

CLOSED MEETING

CONSENT AGENDA

MINUTES

NONE

PENDING
AND ACTION
LIST

PENDING & ACTION ITEM LIST	DATE VOTED OR REQUESTED	2ND VOTE or Reading
1.) Council Rules & Procedures Proposed Work Session	10.14.2014 2.10.2015	n/a
2.) TOWN HALL/COMMUNITY SUMMIT TO ADDRESS VIOLENCE	1.6.2015	
3.)		
4.) Ethics Committee	2.10.2015	
5.) Staff to research applying for Certified Local Government and Preserve America designation for Hopewell Historic District	8.12.2014	
6.) Marquee pricing - solar power, paper, banners, etc.	9.9.2014 1.13.2015	n/a
7.) 6 month hold on Old Jail with Parameas end 2.2014	9.10.2013	
8.) Quarterly Meetings- EDA, HDP, School Board, (staff counts as strategic plan)	2.10.2015	
9.) Staff to research and provide an "exit interview" for residents that have come before the ARB for a COA or other discussion	8.12.2014	
10.) Local government/authority to assess administrative penalties to industrial violators	12.10.2013	
11.) Work Session with Parks and Recreation Dept	requested on 9.9.2014	n/a
12.) City to enter into negotiations to take possession of the Old Mallonee School Gym for use as a Youth Center	11.18.2014 2.10.2015	
13.) Planning Commission a request to add Old Jail to the State Register of Historic Bldgs	2.8.2011	

STATUS OF ITEM
DONE 3.17.2015
NEW DATE 4.16.2015 DATE SET FOR 2.26.2015 ELKS LODGE ON HIGH STREET
to go on Work Session
City Manager to direct staff and report findings to Council
City Manager to coordinate and 1.13.2015 15K will get what is needed ongoing
E-MAIL SENT REQUESTING FEEDBK
FROM CITY COUNCIL MARCH/APRIL 2015
City Manager to direct staff and report findings to Council
City Manager to coordinate
City Manager to coordinate
Cost analysis/public works to conduct

PENDING & ACTION ITEM LIST	DATE VOTED OR REQUESTED	2ND VOTE or Reading	
14.) COUNCIL ADVANCE	1.13.2015		
15) Welcome to Hopewell sign	1.13.2015		
16.) Review protocol for requesting funds from the City	2.10.2015		
17.) Football field and track	2.10.2015		
18.)John Randolph Fndtn Youth Initiative	2.27.2015		

STATUS OF ITEM
PLANNED FOR 3.20.2015/CANCELED
process of replacing/going up in 2 weeks Rt 36
Finance Director to review
Cost analysis to build both track inside of football field
To be arranged
COMPLETED

**INFORMATION
FOR COUNCIL
REVIEW**

NONE

PERSONNEL
CHANGE
REPORT AND
FINANCIAL
REPORT

ONLY AVAILABLE ON THE FIRST TUESDAY OF THE MONTH

PUBLIC HEARINGS ANNOUNCEMENTS

NONE

**ROUTINE
APPROVAL OF
WORK SESSIONS**

NONE

**ORDINANCES ON
SECOND AND
FINAL READING**

ORDINANCE 2015-8

An Ordinance amending and reenacting Article X, Limited Commercial District Section A. Use Regulations of the Zoning Ordinance of the City of Hopewell

Article X
Limited Commercial District (B-2)

STATEMENT OF INTENT

The Limited Commercial District B-2 has been established along some of the major traveled streets within the City in order to protect the existing commercial establishments presently located there and to enhance these areas in order to attract similar types of establishments. Because of the unusual shallowness and/or narrowness of the lots in these areas, only certain commercial uses which will not cause an increase in traffic volumes will be allowed. To this end, the following requirements have been devised.

A. USE REGULATIONS

Structures to be erected and land to be used shall be only for the following uses:

1. Accessory structures/uses, with a Conditional Use Permit issued by City Council.
2. Accounting and tax preparation offices.
3. Antique store, not to include thrift stores.
4. Apartments, on the second or subsequent floors of a commercial/office use, provided that each unit contains a minimum of six hundred (600) gross square feet.
5. Appliance sales and repair.
6. Assisted living facility.
7. Automobile and truck service establishments and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.
8. Bakery
9. Barber shops and beauty parlors.

10. Bookstores, not to include Adult bookstores.
11. Building supply, with no outside storage of materials.
12. Catering and prepared foods.
13. Churches.
14. Clubs and lodges, with a Special Exception issued by the Board of Zoning Appeals.
15. Commercial banks and financial institutions, not to include check cashing establishments.
16. Computer sales and repair services.
17. Consignment store, with a Conditional Use Permit issued by City Council.
18. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.
19. Convenience stores ,with gasoline
20. Convenience stores, without gasoline.
21. Dance studio/school.
22. Day nurseries and child care centers.
23. Delicatessen.
24. Electronic Sales and repair.
25. Fire stations and rescue squads.
26. Fitness center or gym.
27. Florist.
28. Funeral homes.
29. Gift card shop.
30. Grocery store.
31. Home decorating centers and interior design services.
32. Hospitals.
33. Ice cream parlor.
34. Institutions of higher learning.
35. Insurance agency.
36. Jewelry sales and repair.
37. Laundry and dry cleaning.
38. Law office.
39. Medical and dental office.

40. Municipal and private utilities.
41. Museums and art galleries.
42. Night Clubs and dance halls, with a Conditional Use Permit issued by City Council.
43. Nursing homes.
44. Off-street parking as required in Article XVIII of this ordinance.
45. Pharmacy.
46. Philanthropic and charitable institutions.
47. Printing shops.
48. Real Estate Agency.
49. Restaurants.
50. Restaurants, with a drive-thru window, with a Conditional Use Permit issued by City Council.
51. Schools, special.
52. Tailors and seamstress.
53. Tanning Salon.
54. Telecommunications towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz), with a Conditional Use Permit issued by City Council.
55. Theaters, motion pictures theaters and assembly halls, but excluding drive in theaters.
56. Video Rental Stores, except Adult Video Establishments.
57. Wholesale businesses.

B. AREA REGULATIONS:

None, except that for multi-family and second story apartment units, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit.

C. LOT WIDTH REGULATIONS:

None

D. SETBACK REGULATIONS:

None

E. YARD REGULATIONS:

1. Side: None, except when a use is abutting a residential district, and then there shall be a minimum side yard of five (5) feet.

2. Rear: None, except when a use is abutting a residential district and then there shall be a minimum rear yard of twenty (20) feet.

F. HEIGHT REGULATIONS:

1. Buildings may be erected up to forty-five (45) feet from grade, except that:
2. Church spires, belfries, cupolas, chimneys, flues, flag poles, television antenna radio aerials and equipment penthouses are exempt from the provisions of this Section.

G. REQUIREMENTS FOR PERMITTED USES:

Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article XVI, Site Plan Requirements, shall be met.

This ordinance shall become effective upon the date of its adoption by the City Council. In all other respects said Zoning Ordinance shall remain unchanged and be in full force and effect.

An Ordinance amending and reenacting Article X, Limited Commercial District Section A. Use Regulations of the Zoning Ordinance of the City of Hopewell

Article X
Limited Commercial District (B-2)

STATEMENT OF INTENT

The Limited Commercial District B-2 has been established along some of the major traveled streets within the City in order to protect the existing commercial establishments presently located there and to enhance these areas in order to attract similar types of establishments. Because of the unusual shallowness and/or narrowness of the lots in these areas, only certain commercial uses which will not cause an increase in traffic volumes will be allowed. To this end, the following requirements have been devised.

A. USE REGULATIONS

Structures to be erected and land to be used shall be only for the following uses:

1. Accessory structures/uses, with a Conditional Use Permit issued by City Council.
2. Accounting and tax preparation offices.
3. Antique store, not to include thrift stores.
4. Apartments, on the second or subsequent floors of a commercial/office use, provided that each unit contains a minimum of six hundred (600) gross square feet.
5. Appliance sales and repair.
6. Assisted living facility.
7. Automobile and truck service establishments and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.
8. Bakery
9. Barber shops and beauty parlors.

10. Bookstores, not to include Adult bookstores.
11. Building supply, with no outside storage of materials.
12. Catering and prepared foods.
13. Churches.
14. Clubs and lodges, with a Special Exception issued by the Board of Zoning Appeals.
15. Commercial banks and financial institutions, not to include check cashing establishments.
16. Computer sales and repair services.
17. Consignment store, with a Conditional Use Permit issued by City Council.
18. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.
19. Convenience stores ,with gasoline
20. Convenience stores, without gasoline.
21. Dance studio/school.
22. Day nurseries and child care centers.
23. Delicatessen.
24. Electronic Sales and repair.
25. Fire stations and rescue squads.
26. Fitness center or gym.
27. Florist.
28. Funeral homes.
29. Gift card shop.
30. Grocery store.
31. Home decorating centers and interior design services.
32. Hospitals.
33. Ice cream parlor.
34. Institutions of higher learning.
35. Insurance agency.
36. Jewelry sales and repair.
37. Laundry and dry cleaning.
38. Law office.
39. Medical and dental office.

40. Municipal and private utilities.
41. Museums and art galleries.
42. Night Clubs and dance halls, with a Conditional Use Permit issued by City Council.
43. Nursing homes.
44. Off-street parking as required in Article XVIII of this ordinance.
45. Pharmacy.
46. Philanthropic and charitable institutions.
47. Printing shops.
48. Real Estate Agency.
49. Restaurants.
50. Restaurants, with a drive-thru window, with a Conditional Use Permit issued by City Council.
51. Schools, special.
52. Tailors and seamstress.
53. Tanning Salon.
54. Telecommunications towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz), with a Conditional Use Permit issued by City Council.
55. Theaters, motion pictures theaters and assembly halls, but excluding drive in theaters.
56. Video Rental Stores, except Adult Video Establishments.
57. Wholesale businesses.

B. AREA REGULATIONS:

None, except that for multi-family and second story apartment units, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit.

C. LOT WIDTH REGULATIONS:

None

D. SETBACK REGULATIONS:

None

E. YARD REGULATIONS:

1. Side: None, except when a use is abutting a residential district, and then there shall be a minimum side yard of five (5) feet.

2. Rear: None, except when a use is abutting a residential district and then there shall be a minimum rear yard of twenty (20) feet.

F. HEIGHT REGULATIONS:

1. Buildings may be erected up to forty-five (45) feet from grade, except that:
2. Church spires, belfries, cupolas, chimneys, flues, flag poles, television antenna radio aerials and equipment penthouses are exempt from the provisions of this Section.

G. REQUIREMENTS FOR PERMITTED USES:

Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article XVI, Site Plan Requirements, shall be met.

This ordinance shall become effective upon the date of its adoption by the City Council. In all other respects said Zoning Ordinance shall remain unchanged and be in full force and effect.

Ordinance No. 2015-10

An Ordinance repealing Article XI, Highway Commercial District (B-3) and re-enacting Article XI, Highway Commercial District (B-3) of the Zoning Ordinance of the City of Hopewell

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL, that Article XI, Highway Commercial District (B-3), of the Zoning Ordinance of the City of Hopewell, inclusive, be, and hereby is, repealed, and that Article XI, Highway Commercial District (B-3), of the Zoning Ordinance of the City of Hopewell be enacted as follows:

By repealing:

~~Article XI
Highway Commercial District (B-3)~~

~~STATEMENT OF INTENT~~

~~This district is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities, generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials or the nuisance factors of dust, odor, and noise associated with manufacturing. This includes such uses as retail stores, banks, business offices, drive-in restaurants and automobile sales and service facilities.~~

~~A. USE REGULATIONS~~

~~Structures to be erected and land to be uses shall be for the following uses:~~

- ~~1. Trash receptacles.~~
- ~~2. Automobile and truck sales and service establishments, and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and all parts and supplies be located within a building enclosed on all sides and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.~~
- ~~3. Banks and financial institutions.~~
- ~~4. Building supplies and service with storage under cover.~~
- ~~5. Car washes.~~
- ~~6. Churches.~~
- ~~7. Clubs and lodges with a Special Exception issued by the Board of Zoning Appeals.~~
- ~~8. Compounding, assembly or treatment of woods and cabinet making with a Special Exception issued by the Board of Zoning Appeals.~~

- ~~9. Contractors establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.~~
- ~~10. Convenience and service establishments such as but not limited to barber shops, beauty parlors, tailors, automatic self-service laundries.~~
- ~~11. Convenience stores, without gasoline.~~
- ~~12. Convenience stores, with gasoline.~~
- ~~13. Day nurseries and care centers.~~
- ~~14. Fire stations and rescue squads.~~
- ~~15. Funeral homes.~~
- ~~16. Home occupations.~~
- ~~17. Hotels and motels.~~
- ~~18. Institutions of higher learning.~~
- ~~19. Laundry and dry cleaning.~~
- ~~20. Libraries.~~
- ~~21. Machinery rental, sales, and service.~~
- ~~22. Museums and art galleries.~~
- ~~24. Newspaper office buildings, including printing and publishing facilities incidental to such uses.~~
- ~~25. Night clubs and dance halls.~~
- ~~26. Nursing and rest homes.~~
- ~~27. Offices, business and professional.~~
- ~~28. Parking garages and parking lots.~~
- ~~29. Pet shops, excluding boarding kennels.~~
- ~~30. Philanthropic and charitable institutions.~~
- ~~31. Plant nurseries and greenhouses.~~
- ~~32. Municipal utilities.~~
- ~~33. Private utilities; towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz) with a Conditional Use Permit issued by City Council.~~
- ~~34. Radio or television broadcasting stations, studios, or offices.~~
- ~~35. Repair services or businesses.~~
- ~~36. Restaurants.~~
- ~~37. Retail stores not otherwise listed in this ordinance.~~

- ~~37. Sports facilities, indoors.~~
- ~~38. Sports facilities, outdoors, with a Conditional Use Permit issued by City Council.~~
- ~~39. Schools, special.~~
- ~~40. Service stations.~~
- ~~41. Shops.~~
- ~~42. Hospitals.~~
- ~~43. Theaters, motion picture theaters and assembly halls but excluding drive-ins.~~
- ~~44. Veterinary hospitals.~~
- ~~45. Wholesale businesses.~~
- ~~46. Off-street parking.~~
- ~~47. Signs.~~
- ~~48. Apartments, on the second and subsequent floors of commercial/office use, provided that each unit contains at least six hundred (600) gross square feet.~~
- ~~49. Tattoo Parlors and Body Piercing Establishments with a Conditional Use Permit issued by City Council.~~
- ~~50. Sexually oriented businesses, with a Conditional Use Permit issued by City Council.~~
- ~~51. Self-Service Storage Facility, with Conditional Use Permit.~~

The following conditions shall apply to all self-storage facilities:

- ~~a. All operations, activities and storage shall be conducted within a completely enclosed building;~~
- ~~b. The leasing office must have a brick façade;~~
- ~~c. Commercial activities being run in and out of storage units shall be prohibited.~~
- ~~d. Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited;~~
- ~~e. Self-service storage facilities may not be located on land abutting a residential district or use;~~
- ~~f. Storage of boats, recreational vehicles, and motor vehicles shall be prohibited;~~
- ~~g. All building façades abutting public right-of-ways shall have a brick façade.~~

B. AREA REGULATIONS

- ~~1. For each main building containing or intended to contain one or more permitted uses, there shall be a minimum lot area of five thousand (5,000) square feet.~~

- ~~2. For each apartment on the second or subsequent floors of a commercial/office use, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit. This is not in addition to the five thousand (5,000) square foot minimum lot area required above.~~

~~C. LOT WIDTH REGULATIONS~~

- ~~1. The minimum lot width for all permitted uses and uses requiring a conditional use permit shall be fifty (50) feet.~~

~~D. SETBACK REGULATIONS~~

- ~~1. Structures shall be located forty (40) feet from any street or highway or from any street or highway right-of-way; except that if there are two abutting lots with structures on each, then no building shall be set back more than the average setback of the two. This shall be known as the "setback line".~~

~~E. YARD REGULATIONS~~

- ~~1. Side: Each main structure shall have at least one side yard of at least ten (10) feet; except that when such use abuts a residential district, there shall be a side yard of ten (10) feet.~~
- ~~2. Rear: Each main structure shall have a rear yard of at least twenty five (25) feet.~~

~~F. HEIGHT REGULATIONS~~

- ~~1. Buildings may be erected up to forty five (45) feet from grade except that:
 - ~~i. Church spires, belfries, cupolas, chimneys, flues, flag poles, television antennae, radio aeriels, and equipment penthouses are exempt from the provisions of this Section.~~~~

~~G. SPECIAL PROVISION FOR CORNER LOTS~~

- ~~1. Of the two (2) sides of a corner lot, the front shall be deemed to be the shortest of the two (2) sides fronting on streets except that when one street has more than twice the traffic volume of the other, the side facing the street with the highest traffic volume shall be deemed to be the front.~~
- ~~2. The side yard facing the side street shall be twenty (20) feet for both main and accessory buildings and trash receptacles.~~

~~H. REQUIREMENTS FOR PERMITTED USES~~

~~1. Before a building permit shall be issued or construction commenced on any permitted use in this district or a permit issued for a new use, all requirements of Article 16, Site Plan Requirements, shall be met.~~

By enacting:

Article XI
Highway Commercial District (B-3)

STATEMENT OF INTENT

This district is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities, generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials or the nuisance factors of dust, odor, and noise associated with manufacturing. This includes such uses as retail stores, banks, business offices, drive-in restaurants and automobile sales and service facilities.

A. USE REGULATIONS

Structures to be erected and land to be used shall be for the following uses:

1. Accounting and tax preparation services.
2. Apartments, on the second and subsequent floors of commercial/office use, provided that each unit contains at least six hundred (600) gross square feet.
3. Appliance sale and repair.
4. Assisted living facility.
5. Automobile and truck sales and service establishments, and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and all parts and supplies be located within a building enclosed on all sides and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.
6. Automotive parts stores.
7. Bakery.
8. Barber shops and beauty parlors.
9. Bookstores, except Adult bookstores.
10. Building supplies and service with storage under cover.
11. Car washes.
12. Catering and prepared foods.

13. Casual and formal wear stores.
14. Churches.
15. Cigarette, cigar and tobacco retail distributor.
16. Clubs and lodges with a Special Exception issued by the Board of Zoning Appeals.
17. Commercial banks and financial institutions, not to include check cashing or payday loan establishments.
18. Compounding, assembly or treatment of woods and cabinet making with a Special Exception issued by the Board of Zoning Appeals.
19. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.
20. Convenience stores, with gasoline.
21. Convenience stores, without gasoline.
22. Day nurseries and child care centers.
23. Delicatessen.
24. Driver's education establishment.
25. Fire stations and rescue squads.
26. Fitness center or gym.
27. Florist.
28. Funeral homes.
29. Furniture store.
30. Grocery store.
31. Hardware and feed store.
32. Hospitals.
33. Hotels and motels.
34. Ice cream parlor.
35. Institutions of higher learning.
36. Insurance agency.
37. Laundry and dry cleaning.
38. Libraries.
39. Machinery rental, sales, and service provided that service is conducted in a completely enclosed building; unless a Conditional Use Permit is issued by City Council.
40. Medical and dental offices.

41. Municipal and private utilities.
42. Museums and art galleries.
43. Newspaper office buildings, including printing and publishing facilities incidental to such uses.
44. Night clubs and dance halls.
45. Nursing homes.
46. Off-street parking as required in Article XVIII of this ordinance.
47. Office and business supply store.
48. Parking garages and parking lots.
49. Pawn shop, with a Conditional Use Permit issued by City Council.
50. Pest control and extermination services.
51. Pet shops and supplies, excluding boarding kennels.
52. Pharmacy.
53. Philanthropic and charitable institutions.
54. Plant nurseries and greenhouses.
55. Radio or television broadcasting stations, studios, or offices.
56. Repair services or businesses provided that all repairs take place within a completely enclosed building.
57. Restaurants.
58. Real Estate Agency.
59. Sports facilities, indoors.
60. Sports facilities, outdoors, with a Conditional Use Permit issued by City Council.
61. Sporting goods and hunting supply stores.
62. Schools, special.
63. Self-Service Storage Facility, with Conditional Use Permit.

The following conditions shall apply to all self-storage facilities:

- a. All operations, activities and storage shall be conducted within a completely enclosed building;
- b. The leasing office must have a brick façade;
- c. Commercial activities being run in and out of storage units shall be prohibited;
- d. Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited;

- e. Self-service storage facilities may not be located on land abutting a residential district or use;
- f. Storage of boats, recreational vehicles, and motor vehicles shall be prohibited; and
- g. All building façades abutting public right-of-ways shall have a brick façade.

64. Tailor and seamstress.

65. Tattoo Parlors and Body Piercing Establishments, with a Conditional Use Permit issued by City Council.

66. Taxi Cab Business

67. Telecommunications towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz), with a Conditional Use Permit issued by City Council.

68. Theaters, motion picture theaters and assembly halls but excluding drive-ins.

69. Veterinary hospitals.

70. Video rental stores, not to include adult video establishments.

71. Wholesale businesses.

72. Signs.

B. AREA REGULATIONS

1. For each main building containing or intended to contain one or more permitted uses, there shall be a minimum lot area of five thousand (5,000) square feet.
2. For each apartment on the second or subsequent floors of a commercial/office use, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit. This is not in addition to the five thousand (5,000) square foot minimum lot area required above.

C. LOT WIDTH REGULATIONS

The minimum lot width for all permitted uses and uses requiring a conditional use permit shall be fifty (50) feet.

D. SETBACK REGULATIONS

Structures shall be located forty (40) feet from any street or highway or from any street or highway right-of-way; except that if there are two abutting lots with structures on each, then no building shall be set back more than the average setback of the two. This shall be known as the "setback line".

E. YARD REGULATIONS

1. Side: Each main structure shall have at least one side yard of at least ten (10) feet; except that when such use abuts a residential district, there shall be a side yard of ten (10) feet.
2. Rear: Each main structure shall have a rear yard of at least twenty-five (25) feet.

F. HEIGHT REGULATIONS

Buildings may be erected up to forty-five (45) feet from grade except that church spires, belfries, cupolas, chimneys, flues, flag poles, television antennae, radio aerials, and equipment penthouses are exempt from the provisions of this Section.

G. SPECIAL PROVISION FOR CORNER LOTS

1. Of the two (2) sides of a corner lot, the front shall be deemed to be the shortest of the two (2) sides fronting on streets except that when one street has more than twice the traffic volume of the other, the side facing the street with the highest traffic volume shall be deemed to be the front.
2. The side yard facing the side street shall be twenty (20) feet for both main ~~and accessory~~ buildings and trash receptacles.

H. REQUIREMENTS FOR PERMITTED USES

Before a building permit shall be issued or construction commenced on any permitted use in this district or a permit issued for a new use, all requirements of Article XVI, Site Plan Requirements, shall be met.

Ordinance No. 2015-16

An Ordinance repealing Article X, Limited Commercial District (B-2) and re-enacting Article X, Limited Commercial District (B-2) of the Zoning Ordinance of the City of Hopewell

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL, that Article X, Limited Commercial District (B-2), of the Zoning Ordinance of the City of Hopewell, inclusive, be, and hereby is, repealed, and that Article X, Limited Commercial District (B-2), of the Zoning Ordinance of the City of Hopewell be enacted as follows:

By repealing:

~~Article X
Limited Commercial District (B-2)~~

~~STATEMENT OF INTENT~~

~~The Limited Commercial District B-2 has been established along some of the major traveled streets within the City in order to protect the existing commercial establishments presently located there and to enhance these areas in order to attract similar types of establishments. Because of the unusual shallowness and/or narrowness of the lots in these areas, only certain commercial uses which will not cause an increase in traffic volumes will be allowed. To this end, the following requirements have been devised.~~

~~A. USE REGULATIONS~~

~~Structures to be erected and land to be used shall be only for the following uses:~~

- ~~1. Accessory uses.~~
- ~~2. Automobile and truck service establishments and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.~~
- ~~3. Banks and financial institutions.~~
- ~~4. Churches.~~
- ~~5. Clubs and lodges, with a Special Exception issued by the Board of Zoning Appeals.~~
- ~~6. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.~~

- ~~7. Convenience service establishments such as but not limited to barber shops, beauty parlors, tailors, gift shops and automatic self-service laundries.~~
- ~~8. Convenience stores, without gasoline.~~
- ~~9. Convenience stores, with gasoline.~~
- ~~10. Day nurseries and care centers.~~
- ~~11. Fire and rescue squad stations.~~
- ~~12. Funeral homes.~~
- ~~13. Home occupations.~~
- ~~14. Institutions of higher learning.~~
- ~~15. Laundry and dry cleaning.~~
- ~~16. Libraries.~~
- ~~17. Museums and art galleries.~~
- ~~18. Nursing and rest homes.~~
- ~~19. Offices, business and professional.~~
- ~~20. Pet shops, but excluding boarding kennels.~~
- ~~21. Philanthropic and charitable institutions.~~
- ~~22. Printing shops.~~
- ~~23. Municipal utilities.~~
- ~~24. Private utilities; towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz), with a Conditional Use Permit issued by City Council.~~
- ~~25. Repair services or businesses.~~
- ~~26. Restaurants.~~
- ~~27. Retail stores not otherwise listed in this ordinance.~~
- ~~28. Schools, special.~~
- ~~29. Service stations.~~
- ~~30. Signs.~~
- ~~31. Theaters, motion pictures theaters and assembly halls, but excluding drive-in theaters.~~
- ~~32. Wholesale businesses.~~
- ~~33. Off-street parking as required in article 18 of this ordinance; however, for conversion from existing uses to apartment on second or subsequent floors of a~~

~~commercial/office use, off street parking requirements may be waived by the Board of Zoning appeals upon the granting of a Special Exception.~~

~~34. Apartments, on the second or subsequent floors of a commercial/office use, provided that each unit contains a minimum of six hundred (600) gross square feet.~~

~~35. Night Clubs and dance halls, with a Conditional Use Permit issued by City Council.~~

~~B. AREA REGULATIONS:~~

~~1. None, except that for multi family and second story apartment units, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit.~~

~~C. LOT WIDTH REGULATIONS:~~

~~1. None~~

~~D. SETBACK REGULATIONS:~~

~~1. None~~

~~E. YARD REGULATIONS:~~

~~1. Side: None, except when a use is abutting a residential district, and then there shall be a minimum side yard of five (5) feet.~~

~~2. Rear: None, except when a use is abutting a residential district and then there shall be a minimum rear yard of twenty (20) feet.~~

~~F. HEIGHT REGULATIONS:~~

~~1. Buildings may be erected up to forty five (45) feet from grade, except that:~~

~~2. Church spires, belfries, cupolas, chimneys, flues, flag poles, television antenna radio aerials and equipment penthouses are exempt from the provisions of this Section.~~

~~G. REQUIREMENTS FOR PERMITTED USES:~~

~~1. Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article 16, Site Plan Requirements, shall be met.~~

By enacting:

Article X
Limited Commercial District (B-2)

STATEMENT OF INTENT

The district has been established along some of the major traveled streets within the City in order to protect the existing commercial establishments presently located there and to enhance these areas in order to attract similar types of establishments. Because of the unusual shallowness and/or narrowness of the lots in these areas, only certain commercial uses which will not cause an increase in traffic volumes will be allowed. To this end, the following requirements have been devised.

A. USE REGULATIONS

Structures to be erected and land to be used shall be only for the following uses:

1. Accounting and tax preparation offices.
2. Antique store, not to include thrift stores.
3. Apartments, on the second or subsequent floors of a commercial/office use, provided that each unit contains a minimum of six hundred (600) gross square feet.
4. Appliance sales and repair.
5. Assisted living facility.
6. Automobile and truck service establishments and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.
7. Bakery.
8. Barber shops and beauty parlors.
9. Bookstores, not to include Adult bookstores.
10. Building supply, with no outside storage of materials.
11. Catering and prepared foods.
12. Churches.
13. Clubs and lodges, with a Special Exception issued by the Board of Zoning Appeals.
14. Commercial banks and financial institutions, not to include check cashing or payday loan establishments.

15. Computer sales and repair services.
16. Consignment store, with a Conditional Use Permit issued by City Council.
17. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.
18. Convenience stores, with gasoline.
19. Convenience stores, without gasoline.
20. Dance studio/school.
21. Day nurseries and child care centers.
22. Delicatessen.
23. Electronic sales and repair.
24. Fire stations and rescue squads
25. Fitness center or gym.
26. Florist.
27. Frame shop.
28. Funeral homes.
29. Gift and card shop.
30. Grocery store.
31. Home decorating centers and interior design services.
32. Hospitals.
33. Ice cream parlor.
34. Institutions of higher learning.
35. Insurance agency.
36. Jewelry sales and repair.
37. Laundry and dry cleaning.
38. Law office.
39. Medical and dental office.
40. Municipal and private utilities.
41. Museums and art galleries.
42. Night Clubs and dance halls, with a Conditional Use Permit issued by City Council.

43. Nursing homes.
44. Off-street parking as required in Article XVIII of this ordinance
45. Pet shops, but excluding boarding kennels.
46. Pharmacy.
47. Philanthropic and charitable institutions.
48. Printing shops.
49. Real estate agency.
50. Restaurants.
51. Restaurants, with a drive-thru window, with a Conditional Use Permit issued by City Council.
52. Schools, special.
53. Tailors and seamstress.
54. Tanning Salon.
55. Taxi Cab Business.
56. Telecommunications towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz), with a Conditional Use Permit issued by City Council.
57. Theaters, motion pictures theaters and assembly halls, but excluding drive in theaters.
58. Video Rental Stores, not to include adult video establishments.
59. Wholesale businesses.

B. AREA REGULATIONS:

None, except that for second story apartment units, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit.

C. LOT WIDTH REGULATIONS:

None

D. SETBACK REGULATIONS:

None

E. YARD REGULATIONS:

1. Side: None, except when a use is abutting a residential district, then there shall be a minimum side yard of five (5) feet.

2. Rear: None, except when a use is abutting a residential district, then there shall be a minimum rear yard of twenty (20) feet.

F. HEIGHT REGULATIONS:

Buildings may be erected up to forty-five (45) feet from grade, except that church spires, belfries, cupolas, chimneys, flues, flag poles, television antenna radio aerials and equipment penthouses are exempt from the provisions of this Section.

G. REQUIREMENTS FOR PERMITTED USES:

Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article XVI, Site Plan Requirements, shall be met.

Ordinance No. 2015-12

An Ordinance repealing Article XI-A, Corridor Development District (B-4) and re-enacting Article XI-A, Corridor Development District (B-4) of the Zoning Ordinance of the City of Hopewell

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL, that Article XI-A, Corridor Development District (B-4), of the Zoning Ordinance of the City of Hopewell, inclusive, be, and hereby is, repealed, and that Article XI-A, Corridor Development District (B-4), of the Zoning Ordinance of the City of Hopewell be enacted as follows:

By repealing:

**~~Article XI-A
Corridor Development District (B-4)~~**

~~STATEMENT OF INTENT~~

~~This district is intended to provide a special district for the Woodlawn/Oaklawn Corridor area which will allow and encourage a harmonious mixing of a variety of commercial, high density residential, office and professional uses and financial institutions.~~

~~A. USE REGULATIONS~~

~~Structures to be erected and land to be used shall be for the following uses:~~

- ~~1. Trash receptacles.~~
- ~~2. Automobile and truck sales and service establishments and truck rental and agencies, provided that all vehicle lifts and pits, dismantled and wrecked automobiles, and all parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.~~
- ~~3. Banks and financial institutions.~~
- ~~4. Churches.~~
- ~~5. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.~~
- ~~6. Convenience service establishments, such as but not limited to barber shops, beauty parlors, tailors, automatic self service laundries.~~
- ~~7. Convenience stores without gasoline.~~
- ~~8. Convenience stores with gasoline.~~
- ~~9. Day nurseries and care centers.~~
- ~~10. Fire and Rescue squad stations.~~
- ~~11. Home occupations~~

- ~~12. Hotels and motels.~~
- ~~13. Institutions of higher learning.~~
- ~~14. Laundry and dry cleaning.~~
- ~~15. Offices, business and professional.~~
- ~~16. Plant nurseries and greenhouses.~~
- ~~17. Printing shops.~~
- ~~18. Municipal utilities.~~
- ~~19. Private utilities; towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz) with a Conditional Use Permit issued by City Council.~~
- ~~20. Radio and television broadcasting stations, studios, and offices.~~
- ~~21. Restaurants.~~
- ~~22. Retail stores not otherwise listed in this ordinance.~~
- ~~23. Sports facilities, indoor.~~
- ~~24. Sports facilities, outdoor, with a Conditional Use Permit issued by City Council.~~
- ~~25. Schools, special.~~
- ~~26. Service stations.~~
- ~~27. Signs~~
- ~~28. Theaters, motion pictures theaters, and assembly halls, but excluding drive-ins.~~
- ~~29. Off-street parking.~~
- ~~30. Veterinary hospitals.~~
- ~~31. Apartments, on the second and subsequent floors of commercial/office uses, provided that each unit have a minimum of six hundred (600) gross square feet.~~
- ~~32. Multi-family dwellings.~~
- ~~33. Single-family dwellings, with a Conditional Use Permit issued by City Council, with all area, lot width, and setback requirements set on a case-by-case basis by Council in the permit.~~
- ~~34. Post Offices.~~
- ~~35. Night clubs and dance halls.~~
- ~~36. Sexually oriented businesses, with a Conditional Use Permit issued by City Council.~~

~~B. AREA REGULATIONS~~

- ~~1. For each building containing or intended to contain one (1) or more permitted use, there shall be a minimum lot area of twelve thousand (12,000) square feet.~~
- ~~2. For each apartment on second or subsequent floors of a commercial/office use, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit. This is not in addition to the twelve thousand (12,000) square foot minimum lot area required above.~~

- ~~3. For multi-family uses, there shall be a minimum lot area of twelve thousand (12,000) square feet and one dwelling unit shall be permitted for each one thousand (1,000) square feet of lot area.~~

~~C. LOT WIDTH REGULATIONS~~

- ~~1. The minimum lot width for permitted uses in this district shall be one hundred (100) feet.~~

~~D. SETBACK REGULATIONS~~

- ~~1. Structures shall be located at least forty (40) feet from any street or highway right of way.~~

~~E. YARD REGULATIONS~~

- ~~1. Side: The minimum width of each side yard for a permitted use in this district shall be ten (10) feet.~~
- ~~2. Rear: Each main structure shall have a rear yard of at least twenty five (25) feet.~~

~~F. HEIGHT REGULATIONS~~

- ~~1. Buildings may be erected up to seventy (70) feet from grade.~~

~~G. SUPPLEMENTAL PARKING REGULATIONS~~

- ~~1. Off-street parking spaces shall be in conformity with the requirements for specific uses as set forth in Article 18, however, no off-street parking or paved travel way shall be located within ten (10) feet of a right of way; no off-street parking shall be permitted within ten (10) feet of the sideline.~~

~~H. SCREENING~~

- ~~1. At least thirty (30) feet of vegetation screening is required along the northern side of Virginia Street and the southern side of Poplar Street. Buffers shall be required to separate residential from all other uses.~~

~~I. LANDSCAPING~~

- ~~1. All non-residential uses, including parking lots where a front yard is provided, shall be landscaped. A landscaping plan is required to be submitted in conjunction with the Site Plan Requirements of Article 16.~~

~~J. REQUIREMENTS FOR PERMITTED USES~~

- ~~1. Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article 16 Site Plan requirements, shall be met.~~

K. SPECIAL REQUIREMENTS

- ~~1. Rear entrances for businesses will not be allowed along Virginia Avenue or along Poplar Street.~~

L. CONVERSION OF USE IN B-4 DISTRICT

- ~~1. In order for property to be converted from residential use to any other permitted use, all area, lot width, setback, yard, supplemental parking, screening, and landscaping requirements of the zoning district must be met.~~

By enacting:

Article XI-A Corridor Development District (B-4)

STATEMENT OF INTENT

This district is intended to provide a special district for the Woodlawn/Oaklawn Corridor area which will allow and encourage a harmonious mixing of a variety of commercial, office and professional uses and financial institutions.

A. USE REGULATIONS

Structures to be erected and land to be used shall be for the following uses:

1. Automobile and truck sales and service establishments and truck rental and agencies, provided that all vehicle lifts and pits, dismantled and wrecked automobiles, and all parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.
2. Automotive parts stores.
3. Barber shops and beauty parlors.
4. Bookstores.
5. Car washes.
6. Casual and formal wear stores.
7. Churches.
8. Cigarette, cigar and tobacco retail distributor.
9. Commercial banks and financial institutions, not to include check cashing establishments.

10. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.
11. Convenience stores with gasoline.
12. Convenience stores without gasoline.
13. Day nurseries and child care centers.
14. Financial and tax preparation services.
15. Fire stations and rescue squads.
16. Florist.
17. Grocery store.
18. Home, furnishing store.
19. Hotels and motels.
20. Institutions of higher learning.
21. Insurance agency.
22. Laundry and dry cleaning.
23. Medical and dental offices.
24. Municipal and private utilities.
25. Night clubs and dance halls, with a Conditional Use Permit issued by City Council.
26. Off street parking.
27. Pet shops and supplies, excluding boarding kennels.
28. Pharmacy.
29. Plant nurseries and greenhouses.
30. Post Offices.
31. Printing shops.
32. Radio and or television broadcasting stations, studios, or offices.
33. Real estate agency.
34. Restaurants.
35. Schools, special.
36. Service stations.
37. Shoe repair.
38. Single family dwellings, with a Conditional Use Permit issued by City Council, with all area, lot width, and setback requirements set on a case-by-case basis by Council in the permit.
39. Sports facilities, indoor.

40. Sports facilities, outdoor, with a Conditional Use Permit issued by City Council.
41. Sporting goods and hunting supplies.
42. Tailor and seamstress.
43. Tattoo parlor and body piercing establishments, with a Conditional Use Permit issued by City Council.
44. Taxi Cab Business.
45. Telecommunications towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz) with a Conditional Use Permit issued by City Council.
46. Theaters, motion pictures theaters, and assembly halls, but excluding drive-ins.
47. Veterinary hospitals and animal shelters.
48. Video rental stores, not to include adult video establishments.

B. AREA REGULATIONS

1. For each building containing or intended to contain one (1) or more permitted use, there shall be a minimum lot area of twelve thousand (12,000) square feet.
2. For each apartment on the second or subsequent floors of a commercial/office use, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit. This is not in addition to the twelve thousand (12,000) square foot minimum lot area required above.
3. For multi-family uses, there shall be a minimum lot area of twelve thousand (12,000) square feet and one dwelling unit shall be permitted for each one thousand (1,000) square feet of lot area.

C. LOT WIDTH REGULATIONS

The minimum lot width for permitted uses in this district shall be one hundred (100) feet.

D. SETBACK REGULATIONS

Structures shall be located at least forty (40) feet from any street or highway right-of-way.

E. YARD REGULATIONS

1. Side: The minimum width of each side yard for a permitted use in this district shall be ten (10) feet.
2. Rear: Each main structure shall have a rear yard of at least twenty five (25) feet.

F. HEIGHT REGULATIONS

Buildings may be erected up to seventy (70) feet from grade.

G. SUPPLEMENTAL PARKING REGULATIONS

Off-street parking spaces shall be in conformity with the requirements for specific uses as set forth in Article XVIII, however, no off-street parking or paved travel way shall be located within ten (10) feet of a right-of-way; no off-street parking shall be permitted within ten (10) feet of the sideline.

H. SCREENING

At least thirty (30) feet of vegetation screening is required along the northern side of Virginia Street and the southern side of Poplar Street. Buffers shall be required to separate residential from all other uses.

I. LANDSCAPING

All non-residential uses, including parking lots where a front yard is provided, shall be landscaped. A landscaping plan is required to be submitted in conjunction with the Site Plan Requirements of Article XVI.

J. REQUIREMENTS FOR PERMITTED USES

Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article XVI, Site Plan Requirements, shall be met.

K. SPECIAL REQUIREMENTS

Rear entrances for businesses will not be allowed along Virginia Avenue Street or along Poplar Street.

L. CONVERSION OF USE IN B-4 DISTRICT

In order for property to be converted from residential use to any other permitted use, all area, lot width, setback, yard, supplemental parking, screening, and landscaping requirements of the zoning district must be met.

ORDINANCE NO. 2015 - 13

**An Ordinance amending and reenacting Article VII, Residential
Office District, Section A, Use Regulations, of the Zoning
Ordinance of the City of Hopewell**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL that Article VII, Section A of the Zoning Ordinance of the City of Hopewell is amended and re-enacted as follows:

ARTICLE VII, Residential Office District – RO-1

A. USE REGULATIONS

13. *Adult Day Care Center with a Conditional Use Permit issued by City Council.*

ORDINANCE NO. 2015 - 14

An Ordinance amending and reenacting Article VII-A, Residential High Density, Section A, Use Regulations, of the Zoning Ordinance of the City of Hopewell

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL that Article VII-A, Section A of the Zoning Ordinance of the City of Hopewell is amended and re-enacted as follows:

ARTICLE VII-A, Residential High Density -- Offices -- RO-4

A. USE REGULATIONS

21. *Adult Day Care Center with a Conditional Use Permit issued by City Council.*

ORDINANCE NO. 2015 -16

**An Ordinance amending and reenacting Article X, Limited
Commercial District, Section A, Use Regulations, of the Zoning
Ordinance of the City of Hopewell**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL that Article X,
Section A of the Zoning Ordinance of the City of Hopewell is amended and re-enacted as
follows

ARTICLE X, LIMITED COMMERCIAL DISTRICT – B-2

A. USE REGULATIONS

2. Adult Day Care Center with a Conditional Use Permit issued by City Council

ORDINANCE NO. 2015 - 16

**An Ordinance amending and reenacting Article XI, Highway
Commercial District, Section A, Use Regulations, of the Zoning
Ordinance of the City of Hopewell**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL that Article XI, Section A of the Zoning Ordinance of the City of Hopewell is amended and re-enacted as follows:

ARTICLE XI, HIGHWAY COMMERCIAL DISTRICT – B-3

A. USE REGULATIONS

2. Adult Day Care Center with a Conditional Use Permit issued by City Council.

ORDINANCE NO. 2015 - 17

**An Ordinance amending and reenacting Article XI-A, Corridor
Development District, Section A, Use Regulations, of the Zoning
Ordinance of the City of Hopewell**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL that Article XI-A, Section A of the Zoning Ordinance of the City of Hopewell is amended and re-enacted as follows:

ARTICLE XI-A, CORRIDOR DEVELOPMENT DISTRICT - B-4

A. USE REGULATIONS

1. Adult Day Care Center

Ordinance No. 2015-18

An Ordinance repealing Article XI, Highway Commercial District (B-3) and re-enacting Article XI, Highway Commercial District (B-3) of the Zoning Ordinance of the City of Hopewell

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL, that Article XI, Highway Commercial District (B-3), of the Zoning Ordinance of the City of Hopewell, inclusive, be, and hereby is, repealed, and that Article XI, Highway Commercial District (B-3), of the Zoning Ordinance of the City of Hopewell be enacted as follows:

By repealing:

~~Article XI
Highway Commercial District (B-3)~~

~~STATEMENT OF INTENT~~

~~This district is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities, generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials or the nuisance factors of dust, odor, and noise associated with manufacturing. This includes such uses as retail stores, banks, business offices, drive in restaurants and automobile sales and service facilities.~~

~~A. USE REGULATIONS~~

~~Structures to be erected and land to be uses shall be for the following uses:~~

- ~~1. Trash receptacles.~~
- ~~2. Automobile and truck sales and service establishments, and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and all parts and supplies be located within a building enclosed on all sides and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.~~
- ~~3. Banks and financial institutions.~~
- ~~4. Building supplies and service with storage under cover.~~
- ~~5. Car washes.~~
- ~~6. Churches.~~
- ~~7. Clubs and lodges with a Special Exception issued by the Board of Zoning Appeals.~~
- ~~8. Compounding, assembly or treatment of woods and cabinet making with a Special Exception issued by the Board of Zoning Appeals.~~

ZONING ORDINANCE

- ~~9. Contractors establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.~~
- ~~10. Convenience and service establishments such as but not limited to barber shops, beauty parlors, tailors, automatic self-service laundries.~~
- ~~11. Convenience stores, without gasoline.~~
- ~~12. Convenience stores, with gasoline.~~
- ~~13. Day nurseries and care centers.~~
- ~~14. Fire stations and rescue squads.~~
- ~~15. Funeral homes.~~
- ~~16. Home occupations.~~
- ~~17. Hotels and motels.~~
- ~~18. Institutions of higher learning.~~
- ~~19. Laundry and dry cleaning.~~
- ~~20. Libraries.~~
- ~~21. Machinery rental, sales, and service.~~
- ~~22. Museums and art galleries.~~
- ~~24. Newspaper office buildings, including printing and publishing facilities incidental to such uses.~~
- ~~25. Night clubs and dance halls.~~
- ~~26. Nursing and rest homes.~~
- ~~27. Offices, business and professional.~~
- ~~28. Parking garages and parking lots.~~
- ~~29. Pet shops, excluding boarding kennels.~~
- ~~30. Philanthropic and charitable institutions.~~
- ~~31. Plant nurseries and greenhouses.~~
- ~~32. Municipal utilities.~~
- ~~33. Private utilities; towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz) with a Conditional Use Permit issued by City Council.~~
- ~~34. Radio or television broadcasting stations, studios, or offices.~~
- ~~35. Repair services or businesses.~~
- ~~36. Restaurants.~~
- ~~37. Retail stores not otherwise listed in this ordinance.~~

- ~~37. Sports facilities, indoors.~~
- ~~38. Sports facilities, outdoors, with a Conditional Use Permit issued by City Council.~~
- ~~39. Schools, special.~~
- ~~40. Service stations.~~
- ~~41. Shops.~~
- ~~42. Hospitals.~~
- ~~43. Theaters, motion picture theaters and assembly halls but excluding drive-ins.~~
- ~~44. Veterinary hospitals.~~
- ~~45. Wholesale businesses.~~
- ~~46. Off-street parking.~~
- ~~47. Signs.~~
- ~~48. Apartments, on the second and subsequent floors of commercial/office use, provided that each unit contains at least six hundred (600) gross square feet.~~
- ~~49. Tattoo Parlors and Body Piercing Establishments with a Conditional Use Permit issued by City Council.~~
- ~~50. Sexually oriented businesses, with a Conditional Use Permit issued by City Council.~~
- ~~51. Self-Service Storage Facility, with Conditional Use Permit.~~

~~The following conditions shall apply to all self-storage facilities:~~

- ~~a. All operations, activities and storage shall be conducted within a completely enclosed building;~~
- ~~b. The leasing office must have a brick façade;~~
- ~~c. Commercial activities being run in and out of storage units shall be prohibited.~~
- ~~d. Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited;~~
- ~~e. Self-service storage facilities may not be located on land abutting a residential district or use;~~
- ~~f. Storage of boats, recreational vehicles, and motor vehicles shall be prohibited;~~
- ~~g. All building façades abutting public right-of-ways shall have a brick façade.~~

~~B. AREA REGULATIONS~~

- ~~1. For each main building containing or intended to contain one or more permitted uses, there shall be a minimum lot area of five thousand (5,000) square feet.~~

2. For each apartment on the second or subsequent floors of a commercial/office use, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit. This is not in addition to the five thousand (5,000) square foot minimum lot area required above.

~~C. LOT WIDTH REGULATIONS~~

1. The minimum lot width for all permitted uses and uses requiring a conditional use permit shall be fifty (50) feet.

~~D. SETBACK REGULATIONS~~

1. Structures shall be located forty (40) feet from any street or highway or from any street or highway right of way; except that if there are two abutting lots with structures on each, then no building shall be set back more than the average setback of the two. This shall be known as the "setback line".

~~E. YARD REGULATIONS~~

1. Side: Each main structure shall have at least one side yard of at least ten (10) feet; except that when such use abuts a residential district, there shall be a side yard of ten (10) feet.
2. Rear: Each main structure shall have a rear yard of at least twenty five (25) feet.

~~F. HEIGHT REGULATIONS~~

1. Buildings may be erected up to forty five (45) feet from grade except that:
 - i. Church spires, belfries, cupolas, chimneys, flues, flag poles, television antennae, radio aerials, and equipment penthouses are exempt from the provisions of this Section.

~~G. SPECIAL PROVISION FOR CORNER LOTS~~

1. Of the two (2) sides of a corner lot, the front shall be deemed to be the shortest of the two (2) sides fronting on streets except that when one street has more than twice the traffic volume of the other, the side facing the street with the highest traffic volume shall be deemed to be the front.
2. The side yard facing the side street shall be twenty (20) feet for both main and accessory buildings *and trash receptacles*.

~~H. REQUIREMENTS FOR PERMITTED USES~~

~~1. Before a building permit shall be issued or construction commenced on any permitted use in this district or a permit issued for a new use, all requirements of Article 16, Site Plan Requirements, shall be met.~~

By enacting:

Article XI
Highway Commercial District (B-3)

STATEMENT OF INTENT

This district is intended to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities, generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials or the nuisance factors of dust, odor, and noise associated with manufacturing. This includes such uses as retail stores, banks, business offices, drive-in restaurants and automobile sales and service facilities.

A. USE REGULATIONS

Structures to be erected and land to be used shall be for the following uses:

1. Adult Day Care Center with a Conditional Use Permit issued by City Council.
2. Accounting and tax preparation services.
3. Apartments, on the second and subsequent floors of commercial/office use, provided that each unit contains at least six hundred (600) gross square feet.
4. Appliance sale and repair.
5. Assisted living facility.
6. Automobile and truck sales and service establishments, and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and all parts and supplies be located within a building enclosed on all sides and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.
7. Automotive parts stores.
8. Bakery.
9. Barber shops and beauty parlors.
10. Bookstores, except Adult bookstores.
11. Building supplies and service with storage under cover.
12. Car washes.

13. Catering and prepared foods.
14. Casual and formal wear stores.
15. Churches.
16. Cigarette, cigar and tobacco retail distributor.
17. Clubs and lodges with a Special Exception issued by the Board of Zoning Appeals.
18. Commercial banks and financial institutions, not to include check cashing or payday loan establishments.
19. Compounding, assembly or treatment of woods and cabinet making with a Special Exception issued by the Board of Zoning Appeals.
20. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.
21. Convenience stores, with gasoline.
22. Convenience stores, without gasoline.
23. Day nurseries and child care centers.
24. Delicatessen.
25. Driver's education establishment.
26. Fire stations and rescue squads.
27. Fitness center or gym.
28. Florist.
29. Funeral homes.
30. Furniture store.
31. Grocery store.
32. Hardware and feed store.
33. Hospitals.
34. Hotels and motels.
35. Ice cream parlor.
36. Institutions of higher learning.
37. Insurance agency.
38. Laundry and dry cleaning.
39. Libraries.
40. Machinery rental, sales, and service provided that service is conducted in a completely enclosed building; unless a Conditional Use Permit is issued by City Council.

41. Medical and dental offices.
42. Municipal and private utilities.
43. Museums and art galleries.
44. Newspaper office buildings, including printing and publishing facilities incidental to such uses.
45. Night clubs and dance halls.
46. Nursing homes.
47. Off-street parking as required in Article XVIII of this ordinance.
48. Office and business supply store.
49. Parking garages and parking lots.
50. Pawn shop, with a Conditional Use Permit issued by City Council.
51. Pest control and extermination services.
52. Pet shops and supplies, excluding boarding kennels.
53. Pharmacy.
54. Philanthropic and charitable institutions.
55. Plant nurseries and greenhouses.
56. Radio or television broadcasting stations, studios, or offices.
57. Repair services or businesses provided that all repairs take place within a completely enclosed building.
58. Restaurants.
59. Real Estate Agency.
60. Sports facilities, indoors.
61. Sports facilities, outdoors, with a Conditional Use Permit issued by City Council.
62. Sporting goods and hunting supply stores.
63. Schools, special.
64. Self-Service Storage Facility, with Conditional Use Permit.

The following conditions shall apply to all self-storage facilities:

- a. All operations, activities and storage shall be conducted within a completely enclosed building;
- b. The leasing office must have a brick façade;
- c. Commercial activities being run in and out of storage units shall be prohibited;
- d. Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock,

sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited;

- e. Self-service storage facilities may not be located on land abutting a residential district or use;
- f. Storage of boats, recreational vehicles, and motor vehicles shall be prohibited; and
- g. All building façades abutting public right-of-ways shall have a brick façade.

65. Tailor and seamstress.

66. Tattoo Parlors and Body Piercing Establishments, with a Conditional Use Permit issued by City Council.

67. Telecommunications towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz), with a Conditional Use Permit issued by City Council.

68. Theaters, motion picture theaters and assembly halls but excluding drive-ins.

69. Veterinary hospitals.

70. Video rental stores, not to include adult video establishments.

71. Wholesale businesses.

72. Signs.

B. AREA REGULATIONS

- 1. For each main building containing or intended to contain one or more permitted uses, there shall be a minimum lot area of five thousand (5,000) square feet.
- 2. For each apartment on the second or subsequent floors of a commercial/office use, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit. This is not in addition to the five thousand (5,000) square foot minimum lot area required above.

C. LOT WIDTH REGULATIONS

The minimum lot width for all permitted uses and uses requiring a conditional use permit shall be fifty (50) feet.

D. SETBACK REGULATIONS

Structures shall be located forty (40) feet from any street or highway or from any street or highway right-of-way; except that if there are two abutting lots with structures on each, then no building shall be set back more than the average setback of the two. This shall be known as the "setback line".

E. YARD REGULATIONS

1. Side: Each main structure shall have at least one side yard of at least ten (10) feet; except that when such use abuts a residential district, there shall be a side yard of ten (10) feet.
2. Rear: Each main structure shall have a rear yard of at least twenty-five (25) feet.

F. HEIGHT REGULATIONS

Buildings may be erected up to forty-five (45) feet from grade except that church spires, belfries, cupolas, chimneys, flues, flag poles, television antennae, radio aerials, and equipment penthouses are exempt from the provisions of this Section.

G. SPECIAL PROVISION FOR CORNER LOTS

1. Of the two (2) sides of a corner lot, the front shall be deemed to be the shortest of the two (2) sides fronting on streets except that when one street has more than twice the traffic volume of the other, the side facing the street with the highest traffic volume shall be deemed to be the front.
2. The side yard facing the side street shall be twenty (20) feet for both main ~~and accessory~~ buildings and trash receptacles.

H. REQUIREMENTS FOR PERMITTED USES

Before a building permit shall be issued or construction commenced on any permitted use in this district or a permit issued for a new use, all requirements of Article XVI, Site Plan Requirements, shall be met.

Ordinance No. 2015-10

An Ordinance repealing Article XI-A, Corridor Development District (B-4) and re-enacting Article XI-A, Corridor Development District (B-4) of the Zoning Ordinance of the City of Hopewell

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL, that Article XI-A, Corridor Development District (B-4), of the Zoning Ordinance of the City of Hopewell, inclusive, be, and hereby is, repealed, and that Article XI-A, Corridor Development District (B-4), of the Zoning Ordinance of the City of Hopewell be enacted as follows:

By repealing:

~~Article XI-A
Corridor Development District (B-4)~~

~~STATEMENT OF INTENT~~

~~This district is intended to provide a special district for the Woodlawn/Oaklawn Corridor area which will allow and encourage a harmonious mixing of a variety of commercial, high density residential, office and professional uses and financial institutions.~~

~~A. USE REGULATIONS~~

~~Structures to be erected and land to be used shall be for the following uses:~~

- ~~1. Trash receptacles.~~
- ~~2. Automobile and truck sales and service establishments and truck rental and agencies, provided that all vehicle lifts and pits, dismantled and wrecked automobiles, and all parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.~~
- ~~3. Banks and financial institutions.~~
- ~~4. Churches.~~
- ~~5. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.~~
- ~~6. Convenience service establishments, such as but not limited to barber shops, beauty parlors, tailors, automatic self-service laundries.~~
- ~~7. Convenience stores without gasoline.~~
- ~~8. Convenience stores with gasoline.~~
- ~~9. Day nurseries and care centers.~~
- ~~10. Fire and Rescue squad stations.~~
- ~~11. Home occupations~~

- ~~12. Hotels and motels.~~
- ~~13. Institutions of higher learning.~~
- ~~14. Laundry and dry cleaning.~~
- ~~15. Offices, business and professional.~~
- ~~16. Plant nurseries and greenhouses.~~
- ~~17. Printing shops.~~
- ~~18. Municipal utilities.~~
- ~~19. Private utilities; towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz) with a Conditional Use Permit issued by City Council.~~
- ~~20. Radio and television broadcasting stations, studios, and offices.~~
- ~~21. Restaurants.~~
- ~~22. Retail stores not otherwise listed in this ordinance.~~
- ~~23. Sports facilities, indoor.~~
- ~~24. Sports facilities, outdoor, with a Conditional Use Permit issued by City Council.~~
- ~~25. Schools, special.~~
- ~~26. Service stations.~~
- ~~27. Signs~~
- ~~28. Theaters, motion pictures theaters, and assembly halls, but excluding drive-ins.~~
- ~~29. Off street parking.~~
- ~~30. Veterinary hospitals.~~
- ~~31. Apartments, on the second and subsequent floors of commercial/office uses, provided that each unit have a minimum of six hundred (600) gross square feet.~~
- ~~32. Multi family dwellings.~~
- ~~33. Single family dwellings, with a Conditional Use Permit issued by City Council, with all area, lot width, and setback requirements set on a case by case basis by Council in the permit.~~
- ~~34. Post Offices.~~
- ~~35. Night clubs and dance halls.~~
- ~~36. Sexually oriented businesses, with a Conditional Use Permit issued by City Council.~~

~~B. AREA REGULATIONS~~

- ~~1. For each building containing or intended to contain one (1) or more permitted use, there shall be a minimum lot area of twelve thousand (12,000) square feet.~~
- ~~2. For each apartment on second or subsequent floors of a commercial/office use, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit. This is not in addition to the twelve thousand (12,000) square foot minimum lot area required above.~~

- ~~3. For multi-family uses, there shall be a minimum lot area of twelve thousand (12,000) square feet and one dwelling unit shall be permitted for each one thousand (1,000) square feet of lot area.~~

~~C. LOT WIDTH REGULATIONS~~

- ~~1. The minimum lot width for permitted uses in this district shall be one hundred (100) feet.~~

~~D. SETBACK REGULATIONS~~

- ~~1. Structures shall be located at least forty (40) feet from any street or highway right-of-way.~~

~~E. YARD REGULATIONS~~

- ~~1. Side: The minimum width of each side yard for a permitted use in this district shall be ten (10) feet.~~
- ~~2. Rear: Each main structure shall have a rear yard of at least twenty-five (25) feet.~~

~~F. HEIGHT REGULATIONS~~

- ~~1. Buildings may be erected up to seventy (70) feet from grade.~~

~~G. SUPPLEMENTAL PARKING REGULATIONS~~

- ~~1. Off-street parking spaces shall be in conformity with the requirements for specific uses as set forth in Article 18, however, no off-street parking or paved travel way shall be located within ten (10) feet of a right-of-way; no off-street parking shall be permitted within ten (10) feet of the sideline.~~

~~H. SCREENING~~

- ~~1. At least thirty (30) feet of vegetation screening is required along the northern side of Virginia Street and the southern side of Poplar Street. Buffers shall be required to separate residential from all other uses.~~

~~I. LANDSCAPING~~

- ~~1. All non-residential uses, including parking lots where a front yard is provided, shall be landscaped. A landscaping plan is required to be submitted in conjunction with the Site Plan Requirements of Article 16.~~

~~J. REQUIREMENTS FOR PERMITTED USES~~

- ~~1. Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article 16 Site Plan requirements, shall be met.~~

~~K. SPECIAL REQUIREMENTS~~

- ~~1. Rear entrances for businesses will not be allowed along Virginia Avenue or along Poplar Street.~~

~~L. CONVERSION OF USE IN B-4 DISTRICT~~

- ~~1. In order for property to be converted from residential use to any other permitted use, all area, lot width, setback, yard, supplemental parking, screening, and landscaping requirements of the zoning district must be met.~~

By enacting:

Article XI-A Corridor Development District (B-4)

STATEMENT OF INTENT

This district is intended to provide a special district for the Woodlawn/Oaklawn Corridor area which will allow and encourage a harmonious mixing of a variety of commercial, office and professional uses and financial institutions.

A. USE REGULATIONS

Structures to be erected and land to be used shall be for the following uses:

1. Adult Day Care Center.
2. Automobile and truck sales and service establishments and truck rental and agencies, provided that all vehicle lifts and pits, dismantled and wrecked automobiles, and all parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.
3. Automotive parts stores.
4. Barber shops and beauty parlors.
5. Bookstores.
6. Car washes.
7. Casual and formal wear stores.
8. Churches.
9. Cigarette, cigar and tobacco retail distributor.
10. Commercial banks and financial institutions, not to include check cashing establishments.

11. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.
12. Convenience stores with gasoline.
13. Convenience stores without gasoline.
14. Day nurseries and child care centers.
15. Financial and tax preparation services.
16. Fire stations and rescue squads.
17. Florist.
18. Grocery store.
19. Home furnishing store.
20. Hotels and motels.
21. Institutions of higher learning.
22. Insurance agency.
23. Laundry and dry cleaning.
24. Medical and dental offices.
25. Municipal and private utilities.
26. Night clubs and dance halls, with a Conditional Use Permit issued by City Council.
27. Off street parking.
28. Pet shops and supplies, excluding boarding kennels.
29. Pharmacy.
30. Plant nurseries and greenhouses.
31. Post Offices.
32. Printing shops.
33. Radio and or television broadcasting stations, studios, or offices.
34. Real estate agency.
35. Restaurants.
36. Schools, special.
37. Service stations.
38. Shoe repair.
39. Single family dwellings, with a Conditional Use Permit issued by City Council, with all area, lot width, and setback requirements set on a case-by-case basis by Council in the permit.
40. Sports facilities, indoor.

41. Sports facilities, outdoor, with a Conditional Use Permit issued by City Council.
42. Sporting goods and hunting supplies.
43. Tailor and seamstress.
44. Tattoo parlor and body piercing establishments, with a Conditional Use Permit issued by City Council.
45. Telecommunications towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz) with a Conditional Use Permit issued by City Council.
46. Theaters, motion pictures theaters, and assembly halls, but excluding drive-ins.
47. Veterinary hospitals and animal shelters.
48. Video rental stores, not to include adult video establishments.

B. AREA REGULATIONS

1. For each building containing or intended to contain one (1) or more permitted use, there shall be a minimum lot area of twelve thousand (12,000) square feet.
2. For each apartment on the second or subsequent floors of a commercial/office use, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit. This is not in addition to the twelve thousand (12,000) square foot minimum lot area required above.
3. For multi-family uses, there shall be a minimum lot area of twelve thousand (12,000) square feet and one dwelling unit shall be permitted for each one thousand (1,000) square feet of lot area.

C. LOT WIDTH REGULATIONS

The minimum lot width for permitted uses in this district shall be one hundred (100) feet.

D. SETBACK REGULATIONS

Structures shall be located at least forty (40) feet from any street or highway right-of-way.

E. YARD REGULATIONS

1. Side: The minimum width of each side yard for a permitted use in this district shall be ten (10) feet.
2. Rear: Each main structure shall have a rear yard of at least twenty five (25) feet.

F. HEIGHT REGULATIONS

Buildings may be erected up to seventy (70) feet from grade.

G. SUPPLEMENTAL PARKING REGULATIONS

Off-street parking spaces shall be in conformity with the requirements for specific uses as set forth in Article XVIII, however, no off-street parking or paved travel way shall be located within ten (10) feet of a right-of-way; no off-street parking shall be permitted within ten (10) feet of the sideline.

H. SCREENING

At least thirty (30) feet of vegetation screening is required along the northern side of Virginia Street and the southern side of Poplar Street. Buffers shall be required to separate residential from all other uses.

I. LANDSCAPING

All non-residential uses, including parking lots where a front yard is provided, shall be landscaped. A landscaping plan is required to be submitted in conjunction with the Site Plan Requirements of Article XVI.

J. REQUIREMENTS FOR PERMITTED USES

Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article XVI, Site Plan Requirements, shall be met.

K. SPECIAL REQUIREMENTS

Rear entrances for businesses will not be allowed along Virginia Avenue Street or along Poplar Street.

L. CONVERSION OF USE IN B-4 DISTRICT

In order for property to be converted from residential use to any other permitted use, all area, lot width, setback, yard, supplemental parking, screening, and landscaping requirements of the zoning district must be met.

ORDINANCE 2015-20

An Ordinance amending and reenacting Article VII of the Zoning Ordinance of the City of Hopewell, as it relates to the addition of an Adult Day Care Center as a Use.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL that Article VII of the Zoning Ordinance of the City of Hopewell, is amended and reenacted as follows:

**ARTICLE VII.
RESIDENTIAL OFFICE DISTRICT (RO-1)**

STATEMENT OF INTENT

This district is intended for areas undergoing transition from residential to other uses and for application along major streets. The regulations for this district are designed to preserve the residential character of these areas and to guide transition by permitting limited additional uses in appropriate existing or new structures.

A. USE REGULATIONS:

Structures to be erected or land to be used shall be for one of the following uses. Only one (1) main use and its accessory buildings may be erected on any lot or parcel of land in this district.

1. Single family detached dwellings.
2. Churches and other places of worship, but not including rescue missions or temporary revival tents.
3. Professional offices, as defined.
4. Fire and rescue squad stations.
5. Public utilities, such as poles, lines, distribution transformers, meters, water, sewer and gas lines, booster or relay stations, transformer substations, transmission lines and towers.
6. Home occupations, as defined, to be located in the main building or with a special exception issued by the Board of Zoning Appeals to be located in an accessory building.
7. Accessory uses, as defined; however, no accessory use shall be located any closer than five (5) feet to any property line. For the purpose of this ordinance, boat houses and boat docks are considered to be accessory uses.
8. Off street parking as required in Article XVIII this ordinance.
9. Signs in accordance with Article XVIII of this ordinance.

10. Community owned recreational facilities.
11. Hospitals.
12. Nursing and/or rest homes.
13. Adult Day Care Center with a Conditional Use Permit issued by City Council.

B. AREA REGULATIONS:

The minimum lot size for permitted uses in this district shall be as follows:

1. For new residential uses, there shall be a minimum lot area of eight thousand (8,000) square feet.
2. For professional offices being established from an existing residence, the minimum lot size shall be four thousand two hundred (4,200) square feet.
3. For new professional uses, there shall be a minimum lot area of ten thousand (10,000) square feet.
4. For other uses in this district, the minimum lot size shall be twenty thousand (20,000) square feet.

C. LOT WIDTH REGULATIONS:

The minimum lot width for all permitted uses in this district shall be fifty five (55) feet.

D. SETBACK REGULATIONS:

1. Structures shall be located ten (10) feet from any street or highway or street or highway right of way; except that no building need be set back more than the average of the two (2) adjacent structures on either side. This shall be known as the "setback line".

E. YARD REGULATIONS:

1. Side: The minimum width of each side yard for a main structure shall be five (5) feet.
2. Rear: Each main structure shall have a rear yard of twenty (20) feet.

F. HEIGHT REGULATIONS:

1. Buildings may be erected up to thirty five (35) feet from grade, except that:
2. A public or semi public building such as a school, church, or library may be erected up to forty five (45) feet provided that each side yard is ten (10) feet plus one (1) foot of side yard for each additional foot of building height over thirty five (35) feet.

3. Church spires, belfries, cupolas, chimneys, flues, flag poles, television antennae, and radio aerals are exempt.

G. SPECIAL PROVISIONS FOR CORNER LOTS:

1. Of the two (2) sides of a corner lot, the front shall be deemed to be the shortest of the two (2) sides fronting on streets.
2. The side yard facing on the side street shall be twelve (12) feet for both main and accessory buildings.

H. REQUIREMENTS FOR PERMITTED USES:

Before a building permit shall be issued or construction commenced on any permitted use other than a single family dwelling in this district or a permit issued for a new use other than a single family dwelling, all requirements of Article XVI, Site Plan Requirements, must be met.

ORDINANCE 2015-21

An Ordinance amending and reenacting Article VII-A of the Zoning Ordinance of the City of Hopewell, as it relates to the addition of an Adult Day Care Center as a Use.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL that Article VII-A of the Zoning Ordinance of the City of Hopewell, is amended and reenacted as follows:

ARTICLE VII-A

RESIDENTIAL HIGH DENSITY – OFFICES (RO-4)

STATEMENT OF INTENT

This district is intended to provide a special district for the appropriate integration of professional offices and high density multifamily residential dwellings in suitable locations where public facilities and services are adequate to accommodate this type of development. Uses such as schools, churches, and certain public facilities that serve the residents of the district are also permitted. The regulations are designed to promote and encourage such development and provide a suitable environment for persons desiring the amenities of apartment living.

A. USE REGULATIONS

In Residential High Density-Office District RO-4, land may be used and buildings or structures erected, altered or used only for the following (with off street parking as required for the uses permitted within the district):

1. Single family dwellings (special definition).
2. Duplex includes zero lot line (special definition).
3. Multifamily (special definition).
4. Churches.
5. Professional offices.
6. Fire and rescue stations
7. Home occupations, to be located in the main building.
8. Hospitals (special definition).
9. Nursing homes or rest homes.
10. Accessory uses (special definition).
11. Signs in accordance with Article 18 of this ordinance (special definition).

12. Public parks, playgrounds and facilities.
13. Municipal utilities, not to include towers for the transmission of electrical energy.
14. Private utilities, towers or antenna for the wireless transmission above 20,000 hertz, with a Conditional Use Permit issued by City Council.
15. Member-owned recreation facilities.
16. Schools, special (special definition).
17. Kindergartens and day care centers.
18. Boarding/lodging houses (special definition).
19. Home occupation, in an out building, with a Special Use Permit from the Board of Zoning Appeals (special definition).
20. Group housing for elderly and handicapped (special definition).
21. Adult Day Care Center, with a Conditional Use Permit issued by City Council.

B. AREA REGULATIONS

The minimum lot area for permitted uses in this district shall be as follows:

1. Single family dwellings shall have a minimum lot area of seven thousand two hundred (7,200) square feet.
2. Duplexes shall have a minimum lot area of ten thousand (10,000) square feet. For zero lot line duplexes for sale, each unit within the duplex shall have a minimum lot area of five thousand (5,000) square feet.
3. The minimum lot area for multi-family dwellings in this district shall be two thousand (2,000) square feet for each one (1) bedroom unit, two thousand four hundred (2,400) square feet for each two (2) bedroom unit, and thousand eight hundred (2,800) square feet for each three (3) bedroom unit.
4. For professional offices the minimum lot size for both new and conversion of existing dwellings shall be five thousand seven (5,700) square feet.
5. Churches, either new construction or conversion of an existing building, shall have a minimum lot size of ten thousand (10,000) square feet.
6. All other uses shall have a minimum lot size of ten thousand (10,000) square feet.

C. MINIMUM LOT WIDTH

The minimum lot width for permitted uses in this district shall be sixty (60) feet.

D. YARD REGULATIONS, MAIN BUILDING

1. Structures shall be located at least twenty (20) feet from any street or highway or any street or highway right-of-way, except that no new structure need be set back more than the average of the two (2) adjacent structures on either side. This shall be known as the "setback line".
2. The minimum width of each side yard (two required except that each unit within a zero lot line duplex need only have one side yard) for a permitted use in this district shall be five (5) feet.
3. Each main structure shall have a rear yard of at least twenty (20) feet.
4. The minimum separation between apartment buildings shall be thirty (30) feet.

E. YARD REGULATION, ACCESSORY BUILDINGS

1. No accessory building shall be located between the "setback line" and the front property line.
2. No accessory building shall be located any closer than zero (0) feet to any property line. On a corner lot, no accessory building shall be located any closer than fifteen (15) feet to the side property line of the side facing the street.
3. No accessory building shall be located any closer than five (5) feet to any other building.

F. HEIGHTS

1. Buildings may only be erected to a height of one hundred twenty-five (125) feet or ten (10) stories from grade.
2. Chimneys and water towers, wireless towers and other necessary mechanical appurtenances are exempt from the provisions of this section.

G. SPECIAL PROVISIONS FOR CORNER LOTS:

1. Of the two (2) sides of a corner lot, the front shall be deemed to be the shorter of the two (2) sides fronting on streets.
2. The side yard facing on the side street shall be fifteen (15) feet for both the main and accessory building.

H. SPECIAL PROVISIONS FOR MULTI FAMILY DWELLINGS

1. Required Open Space

- a. Open space shall comprise at least twenty five (25) percent of the total gross area of the apartment development.
- b. Open space shall be defined for the purpose of meeting this Article as an area not covered by buildings, parking structures, or accessory structures, except recreational facilities, and as land accessible and available to all occupants of dwelling units for those uses the space is intended. Said open space shall not include the proposed or existing street rights-of-way, open parking areas and driveways for dwellings, side yards between buildings, and yards located between buildings and parking areas.
- c. All open spaces, including public recreational facilities, shall be specifically included in the development schedule and be constructed and fully improved by the developer at a rate equivalent to or greater than the construction of the residential structures.

2. Walks

- a. There shall be provided individual walks to each apartment building, which shall connect to a common walk.
- b. Common walks shall be provided for pedestrian convenience and safety to cars, other apartments, buildings, street, and recreational areas.
- c. Width, alignment and gradient of all walks shall be appropriate for safety, convenience and appearance and shall be suitable for use both by pedestrians and for the circulation of small wheeled vehicles such as baby carriages. The width of the sidewalks shall be at least three (3) feet for walks to individual apartments or buildings and at least four (4) feet for all common walks.

3. Lighting

- a. All entrances and exits to buildings, as well as all driveways, shall be lighted in a manner approved by the City of Hopewell.

4. Garbage and Trash Disposal

- a. Receptacles of a size and type approved by the City of Hopewell shall be placed in every apartment development in such a manner that no apartment is more than one hundred (100) feet for any receptacle. The owner/developer shall have these receptacles emptied as frequently as may be necessary but not less than twice weekly, at least three (3) days apart, to ensure that they shall not overflow.

5. Common Recreational Area

- a. There shall be provided areas and facilities for recreational purposes appropriate to the needs of the occupants. The needs of different age groups are to be considered and the space provided must be large enough to accommodate normal recreational and leisure activities. This common area is

to be in addition to the private area specified in Section 1 above and shall be at least five hundred (500) square feet for each dwelling unit.

6. Streets

- a. Interior streets within the apartment complex shall conform to all of the City of Hopewell's ordinances and policies.

7. Adjacent streets

- a. The developer may be required to construct curbs, gutter and sidewalks conforming to the City of Hopewell's specifications on all public roadways that adjoin his property.
- b. The developer may be required to construct any open and unopened public roads that adjoin his property.
- c. The developer may be required to constrict and open such other public roads as are necessary for safe vehicular and pedestrian traffic.
- d. The developer shall be required to install the necessary grading, drainage, and substantial sub-base construction and maintenance of roadways prior to beginning construction on the residential structures.

I. REQUIREMENTS FOR PERMITTED USES

Before a building permit shall be issued or construction commenced on any permitted use other than a single family dwelling or duplex dwelling in this district or a permit issued for a new use, other than a single family dwelling or a dwelling, all requirements of Article XVI, Site Plan Requirements shall be met.

J. CONVERSION OF USE IN RO-4 DISTRICT

In order for property to be converted from residential to any other permitted use, all area, lot width, setback, yard and supplemental parking requirements of the zoning ordinance must be met.

In accordance with Section 7, Effective date of ordinances and resolution; emergency measures, of Chapter 4 of the City Charter, this ordinance shall become effective after thirty (30) days from the date of its adoption by the City Council. In all other respects said Code of the City of Hopewell shall remain unchanged and be in full force and effect.

Ordinance No. 2015-22

An Ordinance repealing Article X, Limited Commercial District (B-2) and re-enacting Article X, Limited Commercial District (B-2) of the Zoning Ordinance of the City of Hopewell

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOPEWELL, that Article X, Limited Commercial District (B-2), of the Zoning Ordinance of the City of Hopewell, inclusive, be, and hereby is, repealed, and that Article X, Limited Commercial District (B-2), of the Zoning Ordinance of the City of Hopewell be enacted as follows:

By repealing:

~~Article X
Limited Commercial District (B-2)~~

~~STATEMENT OF INTENT~~

~~The Limited Commercial District B-2 has been established along some of the major traveled streets within the City in order to protect the existing commercial establishments presently located there and to enhance these areas in order to attract similar types of establishments. Because of the unusual shallowness and/or narrowness of the lots in these areas, only certain commercial uses which will not cause an increase in traffic volumes will be allowed. To this end, the following requirements have been devised.~~

~~A. USE REGULATIONS~~

~~Structures to be erected and land to be used shall be only for the following uses:~~

- ~~1. Accessory uses.~~
- ~~2. Automobile and truck service establishments and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.~~
- ~~3. Banks and financial institutions.~~
- ~~4. Churches.~~
- ~~5. Clubs and lodges, with a Special Exception issued by the Board of Zoning Appeals.~~
- ~~6. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.~~

- ~~7. Convenience service establishments such as but not limited to barber shops, beauty parlors, tailors, gift shops and automatic self-service laundries.~~
- ~~8. Convenience stores, without gasoline.~~
- ~~9. Convenience stores, with gasoline.~~
- ~~10. Day nurseries and care centers.~~
- ~~11. Fire and rescue squad stations.~~
- ~~12. Funeral homes.~~
- ~~13. Home occupations.~~
- ~~14. Institutions of higher learning.~~
- ~~15. Laundry and dry cleaning.~~
- ~~16. Libraries.~~
- ~~17. Museums and art galleries.~~
- ~~18. Nursing and rest homes.~~
- ~~19. Offices, business and professional.~~
- ~~20. Pet shops, but excluding boarding kennels.~~
- ~~21. Philanthropic and charitable institutions.~~
- ~~22. Printing shops.~~
- ~~23. Municipal utilities.~~
- ~~24. Private utilities; towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz), with a Conditional Use Permit issued by City Council.~~
- ~~25. Repair services or businesses.~~
- ~~26. Restaurants.~~
- ~~27. Retail stores not otherwise listed in this ordinance.~~
- ~~28. Schools, special.~~
- ~~29. Service stations.~~
- ~~30. Signs.~~
- ~~31. Theaters, motion pictures theaters and assembly halls, but excluding drive-in theaters.~~
- ~~32. Wholesale businesses.~~
- ~~33. Off street parking as required in article 18 of this ordinance; however, for conversion from existing uses to apartment on second or subsequent floors of a~~

~~commercial/office use, off-street parking requirements may be waived by the Board of Zoning appeals upon the granting of a Special Exception.~~

~~34. Apartments, on the second or subsequent floors of a commercial/office use, provided that each unit contains a minimum of six hundred (600) gross square feet.~~

~~35. Night Clubs and dance halls, with a Conditional Use Permit issued by City Council.~~

~~B. AREA REGULATIONS:~~

~~1. None, except that for multi-family and second-story apartment units, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit.~~

~~C. LOT WIDTH REGULATIONS:~~

~~1. None~~

~~D. SETBACK REGULATIONS:~~

~~1. None~~

~~E. YARD REGULATIONS:~~

~~1. Side: None, except when a use is abutting a residential district, and then there shall be a minimum side yard of five (5) feet.~~

~~2. Rear: None, except when a use is abutting a residential district and then there shall be a minimum rear yard of twenty (20) feet.~~

~~F. HEIGHT REGULATIONS:~~

~~1. Buildings may be erected up to forty-five (45) feet from grade, except that:~~

~~2. Church spires, belfries, cupolas, chimneys, flues, flag poles, television antenna radio aeri-als and equipment penthouses are exempt from the provisions of this Section.~~

~~G. REQUIREMENTS FOR PERMITTED USES:~~

~~1. Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article 16, Site Plan Requirements, shall be met.~~

By enacting:

Article X
Limited Commercial District (B-2)

STATEMENT OF INTENT

The district has been established along some of the major traveled streets within the City in order to protect the existing commercial establishments presently located there and to enhance these areas in order to attract similar types of establishments. Because of the unusual shallowness and/or narrowness of the lots in these areas, only certain commercial uses which will not cause an increase in traffic volumes will be allowed. To this end, the following requirements have been devised.

A. USE REGULATIONS

Structures to be erected and land to be used shall be only for the following uses:

1. Accounting and tax preparation offices.
2. Adult Day Center with a Conditional Use Permit as issued by City Council.
3. Antique store, not to include thrift stores.
4. Apartments, on the second or subsequent floors of a commercial/office use, provided that each unit contains a minimum of six hundred (600) gross square feet.
5. Appliance sales and repair.
6. Assisted living facility.
7. Automobile and truck service establishments and rental agencies, provided that vehicles lifts and pits, dismantled and wrecked automobiles and parts and supplies be located within a building enclosed on all sides; and provided that all service and repair of motor vehicles be conducted in a building enclosed on all sides.
8. Bakery.
9. Barber shops and beauty parlors.
10. Bookstores, not to include Adult bookstores.
11. Building supply, with no outside storage of materials.
12. Catering and prepared foods.
13. Churches.
14. Clubs and lodges, with a Special Exception issued by the Board of Zoning Appeals.

15. Commercial banks and financial institutions, not to include check cashing or payday loan establishments.
16. Computer sales and repair services.
17. Consignment store, with a Conditional Use Permit issued by City Council.
18. Contractors' establishments and display rooms, where business is conducted entirely within a completely enclosed building and where there is no storage of supplies or equipment outside the building.
19. Convenience stores, with gasoline.
20. Convenience stores, without gasoline.
21. Dance studio/school.
22. Day nurseries and child care centers.
23. Delicatessen.
24. Electronic sales and repair.
25. Fire stations and rescue squads
26. Fitness center or gym.
27. Florist.
28. Frame shop.
29. Funeral homes.
30. Gift and card shop.
31. Grocery store.
32. Home decorating centers and interior design services.
33. Hospitals.
34. Ice cream parlor.
35. Institutions of higher learning.
36. Insurance agency.
37. Jewelry sales and repair.
38. Laundry and dry cleaning.
39. Law office.
40. Medical and dental office.
41. Municipal and private utilities.
42. Museums and art galleries.

43. Night Clubs and dance halls, with a Conditional Use Permit issued by City Council.
44. Nursing homes.
45. Off-street parking as required in Article XVIII of this ordinance
46. Pet shops, but excluding boarding kennels.
47. Pharmacy.
48. Philanthropic and charitable institutions.
49. Printing shops.
50. Real estate agency.
51. Restaurants.
52. Restaurants, with a drive-thru window, with a Conditional Use Permit issued by City Council.
53. Schools, special.
54. Tailors and seamstress.
55. Tanning Salon.
56. Telecommunications towers or antenna for wireless transmission above the frequency of 20,000 Hertz (hz), with a Conditional Use Permit issued by City Council.
57. Theaters, motion pictures theaters and assembly halls, but excluding drive in theaters.
58. Video Rental Stores, not to include adult video establishments.
59. Wholesale businesses.

B. AREA REGULATIONS:

None, except that for second story apartment units, there shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit.

C. LOT WIDTH REGULATIONS:

None

D. SETBACK REGULATIONS:

None

E. YARD REGULATIONS:

1. Side: None, except when a use is abutting a residential district, then there shall be a minimum side yard of five (5) feet.

2. Rear: None, except when a use is abutting a residential district, then there shall be a minimum rear yard of twenty (20) feet.

F. HEIGHT REGULATIONS:

Buildings may be erected up to forty-five (45) feet from grade, except that church spires, belfries, cupolas, chimneys, flues, flag poles, television antenna radio aerials and equipment penthouses are exempt from the provisions of this Section.

G. REQUIREMENTS FOR PERMITTED USES:

Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, all requirements of Article XVI, Site Plan Requirements, shall be met.