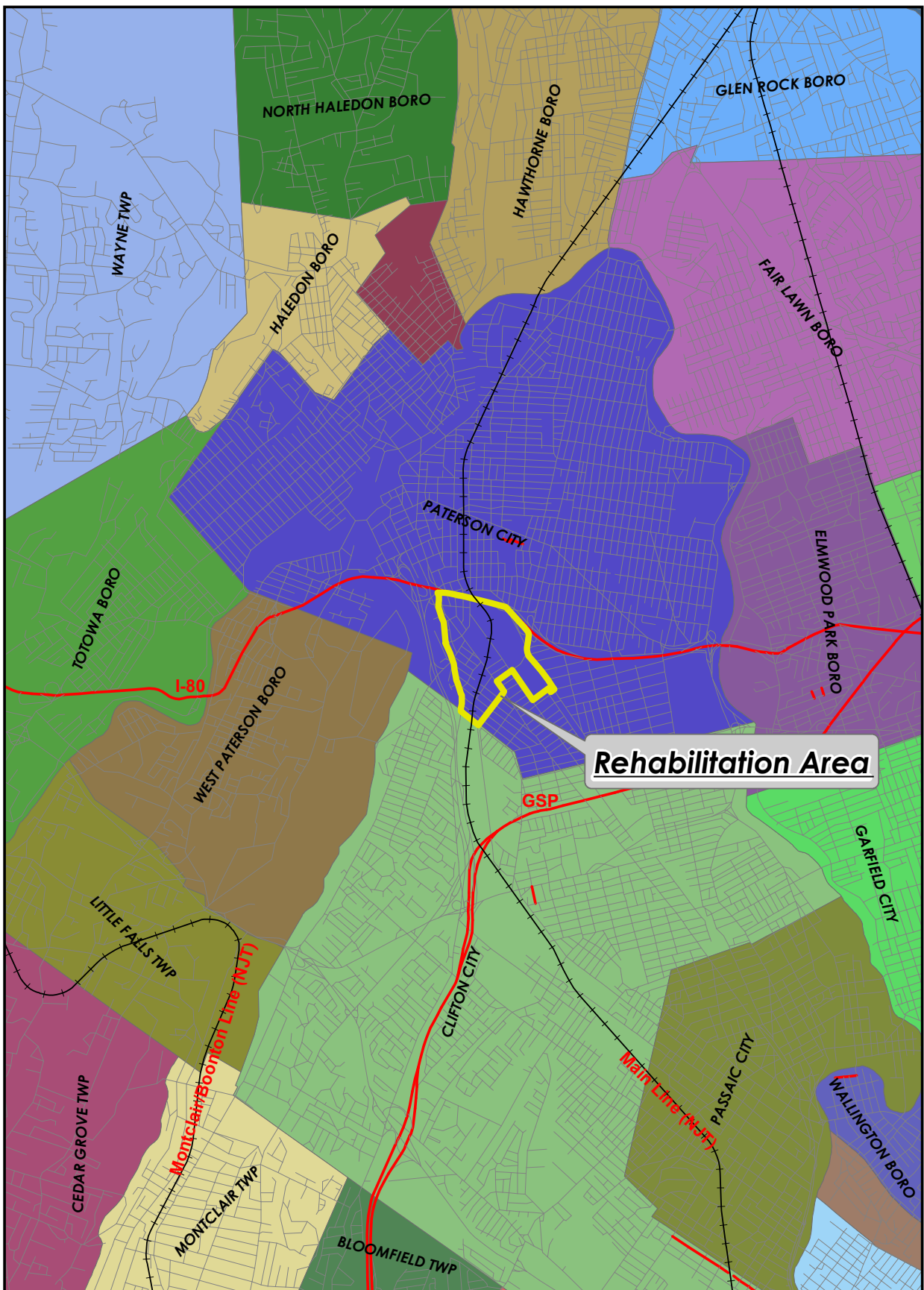




City of Paterson  
Area #11- Rehabilitation Study

**Block / Lot Map**

Passaic County, NJ  
January 2008



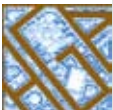
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*City of Paterson*  
Area #11- Rehabilitation Study

**Area Context Map**

Passaic County, NJ  
January 2008



## REHABILITATION AREA LOCATION AND DESCRIPTION

The City of Paterson is approximately 8.7 square miles in land area and is located in southeastern County along the Passaic River as indicated on the **Regional Context Map**. Paterson was established as a city on July 4, 1792. Paterson is located in Northern New Jersey approximately 30 miles west of New York City, has a population of 172,648 and is the third largest city in New Jersey.

The Rehabilitation Area is roughly bounded by Interstate 80 to the north and east, Marshall Avenue to the west and the City of Clifton to the south. The Study Area contains (52) fifty-two blocks totaling approximately 246.25 total acres in size (including R.O.W). There are a total of 980 parcels in the Area. The **Rehabilitation Area Map**, attached hereto and made a part hereof depicts the area in its entirety.

The land uses existing at the time of the preparation of this Plan in the Area consist of:

- General retail and auto oriented use along Main Street;
- Multi-family uses scattered in various portions of the area;
- Churches, schools and other institutional uses;
- Industrial uses north west of Getty Avenue and industrial storage sites along Route 80;
- Medical facilities of the St. Josephs' Hospital;
- Neighborhood commercial uses such as corner shops and services that are scattered throughout the area regardless of zoning; and
- One to four -family residential uses

A few other salient features of the Area include:

- The area is primarily accessed by Route 80 to the northeast; Main Street acting as the central spine of the area; and Marshall and Hazel Streets along the western edge of the area.
- The Study Area lies within the Metropolitan Planning Area of the State Development and Redevelopment Plan (See **State Plan Map** in the Relationship to Other Plans section).
- A significant portion of the study area lies within the Paterson UEZ boundary (See **UEZ Map** in Appendix A).

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### **Existing Zoning as per the City's Land Development Regulations**

The study area is comprised of six different zones, as depicted in the Existing Zoning Map; the B-2 Community Business District; H-2 Hospital Zone 2; I-1 Light Industrial Zone; I-2 Heavy Industrial Zone; MU Mixed Use District; and R-3 High Medium Density Residential District.

A review of the City records also indicates a transformation of the area. . The existing zoning is inadequate to handle the market demands as applications to the Zoning Board of Adjustment indicate that uses such as residential and neighborhood commercial type businesses are seeking variances, both bulk and use, to serve the needs of the surrounding community as well as employees of the medical facilities. The zoning ordinance as it exists today is hodge-podge and requires a comprehensive redevelopment planning effort to rectify the existing uses, future land uses and future revitalization of this area within the City of Paterson.

#### **B-2 Community Business District:**

The B-2 Community Business District is located in two small and separate portions along Main Street.

#### **H-2 Hospital Zone:**

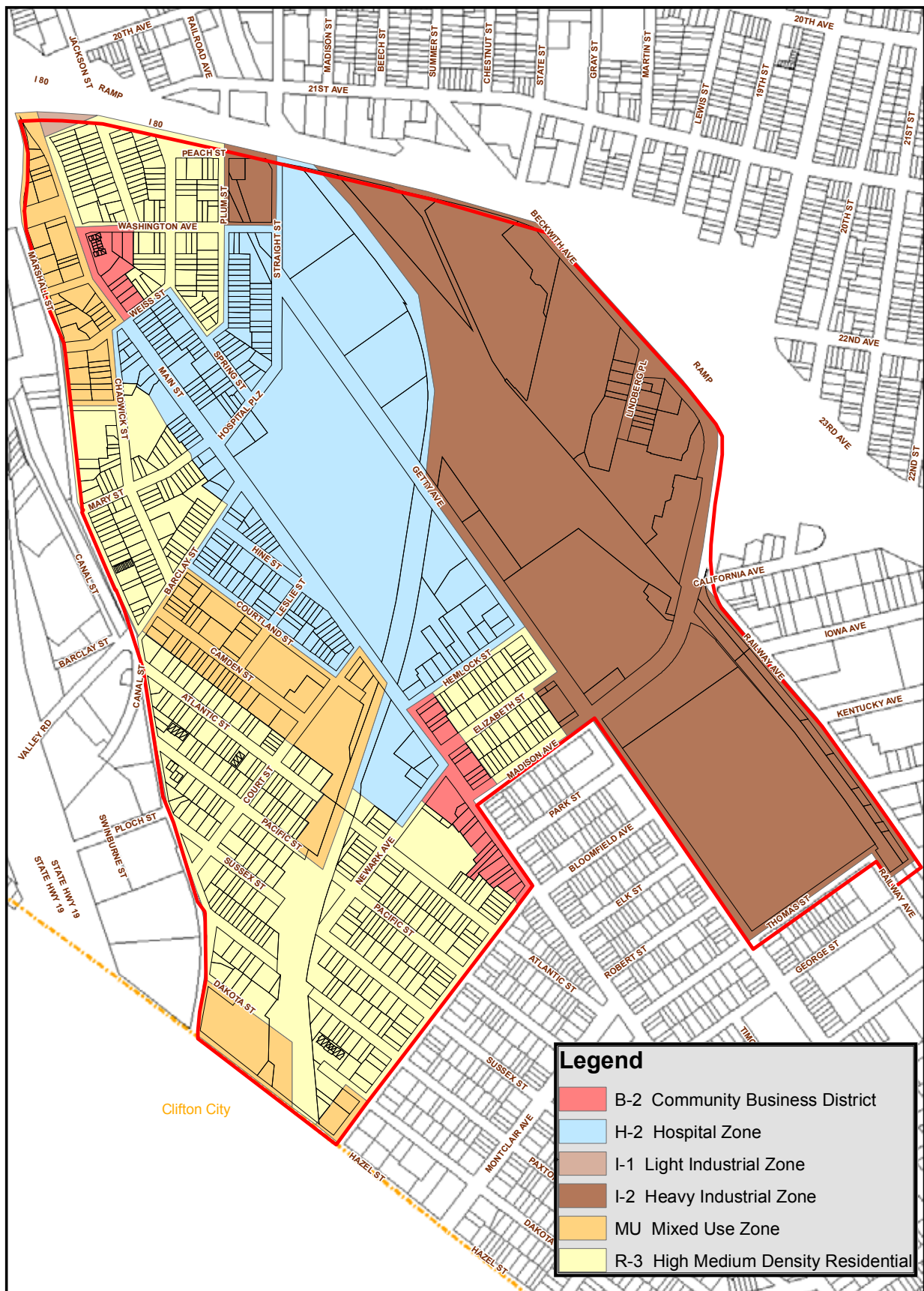
The H-2 Hospital Zone is centrally located in the study area, and it occupies an eleven (11) block area, primarily between Courtland Street to the southwest, and Getty Avenue and Conrail/ NJ Transit to the Northeast.

#### **I-1 Light Industrial Zone:**

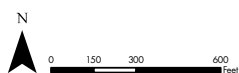
The I-1 Light Industrial Zone is located is a one-parcel area located at the northwest corner of the Rehabilitation Area.

#### **I-2 Heavy Industrial Zone:**

The I-2 Heavy Industrial Zone is located northeast of Getty Avenue, and occupies a significant portion of the Rehabilitation Area. While the intent of the district is admirable, the needs of the residential community and hospital have grown to a point where the district is now called into question.

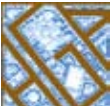


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2000 US Census Data



**City of Paterson**  
 Area #11- Rehabilitation Study  
**Existing Zoning Map**

Passaic County, NJ  
 January 2008



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#### MU Mixed Use:

Three distinct areas within the Rehabilitation Area are zoned MU Mixed Use

#### R-3 Zone:

The R-3 zone occupies the largest number of blocks within the Rehabilitation Area. The R-3 zone mainly consists of one and two family residential buildings, some of which are parts of older neighborhoods. An examination of existing land uses indicates some failures of traditional zone and the need for the comprehensiveness of redevelopment planning.

#### Health Enterprise Zone 2:

This zone was established by the City Council in response to the New Jersey Health and Senior Services designation of areas defined as underserved by medical and dental practitioners. The City Council designated this zone as a means to encourage medical and dental uses by granting tax exemptions to supplement zoning and land use ordinances.

#### **Issues to Address and Opportunities to Explore**

As a result of detailed planning studies, on-site inspections and photography, and public/stakeholder input, it was identified that this plan should address a number of issues present within Area #11. These issues identified below were then utilized to inform the Goals and Objectives of the Plan itself:

#### ***St Josephs Hospital Area –***

1. Enhance arrival/departure experience to the hospital by a refinement of land uses and improvement of streetscapes in the surrounding areas.
2. Consider aesthetic and functional improvements to the hospital property as an immediate necessity.
3. Promote growth in the medical/healthcare, professional office and retail sectors to foster an active and safe environment.
4. Provide opportunities to expand the St Joseph's hospital facility and aide in delivery of health care services.
5. Identify the presence of the hospital on all regional and local roadways to connecting the area, using wayfinding system and aesthetic enhancements.
6. Create space for a hotel and conference center project adjacent to and/or on the Hospital property.

7. Promote growth in the medical/healthcare offices (MOB) and related healthcare services within close proximity (typically walkable) to the Hospital campus and take advantage of the Health Enterprise Zone.
8. Provide safe and easy access to and egress from the Hospital Emergency Department (ED), visitor and employee areas from adjacent highways and major street corridors.

### ***Land Use & Buildings–***

1. Eliminate/relocate incompatible land uses.
2. Improve circulation along Main Street by coordinating land uses, improving pedestrian circulation and by providing mass transit access.
3. Create professional office, and retail opportunities that foster an active and safe neighborhood environment.
4. Address buildings that cover most of the lot, leaving insufficient space on site for buffers, off-street parking, circulation and outdoor storage.
5. Address vacant or boarded-up residential and commercial sites that are in a state of neglect.
6. Address incompatible non-residential uses within and adjacent to residential properties.
7. Redevelop large parcels of land, especially in blocks zoned I-2 and H-2 that either contain surface parking lots or are completely vacant.
8. Address development patterns of newer residential buildings that are observed to be incompatible with older neighboring buildings, leading to a lack of homogeneity within the neighborhood.
9. Address conditions of blight throughout the Rehabilitation Area– especially along Marshall Street, the industrial properties along Route 80, vacant areas under Route 80, and the northern end of the area.
10. Capitalize on the location of public school facilities.
11. Review building heights throughout the Rehabilitation Area, to reduce neighborhood impacts while allowing incentives for redevelopment activities.
12. Provide adequate off-street parking to serve new development projects within the area.
13. Address limited supply of open space within the area. Opportunities for public open space need to be explored.

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### ***Residential –***

1. Consider the need for improvement of existing and creation of new in-fill residential stock.
2. Explore new workforce housing opportunities and a wide variety of residential development within close proximity to the hospital.
3. Ensure that new residential development caters to all income levels, and does not negatively affect the integrity of existing residential neighborhoods
4. Address commercial and industrial uses directly abutting residential areas inadequately buffered or screened from neighboring residential uses.
5. Ensure consistency with the City's Housing Plan.

### ***Circulation and Access -***

1. Improve the flow of traffic, including pedestrian circulation on major roads.
2. Resolve conflicts between pedestrians and traffic patterns, particularly on Getty, Straight and Main Streets, to ensure safe efficient access to the hospital.
3. Address truck traffic, getting distributed into narrow internal roads.
4. Consider the need for streetscape improvements such as: wider sidewalks conducive to pedestrian activity, street crossings, pavement, trash receptacles, lighting, signage, clean up of storm water drainage, lighting, street trees, etc. to create a pedestrian-first environment.
5. Acknowledge that mass transit is critical for access to the hospital. Location of a train stop within the area should also be explored as a future opportunity.
6. Recognize that proximity to Route 80 is both a detriment and opportunity: While access ramps and visual access from the North are an opportunity, it also acts as a barrier due to its location between the Rehabilitation Area and Downtown Paterson.
7. Work to create greenways and pedestrian connections to the Garret Mountain Reservation.
8. Consider wayfinding signage and aesthetic enhancements on regional and local roadways to assist Hospital visitor experience, and treat roads into the hospital area as gateways.
9. Improve traffic operation and pedestrian/vehicular safety along all roadways and at all traffic intersections in the area

## GOALS AND OBJECTIVES

The Redevelopment Plan will be undertaken in conformity with the City's Master Plan to the greatest extent possible and will be designed to meet the following goals and objectives detailed herein:

- Advancement of the entire neighborhood
- Create a destination by capitalizing on: the St. Josephs Regional Medical Center; an enhanced pedestrian shopping experience along the Main Street; strengthening residential neighborhoods; creating valuable public gathering spaces; and enhance direct access to major highways.
- Enhance the opportunity for St. Joseph's Hospital to continue solidifying itself as one of the State's premier medical facilities.
- Rehabilitate older residential, commercial and industrial buildings where appropriate; and eliminate blight & neglect throughout the area.
- Create opportunities for residential growth including workforce, market rate and affordable housing, to accommodate a variety of income levels.
- Create multiple pocket parks and public gathering spaces within the area and establish greenway connections and pedestrian access to the Garret Mountain Reservation.
- Create new opportunities for growth in the medical/healthcare, professional office, and retail sectors to foster an active and safe environment in the area.
- Create efficient physical connectivity by: improving functional and physical layout of the Area's street network; coordinating neighborhood amenities, land uses and mass transit facilities with circulation patterns; working with NJ Transit on improving bus service, and other available mass transit options; gateway type improvements and other aesthetic enhancements, and way-finding signage along all major access points to the area.
- Employ a pedestrian-first approach, and Improve pedestrian safety through techniques such as traffic calming and intersection improvements.
- Create additional mixed-use opportunities (residential over retail), especially along Main Street that offer lively ground floor uses to enliven the streetscape.
- Increase parking opportunities and manage parking in the area by promoting shared parking between various land uses.
- Reconnect the area to downtown across (and under) Route 80.

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## STRATEGIES

The primary goal of any planning strategy is to create a diverse, pedestrian friendly, safe, and closely-knit neighborhood while maintaining appropriate scale and design. The key to success of the planning strategy lies in enhancing the physical conditions of the neighborhood, providing modern living spaces in a historic fabric and improving neighborhood amenities such as parking, community facilities, circulation and neighborhood scale commercial activity. The following are the key components of the neighborhood revitalization strategy:

### **Infill housing (one lot at a time) to increase the housing stock of neighborhoods:**

A number of vacant lots and/or buildings are located in the Rehabilitation Area. Most of these lots are located in residential zones and in the Health Enterprise Zone 2. It is anticipated that new construction will be of the character of the neighborhood which the sites are situated

### **Adaptive reuse projects to bring back life into historic buildings:**

The area contains some historic industrial buildings that may lend themselves to adaptive re-use. Some of these buildings can ideally be used for arts and crafts stores at the street level and the upper floors will be developed as artist studio lofts and workforce housing.

### **Small projects that consolidate contiguous vacant parcels and create development opportunities:**

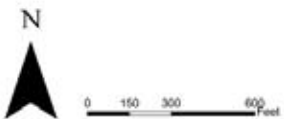
Among the vacant and underutilized lots identified in the area, some are contiguous and form large parcels that can be developed as a single project.

### **Strong property code enforcement to address absentee landlords and existing tenants who do not maintain their building and units:**

The neighborhood has experienced significant disinvestments through a pervasive pattern of deferred/no maintenance. The property maintenance code of the City must be more aggressively enforced in order to reverse these disinvestment patterns and supplement redevelopment and rehabilitation efforts.



Data Source: NJDEP 2002 Digital Orthophotography  
2000 US Census Data



*City of Paterson*  
Area #11- Neighborhood Redevelopment Plan  
**Proposed  
Zoning District Map**  
Passaic County, NJ  
April 2008



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## LAND USE PLAN

### District Map and Applicability

The properties located within the area indicated on the Area #11 Rehabilitation Area Map are to be governed by the provisions of this Plan for each Zoning District as depicted on the **Recommended Zoning District Map**, which is attached hereto and made a part hereof. As such the Zoning Districts of this Plan constitute superseding zoning which replaces the existing zoning currently in place under the City's Land Development Ordinances.

Only projects, which are developed in accordance with this Plan, will be considered for long term (up to 30 years) property tax incentives by the City. Until such time as individual lots are acquired and assembled in accordance with this Plan, existing buildings and uses thereon may be improved, enlarged, altered or rehabilitated in accordance with the permitted land uses and building requirements set forth in this Redevelopment Plan. Uses and buildings that are nonconforming with the land use and building requirements set forth in this Plan will become legal nonconforming uses and structures which will be subject to the same rights and limitations as pertain to other nonconforming uses and structures under the Municipal Land Use Law.

### General Land Use Provisions

The Redevelopment Plan provides for six basic Districts: St. Joseph's Hospital (H), Mixed-Use Hospital (MUH), Mixed-Use Business (MUB), Medium Density Residential (R), Multi-Family Residential (MF) and Industrial Transition District (IT). These districts shall be regulated according to the Plan as depicted in the **Recommended Zoning District Map**.

#### *Allowable Uses- Generally (all zones except the R- Residential zone).*

While each district within this plan provides specific criteria pertaining to "permitted" uses generally, the Redevelopment Plan allows the following uses unless otherwise specifically provided:

- (1) Ground level commercial – Active uses which invigorate the street.
- (2) Office – above retail. Such use must allow for convenient conversion to retail space where retail is allowed above the ground floor and office space is not permitted on the ground level.
- (3) Residential –above retail. The mix of unit sizes must contain a minimum of 10% or more units that are three-bedroom in size or above for multi-family projects exceeding 10 units (which may be simply designed as 1500 square feet or above). The minimum unit size in all residential development projects shall be 650 square feet.

### ***Promotion of Environmental and Neighborhood goals***

All development in the area is highly encouraged to utilize any and all measures to reduce the heat island effect, promote energy efficiency, and work to reduce CO2 emissions through the use of building materials, orientation, landscaping and other relevant methodologies to enhance the natural and human environment and mitigate negative ecological impacts in the area and beyond. Development implementation of this Plan will take into account that this area is first and foremost a neighborhood. The advancement of the neighborhood and its key assets are critical toward the success of this area within the City of Paterson.

### **Specific Land Use Provisions**

#### ***Hospital District (H):***

***Purpose:*** It is intended to take advantage of the importance of St. Josephs Hospital as one of the most significant regional magnets in the City of Paterson. The district is primarily intended to facilitate the future expansion of the hospital and its related accessory uses in a manner that is organized, and inherently beneficial for social and economic welfare of the Hospital neighborhood and the City. Along with the hospital and its accessory uses, this district shall also permit medium to high-density residential, office and commercial uses so as to facilitate active development, redevelopment and rehabilitation of properties outside of the hospital-proper.

***Bulk Standards:*** Property owners who wish to seek the benefits of this Redevelopment Plan's zoning and other related provisions, that are not otherwise available under the existing land use provisions, must adhere to the provisions within this zoning district. A redeveloper agreement with the City's redevelopment entity may be required as set forth in the Redeveloper Agreement Section of this Plan.

***Permitted uses:*** Hospitals, medical testing laboratories, medical supply distributors and pharmacies, medical offices, florists, professional offices, retail sales and service, health and fitness centers, childcare facilities, financial institutions without drive-thru facilities, eating and drinking establishments without drive-thru facilities, doctors offices, hotel/conference centers.

***Permitted accessory uses:*** Parking garages and other uses customary and incidental to the principal permitted uses. Residential is also permitted as part of a hotel project.

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***Bulk Standards:***

Maximum impervious coverage: 80%

Minimum Lot Size: 24,000 sq. ft.

Maximum building coverage: 70 %

Maximum building height: Fourteen (14) stories or 165 feet (mixed-use hotels with conference centers are permitted to twenty five (25) stories or 300 feet.)

***Mixed Use Hospital District (MU-H):***

***Purpose:*** It is intended to capitalize on the presence of St. Josephs Hospital, and bring in new residents and private investment into the City. This district allows for non-residential uses that support the hospital in rendering an important institutional service; and residential uses that create opportunities for workforce housing. It consists of areas that are in the immediate outer periphery of the Hospital Zone, to facilitate walkability, and to create an active pedestrian environment.

***Permitted uses:*** Hospitals, medical testing laboratories, pharmacies, medical offices, physician clinics, temporary boarding & lodging facilities- excluding rooming houses, florists, professional offices, retail sales and service, health and fitness centers, childcare facilities, financial institutions without drive-thru facilities, eating and drinking establishments without drive-through facilities, doctors offices, one to four family residential units, and as defined by the City's Land Development Ordinance mid-high-rise residential buildings, and multi-story apartment buildings.

***Prohibitions:*** No drive-thru uses of any kind are permitted. No auto repair uses, workshops, and other small industrial/manufacturing uses of any kind are permitted. No residential uses are permitted at the first floor (street level) along Main Street.

***Permitted accessory uses:*** Parking garages and other uses customary and incidental to the principal permitted uses.

**Bulk Standards:** Existing land uses within this zone may remain as they exist at the time of the adoption of this Plan and be rehabilitated in accordance with the requirements of the City's current Zoning ordinance in-place upon adoption of this Plan. However, any expansion of an existing use, permitted or non-conforming as may exist under law, must meet the standards set forth in this Redevelopment Plan.

Property owners who wish to seek the benefits of this Redevelopment Plan's zoning and other related provisions, that are not otherwise available under the existing land use provisions, must adhere to the provisions within this zoning district. A redeveloper agreement with the City's redevelopment entity may be required as set forth in the Redeveloper Agreement Section of this Plan.

Maximum impervious coverage: 70%

Maximum building coverage: 70%

Minimum Lot Size: 22,000 sq. ft.

Maximum building height:

ten (10) stories or 105 feet

Minimum Setbacks (feet):

Front Yard: 0

Side Yard: 0

Rear Yard: 15

### **Mixed Use Business District (MUB):**

**Purpose:** It is intended to retain and strengthen the character and function of the retail activity along the Main Street. The existing business district is envisioned to be transformed into an active mixed use district that allows for a variety of uses, including residential and office uses in the upper floors, with primary focus on establishing neighborhood scale retail activity at the street level.

**Permitted uses:** Retail sales and services, florists, professional offices limited to the upper floors, financial institutions without drive-thru facilities, eating and drinking establishments without drive through facilities, and residential uses limited to the upper floors.

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*Prohibitions:* No drive-thru uses of any kind are permitted. No auto repair uses, workshops, and other small industrial/manufacturing uses of any kind are permitted; No uses that require on-site ware-housing and its associated truck activity are permitted; No residential uses and professional offices are permitted at the first floor (street level); and no stand-alone parking garages.

*Permitted accessory uses:* Parking garages and other uses customary and incidental to the principal permitted uses. Parking is permitted on and above the first floor but shall be fully screened from public view and located behind active uses.

*Bulk Standards:* Existing land uses within this zone may remain as they exist at the time of the adoption of this Plan and be rehabilitated in accordance with the requirements of the City's current Zoning ordinance in-place upon adoption of this Plan. However, any expansion of an existing use, permitted or non-conforming as may exist under law, must meet the standards set forth in this Redevelopment Plan.

Property owners who wish to seek the benefits of this Redevelopment Plan's zoning and other related provisions, that are not otherwise available under the existing land use provisions, must adhere to the provisions within this zoning district. A redeveloper agreement with the City's redevelopment entity may be required as set forth in the Redeveloper Agreement Section of this Plan.

Maximum impervious coverage: 100%

Maximum building coverage: 85%

Minimum Lot Size: 12,000 sq. ft.

Maximum building height:

Eight (8) stories or 95 feet

Minimum Setbacks (feet):

Front Yard: 0

Side Yard: 0

Rear Yard: 15

### ***Multi-Family Residential (MF):***

**Purpose:** It is intended to capitalize on the presence of St. Josephs Hospital, and bring in new residents and private investment into the City. This district is comprised of less non-residential uses such as professional offices and is primarily intended to create age-restricted and other housing opportunities. It consists of areas that are close to the Hospital and business districts, to facilitate walkability, and to create an active pedestrian environment.

***Permitted uses:*** Multi-story apartment buildings; Townhouses; hotel (stand alone or in combination with residential)

***Secondary Use (Ground floor):*** Retail and business services: Restaurants and Cafés: Art Galleries, studios, workshops and schools: Health Clubs: Day Care (Family and Child): Clubs, Community Centers and Meeting Rooms

***Accessory Uses:*** Facilities associated with residential buildings such as: management offices; meeting rooms: resident Gyms: bicycle storage: parking for principal and public uses: Parking is permitted at-grade, fully or partially below grade: parking is permitted above the first floor but shall be fully screened from public view and located behind active uses.

***Conditional Uses:*** Medical administrative/ management offices. Conditioned upon;

***Property Frontage:*** Barclay and/or Main Street

***Building Design:*** Design considerations with regards to adjacent residential property must be demonstrated to minimize any potential negative impacts.

***Prohibited Uses:*** No drive-thru uses of any kind are permitted. No auto repair uses, workshops, and other small industrial/manufacturing uses of any kind are permitted. No residential dwelling units are permitted at the first floor (street level).

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**Bulk Standards:** Existing land uses within this zone may remain as they exist at the time of the adoption of this Plan and be rehabilitated in accordance with the requirements of the City's current Zoning ordinance in-place upon adoption of this Plan. However, any expansion of an existing use, permitted or non-conforming as may exist under law, must meet the standards set forth in this Redevelopment Plan.

Property owners who wish to seek the benefits of this Redevelopment Plan's zoning and other related provisions, that are not otherwise available under the existing land use provisions, must adhere to the provisions within this zoning district. A redeveloper agreement with the City's redevelopment entity shall be required as set forth in the Redeveloper Agreement Section of this Plan.

Maximum impervious coverage: 100%

Maximum building coverage: 85%

Minimum Lot Size for "Multi-Family Residential": 22,000 sq. ft.

Minimum Lot Size for "Townhomes":

8,000 sq. ft.

Maximum building height:

Eight (8) stories or 95 feet.

Minimum Setbacks (feet):

Front Yard: 0

Side Yard: 0

Rear Yard: 15

Additionally- all multi-unit Residential Buildings must provide:

- (1) Laundry facilities either on each floor or one sufficient in size to accommodate residents of the building (unless it is shown that each unit has its own laundry equipment).
- (2) A storage room(s) available for residents of the building.
- (3) An indoor bicycle storage area.
- (4) On-site workout facilities.

**Residential District (R):**

**Purpose:** It is intended to preserve and facilitate rehabilitation of the existing medium density residential development as well as surrounding in-fill opportunities to create housing opportunities for a variety of income levels and to provide economic support for businesses located in adjacent business districts.

*Permitted uses:* All permitted principal uses in the R-2 district of the City's Land Development Ordinance (LDO), subject to the bulk regulations prescribed in the LDO; three to seven-family dwellings; Attached one and two family townhouses, and garden apartments, subject to the bulk regulations prescribed in the LDO; Low rise apartments, subject to the bulk regulations prescribed in the LDO

*Permitted accessory uses:* Swimming pools subject to the requirements of Section 417.0. of the LDO; and Private parking garages for residential users. Subject to the conditions set forth in this Redevelopment Plan.

*Bulk Standards:*

The bulk standards detailed in the City of Paterson's Land Development Ordinances for the R-3 Residential zone shall prevail

*Industrial Transition District (IT):*

*Purpose:* Industrial development now requires land to develop single story facilities that house modern light industry. As a result of this mismatch of available industrial space and industrial needs, some of the older industrial buildings are underutilized. Although many of the existing industrial buildings in this zone are currently in operation, there are a few obvious signs of underutilization. The IT – Industrial Transition District has been designed to provide flexible opportunities for future non-industrial re-use/redevelopment of these sites. Limited industrial uses will be permitted in this district, and residential use will be permitted – conditioned upon their location adjacent to public parks or by providing open space dedicated to the City. The City, in return for additional amenities such as public parking or cultural facilities, may provide an increased building density. As stated in the Master Plan of the City of Paterson, it is to be noted that: "The change of zoning, by itself, will not provide sufficient incentives to redevelop these sites. Other incentives, such as tax increment financing for environmental clean-up should be considered and used and used as an enhancement."

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*Permitted Uses:* Small warehouses; manufacturing facilities.; Health and Medical Facilities;

*Conditional Uses:* Mixed-use residential buildings; Planned unit development; Multi-story apartment buildings; Neighborhood retail uses; Retail and business services: Art Galleries, studios, workshops and schools: Health Clubs: Day Care (Family and Child); Clubs, Community Centers and Meeting Rooms; Age restricted housing; Eating and drinking establishments; Financial institutions without drive-thru facilities. Subject to the following provisions;

- A minimum (35') thirty-five foot landscaped buffer is provided between the conditional use and any industrial or warehousing use.
- Proper vehicular and pedestrian access to retail services located in the neighborhood is provided.
- Buildings must have street frontage on one or more of the following existing streets; Getty, Thomas, Beckwith, Railway and/or Madison Avenue. New street that extend the existing street grid may also be proposed subject to a Redeveloper agreement.

*Prohibited Uses:* No drive-thru uses of any kind are permitted. No auto repair uses, workshops, and other small industrial/manufacturing uses of any kind are permitted; No uses that require on-site ware housing, and truck activity are permitted

*Permitted accessory uses:* Parking garages and other uses customary and incidental to the principal permitted uses. Parking is permitted only above the first floor but shall be fully screened from public view and located behind active uses.

*Bulk Standards:* Existing land uses within this zone may remain as they exist at the time of the adoption of this Plan and be rehabilitated in accordance with the requirements of the City's current Zoning ordinance in-place upon adoption of this Plan. However, any expansion of an existing use, permitted or non-conforming as may exist under law, must meet the standards set forth in this Redevelopment Plan.

Property owners who wish to seek the benefits of this Redevelopment Plan's zoning and other related provisions, that are not otherwise available under the existing land use provisions, must adhere to the provisions within this zoning district. A redeveloper agreement with the City's redevelopment entity shall be required as set forth in the Redeveloper Agreement Section of this Plan.

Maximum impervious coverage: 70%

Maximum building coverage: 70 %

Minimum Lot Size: 20,000 sq. ft.

Maximum building height:

Eight (8) stories or 95 feet

Minimum Setbacks (feet):

Front Yard: 0

Side Yard: 0

Rear Yard: 15

## DESIGN STANDARDS

### *Building Frontages and Lot Frontages*

- (a) Building frontage is the length of a building facade that faces any public street. All buildings that face a street shall be treated like a front regardless of garage or loading needs.
- (b) Additional Requirements
  - (1) All setback and building recesses along any street shall be appropriately landscaped. Low fences, walls and gates may be provided along the landscape area but shall not exceed three (3) feet in height.
- (c) All mechanical systems must be obscured from line of sight from ground level from locations across adjoining streets.

### *Building Placement*

- (a) Build-to lines established.
  - (1) Build-to lines for all streets are 0 feet to 5 feet from front property lines, except:
    - a. Where insufficient R.O.W. exists for minimum of fifteen (15') foot sidewalk requirements
  - (2) Adjustments to build-to lines to maintain visibility do not apply:
    - a. To buildings fronting a Public Plaza or Park space, or
    - b. To building fronts, where wide sidewalks and on-street parking lanes allow the necessary visibility.

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(b) Stepback lines are established as follows:

- (1) Build-to lines must be met for all buildings up to four (4) stories. Beyond four (4) may be stepped back.
- (2) Above six (6) stories, all buildings must be stepped -back ten (10) feet from the front roofline and ten (10) feet from the side roofline.

### ***Building Size***

(a) Building frontage.

- (1) Notwithstanding provisions provided for within each Zoning District all buildings fronting any street shall be considered fronts.
- (2) For multiple adjoining lots under single control, or for a single lot with multiple buildings, all standards apply to the combination of lot(s) and building(s).

(b) Building height. Building heights are regulated by Zoning District in the Land Use Bulk Standards. Additionally:

- (1) All heights above six (6) stories, unless otherwise specified in each Zoning District Sections, must be stepped back a minimum of ten (10) feet from the building edge as described in the Stepback section.
- (2) No height above six (6) stories may have a width greater than 140' wide
- (3) The following shall be considered roof appurtenances and may penetrate the maximum height limit by no more than twenty-five (25) feet so long as, in the aggregate, the appurtenances do not occupy more than 10% of the topmost roof:
  - a. Chimneys and flues
  - b. Elevator or stair bulkheads, water tanks and mechanical equipment (such as air conditioning condensers)
  - c. Parapets, cornices and other decorative architectural elements will not count toward roof coverage so long as they are not higher than five feet above the roof slab.
  - d. Antenna, satellite dishes and cellular facilities shall not be visible from the street. No freestanding towers are permitted. Furthermore, all of these apparatus must to screened behind facades (faux or otherwise), parapets, cornices, etc. Architectural treatment shall be fully integrated within the buildings design.

- (4) The Planning Board, may modify the special height restrictions set forth in this Section for any development pursuant to the requirements and limitations of the MLUL in the course of site plan review. As a condition for such modification, the Board shall find that;
  - a. All other provisions of the particular Zoning District are met.
  - b. The project is providing additional open space or public gathering spaces,
  - c. The modified proposal provides adequate access of light and air to surrounding streets and properties.
- (5) The Board may also prescribe appropriate conditions and safeguards to protect and minimize any adverse effects on the surrounding community.

#### **Additional Standards**

- (a) The design standards shall apply to all commercial and mixed-use buildings, or portions thereof, that are being newly built or substantially improved.
- (b) Outdoor sales. Merchandise may be sold outdoors but only in accordance with this subsection subject to approval by the City Council:
  - (1) On private property. Retail businesses may sell their regular merchandise outdoors on private property between their stores and a street right-of-way or on up to two wheeled vending carts that meet the following criteria:
    - a. Carts may contain no signage whatsoever;
    - b. Carts must be non-motorized, moveable by hand, and no taller than 8 feet including the height of the merchandise on the cart;
    - c. Carts must be moved indoors during any hours that the business is not open; and
    - d. Carts shall have integral roofs or umbrellas and use traditional or creative designs.
  - (2) On public property. Retail businesses may extend their operations onto public sidewalks and plazas only as follows:
    - a. Locations explicitly sanctioned by the City Council and/or where public markets or festivals are located.
    - b. Vending rights are available only to the owner or primary lessee of the private property that immediately abuts the sidewalk or pedestrian plaza; vending rights may not be further sub-leased.
    - c. Vending rights can be used only in the area directly in front of the private property and lying between 90-degree linear extensions of the side property lines.

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- d. No fixed or moveable equipment may be placed on a public sidewalk or plaza to sell or serve food except as follows:
    - i. Tables, umbrellas, and chairs may be placed by restaurants for the use of their customers; no signage is permitted except lettering on umbrellas up to 8 inches in height.
    - ii. Wheeled food carts will be regulated by City ordinance and must meet the following criteria:
      - 1. Not more than one chair or stool may be provided for the employee; and
      - 2. One sign per cart may be displayed, with each sign limited to 3 square feet in area.
        - i. All tables and carts shall be placed on the 5-foot bricked furnishing zone adjoining the building and shall not otherwise block pedestrian movement along the sidewalk.
  - e. No merchandise may be displayed on a public sidewalk or plaza except when placed on tables or shelves that do not exceed the following dimensions:
    - i. Maximum height: 3 feet
    - ii. Maximum width: 8 feet
    - iii. Maximum depth: Depth may encroach the ROW line, must ensure pedestrian ROW remains clear.
  - f. Vending rights may be exercised only upon issuance of a permit by the City that sets forth conditions, including:
    - i. Additional restrictions on the degree, which tables, umbrellas, chairs, and carts may interfere with pedestrian movement;
    - ii. Restrictions on the extent to which food or merchandise not available in the abutting business may be sold;
    - iii. Requirements that surrounding the tables or carts from debris and refuse at all times;
    - iv. Insurance requirements;
    - v. Payment of fees established by the City for vending rights;
    - vi. Limitations on leasing of vending rights, if any; and
    - vii. Other reasonable conditions as determined by the town, including full approval rights over the design of umbrellas, carts, tables, etc.

### **Architectural Design Standards**

- (a) Generally. This section governs the architectural features of all buildings in the Area. In order to minimize the bulk of large buildings, all facades shall provide architectural elements to reduce these effects.
- (b) Horizontal Massing.
  - (1) Base. Defined as the first two (2) stories on all facades shall be oriented to the pedestrian and the greater sidewalk network. The Base should appear heavier than the upper stories through material and dimension.
  - (2) Middle. Shall be treated with horizontal elements such as belt courses or cornices and shall exhibit changes in materials or patterns.
  - (3) Top. Defined as any roofline, shall be accentuated with parapet walls and/or balustrades or deep cornice features with a minimum of eight (8") inch projection.
- (c) Vertical Massing.
  - (1) Below six (6) stories, the façade plane shall be broken into 30'- 60' foot- sections.
    - a. Distinguished by columns, pilasters, gutters, size and spacing of windows, pattern of balconies or other acceptable architectural measures the City deems appropriate.
    - b. All commercial uses at street level shall relate to the buildings vertical patterns
- (d) Balconies.
  - (1) "Juliet" balconies are permitted.
  - (2) Balconies in excess of three (3') feet shall be recessed behind the principal façade.
  - (3) Balconies may not open directly into any park space unless they are located two (2) full stories above the grade of the associated park.

### **Exterior Walls**

- (a) Generally. These standards require buildings to have traditional pedestrian oriented exteriors and to be clad with typical City of Paterson building materials that are durable and appropriate to the visual environment and climate. Design flexibility and creativity is encouraged using ornamentation from a wide variety of architectural styles but in essence should seek to enhance the City's historic character.
- (b) Finish materials for walls. Exterior walls are the publicly visible part of most buildings. Their exterior finishes shall be as follows:
  - (1) Any of the following materials may be used for exterior walls and for columns, arches, and piers:
    - a. Natural stone or brick

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- b. Reinforced concrete (with smooth finish or with stucco)
  - c. Concrete block with stucco (CBS)
  - d. Wood, pressure-treated or naturally decay-resistant species
  - e. Glass and Steel
- (2) Other materials for exterior walls may be used only if approved as a deviation from this section when explicit approval has been granted to vary from these regulations. Faux material shall be discouraged along with Dryvit or EFIS (fake stucco).
- (3) Fastenings that are required to dry flood-proof the first story of commercial buildings shall be integrated into the design of principal facades or be visually unobtrusive.
- (c) Types of exterior walls. Principal facades and their requirements are defined herein. Exterior walls that are not defined as principal facades require a lesser degree of finish and transparency, but at a minimum must meet the following requirements:
- (1) Transparent windows must cover at least 30% of the wall area below the expression line and at least 10% of the wall area between the expression line and the cornice.
  - (2) All windows must have their glazing set back at least 3 inches from the surface plane of the wall, or set back at least 2 inches when wood frame construction is used.
  - (3) Rectangular window openings shall be oriented vertically (except for Transom windows).

### ***Principal Facade Walls***

- (a) Facade elements. Principal facades are those facades that face a public space such as a street or a public park. Being in public view, they shall be given special architectural treatment.
- (1) All principal facades shall have a prominent cornice and expression line, a working entrance, and windows (except for sidewall facades where entrances are not required).
  - (2) Buildings wider than 60 feet shall, to the extent feasible, incorporate varied heights and roof types to enhance visual interest. This may be accomplished with a parapet designed to vary in height as it traverses the roofline so long as the average height of the parapet alone is no more than five feet.
  - (3) Principal facades facing a street, plaza, or public park may not have blank walls (without doors or windows) greater than 10 feet in length.

- (4) Expression lines and cornices shall be a decorative molding or jog in the surface plane of the building that extend at least 3 to 6 inches out from the principal facade, or a permanent canopy may serve as an expression line.
  - (5) Awnings may not hide or substitute for required features such as expression lines and cornices.
- (b) Entrances. A primary entrance and views into the first floor of buildings are fundamental to creating an interesting and safe pedestrian environment.
- (1) The primary entrance to all buildings shall face the street, except entrances vital to the operation of the St. Joseph's Regional Medical Center.
  - (2) Corner buildings shall have their primary entrance face either the intersection or the street of greater importance. Buildings may also locate the primary entrance on the corner.
  - (3) Ground floor retail spaces within the same building shall all have their respective primary entrances face streets unless the retail space does not adjoin the exterior wall along a street or where the retail is located as part of the St. Joseph's Regional Medical Center.
  - (4) Where building frontages exceed 50 feet, operable doors or entrances with public access shall be provided along streets at intervals averaging no greater than 50 feet.
- (c) Windows. Every principal facade must contain transparent windows on each story with the exception of windows opening into a parking floor. Garage windows shall have translucent glazing.
- (1) All windows.
    - a. All windows (with exception of all-glass structures) must:
      - i. Contain visible sills and lintels (a minimum projection of 6 inches) on the exterior wall, and;
      - ii. Have their glazing set back at least 3 inches from the surface plane of the wall, or set back at least 2 inches when wood frame construction is used.
    - b. Glass in windows and doors, whether integrally tinted or with applied film, must transmit at least 50% of visible daylight.

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(2) First-story windows. In order to provide clear views inward and to provide natural surveillance of exterior spaces, the first story of every commercial building's principal facade shall have transparent windows meeting the following requirements:

- a. Window openings shall cover at least 60% of the wall area below the expression line;
- b. The bottom of the window opening can be no higher than 30 inches from sidewalk level;
- c. These windows shall be maintained so that they provide continuous view of interior spaces lit from within. However, private interior spaces such as offices may use operable interior blinds for privacy.
- d. Security gates must be placed behind display cases.
- e. No solid security gates will be allowed.

(3) Upper-story windows. All stories above the first story of every building's principal facade shall contain between 40-60% of the wall area with transparent windows.

(d) Corner buildings. For buildings located at the intersection of two streets, the corner of the building at the intersection may be angled, curved, or chamfered. The distance from the corner shall not exceed 20 feet measured from the intersection of the right-of-way lines to the end of the angled or curved wall segment, unless a greater amount is required by the visibility triangles.

(e) Facade projections. Facade projections add visual interest to buildings. Some projections also provide protection from the sun and rain for those passing by; others provide additional floor space for the building. The following types of facade projections are permitted as indicated below. At least one of these facade projections is required on each principal facade of all commercial buildings. Any projections extending beyond the front lot line into the public right-of-way of a county road are subject to approval by County. Any projections into local roads are subject to the approval of the City Council or its designee:

(1) Awnings and canopies:

- a. Awnings and canopies may extend forward of the build-to line and may encroach into a sidewalk right-of-way and must conform to area design standards.

- b. Awning or canopies extending from the first story cannot exceed the following dimensions:
    - i. Depth: 15 feet maximum.
    - ii. Height: the lowest point on an awning or canopy shall be no lower than 7 feet above sidewalk level and the highest point shall be no higher than 12 feet above sidewalk level
    - iii. Length: 25% to 90% of the front of the building
  - c. There are no minimum or maximum dimensions for awnings or canopies extending from a second story or higher except that they are limited to window openings.
  - d. Awnings shall be covered with fabric. (High-gloss or plasticized fabrics are prohibited). Backlighting of awnings is prohibited.
- (1) Balconies:
- a. Balconies may extend forward of the build-to line or step-back line and may encroach into a street right-of-way from the 2nd story floor and above.
  - b. Balconies cannot exceed the following dimensions:
    - i. Depth: 5 feet maximum
    - ii. Height: 10 feet minimum distance from any sidewalk.
    - ii. Length: 25% to 40% of the building frontage.
    - iii. Top of railing: must be in accordance to all City and State building and construction standards.
  - c. On corners, balconies may wrap around and forward of the build-to line
- (3) Bay windows:
- a. Bay windows may extend forward of the build-to line but may not encroach on the public right of way below the 2nd floor.
  - b. Windows extending from the first story cannot exceed the following dimensions:
    - i. Depth: 3 feet maximum from facade
    - ii. Height: 10 feet maximum
    - iii. Length: 6 feet maximum
  - c. Bay windows shall have the same details required for principal facades: sills, lintels, cornices, and expression lines but may not encroach into a street right-of-way above the sidewalk and below the second story.
- (4) Stoops:
- a. Stoops may extend forward of the build-to line but may not encroach into a street right-of-way or sidewalk without specific approval by the County or City.
  - b. Front porches and Stoops cannot exceed the following dimensions:

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- i. Depth: 6 feet (minimum) Measured from R.O.W to front façade.
  - ii. Length: 5 feet (minimum) Measure across front facade
  - iii. Top of railing: 2-3/4" (minimum)
  - c. Stoops may be roofed or unroofed but may not be screened or otherwise enclosed.
  - d. Stoops must meet the sidewalk at a 90 degree angle (i.e. perpendicular to direction of sidewalk)

### **Roofs**

- (a) Roof types permitted. Buildings may have any of the following roof types: hip roofs, gable roofs, shed roofs, flat roofs with parapets, or mansard roofs.
  - (1) All flat roofs, and any shed roof with a slope of less than 2 inches vertical per 12 inches horizontal, must have their edges along all streets concealed with parapets and trimmed with decorative cornice.
  - (2) All hip roofs and gable roofs, and any shed roof with a slope of more than 2 inches vertical per 12 inches horizontal, must have overhangs of at least 18 inches.
    - a. Exposed rafter ends (or tabs) are encouraged.
    - b. Wide overhangs are encouraged and can be supported with decorative brackets.
  - (3) Mansard roofs are permitted only when the lowest sloped surface begins above a cornice line and then slopes upward and inward.
  - (4) Small towers, cupolas, and widow's walks are encouraged.
  - (5) Dormers are permitted and encouraged on sloped roofs.
  - (6) Skylight glazing must be flat to the pitch of the roof if the skylight is visible from a primary street, plaza, or public park.
- (b) Roofing materials permitted. Commercial building roofs may be constructed with one or more of the following roofing materials:
  - (1) Shingles: No imitation type products are permitted.
    - a. Asphalt (laminated dimensional shingles only)
    - b. Fiber-reinforced cement
    - c. Metal
  - (2) Tiles:
    - a. Clay or terra cotta
    - b. Concrete

(3) Flat roofs: Any materials allowed by applicable building codes

(4) Gutters and downspouts: Metal

(c) Other roof types and materials. Other types of roofs and roofing materials are prohibited unless explicitly approved by the Planning Board.

(d) Vegetated green roofs designed pursuant to LEED are required for the topmost roof on all new buildings; lower level roofs of new buildings as well as roofs of buildings, which are renovated, shall be landscaped and accessible to building occupants

### **Signage**

(a) Permitted signs. The following types of signs are not permitted: billboards and signs elevated on poles. New signs are allowed generally as follows:

(1) Signs that can be painted or attached directly onto buildings walls.

(2) Signs that can be mounted onto a marquee that extends out from the front of a building beyond 4 inches.

(b) Purpose of this section. Conventional ground signs are inappropriate for pedestrian-oriented commercial buildings, as are large plastic signs designed to be viewed from a distance. The purpose of this section is to restrict inappropriate wall signs and to replace the ground-sign option with a greater selection of signs that either project out from a building's principal facade or extend above the top of the facade.

(1) Ground signs. Ground signs are not permitted for buildings designed in accordance with these standards.

(2) Wall signs. Wall signs shall be placed flat against a principal facade. Internally lit box signs of plastic and/or metal are not permitted except for stainless steel spacers..

(3) Projecting signs. Signs designed in accordance with this section may extend over public sidewalks, but must maintain a minimum clear height above sidewalks of 9 feet. Signs shall not extend closer than 2 feet to an existing or planned curb.

(4) Banners and or flags will be allowed on a temporary basis through municipal permits.

(c) Size of signs. Maximum gross area of all signs on a given facade shall not exceed 32 square feet.

(d) Illumination of signs. Signs shall be illuminated externally only ("goose neck" lighting and such), except that individual letters and symbols may be internally lit only.

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(e) Placement of signs on principal facades. The following illustration shows correct placement of signs on principal facades. Signs must coordinate in size and placement with the building and storefront;

(1) Building signs shall not conceal the cornice;

(2) Over-varied shapes create visual confusion and are discouraged;

(3) Awning signs shall not cover masonry piers;

### **Streetscape Standards**

A uniform streetscape plan is critical for successful redevelopment in Area #11. The primary objectives of such a streetscape plan should be to facilitate an efficient access to and from the St. Josephs Hospital; pedestrian shopping environment along the Main Street; walkability within and among the various residential neighborhoods; and a hierarchal distribution of vehicular traffic based on priority (emergency vehicles and school buses > cars buses and other non-commercial vehicles > trucks and other commercil vehicles). The following streetscape standards apply to all major and minor streets within the Rehabilitation Area:

- a. Any current aboveground utilities shall be located underground.
- b. All streetscapes shall have trees planted to the greatest extent possible; spacing shall be maximum thirty (30') feet on-center or as appropriate for the tree species unless space is needed for signature entranceways, driveway curb-cuts and site-triangles.
- c. Streetlights and traffic signal standards shall be installed consistent with the type detailed herein.
- d. Brick pavers shall be installed on all pedestrian crosswalks (Raised at key intersections identified on the **Circulation Improvements Map** , attached hereto and made a part hereof).
- e. New street furniture and other installations shall maintain uniformity with the streetscape. Street furniture such as benches, planters and bike racks are strongly recommended on streets with a R.O.W width of 65 feet or more, and streets with mass transit such as bus stops.
- f. Uniform trash receptacles with tops that discourage/inhibit residential use.
- g. Attractive bus stop shelters shall be located at all stops in the Rehabilitation Area.
- h. Planters- shall be uniform in style. Planters are permitted and encouraged within any plaza or pocket park.
- i. Bike racks shall be installed throughout the area to eliminate bicycles being chained to trees.
- j. Traffic Calming Principles shall be employed according to the **Circulation Improvements Map**;

- Textured crosswalks and paving shall be provided;
  - Raised crosswalks in strategic locations to calm traffic shall be installed (subject to approval by City and County when necessary);
  - Landscaping, including street trees and planters shall be employed both for aesthetics and safety.
- k. On roads with a R.O.W width of 65 feet or more, a median/planting strip may be provided as an alternative to wider sidewalks.
- l. Sidewalk extensions and bulb-outs are recommended on every intersection, to make crossing safer.

### **Parking Standards**

#### ***General Parking Requirements***

All parking shall be located within the building area. There shall be no separate parking structures (except as specifically permitted in district regulations), nor shall surface parking lots be permitted. Furthermore, no parking may be provided in any yard or on any rooftop. Additionally:

- (1) All parking and related mechanical spaces located internally behind a street façade shall be “wrapped” on the exterior by active building uses.
- (2) No exhaust area or vent shall open directly into any street or park space.
- (3) All self-parking spaces shall be a minimum of 8.5 by 18 feet deep. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided upon Planning Board approval up to 15% of the total parking spaces within a single block of development.
- (4) Curbs cut are limited to twenty four (24') in width for garages with more than 500 spaces, twelve feet (12) in width for all other garages.
- (5) Parking is encouraged to be located below ground level.
- (6) Areas where vehicular access is required shall be designed to match the adjacent active uses. A non-contrasting garage door shall be provided that provides glazing at eye level. The door must be made of a solid material and must be kept closed.

#### ***Parking Ratios***

The following ratios shall apply to determine the number of off-street parking requirements:

Parking Ratios. If complementary uses can be demonstrated, parking requirements may be reduced, subject to a demonstration satisfactory to the City that a shared parking arrangement is possible and will serve the parking needs of the uses.

- (a) Residential: 1.0/unit average. Further broken down by unit type:

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- (1) Studio apartments — 1 spaces per unit
  - (2) 1 Bedroom — 1.25 spaces per unit
  - (3) 2 Bedroom — 1.5 spaces per unit
  - (4) 3 Bedroom — 2 spaces per unit
- (b) Non-Residential Ratios
- (1) Retail — One (1) per 2,500 square feet
  - (2) Office space — One (1) per 1,000 square feet
  - (3) Hotel — One (1) per room

### ***Parking Locations***

- (a) Parking is encouraged to be fully or partially below grade but is permitted at-grade.
- (1) Parking is permitted at the first floor and above the first floor but shall be fully screened from public view and located behind active uses where mandatory.
  - (2) Where parking is not screened by active uses it must be clad to match the building above and must have appropriate ground level window treatments with translucent but not transparent glazing no smaller than three feet by three feet starting no higher than three feet above ground.
  - (3) Access to all parking facilities must be appropriately located and may not be located along any street envisioned to be vacated.

### ***Loading Requirements***

- (a) There are no loading requirements for residential uses.
- (b) All loading areas for non-residential uses shall be enclosed and their doors kept closed except when loading and unloading. Trash and recycling materials must be kept inside the loading area prior to pick-up. See design requirements for vehicular access above.
- (c) Only supermarkets and hotels are required to have off-street loading berths.
- (1) Supermarket
    - a. First 8,000 square feet — None
    - b. Next 10,000- One (1)
    - c. Each additional 200,000 or fraction thereof — One (1)
  - (2) Hotels without Conference Centers
    - a. First 50,000 square feet — None
    - b. Each additional 20,000 or fraction thereof — One (1)

### (3) Hotels with Conference Centers

- a. First 100,000 square feet – One (1)
- b. Each additional 50,000 square feet or fraction thereof One (1)

### Public Improvements

In addition to the standards outlined in this Plan, the City may take additional action to implement this Plan. These may include:

- Negotiation for and Collection of Fees from Developers for public parks and infrastructure improvements, either within the Rehabilitation Area or other areas of the City.
- Vacation or realignments of utility and roadway R.O.W. and easements (if any).
- Necessary negotiations with adjacent municipalities, County, State of New Jersey and New Jersey Transit.
- Improvements outside of this Plan's jurisdiction to facilitate connections between new and existing neighborhoods, mass transit stations and schools.

### Circulation

The following short-term circulation improvements in the Area are to be undertaken in concert with the Streetscape Improvements Section during the implementation of this Plan:

- (1) Creation of Signature Gateway entrances into the neighborhood.
- (2) Construction of covered bus shelters along all bus routes consistent with the Streetscape Standards.
- (3) Enhancement of sidewalks for pedestrian comfort and separation of vehicular and residential traffic, by design of street intersections including; parallel parking curb bulb-outs, brick-paved sidewalks (raised or at-grade).
- (4) Traffic-Calming measures along Barclay Street.
- (5) Potential development of connections that are exclusively for pedestrians and bicycles.
- (6) Development of a way-finding system for the neighborhood including signage from major thoroughfares.
- (7) Connections of all Open Spaces to the greater Pedestrian Circulation system

The following long-term circulation improvements in the Area are to be undertaken in conjunction with the implementation of this Plan:

- (1) Development of new north-south connections under Route 80 to re-connect the area with residential neighborhoods in the north
- (2) Work with NJ Transit to locate a light rail stop within the area

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## **POWERS & INTENT**

The major activities planned for the Rehabilitation Area include the development and revitalization of properties performed in accordance with the standards contained herein, as well as related activities to be specified as part of a redevelopment agreement between the City and a designated redeveloper in those areas specifically identified herein as areas where redevelopment under the Plan's zoning will occur. Property may also be rehabilitated under existing zoning where a redeveloper agreement is not necessary.

### **Relationship to the City's Land Development Regulations**

As previously stated, properties located within the area indicated in the Area #11 Rehabilitation Area Map and subject to this Plan, shall be subject to superseding zoning. Only projects that are developed in accordance with this Plan will be considered for redevelopment agreements with the City. Existing buildings and uses on nonconforming parcels within the Rehabilitation Area will be governed by the provisions of this Plan.

### **Role of the City of Paterson Planning Board**

After the execution of a redevelopment agreement, and upon the review and approval of the by the City Council for consistency with this Plan, the redeveloper shall submit all applicable development applications to the Planning Board through the normal site plan and subdivision procedures as identified in N.J.S.A. 40:55D-1, et seq. for consideration and approval by the Planning Board. Once the property is under the control of an applicant/redeveloper, it may not be converted to any use not expressly permitted in this Redevelopment Plan. Non-conforming uses, buildings, or structures may not be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan if such application is determined to be a significant deviation from the Plan's vision and intent.

The Planning Board may grant deviations from the terms and requirements of this redevelopment plan, as afforded under the Municipal Land Use Law. However, any significant deviations to the redevelopment plan, as determined by the Zoning Officer, may require amendment to the plan adopted by the governing body in accordance with the procedures set forth in the LRHL. Otherwise, the Zoning Board may hear applications that are not a significant deviation from the Plan's vision and intent.

### **Off-tract Improvements and Redeveloper Responsibility:**

The designated redeveloper of a parcel covered by this Redevelopment Plan shall not only be responsible for his/her fair share of any installation or upgrade of all infrastructure related to their project whether on-site or off-site, but will also be subject to additional obligations pursuant to the specific terms and conditions of the negotiated redevelopment agreement. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, telecommunications, recreation or open space, streets, curbs, sidewalks, street lighting and street trees and circulation improvements. The extent of a redeveloper's responsibility for off-site improvements will be set forth in the redevelopment agreement with the City. To the extent that such responsibility is not covered in the redevelopment agreement, the redeveloper's responsibility for off-tract improvements and other infrastructure improvements will be determined in the same manner as applies to development projects in the City pursuant to law.

### **Redeveloper Selection**

In order to assure that the vision of the City will be successfully implemented in an effective and timely way and to achieve the public purposes and goals of this Plan, the City, acting as the redevelopment entity will select the redeveloper.

It is anticipated that implementation of this Redevelopment Plan will require a competitive selection of one or more redeveloper(s). In order to achieve successful implementation of this Redevelopment Plan, the City reserves the right to select the redeveloper which in its sole judgment is the most appropriate redeveloper(s) for projects within Area #11. The City reserves the right to choose the redeveloper(s) based upon a competitive selection process or a non-competitive process, as it may determine from time to time, unless a mandatory selection process is otherwise required by law, as a result of an amendment to the Local Housing and Redevelopment Law or otherwise.

Potential redevelopers will be evaluated to determine their qualifications against some or all of the following criteria, or such other criteria as may be deemed appropriate from time to time:

- Understanding of the projects' nature, goals, and scope;
- Innovativeness of past projects;
- Firm and staff experience and qualifications;
- Firm and staff experience with similar projects;
- References;

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- Firm financial strength and available capital to complete the project in a timely fashion;
  - Innovativeness and creativity of proposed implementation of the Redevelopment Plan;
  - Excellence of design elements of the proposed project and conformity with the Design Standards set forth herein;
  - Extent and nature of public benefits and amenities;
  - Opportunities for employment of residents of Paterson and the surrounding area during construction and on a permanent basis thereafter;
  - Anticipated tax revenues and other financial benefits for the public;
  - And such other factors and considerations as may be considered by the City to be relevant and beneficial from time to time.

The intent of this section of the Plan is to set forth the procedural standards to guide redeveloper selection. The City may, at any time, entertain an unsolicited proposal from a prospective redeveloper for redevelopment of one or more redevelopment parcels. The City of Paterson may also proactively solicit potential redevelopers by utilizing appropriate methods of advertisement and written communication.

The selected redeveloper will be required to execute a redevelopment agreement with the City of Paterson which will describe the detailed terms and conditions of the redevelopment project including Project Description and Design, Project Schedule, Infrastructure Improvements, Reimbursement of City Costs, Statutory Covenants, Liability, Insurance and Indemnification, Financing, Redeveloper Financial Capability and Guarantees and other related necessary and desirable provisions.

#### **Affordable Housing/Council on Affordable Housing Requirements**

The City of Paterson acknowledges that the construction of a redevelopment project within the Rehabilitation Area may result in additional fair share affordable housing requirements pursuant to the regulations promulgated by the Council on Affordable Housing (“COAH”), N.J.A.C. 5:94 & 5:95 and as subsequently revised.

## RELATIONSHIP WITH OTHER PLANS

### **Paterson Master Plan:**

The City's Master Plan made several recommendations, which are being implemented by the Redevelopment Plan:

- Provide a balance of land uses that will maximize the resources of Paterson, and provide a high quality of life for residents
- Provide a variety of types of residential areas that will retain residents and attract new residents to Paterson
- Provide economic development opportunities for residents and attract new jobs to the area
- Provide sufficient parking in the downtown and throughout the neighborhood commercial and residential districts

### **Adjacent Municipalities:**

Paterson is bordered only by Clifton City as it relates to the Redevelopment Plan. The areas within Clifton City, immediately bordering the Rehabilitation area is currently zoned M-2 General Industrial, and B-B Neighborhood Retail Business. While the M-2 zone permits industrial plants on a minimum of 10,000 square foot lots; the B-B zone permits offices (on a minimum of 5,000 square foot lots), and neighborhood shopping centers (on a minimum of 1 acre lots) and stores/shops.

These industrial and retail zones in the City of Clifton are adjacent to residential areas in Paterson (as far as the Rehabilitation Area is concerned). This long-standing conflict of land uses has been recognized in the City's Master Plan as well as in the County's Land Use Plan. That being said, the Redevelopment Plan attempts to reduce these conflicting land uses and will not have an adverse impact on Clifton's future plans.

### **Passaic County:**

The County Master Plan was last updated in April 1988 when the Land Use Element was added. The following are some of the goals of the "Land Use Plan", that are in tune with the goals and objectives of this Redevelopment plan:

- **Balanced Development:** Provide for balanced development of the County with various types of residential uses, and with non-residential uses to support them; to encourage and maintain a balance between jobs and housing so that workers can find suitable housing within the county.

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- Concentrate Development and Conserve Critical Lands: (3) Concentrate development in areas with existing infrastructure in order to promote efficient transportation, conserve energy and reduce pollution; Encourage the location of new facilities; (4) Encourage the location of new facilities and services near housing and jobs.
  - Housing: (6) Provide a supply of various types of housing sufficient to meet the needs of County residents and to accommodate future growth; (7) Provide for the renewal of blighted residential areas in older sections of the County.
  - Business and Industry: (9) Provide for commercial and industrial areas sufficient to maintain a viable economic base for the County.
  - Facilities and Services: (13) provide adequate County facilities, particularly hospitals, vocational schools and colleges and administrative offices to serve the County's population; (15) encourage the expansion of public transportation wherever feasible.

**New Jersey State Development & Redevelopment Plan:**

Paterson is located in Metropolitan Planning Area (PA1) and is designated as one of the eight (8) Urban Centers in the State Plan. The goal of PA1 is to focus and contemplate development and redevelopment activities in communities like Paterson. It is the goal of this Plan to reinvigorate less than fully productive land through a comprehensive planning approach. Facilitating the redevelopment of St. Joseph's Hospital Neighborhood will undoubtedly improve the quality of life in this neighborhood as well as facilitate the creation of additional jobs within this employment center. Therefore, this Plan is entirely consistent with the State Plan.