(13) Parking and access design.

(a) Parking shall be located in surface parking areas and/or beneath the principal building. Parking shall be prohibited between the building and the street.

(b) Surface parking areas not located beneath the building or in a parking structure shall be located not less than five (5) feet from any side lot line or rear lot line.

(c) Site driveways shall be located at least 15 feet from any side lot line or rear lot line, not inclusive of the curb returns.

(d) Parking spaces may be reduced to 8.5 feet in width and 18 feet in length, with no curb overhang.

(e) Drive aisles may be reduced to 20 feet in width where serving 90 degree parking spaces.

(14) Pedestrian-friendly building design and site furnishings (outdoor tables, benches, bicycle racks, etc.) shall be provided along North Maple Avenue.

(15) Retaining walls are permitted within any side or rear yard of the property and are permitted at a maximum height of six (6) feet. Wall materials shall be compatible with building and site design elements. Retaining walls shall be setback not less than two (2) feet from the property line.

F. Signs. The regulations for signs in the B-2 Zone District shall apply, with the following additional requirements or changes:

(1) No freestanding signs shall be permitted.

(2) The maximum area of building-mounted signs shall be 60 square feet on the North Maple Avenue façade and 40 square feet on the Franklin Avenue façade. No signage shall be permitted on the Marshall Street facade.

G. Affordable housing.

(1) Not less than 10% of the beds provided in an assisted living facility shall be reserved for low and moderate income residents. Recipients of Medicaid waivers as well as private pay residents that qualify for low or moderate income housing shall qualify.

(2) The affordable beds shall comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1., to the extent applicable. This shall include, but is not limited to, affirmative marketing and affordability controls of not less than 40 years.