

SUMMARY-Proposed Downtown Redevelopment Plan-2022

The Downtown Redevelopment Plan creates five (5) distinct districts: the Washington Avenue Core District, Route 31 Gateway District, Former Theater District, Residential District, and the Public Park District. The boundaries and zoning requirements of these districts were modified from the existing Downtown Redevelopment Plan to better reflect the existing conditions of the area.

- Washington Avenue Core District- The Washington Avenue Core District permits a variety of commercial uses including restaurants, bars and taverns, banks, as well as additional uses including winery salesrooms, cideries, meaderies, craft distilleries, craft breweries, brew pubs, and artisan studios. Residential uses are also permitted, however, residential is limited to the upper stories for properties fronting on Washington Avenue, Broad Street and/or Belvidere Avenue.
- Route 31 Gateway District- The Route 31 Gateway District permits a variety of commercial uses, similar to those permitted in the Washington Avenue Core District, as well as hotels. Mixed-use projects with residential on the upper stories are also permitted in the district.
- Former Theater District: The Former Theater District permits the adaptive reuse of the existing theater as either mixed-use commercial/residential or multi-family residential. The district requires that the front façade and marquis of the Washington Theater be restored and preserved.
- Residential District: The Residential District reflects the existing residential development within the Redevelopment Area, specifically along eastern boundary of Washington Avenue and along Vannatta Street. Mixed-use projects are also permitted within this district.
- Public Park District- The Public Park district permits public park and open space to the south of the Washington Avenue Core District along the Shabbecong Creek.

The Plan requires an affordable housing set aside of 20% for all residential/mixed use projects in accordance with the Settlement Agreement between Washington Borough and Fair Share Housing Center.

In addition to the updated districts, the parking requirements have also been updated to reflect the Residential Site Improvement Standards (RSIS) for residential uses, as well as updated requirements for commercial uses.

Design Standards have been revised to clarify existing requirements and additional requirements have been incorporated into the Plan. Definitions, sign regulations, sustainability requirements, accessory buildings, and resiliency standards have also been added to the Plan.