

City of Trenton Zoning and Land Development Ordinance Update

February 8, 2007



Agenda

- Consultant Presentation
- Questions & Answers

BFJ Planning

Multi-Disciplinary Firm

- Planning
- Zoning
- Transportation Planning
- Urban Design
- Environmental Analysis
- Real Estate Consulting



Project Staff

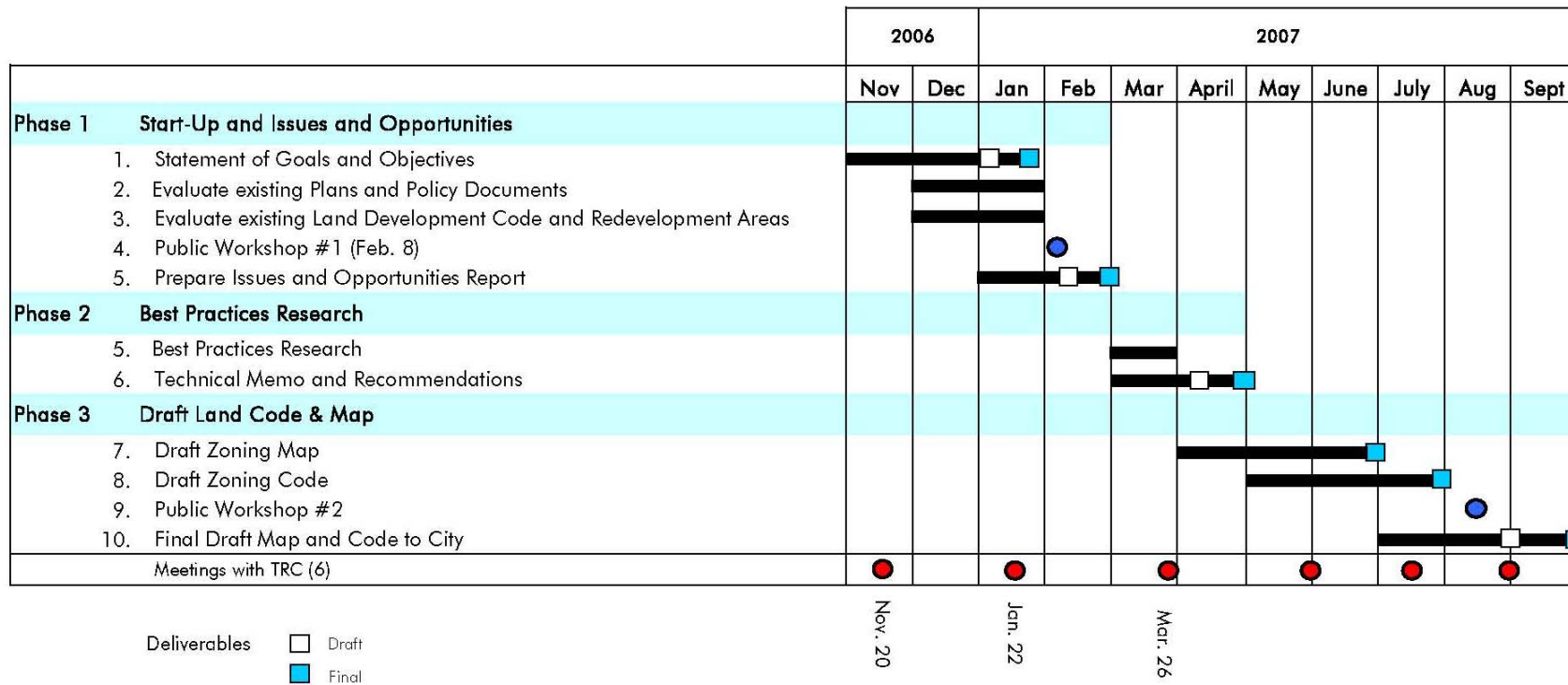
- Frank S. Fish, FAICP, Principal
- Tom Yardley, AICP, Associate
- Melissa Kaplan-Macey, AICP, Senior Planner

Project Advisors

Howard Geneslaw, Attorney
Langan Engineering



Project Schedule



Project Goals

Goal 1: Streamline Zoning Text

Goal 2: Update Zoning Map

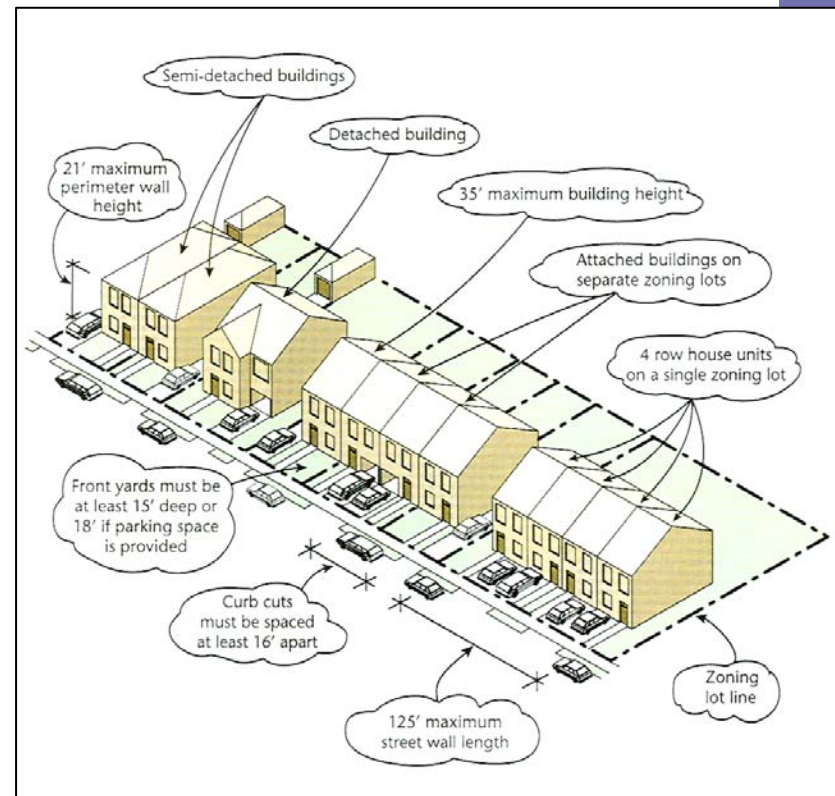
Goal 3: Research Best Zoning Practices

Goal 4: Amend Site Plan Regulations

Goal 5: Implement Recommendations from
Previous City Plans & Policy Documents

What is Zoning?

- Controls what kinds of uses are allowed in different parts of the City
 - Residential
 - Commercial
 - Industrial
 - Mixed Use
- Regulates building height, setbacks, lot coverage, open space, etc.

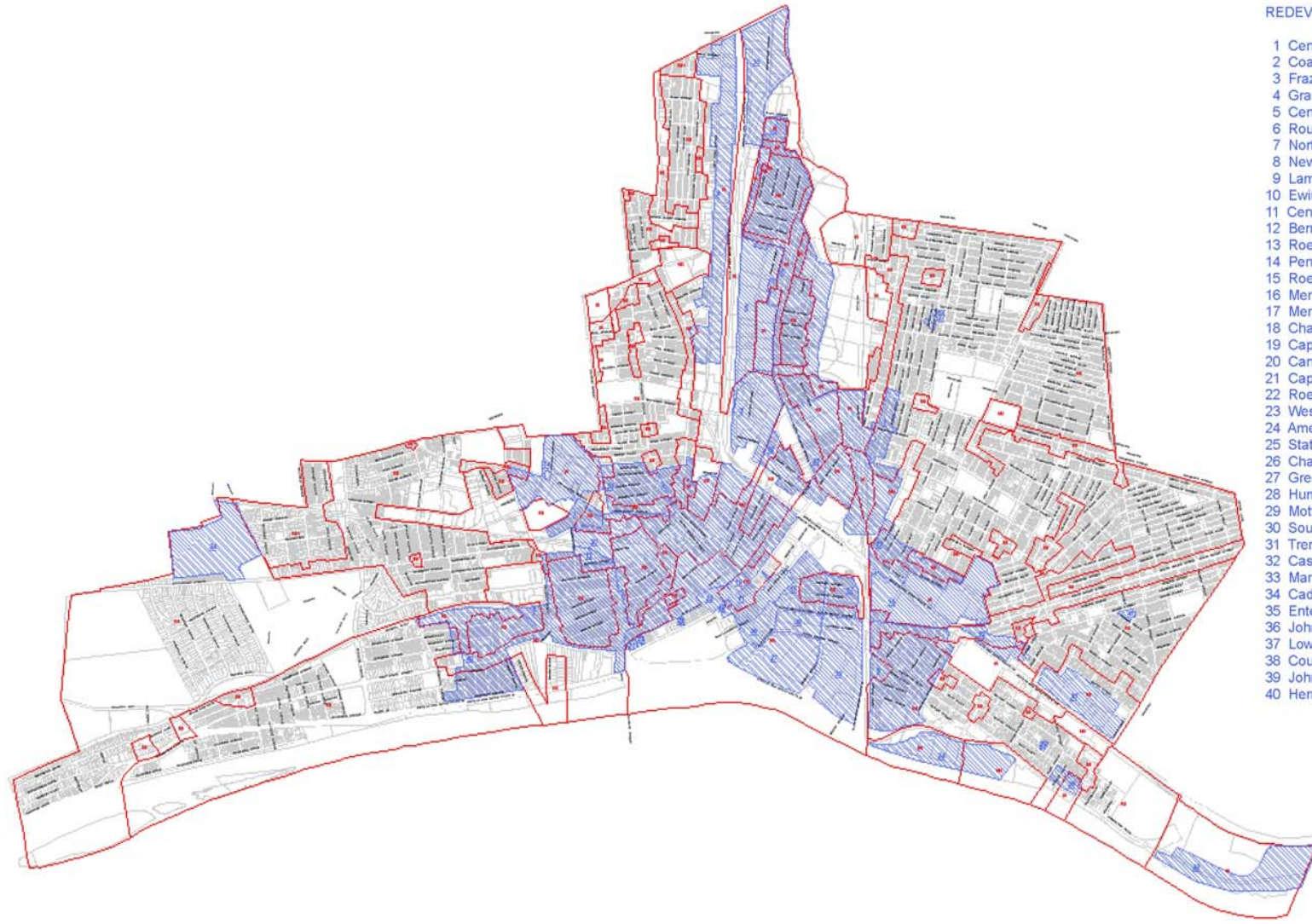


Zoning Map

- Business A
- Business B
- Industrial A
- Industrial B
- Mixed Use
- Pedestrian Mall
- Residence A
- Residence B
- Residence B-1



Redevelopment Areas



REDEVELOPMENT AREAS

- 1 Central East
- 2 Coalport
- 3 Frazier Reservoir
- 4 Grand Street
- 5 Central West
- 6 Route One Industrial
- 7 North Clinton Avenue
- 8 New York Avenue
- 9 Lambertson Street
- 10 Ewing-Carroll-Southard
- 11 Centre City South
- 12 Bernard Street
- 13 Roebling Gateway
- 14 Pennington Avenue
- 15 Roebling Complex
- 16 Mercer-Jackson 1
- 17 Mercer-Jackson 1A
- 18 Chancery Place
- 19 Capital Center
- 20 Canal Banks
- 21 Capitol Plaza
- 22 Roebling Mansion
- 23 West State Street
- 24 American Bridge
- 25 State Street Square
- 26 Champale
- 27 Greenwood Avenue
- 28 Humboldt-Sweets
- 29 Mott School
- 30 South Trenton
- 31 Trenton Station
- 32 Cass Street
- 33 Marine Terminal
- 34 Cadwalader Estates
- 35 Enterprise Avenue
- 36 John Fitch Way 1
- 37 Lower Assunpink
- 38 County Courthouse
- 39 John Fitch Way 3
- 40 Hermitage Avenue

Organization of the Code

Articles I-X: Administration of the Code

- Roles and responsibilities of Planning and Zoning Boards

Articles XI-XXII: Zoning Districts

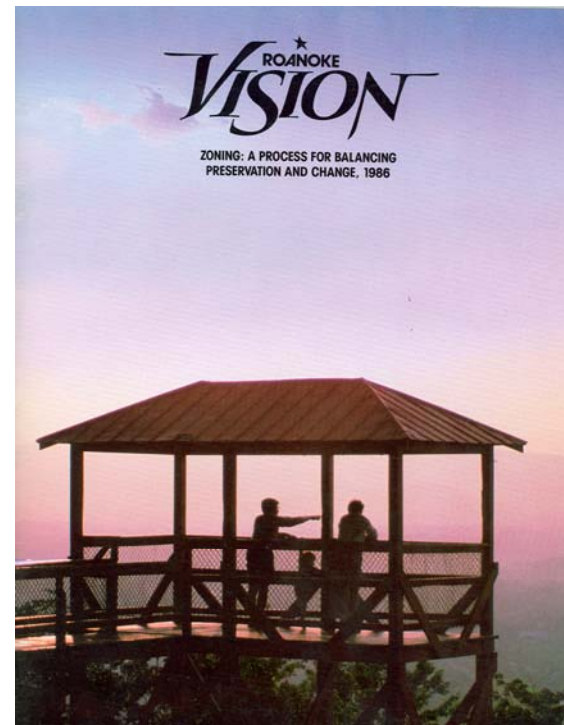
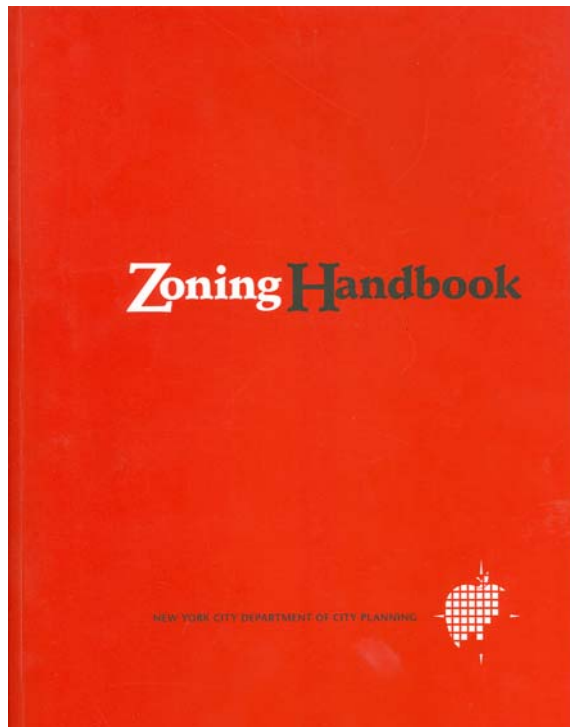
- District regulations- allowable uses and area & bulk requirements

Articles XXIII-XXX: Supplemental Regulations

- Parking
- Signage
- Lighting and Landscaping
- Open Space

Organization of the Code

- Provide preface to Land Use Ordinance
- Create Zoning Overview



Organization of the Code

Volume I: Zoning (BFJ)

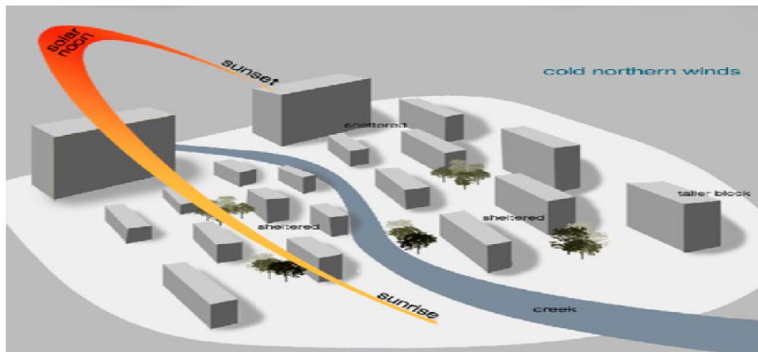
- Preface
- Text
- Schedules
- Map

Volume II: Redevelopment Areas (City Staff)

- Plans
- Maps

Other Issues to be Addressed

- Review Definitions
- Eliminate Pedestrian Mall District
- Add Telecommunications Ordinance
- Review Site Plan Requirements
- Review Parking Requirements
- Provide Sustainable Design Guidelines
- Support Transit Oriented Development (TOD)



Next Steps

- Issues & Opportunities Report
 - Statement of goals and objectives
 - Evaluation of existing plans & policy documents
 - Evaluation of existing code
 - Zoning map with redevelopment areas overlay

- Best Practices Research: Zoning Techniques
 - Form-based zoning
 - Incentive bonuses
 - Sustainable design practices

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