

- (1) Assisted living residences, as defined in § 190-3.
- C. Accessory uses and structures. The following accessory uses and structures shall be permitted, provided that they are located on the same premises as the principal use or structure to which they are accessory:
- (1) Signs, as regulated herein and in § 190-122.
 - (2) Off-street parking facilities, including surface and structured parking, and electric vehicle car charging stations.
 - (3) Personal, health and medical services for on-site residents.
 - (4) Accessory uses customarily incident to the above principal uses.
- D. Bulk and lot regulations for assisted living residences. The regulations of the underlying zone shall not apply.
- (1) Minimum lot size: 1.25 acres.
 - (2) Minimum yard setbacks:
 - (a) North Maple Avenue: 10 feet.
 - (b) Franklin Avenue: 15 feet.
 - (c) Marshall Street: 8 feet.
 - (d) Any other lot line: 40 feet.
 - (3) Encroachment into minimum required setbacks:
 - (a) Canopies over building entrances shall be permitted to encroach a maximum of six feet into required setbacks.
 - (b) Roof overhangs and other architectural features shall be permitted to encroach a maximum of three feet into required setbacks.
 - (4) Maximum coverage by improvements: 85%.
 - (5) Building height: 56 feet.
 - (a) Section 190-119.D. shall apply except for the following:
 - [1] The height of the appurtenances, and any structures that screen the appurtenances from view, must not exceed 10 feet above the highest point of the roof, except for cooling towers and elevator penthouses which may exceed the highest point of the roof by up to 15 feet, provided they are setback from the roof edge by not less than 15 feet. For example, a building may be 56 feet in height with appurtenances 10 feet in height above 56 feet, except for an elevator penthouse that may be 15 feet in height above 56 feet, and a screen of the appurtenances that may be 10 feet in height above 56 feet.
 - [2] Item 3(b) shall not apply.
 - (6) Off-street parking for assisted living residences shall be as required by the New Jersey Residential Site Improvement Standards, N.J.A.C. 5:21-1.1 et seq.