



MUNICIPALITY ^{of} PRINCETON

Planning Department
400 Witherspoon Street
Princeton, NJ 08540
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MEMORANDUM

To: Princeton Mayor and Council
From: Justin Lesko, AICP, PP – Planning Director *JL*
Nathan Foote, AICP, PP – Assistant Planning Director
Date: May 8th, 2026
Subject: **Ordinance #2026-18: An Ordinance of the Municipality of Princeton Pertaining to Allowable Business Uses Throughout the Municipality and Amending Various Provisions of “The Code of the Borough of Princeton, New Jersey 1974” and “The Code of the Township of Princeton New Jersey 1968” Accordingly**
Council Introduction – April 27th, 2026
Planning Board Review – May 7th, 2026

The Princeton Council has referred Ordinance #2026-18 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The purpose of the changes proposed by the ordinance is to clarify and expand the permitted uses in the business or commercial districts of Princeton. No zones are being created or removed, and there are no rezonings. The ordinance was introduced on April 7th. The Planning Board reviewed the ordinance at their regular meeting open to the public on May 7th.

By a unanimous vote, the Board found Ordinance #2026-18 to be substantially consistent with the Princeton Master Plan and recommended approval of the Ordinance. The Board did not have any comments or recommendations. One member of the public commented and stated that he did not think this ordinance went far enough.

See the memo from us to the Board for more information on the ordinance, and its relation to the Princeton Master Plan. The memo is attached.

Please reach out if there are any questions or concerns regarding the ordinance or the Planning Board’s review.



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MEMORANDUM

To: Princeton Planning Board
From: Nathan Foote, AICP, PP – Assistant Planning Director
Justin Lesko, AICP, PP – Planning Director
Date: May 4th, 2026
Subject: **Ordinance #2026-18: An Ordinance of the Municipality of Princeton Pertaining to Allowable Business Uses Throughout the Municipality and Amending Various Provisions of “The Code of the Borough of Princeton, New Jersey 1974” and “The Code of the Township of Princeton New Jersey 1968” Accordingly**
Council Introduction – April 27th, 2026

The Princeton Council has referred Ordinance #2026-18 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was introduced on April 27th and is scheduled for a public hearing on May 11th. Ordinance 2026-18 is attached to this memo for reference.

The purpose of the changes proposed by the ordinance is to clarify and expand the permitted uses in the business or commercial districts of Princeton. These changes were initially suggested by a professional planning firm hired by Experience Princeton, the Municipality’s Special Improvement District (SID), and were carefully reviewed by staff and refined with the Code Review Committee of Council. No zones are being created or removed, and there are no rezonings. The summary below is divided into categories of changes with the zones subject to those changes listed; to see the location of the zoning districts, please see the [Princeton Zoning Map](#). The memo prepared for Council by Planning Director Justin Lesko, AICP, PP and attached to this memo provides summaries by zone.

1. Adding to the list of permitted uses the crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, with floor area and story level limitations depending on the zone. Any such activity associated with these uses must be contained in the building. This use is being added to the following zones:
 - a. RO B: Residence-Office Districts of the former Borough.
 - b. NB B: Neighborhood Business Districts of the former Borough.
 - c. CB B: Central Business District of the former Borough.
2. Clarify that certain uses (spas, tutoring, test prep, fitness instruction) are in list of permitted uses, with floor area limitations in some of the zones, in the following districts:
 - a. RB B: Residence-Business Districts of the former Borough (“spas, tutoring, test prep” and “fitness” instruction)
 - b. NB B: Neighborhood Business Districts of the former Borough (“spas, tutoring, test prep” and “fitness” instruction).
 - c. CB B: Central Business District of the former Borough (“spas, tutoring, test prep” and “fitness” instruction).
 - d. SB B: Service Business Districts of the former Borough (“spas, tutoring, test prep” and

- “fitness” instruction).
- e. MRRO: Mixed Residential-Retail-Office District of the former Borough (“spas, tutoring, test prep”).
 - f. B-1 T and B-2 T: Business Districts of the former Township (“spas, tutoring/test prep”).
 - g. SC T: Shopping Center District of the former Township (personal services; and dancing, music and fitness instruction studios).
 - h. S-1 T and S-2 T: Service Districts of the former Township (“spas, tutoring, test prep” and “fitness” instruction).
 - i. R-O T: Retail-Office District of the former Township (“spas, tutoring/test prep”).
3. Allow for medical and dental offices subject to certain limitations in the following zones:
 - a. CB B: Central Business District of the former Borough (permitted on first story of up to one-third of the floor space as long as the remainder consists of permitted nonresidential uses).
 - b. SB B: Service Business Districts of the former Borough (subject to the limitation that floor area be limited to 5,000 square feet per establishment).
 4. Add offices for research, engineering, or development in science and technology (subject to floor area limitations) in the following zones:
 - a. CB B: Central Business District of the former Borough (limited to 10,000 square feet per establishment).
 - b. SB B: Service Business Districts of the former Borough (limited to 5,000 square feet per establishment).
 5. Allow “museums and similar cultural uses” as a permitted use along with “Theaters” in the CB B Central Business District of the former Borough.
 6. Allow offices to be permitted on the first story of up to one-third of the floor space in the SB B District.
 7. Add “barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep and similar uses; and studios for dancing, music and fitness instruction” to the permitted uses, and clarify that residential and nonresidential uses must have “separate, independent entrances” in the POR T Professional Office-Residence Districts of the former Township.

In my professional opinion, the ordinance is consistent with the Master Plan. The Vision statement includes that Princeton will be “economically strong and adaptable”. A Land Use goal of the plan is to “provide greater opportunities for economic development by expanding permitted uses within the downtown, commercial and mixed-use districts that reflect the future direction of the market”. Additionally, one of the Economic Development goals is to “strengthen Princeton’s commercial and mixed-use districts and maintain the Municipality’s position as a prestigious regional retail and dining destination.” The proposed amendments clarify and add to the list of permitted uses in the commercial districts of the municipality, thereby ensuring more opportunities for economic development and strengthening the districts. Another Economic Development goal is to “identify and develop new growth opportunities that will diversify Princeton’s employment profile and insulate the Municipality against the adverse effects of changing retail and office environments.” The inclusion of research and development office uses in certain commercial districts assists in this goal. The Board shall determine if they find the Ordinance consistent with the Master Plan and provide any comments to Council.



MUNICIPALITY OF PRINCETON

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MEMORANDUM

To: Princeton Mayor and Council
From: Justin Lesko, AICP, PP – Planning Director *JL*
Date: April 21, 2026
Subject: **Ordinance Pertaining to Allowable Business Uses Throughout the Municipality**

Attached for Mayor and Council's consideration is an ordinance amending several sections of both the former Borough and Township codes to clarify or amend permitted uses in various business zones in the Municipality.

These changes were initially suggested by Experience Princeton, the Municipality's Special Improvement District (SID), through a professional planning firm they hired. Experience Princeton's suggestions were carefully reviewed by staff and refined with the Code Review Committee of Council.

Note that no zones are being created or removed, nor are any parcels being moved from their current zone to another. General locations of zones are described below; please see the official zoning map of the Municipality or the [Princeton Zoning Viewer GIS map](#) for specific parcels in each zone.

By zone, the proposed changes are as follows:

RO B: Residence-Office Districts of the former Borough

Locations: south side of Nassau Street, bounded by Olden Street to the east and 185 Nassau Street (former Nassau Street School) to the west; across from St. Paul's Catholic Church.

Jugtown area, on northwest and southwest corners of the Harrison and Nassau streets intersection and parcels adjacent to the NB B district.

Proposal: Add to list of permitted uses, "On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area. All activity associated with these uses shall be contained within the building."

RB B: Residence-Business Districts of the former Borough

Locations: Witherspoon Street between Quarry Street and one parcel south of Clay Street and Franklin Avenue.

North Tulane Street.

Proposal: Clarify that "spas, tutoring, test prep" and "fitness" instruction are in list of permitted uses.

NB B: Neighborhood Business Districts of the former Borough

Locations: south side of Nassau Street bounded by Princeton University's Burr Hall to the west and 185 Nassau Street (former Nassau Street School) to the east.

North side of Nassau Street bounded by Moran Avenue to the west and Maple Street to the east.

Jugtown Area on northeast and southeast corners of Harrison Street and Nassau Street intersection until one parcel in from Markham Road and one parcel in from Scott Lane.

Proposal: Include "spas, tutoring, test prep" and "fitness" instruction in list of permitted uses.

-Add to list of permitted uses, "On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area. All activity associated with these uses shall be contained within the building."

CB B: Central Business District of the former Borough

Location: central business district of town roughly between Paul Robeson Place/Wiggins Street and Nassau Street, with Nassau fronting parcels bounded by the Princeton University Palmer House and Moore Street to the east. See zoning map.

Proposal: Allow "museums and similar cultural uses" as a permitted use along with "Theaters".

-Allow for medical and dental offices, which are currently prohibited from first story spaces, to be permitted on the first story of up to one third of the floor space as long as the remainder of the space consists of permitted nonresidential uses.

-Clarify that "spas, tutoring, test prep" and "fitness" instruction are in list of permitted uses subject to the floor area limitation of 10,000 square feet per establishment.

-Add to permitted uses subject to the floor area limitation of 10,000 square feet per establishment "offices for research, engineering, or development in science or technology" on upper floors only.

-Add to permitted uses subject to the floor area limitation of 10,000 square feet per establishment "Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building."

SB B: Service Business Districts of the former Borough

Location: South side of Nassau Street bounded by Olden Street to the west and both sides of Murray Place to the east (gas stations).

Proposal: Allow offices, which are currently prohibited from first story spaces, to be permitted on the first story of up to one third of the floor space.

-Clarify that "spas, tutoring, test prep" and "fitness" instruction are in list of permitted uses subject to the floor area limitation of 5,000 square feet per establishment.

-Add to permitted uses subject to the floor area limitation of 5,000 square feet per establishment "offices for research, engineering, or development in science or technology."

-Add to permitted uses subject to the floor area limitation of 5,000 square feet per establishment "Medical and dental offices if subordinate and incidental to a permitted retail use."

MRRO B: Mixed Residential-Retail-Office District of the former Borough

Location: 100 Albert Way (Avalon Witherspoon apartment building)

Proposal: Clarify permitted uses as of right to read: "Neighborhood [S]service [R]retail [U]uses [T]that [I]include[:] barbershops, beauty parlors, tailors, dressmakers, photographic studios, shoe repair, [self service]self-service automatic laundry, dry cleaning establishments, spas, tutoring, test prep and similar personal service uses dealing directly with consumers" with bracketed text removed and underlined text added.

POR T: Professional Office-Residence Districts of the former Township

Location: North of the North Harrison Street and Franklin Avenue intersection; southwest corner of North Harrison Street and Valley Road (across from the Princeton Shopping Center.)

Proposal: Clarify permitted uses to read: "Professional and medical [O]offices [of professionals, limited to accountants, attorneys, medical doctors, dentists and optometrists, professional planners, environmental consultants, authors, architects, licensed professional engineers, psychologists, chiropractors, speech-language pathologists, and podiatrists]; barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep

and similar uses; and studios for dancing, music and fitness instruction; provided that there shall be no external evidence of such use other than professional nameplates, that such use shall not occupy more than one floor of a building, the remainder of which shall be devoted to residential use complying with paragraph (b) or paragraph (c) and that the [professional office portion]nonresidential and the residential portions shall have separate, independent entrances” with bracketed text removed and underlined text added.

B-1 T & B-2 T: Business Districts of the former Township

Location: B-1 – Witherspoon Street on west side from both sides of Leigh Avenue to Community Park School and east side bounded by Henry Avenue and Princeton Fire Department Princeton Hook & Ladder Company firehouse.

B-2 – Between Cherry Hill Road, State Road (206) and Mount Lucas Road. See zoning map.

Proposal: Clarify “spas, tutoring/test prep” are included in permitted use of “Establishment providing services directly to the person.”

SC T: Shopping Center District of the former Township

Location: Princeton Shopping Center

Proposal: Clarify “establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep or to tangible personal property (e.g., shoe repairs) of the patron” and “studios for dancing, music and fitness instruction” are included in the existing permitted use of “shopping areas of integrated design and development.”

S-1 T & S-2 T: Service Districts of the former Township

Location: S-1 – southern Alexander Street. S-2 – State Road (206) between Leigh Avenue and Community Park South.

Proposal: Clarify “spas, tutoring, test prep” and “fitness” instruction are included in existing permitted use of “Personal services.”

R-O T: Retail-Office District of the former Township

Location: Southeast corner of Henry Avenue and Witherspoon Street.

Proposal: Clarify “spas, tutoring/test prep” are included in permitted use of “Establishment providing services directly to the person.”



MUNICIPALITY OF PRINCETON

Office of the Municipal Clerk

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Princeton, NJ 08540

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MEMORANDUM

To: Planning Board
From: Dawn M. Mount, *Municipal Clerk*
CC: Justin Lesko, *Planning Director*
Subject: Planning Board Review of Ordinance 2026-18 upon Introduction
Date: April 29, 2026

On behalf of the Mayor and Council, and in accordance with the provisions of N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64, the attached ordinance, introduced at the Regular Meeting of April 27th, 2026, is being directed to the Planning Board for its review and consideration. Please transmit the report of findings and recommendations from the Planning Board no later than thirty-five (35) days from this referral. It should be noted that the tentative date of the public hearing and final adoption of this ordinance is scheduled to take place at the Mayor and Council Regular Meeting of May 11, 2026.

Thank you in advance for your cooperation. Please contact me should you have any questions or concerns.

ORDINANCE #2026-18

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON PERTAINING TO ALLOWABLE BUSINESS USES THROUGHOUT THE MUNICIPALITY AND AMENDING VARIOUS PROVISIONS OF “THE CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY 1974” AND “THE CODE OF THE TOWNSHIP OF PRINCETON NEW JERSEY 1968” ACCORDINGLY

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

SECTION 1. Uses permitted as of right in the Residence-Office Districts of the former Borough of Princeton (“Borough”) amended. Section B17A-270 of the “Code of the Borough of Princeton, New Jersey 1974” (“Borough Code”) pertaining to uses permitted as of right in the Residence-Office Districts is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-270. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) {no changes}
- (b) Nonresidential uses.
 - (1) Churches and other places of worship.
 - (2) Public schools, and private schools not operated for profit.
 - (3) Parks, playgrounds and public buildings.
 - (4) Office buildings.
 - (5) On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area.

All activity associated with these uses shall be contained within the building.

(6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of division 6, subdivision III of this chapter.

(c) {no changes}

(d) {no changes}

SECTION 2. Uses permitted as of right in the Residence-Business Districts of the former Borough amended. Section B17A-284 of the Borough Code pertaining to uses permitted as of right in the Residence-Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-284. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

(a) {no changes}

(b) {no changes}

(c) Mixed uses.

(1) Joint occupancy buildings, provided, that:

a. The residential portion shall have a direct entrance upon a street, either directly or via an unobstructed passage at least 10 feet in width and 15 feet in height.

b. No floor shall be used for both residential and business use, unless a separate entrance, hallway and stairway provides direct access from the street to each use.

c. Business uses shall not occupy more than 40% of the aggregate floor area of the building and shall not be located above the ground floor.

- d. Permitted business uses shall be limited to the following:
1. Offices.
 2. Retail stores and bakeries, excluding automotive sales or service establishments.
 3. Eating and drinking places.
 4. Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 5. Studios for dancing [and]music, and fitness instruction.
 6. Private vocational and trade schools.
 7. Outlets and pick-up stations for laundries and cleaning establishments.
 8. Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair, and other similar service establishments, furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
 9. Medical and dental offices.

(d) {no changes}

SECTION 3. Permitted uses subject to floor area limitations in the Neighborhood Business Districts of the former Borough amended. Section B17A-292 of the Borough Code pertaining to permitted uses subject to floor area limitations in the Neighborhood Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-292. Uses — Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 5,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (2) Eating and drinking places.
 - (3) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 - (4) Studios for dancing[and], music and fitness instruction.
 - (5) Private vocational and trade schools.
 - (6) Outlets and pick-up stations for laundries and cleaning establishments.
 - (7) Self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
 - (8) Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
 - (9) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.

SECTION 4. Uses permitted as of right in the Central Business Districts of the former

Borough amended. Section B17A-305 of the Borough Code pertaining to uses permitted as of right in the Central Business Districts of the former Borough is hereby amended to read as follows

(new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-305. Uses permitted as of right — Generally.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) {no changes}
- (b) Nonresidential uses.
 - (1) Churches and other places [or]of worship.
 - (2) Public schools, and private schools not operated for profit.
 - (3) Parks, playgrounds and public buildings.
 - (4) Office buildings, provided that the first story of any structure containing office or banks must consist of those nonresidential uses permitted, subject to floor area limitation, by section B17A-306(a)(1) to (10) and excluding offices and banks or other financial uses. For purposes of this section, offices shall include, but shall not be limited to real estate brokers, stockbrokers, financial planner, insurance agencies and other service professionals.
 - (5) Banks, provided the first story of any structure containing offices or banks must consist of those nonresidential uses permitted, subject to floor area limitations by section B17A-306(a)(1) to (10) and excluding offices and banks or other financial uses.
 - (6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of (b) division 6, subdivision III of this article.
 - (7) Hotels.
 - (8) Theaters, museums and similar cultural uses.

(9) Medical and dental offices, subject to the following limitations:

a. Medical and dental offices shall be limited to the upper floors of the structure, or, if located on the first story, shall not occupy more than one third of the floor space.

b. [provided t]The first story of any structure [containing]that contains medical and/or dental offices must consist of those nonresidential uses permitted, subject to floor area limitations by section B17A-306(a)(1) to (10)[and excluding medical and/or dental offices].

(c) {no changes}

(d) {no changes}

SECTION 5. Permitted uses subject to floor area limitations in the Central Business Districts of the former Borough amended. Section B17A-306 of the Borough Code pertaining to uses permitted as of right in the Central Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-306. Uses — Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 10,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

(a) Nonresidential uses.

(1) Radio and television broadcasting.

(2) Blueprinting, photostating and similar business services.

(3) Retail stores and bakeries, excluding automotive sales or service establishments.

(4) Places serving food or food and drink, whether or not the food and drink served are to be consumed on the premises or elsewhere.

- (5) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
- (6) Studios for dancing[and], music and fitness instructions.
- (7) Private vocational and trade schools.
- (8) Outlets and pick-up stations for laundries and cleaning establishments.
- (9) Self-service automatic laundry and dry cleaning establishments containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
- (10) Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments, furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
- (11) Newspaper reporting and distribution activities, open to the general public.
- (12) Non-profit philanthropic agencies providing services to the community.
- (13) Offices for research, engineering, or development in science or technology, subject to the same conditions as per B17A-305(b)(4), provided that such uses shall not be located on the first floor.
- (14) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.

SECTION 6. Uses permitted as of right in the Service Business Districts of the former

Borough amended. Section B17A-321 of the Borough Code pertaining to uses permitted as of right in the Service Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-321. Uses permitted as of right — Generally.

The following uses are permitted as of right, subject to the bulk regulations,

parking requirements and other regulations set forth or referred to below:

(a) Nonresidential uses.

- (1) Offices, limited to the uses permitted by section B17A-322(a)(1) to (10), and provided further that if offices are located on the first floor, they shall not occupy more than one third of the floor space[but excluding offices on the first floor]. For purposes of this section, offices shall include, but shall not be limited to, the following uses: real estate broker, stockbroker, financial planner, insurance agency, and other service professionals.
- (2) Parks, playgrounds and Public buildings.
- (3) Churches and other places of worship.
- (4) (Reserved)
- (5) Banks on the first floor of any multi story building subject to the following standards:
 - a. The design of the bank shall include exterior public space between the building and the street that includes public seating, bike racks, refuse and recycling containers, landscaping, and decorative pavement (i.e. pavers, concrete with an attractive scoring pattern, stamped concrete, etc.).
 - b. The vision glass portion of the front facade of the bank shall be a minimum of 35%.
 - c. The ATM design shall be consistent with the building aesthetics and shall not be visible from a residential district.
 - d. No more than 4,500 square feet of the first floor of any building may be devoted to bank uses.
 - e. For ground floor banks one parking space for every 300 square feet of floor area shall be provided.
 - f. Any/all floors above the ground floor must be residential use, which must be equal to or greater than the square footage of the first floor.

- g. Banks shall not occupy more than 50% of the ground floor of any building.
 - h. Banks are permitted only in buildings with more than one story.
- (6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of division 6, subdivision III of this chapter.
 - (7) Medical and dental offices.

{remainder of section B17A-321 no changes}

SECTION 7. Permitted uses subject to floor area limitations in the Service Business

Districts of the former Borough amended. Section B17A-322 of the Borough Code pertaining to permitted uses subject to floor area limitations in the Service Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-322. Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 5,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (2) Eating and drinking places as long as no outdoor dining is permitted adjacent to residentially zoned and used properties on Murray Place.
 - (3) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 - (4) Studios for dancing[and], music and fitness instruction.

- (5) Private vocational and trade schools and college preparatory and tutoring services.
- (6) Outlets and pick-up stations for laundries and cleaning establishments.
- (7) Self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
- (8) Electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services.
- (9) Art galleries and museums.
- (10) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.
- (11) Offices for research, engineering, or development in science or technology, also subject to the conditions as per B17A-321(a)(1).
- (12) Medical and dental offices if subordinate and incidental to a permitted retail use.

SECTION 8. Uses permitted as of right in the Mixed Residential-Retail-Office

District of the former Borough amended. Section B17A-356 of the Borough Code pertaining to uses permitted as of right in the Mixed Residential-Retail-Office District of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-356. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

{(a) through (d) no changes}

(e) Nonresidential uses.

- (1) Medical Services Uses.
- (2) Medical and Professional Office Uses.
- (3) Restaurant Uses.
- (4) Banks.
- (5) Neighborhood [S]service [R]retail [U]uses [T]that [I]include[:]
barbershops, beauty parlors, tailors, dressmakers, photographic studios, shoe repair, [self service]self-service automatic laundry, dry cleaning establishments, spas, tutoring, test prep and similar personal service uses dealing directly with consumers.
- (6) Retail stores, convenience food stores and bakeries excluding automotive sales or services.
- (7) Child Care Facilities.
- (8) Leasing office for on premises leasing.
- (9) Art and craft studios.

SECTION 9. Permitted uses in the Professional Office-Residence Districts of the former Township of Princeton (“Township”) amended. Section T10B-257 of the “Code of the Township of Princeton, New Jersey 1968” (“Township Code”) pertaining to permitted uses in the Professional Office-Residence Districts of the former Township of Princeton (“Township”) is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-257. Permitted Uses.

- (a) Professional and medical [O]offices [of professionals, limited to accountants, attorneys, medical doctors, dentists and optometrists, professional planners, environmental consultants, authors, architects, licensed professional engineers, psychologists, chiropractors, speech-language pathologists, and podiatrists]; barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep and similar uses; and studios for dancing, music and fitness instruction; provided that there shall be no external evidence of such use other than

professional nameplates, that such use shall not occupy more than one floor of a building, the remainder of which shall be devoted to residential use complying with paragraph (b) or paragraph (c) and that the [professional office portion]nonresidential and the residential portions shall have separate, independent entrances.

- (b) Single-family houses.
- (c) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 10. Permitted uses in the Business Districts of the former Township

amended. Section T10B-258 of the Township Code pertaining to permitted uses in the Business Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-258. Permitted Uses.

The following uses are permitted in B-1 and B-2 districts or, if so indicated, in one of those districts, in addition to those permitted by Section T10B-253;

- (a) Retail sales uses not characterized either by heavy trucking or by any nuisance factors.
- (b) Retail stores and shops.
- (c) Banks.
- (d) Business and professional offices.
- (e) Establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep) or to tangible personal property (e.g., shoe repairs) of patrons, except as prohibited by Sections T10B-254, T10B-259, and T10B-260.
- (f) Restaurants, provided that table service is provided for all patrons and that any sale of food intended for consumption off the premises is incidental to the provision of table service.
- (g) Single-family houses; permitted in B-1 district only.
- (h) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 11. Permitted uses in the Shopping Center Districts of the former Township amended. Section T10B-261 of the Township Code pertaining to permitted uses in the Shopping Center Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-261. Permitted uses.

The following uses are permitted in SC districts in addition to those permitted by section T10B-253:

- (a) Shopping areas of integrated design and development for uses such as retail shops, establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep or to tangible personal property (e.g., shoe repairs) of the patron, personal service establishments, professional and business offices, studios for dancing, music and fitness instruction, banks, post offices, restaurants, outdoor dining in conjunction with said restaurants provided that tables do not interfere with pedestrian walkways and the outdoor dining facilities obtain site plan approval, theaters and auditoriums; provided, that such uses are housed in enclosed buildings, except for the outdoor dining facilities, are served by such common facilities as customer parking, pedestrian walks, loading and unloading space, utility and sanitary facilities and are connected with covered pedestrian walkways affording sheltered pedestrian passage between them.
- (b) Motor banking installations, designed so that the customer may remain within his vehicle; provided that any such motor banking structure or installation contains only uses permitted in SC districts and that any such structure or installation shall have no direct public street access and shall be accessible only from the interior drives of the shopping center; provided further, that such structures or installations shall be situated so as not to block or obstruct or cause traffic congestion on the principal interior drives of the shopping center and said installations shall have no new street access other than the accessways currently serving the shopping center from Harrison Street north.
- (c) No more than one motor banking installation shall be permitted in the SC district.
- (d) Drive-through pharmacy installations, designed so that the customer may remain within their vehicle; provided that any such installation is a component of a pharmacy use enclosed in a building and that any such

installation shall have no direct public street access and shall be accessible only from the interior drives of the shopping center; provided further, that such structures or installations shall be situated so as not to block or obstruct traffic or cause traffic congestion on the principal interior drives of the shopping center. Furthermore, said installations shall be designed such that lanes for vehicle access and stacking, and the location at which drive-through customers interact with the interior pharmacy use, are visually screened from the right-of-way of North Harrison Street.

SECTION 12. Permitted uses in the Service Districts of the former Township

amended. Section T10B-271 of the Township Code pertaining to permitted uses in the Service Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-271. Permitted uses.

The following uses are permitted in S-1 and S-2 districts or, if so indicated, in one of those districts, in addition to those permitted by section **T10B-253**.

- (a) Uses conducive to heavy trucking and to bus transportation.
- (b) Uses characterized by a moderate amount of dust and noise, such as the storage, handling, sale and delivery, either retail or wholesale, of lumber, coal, mason materials, grain and feed, solid and liquid fuels and similar goods.
- (c) Storage of inflammable materials other than explosives.
- (d) Storage warehouses.
- (e) Public utility structures and uses.
- (f) Freight yards, railroad sidings and other necessary railroad uses (permitted in S-1 districts only).
- (g) Commercial garages and gasoline service stations.
- (h) Printing establishments and newspaper offices.
- (i) Banks and savings institutions.
- (j) Retail stores and bakeries.

(k) Hotels and motels.

(l) Business offices.

([l.1]m) Personal services, including, but not limited to, barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers; studios for dancing, [and]music and fitness instruction; private vocational and trade schools and college preparatory and tutoring services; outlets and pick-up stations for laundries and cleaning establishments; self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying, and subject to the prohibition against the use of flammable solvent except for the incidental removal of spots; electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services; and crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.

([m]n) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 13. Permitted uses in the Retail-Office District of the former Township

amended. Section T10B-272.1 of the Township Code pertaining to permitted uses in the Retail-Office District of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-272.1. Permitted uses.

The following uses are permitted in the R-O district in addition to those permitted by section T10B-253:

(a) Hospitals properly licensed by the state which provide health, medical and surgical care for sick or injured human beings, including accessory uses as set forth below.

(b) Dental and medical clinics and pharmacies.

- (c) Convalescent and extended care facilities sponsored by or affiliated with the principal licensed hospital which are located on or adjacent to the hospital.
- (d) Accessory uses:
 - (1) Laboratories incidental to a permitted use.
 - (2) Out-patient departments.
 - (3) Training facilities.
 - (4) Management and medical/dental staff offices.
 - (5) Accessory off-street parking spaces.
 - (6) Accessory signs as permitted in section T10B-293.
- (e) Medical professional offices, including laboratories, and x-ray and other diagnostic equipment incidental thereto.
- (f) Business and professional offices.
- (g) Retail stores and shops.
- (h) Banks.
- (i) Restaurants.
- (j) Establishments providing services directly to the person (*e.g.*, barbershops, spas, tutoring/test prep) or to tangible personal property (*e.g.*, shoe repairs) of patrons, except as prohibited by sections T10B-254, T10B-259.

SECTION 14. Referral to Planning Board. A copy of this ordinance shall be referred to the Princeton Planning Board for review pursuant to N.J.S.A. 40A:55D-26a prior to adoption.

SECTION 15. Repealer. In the event of a conflict between the provisions of this ordinance and the provisions of any other provision of the Code of the Township of Princeton and the Code of Borough of Princeton, the provisions of this ordinance shall control to the extent of such inconsistency only.

SECTION 16. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 17. Effective date; applicability. This ordinance shall take effect upon its passage and publication, filing with the Mercer County Planning Board, and as otherwise required by law; shall be applicable within the entire municipality of Princeton; and shall become a part of the new Princeton Code once completed and adopted.

Dawn M. Mount, RMC, Clerk

Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning regulations regarding permitted nonresidential uses in various business and service zones throughout the municipality.