

## EXHIBIT J

### Chapter 203. Zoning

#### Part 1. Zoning Regulations

#### Article V. District Regulations

##### § 203-46. FOC Flexible Office Commercial District.

The FOC Flexible Office Commercial District is designed to encourage more intensive nonresidential uses along the Route 322 corridor that adhere to strong design standards and in which planned, innovative and integrated development is encouraged. A flexible mix of permitted uses is allowed, including, office, light industrial, and warehouse/distribution uses, subject to locational standards found in this article.

##### A. Use regulations.

(1) Principal uses. In the FOC District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used, except for one or more of the following uses:

- (a) Kingsway Commercial Overlay, subject to the provisions of § 203-46D.
- (b) Offices for administrative, executive, professional, business sales and similar uses.
- (c) Banks and other financial institutions.
- (d) Recreation Facilities.*
- (e) Business and household service uses including repair shops for business equipment, appliances, and the shops of tradesmen such as plumbers and electricians.
- (f) Warehouse and distribution uses, provided that they are located at least 400 feet from the right-of-way of U.S. Route 322.
- (g) Light manufacturing and assembly operations, provided that they are located at least 400 feet from the right-of-way of U.S. Route 322.
- (h) Public transportation stations and shelters.
- (i) Agriculture and horticulture, including farm markets.

(j) Breweries, Distilleries, and Wineries.

(2) Accessory uses.

(a) Uses and buildings incidental to the above permitted principal uses.

(3) Conditional uses. In the FOC District, the following uses may be permitted as conditional uses:

(a) Automobile dealerships for new cars and trucks, subject to § 203-66.

(b) Telecommunications towers and antenna, subject to the provisions of § 203-50.

(c) Public libraries and museums subject to the following conditions:

[1] Location of access driveways, landscaping and site plan design being compatible with the neighborhood in which it is to be located.

[2] No building or part thereof or any parking or loading area shall be located nearer than 50 feet to any street line or lot line.

[3] A site plan in accordance with the Woolwich Township site plan requirements submitted to the Planning Board pursuant to its conditional use review authority (N.J.S.A. 40:55D-67).

(d) Utility facilities, including telephone, water, sewer, electricity and gas 400 square feet or greater in size pursuant to the requirements of § 203-39A(2)(e) and (f).

(e) Service stations and auto repair shops, subject to the special requirements of § 203-66.

(f) Public and commercial garages, subject to the special requirements of § 203-66.

(3) Prohibited uses.

(a) Sexually oriented adult entertainment, video, or book shops.

B. Bulk and area regulations. Bulk standards are designed to encourage the consolidation of smaller lots into larger tracts and to promote integrated, planned development. Accordingly, bulk and area standards are more restrictive for smaller parcels than for larger tracts, and all area and bulk standards are controlled by the minimum lot areas.

- (1) Minimum lot size: four acres, 10 acres, 25 acres.
- (2) Minimum lot width: 350 feet, 500 feet, 1,000 feet.
- (3) Minimum yards.
  - (a) Front yard.
    - [1] Parking screened by building: 50 feet, 50 feet, 50 feet.
    - [2] Parking not screened by building: 100 feet, 100 feet, 100 feet.
  - (b) Side yard (each, where applicable): 35 feet, 50 feet, 50 feet.
  - (c) Rear yard: 50 feet, 75 feet, 75 feet.
- (4) Maximum building coverage: 10%, 12%, 15%.
- (5) Maximum floor area ratio: 0.10, 0.12, 0.15.
- (6) Maximum impervious coverage: 50%, 60%, 70%.
- (7) Maximum building height, exclusive of parapet walls: 25 feet, 40 feet, 40 feet.

C. Site development requirements. All proposed development shall comply with the applicable regulations set forth in Article VII of this chapter, Chapter 149, Site Plan Review, and Chapter 163, Subdivision of Land, and the following requirements:

- (1) All development in this district shall comply with the design standards contained in § 203-48.
- (2) Except as provided herein, no lot shall have thereon more than one freestanding principal building and more than one principal permitted or conditional use.
- (3) Except as provided herein, no building shall have therein more than one principal permitted or conditional use.
- (4) Industrial parks and office parks may have more than one freestanding principal building on a lot, more than one principal permitted or conditional use on a lot and more than one principal permitted or conditional use in a building, provided that:
  - (a) The development is designed in a unified and comprehensive plan; and
  - (b) The development parcel is a minimum of five acres.

(5) Along both principal and secondary frontage in a proposed development, it is required that, at a minimum, sidewalks and street trees be installed in accordance with municipal specifications and of an appropriate and acceptable nature to the Planning Board. In the event that such facilities are already present or are otherwise to be provided, the Planning Board may require provision of other reasonable amenities related to the establishment or improvement of a streetscape environment. In all cases, provision of streetscape amenities that are beyond and in addition to sidewalks and street trees (such as benches, grass strips, planters, statues and other street furniture) shall be encouraged, subject to Planning Board approval.

(6) Where a development in the FOC District abuts any residential district, special buffering improvements shall be mandatory within required rear and/or side setbacks on the site. Said improvements shall be designed so as to significantly reduce visibility, noise, litter and (unlimited) pedestrian access and shall consist of combinations of any of the following, at the discretion of the Planning Board, as needed: dense plantings, including hedges, coniferous or broad-leaf evergreens; oversized earth berms; visually impermeable fences or walls; retention of natural vegetation; and retention of natural topographic features and watercourses. Buffers shall be in accordance with §§ 203-68 and 203-69. Buffers may occur in required yard areas, but the applicant's desire to place parking or drive aisles within the required buffer area shall not constitute grounds for zoning relief from this requirement.

(7) All development in the FOC District shall be connected to public sewer and water systems when practical, and said connection shall be mandatory if public sewer and water lines exist within 500 linear feet of the closest lot line. In the event that public sewer and water is unavailable within a distance of 500 feet from the edge of the tract boundary closest to the available utility in question, a maximum lot coverage of 50% of the amount otherwise authorized by § 203-46B(5) shall be permitted.

(8) New or upgraded public roadways shall meet local engineering/design standards and be dedicated to the municipality or other appropriate governmental jurisdiction. On-site driveways may be designated as site service drives and may be exempted from the preceding requirements, unless they are judged to carry volumes sufficient for the Planning Board to request their designation as public streets in accordance with Article VII, § 203-65. Curbing shall be required and curb cuts shall be designed so as to limit vehicular access in accordance with proper traffic engineering principles and the New Jersey Highway Access Code and, in doing so, promote traffic safety and efficiency of flow.

(9) All parking areas and walkways shall be adequately illuminated for security and safety purposes. The lighting plan in and around the parking areas shall provide for non glare lights focused downward. All lighting shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon adjacent properties, traffic safety and overhead sky glow. The objective is to minimize undesirable off-premises effects.

(10) All rights-of-way as required by the Woolwich Township Master Plan, by the County of Gloucester, or by the New Jersey Department of Transportation (as applicable) shall be offered for dedication at the time of site plan application.

(11) Parking and loading. Parking and loading spaces shall be provided in accordance with the regulations set forth in Article IX of this chapter provided, however, that no parking shall be permitted in any required front yard. When adjacent to any residential use, loading areas shall be screened with walls to obscure their view from the adjacent lot.