

stream, watercourse or underground aquifer undesirable as a source of water supply or recreation, or destroy aquatic life, be allowed to enter any stream, watercourse or underground aquifer. All materials or wastes which might cause fumes or dust or which constitute a fire or explosion hazard or which may be edible or otherwise attractive to rodents or insects shall be stored indoors or enclosed in appropriate containers adequate to eliminate such hazards.

**16-210.6 Vibrations.** No use shall cause earth vibrations or concussions in excess of the standards outlined below, with the exception of that vibration produced as a result of construction activity. The standards below are as set forth in the Table of Frequency Amplitude Relations. Vibrations shall be expressed as displacement in inches and shall be measured with a standard three-component measuring system, which is a device for recording the intensity of any vibration in three mutually perpendicular directions.

**16-210.7 Other Standards.** All other standards including, but not limited to: radiation, smoke emission, solid particle emission or steam or noxious gas emission shall be regulated by the Air Pollution Code of the New Jersey Department of Environmental Protection and shall meet the maximum standards set forth therein.

<b>Frequency of Ground Motion In Cycles per Second</b>	<b>Max. Amplitude of Ground Motion in Inches</b>
up to 10	.0305
10 - 20	.0153
20 - 30	.0102
30 - 40	.0076
40 - 50	.0061
50 - 60	.0051

**16-220 Design Standards.**

**16-220.1 Sight Triangles.** Sight triangles shall be required at each quadrant of an intersection of streets, and streets and driveways. The area within sight triangles shall be either dedicated as part of the

street right-of-way or maintained as part of the lot adjoining the street and set aside on any subdivision or site plan as a sight triangle easement. Within a sight triangle, no grading, planting or structure shall be erected or maintained more than thirty inches above the street centerline or lower than twelve feet above the street centerline. The sight triangle shall be that area bounded by the intersecting street lines and a straight line which connects the "sight point" located on each of the two intersecting street centerlines the following distances away from the intersecting street centerlines: arterial streets at three hundred feet; collector streets at two hundred feet; and primary and secondary local streets at ninety feet. Where the intersecting streets are both arterial, both collectors, or one arterial and one collector, two overlapping sight triangles shall be required formed by connecting the sight points noted above with a sight point ninety feet on the intersecting street. The classification of existing and proposed streets shall be those shown on the adopted master plan or as designated by the planning board at the time of the application for approval for a new street not included on the master plan. A sight triangle easement dedication shall be expressed on the site plan as follows: "Sight triangle easement subject to grading, planting and construction restrictions as provided for in the Zoning Ordinance of the Township of North Hanover." Portions of a lot set aside for the sight triangle may be calculated in determining the lot area and may be included in establishing the minimum setback provisions of this chapter.

**16-220.2 Fences and Walls.** Fences and walls shall not be located in any required sight triangle and shall not be higher than four feet, unless setback from the street line the minimum setback required for the zone, except that there shall be no height limitations other than the maintenance of a clear sight triangle on living fences, fences around agricultural uses, and fences around utility and industrial uses. Fences and walls shall not exceed six feet in height when located more than the required setback from the street line in a residential zone. Fences and walls located in the required setback area shall have

open space for light and air representing at least fifty percent of the fence area.

**16-220.3 Grading.** All lots being filled shall be filled with clean fill and/or topsoil to complete surface draining of the lot into local storm systems or natural drainage rights-of-way. No construction shall be permitted which creates or aggravates water stagnation or a drainage problem on adjacent properties or any public right-of-way.

**16-220.4 Lighting.** All area lighting shall provide for nonglare, color corrected lights focused downward, or translucent fixtures with shields around the light source. The light intensity provided at ground level shall average a maximum of five-tenths foot candle over the entire area, and the spacing shall be such that the ratio of maximum to minimum illumination shall not exceed a six: one ratio. For each fixture and lighted sign, the total quantity of light radiated above a horizontal plane passing through the light source shall not exceed seven and one-half percent of the total quantity of light emitted from the light source. Any other outdoor lighting shall be shown on the site plan in sufficient detail to allow determination of the effects at the property line and on nearby streets, driveways, residences and overhead sky glow. The objective of these specifications shall be to minimize undesirable off-site effects. No lighting shall shine directly or reflect into windows, or onto streets and driveways in such a manner as to interfere with driver vision. No lighting shall be of yellow, red, green or blue beam nor be of a rotating, pulsating, beam or other intermittent frequency. The intensity of such light sources, light shielding, the direction and reflection of the lighting and similar characteristics shall be subject to site plan approval by the planning board.

**16-220.5 Yards.** A. Yards; Used by Another Building Prohibited. No open space provided around any principal building for the purposes of complying with the front, side, rear or other yard provisions of the chapter shall be considered as providing the yard provisions for another principal building.

B. Yards; Size Regulations. Front yards shall be measured from the lot line immediately adjacent to the street line as defined in this chapter. On a lot which extends through a block in a manner resulting in frontage on two or more streets, including corner lots, the building setback from each street, whether considered the front, side or rear yard, shall not be less than the required depth of a front yard in the district in which such lot or applicable portion of the lot is located.

### **16-230 Off-Street Parking and Loading.**

**16-230.1 Access to Lots.** Access drives shall be limited to a maximum of two to any street; centerlines shall be spaced at least sixty-five feet apart. Each access drive shall:

A. Handle no more than two lanes of traffic.

B. Be at least fifty feet or one-half the lot frontage, whichever is greater, but need not exceed two hundred feet from the street line of any intersecting street.

C. Be at least twenty feet from any property line. When the width of a property along any one street exceeds five hundred feet in length, one access drive may be permitted for each two hundred fifty feet of property frontage. The width of the curb cut shall be determined by the type traffic to be handled and the limitation to no more than two lanes of traffic. Driveways with widths exceeding twenty-four feet shall be reviewed by the planning board giving consideration to the width, curbing, direction of traffic flow, radii of curves, and traffic lane divider. Curbing shall be either depressed at the driveway or have the curbing rounded at the corners with the access drive connected to the street in the same manner as another street.

**16-230.2 Access to Parking and Loading Spaces.** Individual parking and loading spaces shall be served by internal, on-site driveways designed to permit each motor vehicle to proceed to and from each parking and loading space without requiring the moving of any other motor vehicle and shall be dimensioned as outlined in subsection 16-230.5 of this section. Where the angle of parking is different