

**ARTICLE 11**  
**V, VILLAGE OF BLACKWOOD**

**Section 11.01 Purpose of this Zoning District**

This district allows for a complementary blend of governmental, recreational, community, residential, and small commercial uses at a central location to create a gathering place or “town center” for Township residents. This district is also intended to preserve and supplement the existing developments patterns of the Village of Blackwood as well as encourage pedestrian activity.

The site development standards are intended to promote a more functional and attractive community through the use of recognized principles of urban design, preservation of historic structures and building placement, and allowing developers considerable flexibility in land use and site design. A higher level of attention to site and building design is required to establish compatibility between buildings through orientation, massing, scale, bulk and detail.

**Section 11.02 Uses Allowed with Site Plan Approval by the Zoning Administrator**

The following uses of land and buildings are allowed in the V, Village of Blackwood Zoning District, provided the Zoning Administrator finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Standard single-family detached dwelling unit.
2. Two-family dwelling unit.
3. Home occupations.
4. Family and group daycare.
5. State licensed residential facility.
6. Places of worship.
7. Parks, trails, recreation areas.
8. Day care centers and nursery school.
9. Bed and breakfast establishments.
10. Athletic fields.
11. Multiple-family residential developments, including townhouse dwelling units,

- not to exceed six (6) units.
12. Small retail operation.
  13. Office-type business to executive, administrative, or professional occupations including, but not limited to, offices of a lawyer, accountant, insurance/real estate agent, architect, engineer, and similar occupation, not exceeding 11,999 square feet.
  14. Standard restaurants not exceeding 11,999 square feet.
  15. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe, and etc.), tailor shops, beauty salon or barber shops, photographic studios, and self-service laundries and dry cleaners, not exceeding 11,999 square feet.
  16. Banks, credit unions, savings and loans associations, and similar uses, not exceeding 11,999 square feet and not having a drive-thru.
  17. Any retail business whose principal activity is the sale of merchandise in an enclosed building, except for sexually oriented merchandise that exceeding 11,999 square feet.
  18. Accessory dwelling.
  19. Small Wind Energy System 35 feet in height or less.
  20. Top Soil Extraction
  21. *Accessory Structures/Buildings*
  22. *Uses customarily incidental to any of the above permitted*

### **Section 11.03 Reserved**

### **Section 11.04 Uses Allowed with Site Plan Approval by the Planning Commission**

The following uses of land and buildings are allowed in the V, Village of Blackwood Zoning District, provided the Planning Commission finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Publicly owned and operated municipal buildings and libraries.
2. Public, parochial, and private elementary, intermediate and/or secondary schools, and institutions of higher learning, offering courses in general education.

3. Health and athletic clubs.
4. Any retail business whose principal activity is the sale of merchandise in an enclosed building, except for sexually oriented merchandise, exceeding 11,999 square feet.
5. Theaters, auditoriums, concert halls, or similar places of assembly when conducted within a completely enclosed building.
6. Clinics, except veterinary clinics having outdoor runs.
7. Cluster subdivisions.
8. Convalescent homes and nursing homes, congregate care facilities.
9. Elderly housing development.

### **Section 11.05 Uses Permitted By Special Use Permit**

The following uses of land and buildings are allowed by Special Use Permit in V, Village of Blackwood District, provided the Township Board finds that the proposed use complies with the special standards and satisfies all the requirements of the Zoning Ordinance:

1. Planned unit development.
2. Small Wind Energy System over 35 feet in height.
3. Large Wind Energy System.

### **Section 11.06 Site Specific Requirements**

The following regulations shall apply to all new structures, uses and lands in the V, Village of Blackwood District. When an existing structure or use is being improved, expanded or increased by 50%, these regulations shall apply where physically applicable.

1. The primary entryway for the primary building shall face the public road right-of-way. When a primary building faces two (2) or more public road right-of-ways, the applicant/developer may choose which public road right-of-way the entryway shall face.
2. All walls facing a public road right-of-way shall contain, at a minimum, one (1) window that is three (3) feet wide and three (3) feet long.
3. All building designs shall encourage pedestrian activity. All buildings shall have a sidewalk or pathway that connects the building's entryway to the public road right-of-way. For structures having more than one (1) unit, such as a townhouse,

- only one (1) sidewalk or pathway is required to connect the units to the road.
4. Parking for a residential dwelling unit shall be designed so that not more than one (1) two-car garage is visible from any public road right-of-way and not more than one driveway has access to any street.
  5. Parking for non-residential buildings or uses shall not occupy more than 25% of the width of the primary street frontage. Parking for non-residential buildings or uses is encouraged to be in the side and rear yards. Parking space requirements shall not be applicable to this district, except for Section 19.03, 19.11, and 19.12 of this Zoning Ordinance.
  6. For non-residential buildings and uses, the joint use of parking facilities by two (2) or more uses is recommended. Joint use parking areas shall comply with Section 19.04 of this Zoning Ordinance.
  7. All parking lots shall be landscaped to minimize their visual impact. The landscaping shall comply with the requirements listed in Section 16.05 (4) Parking Lot Landscaping of this Zoning Ordinance.
  8. All portions of a site not occupied by structures and parking areas shall be landscaped and conform to the following landscape standards.
    - a. All portions of the landscaped area shall be planted with grass, shrubs, or other suitable plant material, except for paved patios, terraces, sidewalks, pathways, and similar site features.
    - b. A mixture of evergreen and deciduous trees shall be planted at a rate of one (1) tree for each three thousand (3,000) square feet of site area. Required trees may be planted at uniform intervals, at random, or in clusters. All plantings shall meet the requirements listed in Section 16.05, Landscape Material Standards of this Zoning Ordinance.

### **Section 11.07 Area and Bulk Requirements**

The following regulations shall apply to all uses within the V, Village of Blackwood District.

1. **Minimum Lot Width.** The minimum lot width shall be fifty (50) feet.
2. **Height.** The maximum building height for a structure shall be twenty-five (25) feet, except as otherwise provided in this Ordinance.
3. **Setback Requirements.** Except as otherwise specifically provided in this

Ordinance, no structure shall be erected within the required setbacks areas as listed below:

- a. The minimum front yard setback shall be five (5) feet.
  - b. The maximum front yard setback shall be twenty (20) feet.
  - c. The minimum interior side yard setback shall be five (5) feet.
  - d. The minimum rear yard setback shall be twenty (20) feet.
  - e. The minimum street side yard setback shall five (5) feet.
4. **Principal Building Size.** The principal dwelling unit shall have a minimum of 600 square feet of livable area. The minimum dwelling dimensions for the principal dwelling unit shall be twenty (20) feet wide by twenty (20) feet long.