

HUNTERDON COUNTY ECONOMIC DEVELOPMENT GRANT

Mayor and Council Working Session

October 5, 2021



GOALS

- Improve how businesses open, operate, and succeed in Lambertville.
- Identify problem areas that can be addressed by updating or revising the City's Zoning Ordinance and General Municipal Code.



ROUNDTABLES

- Virtual Roundtables were held on May 18, 2021 and June 29, 2021
- Primary Feedback received pertained to:
 - Principal Uses
 - Parking
 - Outdoor Dining



PERMITTED PRINCIPAL USES

- The Commercial districts currently have a generalized permitted “retail goods and service” use which provides for more flexibility in uses.
- Goal is to make it crystal clear what uses are permitted within the three commercial districts so more businesses may receive a zoning permit to open instead of having to go through a Board process.
- **RECOMMENDATION:** Create specific lists of permitted principal uses within each of the three commercial districts



POTENTIAL NEW PRINCIPAL USES

- Apartments on Upper Stories
- Artisan Food and Beverage Production
- Artist or Maker Studio
- Bakery
- Clothing and clothing accessory store
- Delicatessen
- Digital Makerspace
- Food Pantry
- Gourmet Food Shop
- Gift Shop or Novelty Store
- Garden or Floral Shop
- Home Furnishings Store
- Home Improvement Center, including but not limited to, hardware, paint, plumbing, electric supply store, or similar such uses
- Incubator Space
- Recreational Uses, including but not limited to, theaters, bowling alleys, boat rentals, escape rooms, axe throwing, arcades, or similar such uses



PARKING REQUIREMENTS

- Parking is a finite resource within the City
- It is often the reason new business applications have to appear before a Board
- **RECOMMENDATION:** Amend the City's parking requirements within the commercial districts for nonresidential development such that parking is required for:
 - New construction and/or additions to existing buildings
 - Large public assembly spaces (specific number of seats as trigger TBD); and
 - For a change in use that results in a net increase of 5 or more spaces



OUTDOOR DINING

- The City established a number of additional outdoor dining opportunities as part of its pandemic relief effort.
- The new outdoor dining opportunities help contribute to a healthy and vibrant streetscape.
- **RECOMMENDATION:** Amend the City's outdoor dining license regulations, Section 5-8 of the General Code, to incorporate the temporary additional dining options with more long-term standards, including but not limited to:
 - Duration of time;
 - Specifications for protective barriers;
 - Fee Schedule;
 - Violation for failing to adhere to requirements.



Photo Credit: Bell's Tavern



ADDITIONAL FEEDBACK

- Customer Service
- Absenteeism on the Zoning Board of Adjustment
- Rezoning Request





QUESTIONS AND DISCUSSION

