

CITY OF SUMMIT ZONING TABLE
695 SPRINGFIELD AVENUE REDEVELOPMENT
BLOCK No. 1702, LOT No. 47
ZONING DISTRICT: R-15 SINGLE FAMILY RESIDENTIAL DISTRICT²

Item	Required / Allowed	Existing	Proposed	Regulation Reference ^{1,2}	Condition	
Land Use:		House of Worship	Office	House of Worship	35-13.3 B.3.	V
Principal Use³		House of Worship	Office	House of Worship	35-13.3 B.3.	V
Area, Bulk & Yard Requirements:						
Min. Lot Area (A.C.)	2 AC.	1.74 ± AC.	1.74 ± AC.	35-11.2 C.1.	V	
Min. Frontage (FT)	50 FT	246.1 FT	246.1 FT	35-11.2 C.2.	C	
Min. Front Yard Building Setback (FT)	50 FT	91.8 FT	42.7 FT	35-11.2 C.3.	V	
Min. Side Yard Building Setback (FT) (Each Side)	50 FT	26.8 FT	28.0 FT	35-11.2 C.4.	V	
Min. Rear Yard Building Setback (FT)	50 FT	181.8 FT	89.8 FT	35-11.2 C.5.	C	
Max. Building Height (Stories/FT) ³	2 STORY / 35 FT	2 STORY / < 35 FT	2 STORY / 37.9 FT	35-9.4 Appendix C	V	
Max. Lot Coverage (%) ³	40%	30.1%	47.5% 48.6%	35-11.2 C.9.	V	
Max. Building Coverage (%)	15%	4%	15.6%	35-11.2 C.10.	V	
Side Yard Buffer (FT) ³	47 FT	N/A	55 FT 10.0 FT	35-11.2 C.7.	V	
Rear Yard Buffer (FT) ³	50 FT	N/A	15 FT	35-11.2 C.8.	V	
Min. Parking Setback (FT)	20 FT	N/A	15 FT	35-11.2 C.12.	V	
Accessory Structure						
Accessory Use (Solar Canopy)	N/A	N/A	Solar Canopy ⁵	35-9.9 O.4.a.	V	
Max. Height Solar Canopy	18 FT	N/A	< 18 FT	35-9.9 O.4.d.	C	
Min. Setback Solar Canopy (all lot lines)	15 FT	N/A	15 FT	35-9.9 O.4.e.	C	
Min. Setback for accessory structure (active), Side/Rear yard	15 FT	N/A	10 FT 15.0 FT	35-9.8 B.5.	V C	
Driveway, Parking & Loading Regulations						
Min. Number of Parking Spaces ^{6,5}	400 79	27	424 46 ⁷	35-14.1 P.6.a.	V	
Min. Parking Space Size (FT x FT)	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT	35-14.1 P.10.a.	C	
Min. Drive Aisle Width (FT)	23 FT	23.3 FT	24 FT	35-14.1 P.10.a.	C	
Min. Number of Electric Vehicle (EV) Spaces ⁶	4	N/A	4	35-9.9 E.2.	C	
Min. Parking Lot Landscaping ⁹	1 Shade Tree / 10 Spaces	-	0	35-14.1 P.2.1.	V	
Miscellaneous						
Max. Height of Fences & Walls (FT) (Side/Rear Yard)	7 FT	N/A	4 FT	35-14.1 K.5.a.	C	
Max. Height of Fences & Walls (FT) (Front Yard)	4 FT	N/A	4 FT	35-14.1 K.5.a.1.	C	
Signage						
Max. Sign Area (SF)	12 SF	-	10 SF 12 SF	35-14.1 S. Appendix D	V C	
Max. Lettering Height (IN.)	6"	-	6" 6"	35-14.1 S. Appendix D	V C	
Abbreviations:						
V - Variance	W - Waiver	C - Compliance	NC - Existing Nonconformity	N/A - Not Applicable		
Notes:						
1. Zoning regulations and design standards referenced from City of Summit Development Regulations: Chapter 35, dated 12/01/2020.						
2. The subject property is located within the R-15 Single Family Residential Zone. House of Worship is a conditional use in the R-15 Zone. House of Worship conditional use regulations 35-11.2.C.						
3. Lot coverage includes green roof area totaling approximately 2,300 ± SF.						
4. The required parking for House of Worship is 1 Space per 3 seats or 1 space per 10 SF of Gross Floor Area, whichever is greater. Proposed facility includes 800 seat Sanctuary.						
5. Freestanding solar array canopies are expressly prohibited in residential zones (35-9.9 O.4.a). Variance requested for four proposed solar canopy structures.						
6. Off-street parking facilities of 20 spaces or more, a minimum of 7% of such spaces shall contain facilities for EV charging.						
7. Total parking provided includes 46 spaces on-site and 33 off-site parking spaces located along the north side of Springfield Avenue. Total 400 parking spaces can be provided between on-site and off-site parking locations.						
8. Total Building GSF is 19,264 SF (First Floor: 11,895 SF; Second Floor: 3,734 SF; Basement: 3,635 SF).						
9. Side buffer is 47 ft, average width of property is 235 ± ft. Rear buffer is 50 ft, average depth of the property is 321 ± ft.						
10. 35-14.1 P. 2.1. In outdoor parking lots of 10 or more spaces, at least 10% of the parking area shall be suitably landscaped, including landscape plantings around the perimeter of the parking area and at least one shade tree for every 10 parking spaces. The project proposes solar canopies above parking spaces which provide shade and reduce heat island effect.						
11. The outdoor seating area consisting of benches and 20-FT diameter tables is located within the side yard and is less than 15 ft from side yard property line. Variance requested for ordinance section 35-9.8 B.5 - active accessory structure located in side yard and for setback less than 15 ft from property line.						

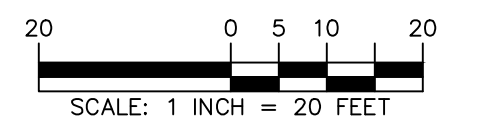
LEGEND

PROPERTY LINE/ROW	EXISTING	PROPOSED
BUILDING LINE	[Symbol]	[Symbol]
BUILDING OVERHANG	[Symbol]	[Symbol]
SETBACK LINE	[Symbol]	[Symbol]
CURB LINE	[Symbol]	[Symbol]
ADA ACCESSIBLE RAMP	[Symbol]	[Symbol]
ADA SYMBOL	[Symbol]	[Symbol]
TRAFFIC SIGN	[Symbol]	[Symbol]
SIGN DESIGNATION	[Symbol]	[Symbol]
PARKING ROW COUNT	[Symbol]	[Symbol]
PARKING COUNT SUB-TOTAL	[Symbol]	[Symbol]
DIRECTION ARROW	[Symbol]	[Symbol]
STOP BAR	[Symbol]	[Symbol]
RETAINING WALL	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
GUIDE RAIL	[Symbol]	[Symbol]
CROSSWALK (STRIPING)	[Symbol]	[Symbol]
CONCRETE SIDEWALK	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
CATCH BASIN	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
TREE	[Symbol]	[Symbol]
SOLAR CANOPY	[Symbol]	[Symbol]

SIGN LEGEND

QTY.	SIGN TYPE	SIGN #	SIGN CODE	LEGEND
1	STOP SIGN	R1-1	[Symbol]	[Image]
3	ACCESSIBLE PARKING	R7-B AND R7-BP	[Symbol]	[Image]
2	VAN ACCESSIBLE SPACE	R7-BP 12'x6"	[Symbol]	[Image]
4	NO PARKING EXCEPT WHILE CHARGING	R7-113	[Symbol]	[Image]
	ELECTRIC VEHICLE CHARGING	D9-11b	[Symbol]	[Image]

- GENERAL NOTES:**
- BACKGROUND BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION REFERENCED FROM PLAN TITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, DATED DECEMBER 8, 2022.
 - THE MEDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLAN COORDINATE SYSTEM NAD83 (2011) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
 - ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) DERIVED USING SURVEY-GRADE GNSS EQUIPMENT.
 - THE SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA (ZONE X) PER FEMA FIRM PANEL #34039C0008F, DATED SEPTEMBER 20, 2006.



Date	Description	No.
Revisions		
SIGNATURE	JOHN COTE	DATE
	PROFESSIONAL ENGINEER NJ Lic. No. 24GE03705800	
LANGAN		
Langan Engineering and Environmental Services, Inc.		
300 Kimball Drive Parisippany, NJ 07054		
T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION NO. 24GE03705800		
Project		
BEACON UNITARIAN UNIVERSALIST CONGREGATION		
SUMMIT NEW JERSEY		
Drawing Title		
PROPOSED SITE PLAN MODIFICATIONS		
Project No.	101007201	Exhibit No.
Date	MARCH 26, 2025	EX05
Drawn By	SM	
Checked By	TH	
Sheet 1 of 1		