

## LAND USE PLAN

The Town of Westfield is an almost fully developed community. The land use patterns in most areas of the Town are stable and well established. For these reasons, the Land Use Plan does not anticipate substantial new development or redevelopment. The land use plan seeks to preserve and strengthen the positive aspects of Westfield's residential neighborhoods and business districts, and to reduce or minimize any negative features.

The EXISTING DEVELOPMENT map in the appendix shows the existing development in Westfield. A separate map in the appendix, entitled EXISTING DEVELOPMENT – DETAIL OF COMMERCIAL AREAS, shows at a larger scale the central portion of the Town, where most of the commercial development exists. The existing zoning classifications and boundaries generally reflect the existing land uses shown on this map. In a few locations, however, the current zoning differs from existing development patterns.

The general land use policy proposals are shown on the LAND USE PLAN map. The map shows, in broad categories, the intended land use for Westfield. The map entitled, PROPOSED ZONING, shows the specific zoning districts proposed within the broad land use categories depicted on the LAND USE PLAN map. This map also identifies the revisions to the current zoning map proposed by this master plan. The basis for these revisions is found in the following sections, as applicable. Although shown on the land use plan map, several categories of land use do not receive separate zone district designation; these include parks, recreation and open space, cemeteries, educational uses and other public uses. On the PROPOSED ZONING map, these uses are typically in the same zone district as the surrounding development. The land use categories and various zoning districts on these maps are described in the following sections.

### **Single Family Residential Use – RS Zone Districts**

Single-family detached residential use is the predominant land use in the Town of Westfield, as in many suburban communities. The single-family residential zone districts are generally based upon the existing development pattern, both as to use and as to the intensity of use, and are designed to protect and enhance this pattern. Subdivisions, site plans and alterations that substantially depart from the zone pattern should not be permitted. Seven zone districts are designed primarily for single-family residential development: the RS-40, RS-24, RS-16, RS-12, RS-10, RS-8 and RS-6 districts. These zones differ primarily in the lot and bulk standards that apply. Required minimum lot areas vary from 40,000 to 6,000 square feet, as noted in the name of the zone. Lot width and depth, and bulk regulations vary by

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zone, with the requirements generally being more restrictive as the lot area increases. The following table sets forth the recommended standards for the various RS zone districts:

### *RS Zones – Summary of Recommended Lot, Bulk and Coverage Standards*

ZONE	MINIMUM LOT AREA-DIMENSIONS			MINIMUM YARD DIMENSIONS			MAX. BUILDING	MAX. FLOOR AREA	MAX. ABOVE-GRADE STRUCTURE	MAX. IMPROVEMENT
	AREA	WIDTH	DEPTH	FRONT	SIDE	REAR	HEIGHT	RATIO**	COVERAGE**	COVERAGE**
<b>RS-40</b>	40,000 sf	150'	200'	60'*	20'	60'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
<b>RS-24</b>	24,000 sf	120'	160'	50'*	15'	50'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
<b>RS-16</b>	16,000 sf	90'	140'	40'*	15'	40'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
<b>RS-12</b>	12,000 sf	75'	120'	40'*	15'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
<b>RS-10</b>	10,000 sf	70'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
<b>RS-8</b>	8,000 sf	60'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
<b>RS-6</b>	6,000 sf	50'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%

\* or existing neighborhood pattern.

\*\* percentage is to vary by actual lot area; higher percentage for smaller lots.

For the most part, development in these areas is intended to be of the conventional type (i.e., single-family homes on individual lots without common open space areas). In the RS-40 zone district, however, residential cluster development is planned as an option for tracts having at least 100 acres. This option is designed for the Echo Lake Country Club property, in the event that the county club operation were to cease. The cluster option would allow a reduced lot size, but would maintain the same density permitted for conventional development. One of the primary objectives with the residential cluster option is the preservation of open space and protection of environmentally sensitive areas.

In addition to single-family detached residences, these zones are intended to accommodate customary accessory uses, including residential recreational facilities, home occupations and family day care uses, subject to detailed regulations in the zoning regulations. Also, a variety of other uses compatible with residential use are intended to be permitted in some or all of these districts, including but not limited to assisted living facilities, community residences and shelters, houses of worship, schools, non-profit chartered membership

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organizations, golf courses, etc., provided they meet certain requirements applicable to the use.

This master plan proposes several revisions in the boundaries of the RS zone districts, as indicated on the PROPOSED ZONING map and as explained below. These changes are intended to recognize existing development patterns and to prevent subdivisions and other development that would not be consistent with such patterns.

- *Change from RS-6 to RS-8 District.* This change affects certain properties on Coleman Place, Embree Crescent and Hillcrest Avenue. Most of the lots affected by this change are consistent with or exceed the RS-8 zone standards, or nearly so. Due to this condition, the boundaries between the RS-6 and RS-8 districts are proposed to be moved to include the Coleman Place and Embree Crescent properties. The Hillcrest Avenue properties form a large enough area to justify creation of a new RS-8 district.
- *Change from RS-6 to RS-10 District.* This change affects two lots at the corner of Girard Avenue and Wallberg Avenue. One lot is a corner lot, and complies with the standards for the RS-10 district. The other lot does not comply with the RS-10 zone standards; however, a change on only the corner lot would leave the interior lot as an island in the RS-6 district surrounded by a RS-10 district. For these reasons, the zone boundary is proposed to be adjusted to include these lots within the RS-10 district.
- *Change from RS-6 to RS-12 District.* This change affects one lot on Clark Street and one lot on Coleman Place. These lots are oversized in the RS-6 district; one greatly exceeds the RS-12 district standards and one almost complies with the RS-12 standards. For this reason, the RS-12 boundary is proposed to be moved to include these lots in the RS-12 district.
- *Change from RS-8 to RS-6 District.* This change affects two lots at the corner of Clark Street and Edgewood Avenue, two lots on Whittier Avenue and two lots on Channing Avenue. The lots on Clark/Edgewood currently comply with RS-8 zone standards for lot area and width, but one is substandard in depth. Due to the zone change proposed on Clark Street to the north, however, these two lots would have become an isolated RS-8 zone, and therefore it is proposed to include them within the adjacent RS-6 district. The two Whittier Avenue lots were the subject of a recent subdivision. They do not comply with the RS-8 zone standards, and therefore it is proposed to include them within the adjacent RS-6 district. The lots on Channing Avenue also do not comply with the RS-8 zone standards, and again it is proposed to include them within the adjacent RS-6 district.

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- *Change from RS-8 to RS-10 District.* This change affects a number of lots on Clark Street between Dudley Avenue and Stanmore Place. Most of the properties meet or exceed the standards for the RS-10 district; a few are slightly substandard in some respects. Because of this condition, it is proposed to include the lots within the adjacent RS-10 zone district.
- *Change from RS-8 to RS-12 District.* This change affects three lots on Dudley Avenue and two lots on Cumberland Avenue. The lots are greatly oversized for the RS-8 district, and therefore the zone boundaries are proposed to be relocated to include the lots in the adjacent RS-12 district.
- *Change from RS-10 to RS-8 District.* This change affects the rear portion of four lots on Hillcrest Avenue. Currently, these lots are split by a zone boundary between the RS-6 and RS-10 districts. It is proposed to relocate this boundary so that the lots are in one zone. The change to the RS-8 zone, not the existing RS-6 zone, is discussed above.
- *Change from RS-12 to RS-24 District.* This change affects one lot at the corner of Dudley Avenue and Lawrence Avenue. The lot greatly exceeds the RS-12 standards and is more consistent with the lots on Dudley Avenue to the west; therefore it is proposed to relocate the zone boundary in order to include this lot within the adjacent RS-24 district.

### **Single and Two Family Residential Use – RM Zone Districts**

In several areas, a neighborhood pattern of two-family dwellings exists, often combined with single-family detached dwellings. These areas are generally in the central portion of the Town. Four zones are designed to recognize this pattern: the RM-12, RM-8, RM-6 and RM-6D districts.

Different lot and bulk requirements apply in these zones, and to some extent, different use requirements. All of the zones are designed for single-family detached dwellings and two-family dwellings, although indiscriminate conversion of single-family dwellings to two-family use is discouraged. For this reason, more restrictive regulations are intended to apply to two-family dwellings. The RM-6D zone is also designed for duplexes, whereby each dwelling unit is located on its own lot, but the dwellings are attached along a common lot line and party wall. Special regulations apply to this use option.

As with the single-family residential districts, these zones are intended to accommodate customary accessory uses, including residential recreational facilities, home occupations and family day care uses. Also, a variety of other uses compatible with residential use are intended to be permitted in some or all of these districts, including but not limited to community residences and shelters, houses of

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worship, schools, non-profit chartered membership organizations, etc., subject to certain special requirements.

The following table sets forth the recommended standards for the various RM zone districts:

### *RM Zones – Summary of Recommended Lot, Bulk and Coverage Standards*

ZONE	MINIMUM LOT AREA-DIMENSIONS			MINIMUM YARD DIMENSIONS			MAX. BUILDING	MAX. FLOOR	MAX. ABOVE-GRADE	MAX. IMPROVEMENT
	AREA	WIDTH	DEPTH	FRONT	SIDE	REAR	HEIGHT	AREA RATIO**	STRUCTURE COVERAGE**	COVERAGE**
RM-12	12,000 sf	75'	120'	40'*	12'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
RM-8	8,000 sf	60'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
RM-6 (1)	6,000 sf	50'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
RM-6 (2)	8,000 sf	60'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
RM-6D (1)	6,000 sf	50'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
RM-6D (2)	8,000 sf	60'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
RM-6D (3)	4,000 sf	30'	120'	40'*	0/10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%

\* or existing neighborhood pattern.

\*\* percentage is to vary by actual lot area; higher percentage for smaller lots.

(1) Single-family detached dwellings.

(2) Two-family dwellings on one lot.

(3) Two-family duplex dwellings.

This master plan proposes two revisions in the boundaries of the RM zone districts, as indicated on the PROPOSED ZONING map and as explained below:

- *Change from RM-6 to GB-2 District.* This change affects properties on both sides of Clark Street near the intersection with Ferris Place. These properties are developed for the Y.M.C.A. facility. Due to the use of the property, which is nonresidential, it is proposed to move the zone boundary to include the Y.M.C.A. facility in the adjacent GB-2 district.
- *Change from RM-6 to GB-3 District.* This change affects a single property at the intersection of South Avenue and Drake Place. Although currently zoned residential, the property is developed for commercial purposes. For this reason,

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it is proposed to extend the boundary of the adjacent GB-3 district to include this property.

### **Multi-Family Residential Use – RA Zone Districts**

Westfield contains a variety of multi-family housing developments. The largest of these developments have been placed into five zones, the RA-1, RA-2, RA-3, RA-4, RA-5A and RA-5B districts. The type of multi-family housing permitted varies by zone district, as well as the lot and bulk regulations that apply.

The RA-1 zone is occupied by the Cowperthwaite Square development, an age-restricted housing project. The zone is designed for a maximum density of 10 units per acre.

The RA-2 zone consists of six multi-family developments in five separate locations: Duncan Hill, Forest Avenue, Hamilton House, Williamsburg, Eastgate Square and Wychwood Gardens. The zone is designed for garden apartments at a density of 13 units per acre.

The RA-3 zone consists of a variety of housing developments in three locations. The zone is designed for garden apartments and other multi-family residences, single-family detached dwellings and two-family dwellings on a single lot. Although the existing density of multi-family dwellings in these zones varies considerably, the zone is designed for a maximum of 25 housing units per acre; higher densities are likely to require building heights that are incompatible with the area, or result in inadequate open space or parking. Single-family and two-family dwellings in the zone are intended to be restricted to much lower densities and other more stringent requirements, generally consistent with the RM-6 zone standards. The RA-3 zone also includes the site of the McKinley School. It is anticipated that if the school were to no longer be needed for educational purposes, it could be converted to or redeveloped as an apartment building.

The RA-4 zone is fully developed with a 305-unit low-income senior citizen housing complex. The final phase of the development was required by the court-approved housing element of the master plan adopted in 1990, as a result of affordable housing litigation. The planned density for the district is 16 units per acre. The development site was subsequently determined to be an area in need of redevelopment and is the subject of a redevelopment plan adopted by the Town. The development is consistent with the redevelopment plan for the site, as well as the housing element and the existing zone classification and regulations.

The RA-5A and RA-5B zones both resulted from the 1990 affordable housing court settlement, and are consistent with the housing element adopted as part of that settlement. Both zones are designed for multi-family residences and townhouses at

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a maximum density of 8 units per acre. Both zones require that 20% of the dwellings to be developed be made affordable to low- and moderate-income households. The primary difference between the two zones is that the RA-5A zone is designed to permit the existing nursery and garden center to continue on the site. The following table sets forth the recommended standards for the various RA zone districts:

### *RA Zones – Summary of Recommended Lot, Bulk and Coverage Standards*

ZONE	MINIMUM			MINIMUM			MAX.	MAX.	MAX.	MAX.
	LOT AREA-DIMENSIONS			YARD DIMENSIONS			BUILDING	F.A.R.**/	ABOVE-GRADE	IMPROVEMENT
	AREA	WIDTH	DEPTH	FRONT	SIDE	REAR	HEIGHT	DENSITY	COVERAGE**	COVERAGE**
RA-1	1 acre	---	---	50'	30'	30'	2 st, 30'	10/du/ac.	17%	50%
RA-2	2 acres	---	---	50'	30'	30'	2 st, 30'	13 du/ac., 20 br/ac.	17%	50%
RA-3 (1)	6,000 sf	50'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
RA-3 (2)	8,000 sf	60'	120'	40'*	10'	35'	3 st, 38'	20%-35%	10% - 20%	20% - 50%
RA-3 (3)	15,000 sf	100'	---	40'	30'	30'	2 st, 38'	25 du/ac., 50 br/ac.	25%	50%
RA-4	5 acres	---	---	75'	100'	100'	3 st. 40'	16 du/ac.	25%	50%
RA-5A	5 acres	---	---	40'	30'	30'	2 st, 38'	8 du/ac.	25%	50%
RA-5B	2 acres	---	---	40'	30'	30'	2 st, 38'	8 du/ac.	25%	50%

\* or existing neighborhood pattern.

\*\* percentage is to vary by actual lot area; higher percentage for smaller lots.

(1) Single-family detached dwellings.

(2) Two-family flat dwellings.

(3) Two-family duplex dwellings.

All of the multi-family zone districts are designed to permit uses that are accessory and incidental to the permitted principal uses in the zones. All multi-family development in the districts should provide buffers when adjacent to single-family or two-family residential uses.

### **Office Use – P and O Zone Districts**

Several areas within Westfield have developed primarily with office uses, and are recognized in the land use plan. The types of offices vary, including professional, business and administrative offices. Five different zones are designed to recognize and accommodate the various types of office development, and to promote

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reasonable standards of development in the various neighborhoods in which they are located. These office zones are named the P-1, P-2, O-1, O-2 and O-3 districts. The following table summarizes the various recommended development policies for the office zone districts:

### *Office Zones - Summary of Recommended Development Policies*

	P-1	P-2	O-1	O-2	O-3
PRIMARY USE	*Professional office *Single-family resid. *Mixed office/resid.	*Professional office *Single-family resid. *Two-family resid. *Mixed office/resid.	*Office *Mixed prof.office/ residential	*Office	*Office *Limited research
BULK	*Front, side and rear yards *3 story height *Small to medium scale building	*Front, side and rear yards *3 story height *Small to medium scale building	*Front, side and rear yards *2 story height *Small to medium scale building	*Front, side and rear yards *3 story height *Medium to large scale building	*Front, side and rear yards *2 story height *Medium to large scale building
BUILDING COVERAGE	*Small building coverage	*Small building coverage	*Small building coverage	*Small to medium building coverage	*Small to medium building coverage
IMPROVEMENT COVERAGE	*Medium improve. coverage	*Medium improve. coverage	*Medium improve. coverage	*High improve. coverage	*High improve. coverage
BUILDING DESIGN	*Detached buildings *Resid. compatible design	*Detached buildings *Resid. compatible design	*Detached buildings	*Detached buildings	*Detached buildings
ACCESS	*Pedestrian and vehicle-oriented	*Pedestrian and vehicle-oriented	*Vehicle-oriented	*Vehicle-oriented	*Vehicle-oriented
PARKING	*Private parking *Rear yard location	*Private parking *Rear yard location	*Private parking *Rear yard location	*Private parking *Rear yard location	*Private parking *Side and rear yard location
SIGNS	*Freestanding or attached signs *Small size *Low height	*Freestanding or attached signs *Small size *Low height	*Freestanding or attached signs *Small size *Low height	*Freestanding or attached signs *Small size *Low height	*Freestanding or attached signs *Small size *Low height
LANDSCAPE DESIGN	*Front yards *Buffers	*Front yards *Buffers	*Front yards *Buffers	*Front yards *Buffers	*Front yards *Buffers

### P-1 and P-2 Zones

The P-1 and P-2 zone districts are located on the fringes of the central business district. The P-1 zone is located along East Broad Street, South Euclid Avenue, Lenox Avenue and St. Paul Avenue. The P-2 zone is located primarily on Westfield Avenue between First Street and Dorian Way. Historically, both of these areas were developed for single-family residential use, but the majority of dwellings have since been converted to professional office use. Despite the conversions, these zone districts have maintained a largely residential appearance, and the scale and the operations of the various office uses have been largely compatible with

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residential development in the area. It is the intent of this plan that these zones continue to follow this pattern.

Conversions, demolition and new construction that are not compatible with the scale, intensity and appearance of existing development within these zones and within adjacent residential zones, should be prohibited. Where alterations, additions are proposed, the design of the addition or alteration should be compatible with the design of the existing building. All additions, alterations and new construction should be compatible in scale and design with neighborhood residential-style structures. In order to limit the scale of office development, and to limit negative impacts to residential development within and adjacent to these zones, office uses should be limited to the first two floors of any building. In addition, the regular operation of office uses in the zones should be limited to weekday daytime hours. The lot, bulk and other regulations for the zones should be designed to further these objectives by limiting the building height, floor area ratio, building coverage and coverage by all improvements to levels consistent with single-family residential development.

Front yards should only be developed with those structures, except for signs, that are compatible with single-family residential use. In order to promote efficiency in the use of parking areas, shared parking arrangements between properties should be encouraged. Such arrangements, and the increased parking efficiency, should not be used to intensify development beyond appropriate levels, however. Signage for offices uses should be small in size, low in height and the design should be of a high quality and design consistent with the neighborhood. Buffers between office uses and adjacent residential uses should be required.

The P-1 and P-2 zones are designed to permit the offices of medical doctors, dentists, nursing and personal care facilities, home health care services, and miscellaneous health and allied services, but no inpatient care; medical and dental labs limited in scale; lawyers; engineers, architects, landscape architects, surveyors, planners and other design consultants; management and public relations services; advertising services; accounting, auditing and bookkeeping services; child care centers; security and commodity brokers; mercantile reporting; insurance agents, brokers and services; adjustment and collection agencies; real estate operators, lessors, agents and managers; title abstract offices; holding and other investment offices; stenographic services; personnel supply services having limited visitation and staff; limited computer and data processing services; individual, family and other social services, again limited in scale and having limited visitation; business, professional, labor, civic, social and political associations and other membership associations. Any and all of these uses should only be permitted to the extent that they are consistent with the overall objectives for these zone districts stated above.

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In addition to the office uses indicated above, the P-1 and P-2 zones are designed to permit single-family detached residences, and to permit single-family residential uses on the second or third floor in the same building as a professional office. The P-2 zone is also intended to permit two-family dwellings. In addition to professional office and residential uses, these zones are designed to permit houses of worship, subject to special requirements for this use.

### O-1, O-2 and O-3 Zones

The O-1 zone is located along Grove Street, east of Central Avenue, and contains a mix of office uses. Unlike the P-1 and P-2 zones, the O-1 zone is not residential in appearance, although residential districts surround it. This zone is designed to permit a broader range of office uses than in the P- zone districts, child care centers, and single-family residences on the upper floors of a building containing an office use. In order to prevent over-intense development, and to maintain compatibility with the adjacent residential zones, the height of buildings and coverage by buildings and other improvements should be limited in the O-1 zone. Buffers between offices and residential zones should also be required.

The O-2 zone district is located along Cardinale Road and Springfield Avenue in the northeast corner of the Town. The zone is developed primarily with newer multiple-story office buildings on large lots. The zone is designed to recognize and continue this development pattern. Permitted uses should include a range of professional, administrative and business offices, plus child care centers as required by law. Large lots and generous yard areas should be required. The scale and intensity of development in this zone may be permitted to be more intense than in the P-1, P-2 or O-1 zone districts, with higher buildings and greater coverage by buildings and other improvements.

The O-3 zone district is located in the southwest corner of Westfield, along Rahway Avenue adjacent to Clark Township. The zone is developed with a public utility use at present. The zone is designed to recognize the public utility operation as a conditional use. However, the long-range goal of the zone is development for business, administrative or professional offices, and limited scientific and research facilities. The lot and bulk regulations should be designed for large lots, generous yards, and development on a scale similar to that planned for the O-2 zone district.

### **Retail Business Use – CBD and GB Zone Districts**

The Town of Westfield has several areas developed primarily with retail and general business uses. These areas are located in the central portion of the Town in the blocks near the train station, in certain areas along North and South Avenue parallel to the railroad, and along Central Avenue. Four zones are planned to recognize this

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development, and to protect and reinforce the positive features of the Town's business development: the CBD, GB-1, GB-2 and GB-3 districts.

### CBD Zone

The CBD zone district has historically been the heart of retail business development in Westfield, due in part to its close proximity to the passenger railroad stations and the compact, pedestrian-oriented shopping environment that exists. The zone is located along North Avenue and South Avenue in the blocks between Broad Street and Central Avenue, and in the several blocks north of North Avenue along Broad Street, Central Avenue, Elm Street, Lenox Avenue, Prospect Street and Quimby Street. Several public parking facilities in the area help support the district. This zone also contains a number of historic sites and a portion of the zone is designated a historic district. The CBD zone is designed primarily for retail business use; however, office, service, entertainment and residential uses can support and complement retail use, and so should be permitted to have a secondary function in the zone. To promote this goal, retail sales, banks, entertainment and personal service uses should be the primary uses on the first floor of buildings. Offices and other services, along with residential apartments, should be limited to the upper floors of buildings. Sales and/or service uses and residential uses that are not compatible with these goals and the district's character should not be permitted. The types of services/sales that should be prohibited include but are not limited to outdoor businesses, automotive-related uses, construction-related uses, funeral homes and wholesale businesses.

To further promote the intent of the CBD zone, several other policies are recommended. Buildings should be small to medium in scale, in keeping with the pedestrian-oriented environment, and should be designed to be compatible with other buildings in the district and to be consistent with historic district and historic site design guidelines. First floor storefront windows should be required, even for non-retail uses, in order to foster a pedestrian-friendly streetscape. Signs should be designed to reinforce the pedestrian-oriented shopping environment by being small in size and low in height, and should maintain the historic character of the district. In most cases, only wall-mounted signs, and not freestanding signs, should be permitted.

The intensity of development in the CBD district may be fairly high, with little or no front or side yard setbacks, and a high percentage of coverage by buildings and other improvements. It is important to maintain the pattern of little or no front yard setback in the zone, again to promote a pedestrian-oriented shopping environment.

The following table summarizes the various recommended development policies for the CBD and GB zone districts:

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### *Business Zones - Summary of Recommended Development Policies*

	CBD	GB-1	GB-2	GB-3
PRIMARY USE	*Downtown retail- 1st floor *Office, residential- 2nd & 3rd floors	*Downtown retail- 1st floor *Office, residential- 2nd & 3rd floors	*Retail *Offices	*Retail-lower floors *Office-lower floors *Single-family resid. *Two-family resid. *Mixed comm./ resid.
BULK	*No front-side yards *Rear yard *3 story height *Small to medium scale buildings	*No front-side yards *Rear yard *3 story height *Small to medium scale buildings	*Front, side and rear yards *3 story height *Small to large scale buildings	*Front, side and rear yards *3 story height *Small to medium scale buildings
BUILDING COVERAGE	*High building coverage	*High building coverage	*Medium building coverage	*Small to medium building coverage
IMPROVEMENT COVERAGE	*High improve. coverage	*High improve. coverage	*Medium to high improve. coverage	*Medium improve. coverage
BUILDING DESIGN	*Zero lot line *Compatible with pedestrian shop. and historic char.	*Zero lot line *Compatible with pedestrian shop. and neighborhood	*Detached buildings	*Detached buildings *Compatible with resid. environs
ACCESS	*Pedestrian-oriented *Streetscape improvements *Link walks with public parking	*Pedestrian-oriented *Streetscape improvements	*Vehicle-oriented	*Pedestrian and vehicle-oriented
PARKING	*Public and private parking- retail use *Private parking- non-retail use *Side and rear yard location	*Private parking *Side and rear yard location	*Private parking *Side and rear yard location	*Private parking *Side and rear yard location
SIGNS	*Attached signs *Small size *Low height *Compatible with pedestrian shop. and historic char.	*Attached signs *Small size *Low height *Compatible with pedestrian shop. and neighborhood	*Freestanding or attached signs *Small to medium size	*Freestanding or attached signs *Small to medium size *Compatible with environs
LANDSCAPE DESIGN	*Streetscape improvements *Buffers	*Streetscape improvements *Buffers	*Front yards *Buffers	*Front yards *Buffers

Despite the high ratio of buildings and pavement to total site area, amenities such as shade trees, seasonal flower displays and other pedestrian-oriented improvements should be encouraged. The parking regulations should be designed to ensure that public parking areas in the area are devoted primarily to retail sales and personal services; office and apartment uses should not be permitted to reduce the

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amount of parking available to shoppers and retail merchants. The alleys and walkways linking the public parking areas and storefront sidewalks should be maintained and enhanced where possible. Private parking areas, where they exist, should not be eliminated, but should supplement available public parking. In most cases, areas for deliveries and refuse storage and pickup should be at the rear or side of buildings, and should not interfere with pedestrian or vehicular traffic.

Currently, the Town is studying the potential for tiered parking decks within the central business area, to be developed in conjunction with mixed residential/retail use buildings. A parking supply shortage of approximately 900 spaces has been identified in this area that the decks would help to relieve. Any such development should be designed to place decks at the rear of such developments/buildings, to retain retail use on the ground floor of buildings and residential use on the upper floors. Parking structures should be designed with facades that are consistent with the existing retail and residential facades in the central business district, in order to maintain the human scale and historic appearance of the downtown.

### GB-1 Zone

Three GB-1 zones exist in Westfield. They are located adjacent to the CBD zone along Elm Street, Central Avenue and South Avenue near its intersection with West Broad Street and Watterson Street. The character of development in the GB-1 zones is very similar to that in the CBD zone, discussed above, with some exceptions. Generally, there is lesser reliance upon public parking in the GB-1 zones than in the CBD. Also, no historic sites or districts have been designated in the GB-1 zones. The land use policies for the GB-1 zone are similar to those for the CBD zone, discussed above, with some exceptions. Due to the lesser availability of public parking in the GB-1 zone, the requirements for off-street parking should be more stringent. In addition to the uses prohibited in the CBD district, certain other uses should be prohibited, included commercial entertainment, hotels and other lodging places, fast-food restaurants, convenience stores, drive-in banks and in-patient care facilities. Large-scale uses should be prohibited in general. Residential areas adjacent to the zone should be buffered.

### GB-2 Zone

In two areas near the central business district, commercial development has occurred at a larger scale than in other retail areas of the Town. Both of these areas are located along the railroad, generally between North Avenue and South Avenue. The first area is located west of Broad Street, and is dominated by the Lord and Taylor department store north of the railroad and a large office building south of the railroad. The second area is located east of Central Avenue. This area contains the Drug Fair shopping center and the Union County facility north of the railroad, and a shopping center south of the railroad.

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The development regulations should recognize and permit the large-scale uses that exist in this zone. Since this area is generally not pedestrian-oriented, the provision of private off-street parking is important. Also, and for similar reasons, the requirement for storefront windows and against first floor occupancy by offices in the CBD and GB-1 zones are not recommended in the GB-2 zone; retail and office uses should be permitted on all floors. Residential use of any type, however, should not be permitted in the zone. In addition, the same uses prohibited in the CBD and GB-2 zone districts should be prohibited in the GB-2 zone. Houses of worship should be permitted in the zone, subject to certain special requirements.

Due to the large scale of buildings, adequate yard setbacks on all sides should be required. Parking should be prohibited in the front yard, and the front yard should be landscaped, in order to avoid a highway strip appearance. Due to the increased setbacks, larger buildings and reliance upon vehicular travel, freestanding signs should be permitted. Buffers should be provided where the GB-2 zone abuts a residential zone.

This master plan proposes two revisions in the boundaries of the GB-2 zone districts, as indicated on the PROPOSED ZONING map and as explained below:

- *Change from RM-6 to GB-2 District.* This change affects properties on both sides of Clark Street near the intersection with Ferris Place. These properties are developed for the Y.M.C.A. facility. Due to the use of the property, which is nonresidential, it is proposed to move the zone boundary to include the Y.M.C.A. facility in the adjacent GB-2 district.
- *Change from GB-2 to C District.* This change affects a number of properties on North Avenue, South Avenue and Windsor Avenue in the eastern portion of Westfield. The portion of the GB-2 zone to remain is characterized by large scale buildings and uses, whereas the portion to be changed to the C zone classification is characterized by smaller scale buildings and somewhat different uses. The proposed change is intended to recognize the existing development pattern in this area, to prevent "highway strip" retail development, and to limit the scale and intensity of uses in order to minimize negative impacts from traffic, parking, excessive buildings and pavement, etc.

### GB-3 Zone

The GB-3 zone is located in six areas of Westfield. These are located along a section of Central Avenue, Elmer Street, a short section of North Avenue, and several sections of South Avenue. Historically, these areas were developed for residential use, but many of the homes have subsequently been converted to or replaced by commercial development. Unlike the P-1 and P-2 zones, however, the

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zone has not retained a homogenous residential appearance; a mixture of residential and non-residential styles and intensities of development exist together. In addition to containing residential development itself, the GB-3 zone is located in close proximity to residential zone districts. Compatibility with residential use is therefore an important consideration in the GB-3 zone district. Fortunately for this consideration, the scale of commercial buildings in the zone has been fairly small, for the most part.

Due to the mixed-use pattern in the zone, the GB-3 zone is designed for a range of uses. Planned non-residential uses include limited retail sales, various types of offices and child care centers. Other limited non-residential uses may be permitted, provided that they comply with special use regulations. Residential uses that should be permitted are limited to single-family detached housing, two-family homes and residential apartments in the same building as a non-residential use. In mixed-use developments, the residential portion should be limited to the second and third floors, and should not occupy more than two thirds of the total building floor area. There is a growing trend for this type of mixed-use development. To ensure that such developments are appropriate for the district, special standards should be adopted controlling the scale and design of the development. The following table sets forth the recommended development standards for residential development in the GB-3 zone districts:

### *GB-3 Zone – Summary of Recommended Lot, Bulk and Coverage Standards for Residential Development*

ZONE	MINIMUM LOT AREA-DIMENSIONS			MINIMUM YARD DIMENSIONS			MAX. BUILDING	MAX. F.A.R.**/	MAX. ABOVE-GRADE	MAX. IMPROVEMENT
	AREA	WIDTH	DEPTH	FRONT	SIDE	REAR	HEIGHT	DENSITY	STRUCTURE COVERAGE	COVERAGE
GB-3 (1)	6,000 sf	50'	120'	40'*	5' or 1/3 BH	10' or 1/2 BH	3 st, 38'	20%-35%	10% - 20%	20% - 50%
GB-3 (2)	8,000 sf	60'	120'	40'*	5' or 1/3 BH	10' or 1/2 BH	3 st, 38'	20%-35%	10% - 20%	20% - 50%
GB-3 (3)	10,000 sf	60'	120'	40'*	5' or 1/3 BH	10' or 1/2 BH	3 st, 38'	50%/13 du/ac	30%	70%

\* or existing neighborhood pattern.

\*\* percentage for single- or two-family dwellings is to vary by actual lot area; higher percentage for smaller lots.

(1) Single-family detached dwellings.

(2) Two-family dwellings on one lot.

(3) Mixed residential and non-residential use, more than two dwelling units.

BH = Building Height

In order to limit the scale of development, non-residential uses should be limited to the first two floors of buildings. Despite the range of permitted uses, uses that by

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their nature that would be incompatible with residential development and other commercial development in the zone should be prohibited.

The lot and bulk regulations for the zone should be designed to provide for front, side and rear yard setbacks. Buildings should be limited in scale, with limitations on floor area ratio, building coverage and coverage by all improvements. Parking should be prohibited in the front yard, and the front yard should be landscaped to maintain compatibility with residential use and to avoid a highway strip appearance. Shared parking between properties should be encouraged in appropriate instances. Due to the front yard setback requirements, freestanding signs that are limited in size and designed to be compatible with neighborhood residential development may be appropriate. Buffers should be provided between non-residential and residential uses and zones.

This master plan proposes one revision in the boundaries of the GB-3 zone districts, as indicated on the PROPOSED ZONING map and as explained below:

- *Change from RM-6 to GB-3 District.* This change affects a single property at the intersection of South Avenue and Drake Place. Although currently zoned residential, the property is developed for commercial purposes. For this reason, it is proposed to extend the boundary of the adjacent GB-3 district to include this property.

### **Service and Industry Use – C Zone District**

The proposed C zone district is located in the east-central portion of Westfield, primarily between North Avenue and South Avenue; a small portion is located at the northern end of Windsor Avenue near the intersection with South Avenue. The area is developed with a variety of service and industrial-type uses. Automotive-related uses have a high concentration in this area, including auto sales and repair.

The intent of the C zone is to encourage various business services and other service uses, as well as limited retail, industrial, scientific and research facilities and other limited uses. The retail uses permitted in the zone should be of types that are not suited for the CBD or GB-1 zones, and which avoid dispersing retail development from these zones into outlying areas, thereby weakening the retail base of the downtown and creating a highway strip retail pattern. The types of uses that are deemed appropriate for the C zone include administrative, business and professional offices, with certain limitations; banks and other financial institutions and services; insurance and real estate offices; business services; miscellaneous repair services; limited amusement and recreation services; child care centers; limited veterinary and animal specialty services; landscape and related horticultural services; retail sales limited to lumber and building materials sales, retail nurseries and lawn and garden stores, automobile and other motor vehicle

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sales, and fuel dealers; general contractors, special trade contractors and builders; parking and storage of motor vehicles; and educational services except for schools. Light industrial, scientific and research uses may be permitted, subject to special use restrictions.

A highway strip character should be avoided, both in the character of uses and in the appearance of development. Uses in the C zone should be of a type and scale that prevents excessive traffic impacts to the surrounding street system and other negative impacts to nearby residential areas. Large-scale office uses and services, and uses with high volume customer or client visitation, should be prohibited. Also, industrial or commercial uses that have particularly noxious or offensive processes or activities should be prohibited, as well as uses involving high volumes of truck or automobile traffic. Residential uses and lodging uses are inappropriate for this area.

The lot and bulk standards should be designed to require an adequate lot area and width to accommodate projected development. Front, side and rear yard setbacks should be required for all buildings and parking areas. The floor area and coverage restrictions should be designed to limit the scale of development to small or moderately sized buildings and paved areas. No parking or loading areas should be permitted within the front yard; the front yard should be landscaped attractively. The height of buildings should be limited to no more than three stories, again to limit the scale of development and to ensure compatibility with neighborhood commercial and residential development. Where the C zone abuts residential zones or uses, buffers should be required.

This master plan proposes one revision in the boundaries of the C zone district, as indicated on the PROPOSED ZONING map and as explained below:

- *Change from GB-2 to C District.* This change affects a number of properties on North Avenue, South Avenue and Windsor Avenue in the eastern portion of Westfield. The portion of the GB-2 zone to remain is characterized by large scale buildings and uses, whereas the portion to be changed to the C zone classification is characterized by smaller scale buildings and somewhat different uses. The proposed change is intended to recognize the existing development pattern in this area, to prevent "highway strip" retail development, and to limit the scale and intensity of uses in order to minimize negative impacts from traffic, parking, excessive buildings and pavement, etc.

### **Parks, Recreation and Open Space Use**

The LAND USE PLAN map shows various public and private parks and recreational uses in the Town. This includes the various existing municipal and county parks, as well as several private recreational facilities, including swim clubs, tennis clubs and other facilities. As stated previously, parks, recreational uses and other open space

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have not received special zone district designation; rather, they are included in the same zone as adjacent development.

For the most part, these facilities are expected to continue, but should the existing recreational use be abandoned, the plan envisions re-use for similar purposes, and in some cases as indicated in the recreation plan, public acquisition for open space use, or development as may be permitted in the applicable zone district.

### **Cemetery Use**

The plan map shows the existing cemeteries and burial grounds in the Town. It is anticipated that these uses will continue, but that there will be no expansion of these uses onto adjacent lands, nor that there will be any new cemeteries or similar uses in Westfield. Existing cemeteries are protected from zoning regulation by State law, and therefore the cemeteries shown are placed in the same zone district as adjacent areas.

### **Educational Use**

Various public and private schools, and related educational facilities, are shown on the plan map. As with other public and quasi-public uses, these facilities have not been designated as separate zone districts; however, the zone district regulations are intended to permit such uses where they exist, and to provide reasonable regulation of the same. The existing educational facilities are, for the most part, expected to continue for at least the short term, and possibly to expand. At some point in the future, certain educational facilities may be abandoned or converted to other use. In such case, the plan envisions adaptive reuse of the facilities or redevelopment of the site, in either case in accordance with the applicable zone district regulations.

The zoning regulations for educational use should accommodate reasonable use of existing and new educational facilities on appropriate sites and in appropriate neighborhoods. Historically, educational uses have been located in residential areas, near the homes of students, and this concept is endorsed by the plan. However, the zoning regulations should ensure that such uses will minimize detrimental impacts to adjoining areas by limiting the nature of activities on the site, requiring adequate lot area, limiting coverage by buildings and other improvements, requiring adequate parking and requiring adequate setbacks of outdoor use areas from adjacent land uses.

### **Other Public Use**

The LAND USE PLAN map depicts the other public uses, besides public educational uses, that exist in Westfield. These uses include the municipal building, public

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library, public works building, fire houses, first aid squad building, post office, Union County facility on North Avenue, the armory and the Miller-Cory house. As with other public uses, the plan does not place these uses in a separate zone district, but includes them in the same zone as neighboring uses. Although such uses are generally exempt from local zoning control, they should develop in a manner that is as compatible with neighborhood development as practicable.

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