

c. Route 31 Gateway District:

Location and Purpose: The primary purpose of this district is to create an attractive and welcoming mixed-use gateway entrance into the Downtown. The gateway will amplify the visibility of the Borough along a major thoroughfare. This district is generally located at the intersection of Washington Avenue/Route 57 and Route 31, with Railroad Avenue to the north, Youmans Avenue to the south, and Vannatta Street to the west.

1. Allowable Uses:

Permitted Primary Uses	Floor Level Specification
Retail Stores, shops, restaurants, breakfast and dining areas of hotels	First floor (grade-level); and 50% of second floor
Banks, hotels savings and loan associations and other fiduciary institutions, news paper offices and printing establishments	Upper floors only (*)
Professional offices (such as a doctor's office)	First floor (at grade-level); and Second floor
Residential uses	Upper floors only (*)
Public and quasi public uses as defined in the Washington Borough Land Development Ordinance	All Floors
Movie Theaters	All Floors

Permitted Secondary Uses	
On-site storage of goods incidental to the daily conduct of the on-site retail business or professional office	First floor (grade-level); second floor; upper floors
Signs in accordance with section 94.62.B of the Washington Borough Land Development Ordinance and this Plan	-
Open-air/covered outdoor dining areas of restaurants	

(*) Hotel and office lobby, teller services of a bank, and residential entrances may be located in the first floor.

2. Lot Requirements:

Lot	
Minimum Lot Area	12,000 square feet
Minimum Lot Width	60'

e. Design Standards

The following design standards are binding and all development within the Redevelopment Area must conform to the standards set forth below.

a. Architectural Standards:

1. **General Principles.** The following 4 general design principles shall apply to both new construction and rehabilitation of existing structures:

- i. Reinforce the scale, massing, building type and orientation of buildings as set forth in this Plan.
- ii. Encourage architectural ornamentation based on the Borough's historic character.
- iii. Enhance the visual quality of the Redevelopment Area as an attractive destination for business, recreation, entertainment and shopping.



- iv. Maintain and enhance the sense of place and property values in the Redevelopment Area.

2. **Primary and Secondary Building Walls Defined.** Primary building walls shall be the exterior building walls visible from a public street, and secondary building walls shall be the building walls that are visible from public alleys, side streets, etc.

3. **Visibility from a Public Street.** All secondary building façades shall be designed in a manner that is visually and materially consistent with the primary building façades.

4. **Architectural Review.** All new/infill development, additions, alterations, renovations building façades, and modifications of buildings shall comply with the architectural standards of this Plan and will be subject to review by the Planning Board prior to approval.

5. **Restrictions on Location.** Utility meters, domestic trash receptacles/recycling enclosures, dryer and oven vents, and air conditioning compressors shall be located in the rear yards only.

