

(a) General Purpose of Overlay Zoning District

The purpose of overlay zoning districts is to provide supplemental standards with respect to special areas, land uses, or environmental features that supersede the standards of the underlying base zoning district.

**(a) RBD: Red Bank District**

**(1) Purpose**

The purpose of the Red Bank District (RBD) is to support the transition of the Red Bank Corridor to a pedestrian-oriented, mixed-use, pro-arts/artisan, boutique manufacturing corridor that is compatible with surrounding residential development.

**(2) Applicability**

The standards and requirements in this section apply to development located in the RBD, in addition to base zoning district standards. In instances where there is a conflict between the standards in this district and the base district, the standards in the RBD shall control.

**(3) Design Guidelines**

Development in the RBD shall comply with the *Red Bank District Design Guidelines*, which are incorporated herein by reference.

**(4) Modifications of Otherwise Applicable Development Standards**

**a. Building Setback**

1. Primary and Secondary Front  
Minimum: 0 feet  
Maximum: 15 feet

**b. Minimum Off-street Parking**

Minimum Number of Off-Street Parking Spaces shall be reduced by 20 percent where public art and pedestrian space is provide with in setback area. Where applicable, parking shall be located on the side or rear of the lot. New design backing out into the right of way is not permitted.

**c. Conditional Uses**

The following uses Conditional within the Red Bank District:

1. Non-depository Personal Credit Institution
  - (i) Non-depository personal credit institutions (payday loan and/or title loan establishments) shall comply with the following standards:
    - (a) A non-depository personal credit institution shall be at least 3,000

feet from any lot containing another non-depository personal credit institution.

**(b)** A non-depository personal credit institution shall be located in a building with at least 12,000 square feet of gross floor area.

**(ii)** A variance from any of the provisions of this section, and the provisions of this subsection is prohibited.

**2. Artisan Manufacturing**

Processing or manufacturing businesses that may include, but is not limited to, small scale furniture workshop, custom jewelry, textiles, coffee roasting, vertical farming, 3D printing, computer hardware assembly, or other non-heavy industry.

**(i)** The manufacturing or processing portion of the business must be contained indoors and produce little to no vibration, noise, dust, fumes, or other nuisances from the property. Sales may be conducted as a retail component, wholesale, business to business, business to government.

**3. Vehicle Sales, Service, Repair**

**(i)** An irrigated landscaped buffer 15 feet deep shall be provided around the lot perimeter, and shall contain at a minimum 2 canopy trees, 4 understory trees, and 30 shrubs per 100 feet of buffer yards width. In the event of power lines, staff shall consult with provider alternative planting list. In the event of conflicting buffer requirements, the more restrictive shall apply.

**(ii)** No storage or display of any kind shall be placed in the buffer yard.

**(iii)** Required parking shall be used exclusively for customers and employees.

**(iv)** The business must be contained indoors and produce little to no vibration, noise, dust, fumes, or other nuisances from the property.

**(v)** No parking spaces shall back out into the right of way.

**(vi)** Additional perimeter screening (such as a hedge, berm, decorative metal fencing and/or masonry or stone wall) should visually compensate for the amount of impervious surface in an auto dealership lot.

(vii) The Zoning Administrator may consider alternative compliance to meet the landscaping requirements.

**4. Drive-thru Establishments**

Order/pickup windows and circulation shall be located to the rear.