

Administrative correction.

See: 29 N.J.R. 1296(a).

Amended by R.1999 d.374, effective November 1, 1999 (operative May 1, 2000).

See: 31 N.J.R. 477(a), 31 N.J.R. 3259(a).

Public Notice: Special area standards.

See: 33 N.J.R. 897(a).

Amended by R.2002 d.399, effective December 16, 2002.

See: 34 N.J.R. 2615(a), 34 N.J.R. 4412(a).

Rewrote (b)1; added new (e); recodified former (e) through (g) as new (f) through (h); added Illustrations 13 and 14.

Public Notice: Notice regarding the Publication of two Notices of

Adoption in the December 16, 2002 New Jersey Register.

See: 34 N.J.R. 4343(a), 4412(a), 35 N.J.R. 219(b).

#### 5:21-4.6 Bikeways

(a) Separate bicycle paths and lanes shall be required only if such paths and lanes have been specified as part of a municipality's adopted master plan and/or official map.

(b) Bicycle lanes, where provided, shall be placed in the outside lane of a roadway, adjacent to the curb or shoulder. When on-street parking is permitted, the bicycle lane shall be between the parking lane and the outer lane of moving vehicles. Lanes shall be delineated with markings, preferably striping. Raised reflectors or curbs shall not be used.

(c) The construction of bikeways shall comply with the specifications set forth in N.J.A.C. 5:21-4.18.

#### 5:21-4.7 Utility areas

(a) Utility mains shall be located within the right-of-way or within utility easements outside the right-of-way.

(b) Utility areas shall be planted with grass, ground cover, or treated with other suitable cover material.

Amended by R.1999 d.374, effective November 1, 1999 (operative May 1, 2000).

See: 31 N.J.R. 477(a), 31 N.J.R. 3259(a).

Rewrote (a).

#### 5:21-4.8 Right-of-way and cartway

(a) The right-of-way shall be measured from lot line to lot line. Right-of-way requirements are shown in Table 4.3 in N.J.A.C. 5:21-4.2 and displayed graphically in the street illustrations in N.J.A.C. 5:21-4.5.

(b) The municipal approving authority may require the right-of-way and cartway widths of a new street that is a continuation of an existing street to be at least the same widths as the existing street.

(c) The right-of-way shall be of sufficient width to accommodate future development, as indicated by the municipal master plan.

(d) Where turning lanes are needed based on safety or capacity, additional right-of-way width, not to exceed the width and length of the turning lanes, may be required.

#### 5:21-4.9 Street grade and intersections

Street grade and intersection design shall be constructed according to the specifications set forth in N.J.A.C. 5:21-4.19.

#### 5:21-4.10 Pavement

(a) Street pavement thickness shall vary by street hierarchy, subgrade properties, and pavement type.

(b) Pavement design for rural, residential access, neighborhood, minor collector, and major collector streets shall conform to the specifications in N.J.A.C. 5:21-4.19.

#### 5:21-4.11 Street and site lighting (Reserved)

#### 5:21-4.12 Underground wiring

(a) All electric, telephone, television, and other communication facilities, both main and service lines servicing new developments, shall be provided by underground wiring within easements or dedicated public rights-of-way, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services.

(b) Lots that abut existing easements or public rights-of-way, where overhead electric or telephone distribution supply lines and service connections have heretofore been installed, may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground.

(c) Overhead lines may be permitted as an exception by the municipal approving authority in areas of severe geological conditions. The placement and alignment of the poles shall be designed to lessen the visual impact of overhead lines.

#### 5:21-4.13 Street and traffic signs

(a) Design and placement of traffic signs included in "Manual on Uniform Traffic Control Devices for Streets and Highways" shall follow the requirements specified in "Manual on Uniform Traffic Control Devices for Streets and Highways," published by the U.S. Department of Transportation and adopted by the N.J. Department of Transportation.

(b) At least two street name signs shall be placed at each four-way street intersection and one at each "T" intersection. Signs shall be placed so as not to obstruct sight distances and under light standards, if present, so that they are clearly visible. The design of street name signs should be: consistent, of a style appropriate to the community, of a uniform size and color, and erected in accordance with local standards.

(c) At signalized intersections, street signs shall be located on the overhead arm supporting the traffic signal, or otherwise suitably suspended over the intersection. Road-

way clearance shall be a minimum of 15 feet from the bottom of any sign or supporting equipment and the top of the paved surface.

**5:21-4.14 Parking: number of spaces**

(a) An adequate number of on-street and off-street parking spaces shall be required in all developments to accommodate residents and visitors. For projects containing dwelling units required by the New Jersey Uniform Construction Code's Barrier Free Subcode (N.J.A.C. 5:23-7) to be accessible, accessible parking spaces for people with disabilities shall be provided in accordance with the requirements of the Barrier Free Subcode and shall be considered part of the total number of required spaces.

(b) For residential developments, parking shall be provided, as set forth in Table 4.4 below. If applicant does not specify the number of bedrooms per unit, note "c" for each category in Table 4.4 shall apply for the parking requirement.

(c) Alternative parking standards to those shown in Table 4.4 shall be accepted if the applicant demonstrates these standards better reflect local conditions. Factors affecting minimum number of parking spaces include household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources .

(d) Garage and driveway combinations shall be counted as follows:

1. Each garage car space shall be counted as 1.0 off-street parking space regardless of the dimensions of the driveway.
2. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.
3. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum parking width of 20 feet is provided for a minimum length of 18 feet as specified for a one-car garage and driveway combination.

(e) When housing is included in mixed-use development, a shared parking approach to the provision of parking shall be permitted.

(f) When, in the judgment of the local approving authority, on-street parking is available, then only that proportion of the parking requirement which is not available on the street shall be provided in off-street parking facilities. A length of 23 feet per on-street parking space shall be used in calculating the number of available on-street parking spaces.

TABLE 4.4  
PARKING REQUIREMENTS FOR  
RESIDENTIAL LAND USES<sup>a</sup>

Housing unit type/size <sup>b</sup>	Parking requirement per dwelling unit
Single-Family Detached	
2 Bedroom	1.5
3 Bedroom	2.0
4 Bedroom	2.5 <sup>c</sup>
5 Bedroom	3.0
Two Family (Duplex)	"Single-Family Detached" values shall apply to each unit.
Garden Apartment	
1 Bedroom	1.8
2 Bedroom	2.0 <sup>c</sup>
3 Bedroom	2.1
Townhouse	
1 Bedroom	1.8
2 Bedroom	2.3 <sup>c</sup>
3 Bedroom	2.4
High Rise	
1 Bedroom	0.8
2 Bedroom	1.3 <sup>c</sup>
3 Bedroom	1.9
Mobile Home	
1 Bedroom	1.8
2 Bedroom	2.0 <sup>c</sup>
Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
Recreational Homes (owner occupied)	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner occupied) resemble.
Mid-Rise Apartment	"Garden Apartment" values shall apply
Assisted living	0.50

Notes: <sup>a</sup> When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space. <sup>b</sup> Requirements for attached units (apartment/condominium/ townhouse) include provisions for guest parking. <sup>c</sup> If applicant does not specify the number of bedrooms per unit, this off-street parking requirement shall apply.

Source: Modified and adapted from U.S. Department of Commerce, Bureau of the Census, Public Use File— New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980).

Notes:

<sup>a</sup>When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

<sup>b</sup>Requirements for attached units (apartment/condominium/townhouse) include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided for on street or in common parking areas.

<sup>c</sup>If applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

Source: Modified and adapted from U.S. Department of Commerce, Bureau of the Census, Public Use File—New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980).

Amended by R.1999 d.374, effective November 1, 1999 (operative May 1, 2000).

See: 31 N.J.R. 477(a), 31 N.J.R. 3259(a).

Rewrote (d); and in Table 4.4, deleted "offstreet" preceding "parking" in Note c.

Administrative correction.

See: 32 N.J.R. 684(b).

Amended by R.2000 d.480, effective December 4, 2000 (operative June 3, 2001).

See: 32 N.J.R. 2670(b), 32 N.J.R. 4277(a).

In Table 4.4, amended column headings and inserted requirement for assisted living.

Amended by R.2002 d.399, effective December 16, 2002.

See: 34 N.J.R. 2615(a), 34 N.J.R. 4412(a).

In Table 4.4, added "Two Family (Duplex)" and rewrote footnote b. Public Notice: Notice regarding the Publication of two Notices of Adoption in the December 16, 2002 New Jersey Register.

See: 34 N.J.R. 4343(a), 4412(a), 35 N.J.R. 219(b).

#### 5:21-4.15 Parking space size

Each off-street parking space shall measure nine feet in width by 18 feet in length. Parking spaces for people with disabilities shall be in accordance with the New Jersey Uniform Construction Code (N.J.A.C. 5:23) or the Americans with Disabilities Act, as applicable.

#### 5:21-4.16 Parking lots

(a) Off-street parking lots shall be oriented to, and within a reasonable walking distance of, the buildings they are designed to serve.

(b) Access to parking lots shall be designed so as not to induce queues on travel ways, and to provide adequate pedestrian circulation and safety. There shall be adequate provision for ingress to and egress from all parking spaces to ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians.

(c) The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified in Table 4.5 below. Only one-way

traffic shall be permitted in aisles serving single-row parking spaces placed at an angle other than 90 degrees.

TABLE 4.5

#### PARKING ANGLES AND AISLE WIDTHS

Parking angle (degrees)	Aisle width (feet)
30	12
45	13
60	18
90	24

(d) Where sidewalks occur in parking areas, parked vehicles shall not overhang or extend over the sidewalk unless an additional two feet of sidewalk width are provided to accommodate such overhang.

(e) Where sole access to dwelling units is via a parking lot, the following features shall be provided:

1. Designated fire lanes a minimum of 18 feet in width shall be required as provided for in the Uniform Fire Code.

2. Parking lots shall be provided with turning bays or other means of turning at intervals of not greater than 1,200 feet. Turning bays, such as hammerheads or other configurations, shall measure at least 18 feet by 60 feet, or provide equivalent maneuvering space.

3. Parking lots having more than 100 spaces shall have a minimum of two means of ingress and egress, or be provided with a divided-type entrance.

Amended by R.2002 d.399, effective December 16, 2002.

See: 34 N.J.R. 2615(a), 34 N.J.R. 4412(a).

In (a), substituted "lots" for "areas" following "Off-street parking"; added (e).

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See: 34 N.J.R. 4343(a), 4412(a), 35 N.J.R. 219(b).

#### 5:21-4.17 Curb construction standards

(a) Construction specifications for acceptable curb types of granite block and concrete are shown in Figure 4.1 below.

(b) The standard concrete curb section used shall be a maximum of 20 feet in length, with a scored joint every 10 feet. All concrete used for curbs or combination curbs and gutters shall be prepared in accordance with the requirements, by class of concrete, of the New Jersey Department of Transportation, *Standard Specifications for Road and Bridge Construction*, effective at the time of preparation. Where bituminous concrete pavement is used for the road surface, the curb and/or gutter shall be constructed first.

(c) Where drainage inlets are constructed but curbs are not required, curbing must be provided at least 10 feet on each side of the inlet, set back one foot from the extension of the pavement edge.

