

TOWNSHIP OF WEST WINDSOR  
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-02

TOWNSHIP OF WEST WINDSOR ORDINANCE TO  
AMEND AND SUPPLEMENT CHAPTER 200  
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)  
BY AMENDING THE BULK & USE STANDARDS IN THE B-2A DISTRICT  
AND THE SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.1, B-2A Business District (neighborhood center) use regulations, Subsection A., Permitted uses, is hereby amended as follows. Added text is underlined, and text to be eliminated is ~~struck-through~~.

- A. Permitted uses. In a B-2A District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses, and all such uses shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter.
- (1) Stores and shops for the conduct of any retail business (including curbside pickup for the sale of items not otherwise prohibited in this section).
  - (2) Personal service establishments (e.g., a tailor, barbershop or beauty salon).
  - (3) Offices for professional and medical services (e.g., physicians, lawyers or architects); commercial offices (e.g., realtors or travel agencies); and offices incidental to uses permitted in this subsection.
  - (4) Restaurants and neighborhood taverns, including curbside pickup and drive-through establishments.
  - (5) Fast-food operations with or without drive-throughs.

- (6) Branch banks with or without drive-throughs.
- (7) Gasoline service stations in conjunction with a convenience store.
- (8) Car washes.

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.1, B-2A Business District (neighborhood center) use regulations, Subsection C., Accessory uses, is hereby amended as follows. Added text is underlined, and text to be eliminated is ~~struck-through~~.

- C. Accessory uses in the B-2A District. In a B-2A District, the following uses may be permitted as accessory uses:
  - (1) Off-street parking and loading.
  - (2) Signs.
  - (3) Street furnishings, planters, streetlights, and exterior garden-type shade structures.
  - (4) Fences and walls.
  - (5) Trash, recycling, and refuse enclosures.
  - (6) Maintenance sheds.
  - (7) Electric vehicle charging stations.
  - (8) The sale and exchange of prefilled and empty propane cylinders, as accessory to a gasoline service station.
  - (9) Car washes, as accessory to a gasoline service station.
  - (10) Air pumps and vacuums, as accessory to a gasoline service station and/or a car wash.
  - (11) Emergency generators, with an appropriate visual and sound-attenuating enclosure.

Section 3. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.2, B-2A Business District bulk and area restrictions, Subsection D., Standards for accessory buildings and structures, is hereby amended as follows. Added text is underlined, and text to be eliminated is ~~struck-through~~.

D. Standards for accessory buildings and structures:

- (1) All accessory uses and elements shall complement the architectural design style, type, color, and/or materials of the building(s) and the overall project design.
- (2) Accessory buildings and structures shall be required to meet the front yard requirement for principal buildings and structures as required herein, unless otherwise noted.
- (3) Accessory structures shall be permitted to have a side or rear yard setback of two feet to adjoining properties located in the same zoning district.
- (4) Accessory structures shall be required to meet the side and rear yard setback requirements identified in Subsection C above if abutting a property zoned or utilized for residential purposes.
- (5) Electric vehicle charging stations, transformers, and other similar utility structures are exempt from the front yard setback requirement.
- (6) Backup generators. Permanent backup generators shall be provided for any gas station/convenience store. Generators shall be tied into natural gas if natural gas is available. Should natural gas not be available to the site, propane generators shall be required.
- (7) Generators shall be required to meet the front yard setback, unless otherwise appropriately landscaped as determined by the Planning Board.
- (8) Vacuums associated with a car wash may be permitted to extend 7 feet in a required front yard setback, provided they are appropriately landscaped as determined by the Planning Board.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.2, B-2A Business District bulk and area restrictions, Subsection J., Car Washes, is hereby created as follows.

J. Car washes.

- (1) Minimum distance between any car wash queuing lane and any adjoining district boundary line: 25 feet.
- (2) Any car wash shall have a minimum queuing length to accommodate at least 12 vehicles.
- (3) Access to and from car wash facilities shall not be permitted onto public streets. Such access shall be provided from the internal road network servicing the development. Ingress and egress points shall be coordinated so as not to impede the main traffic flow required for the development.

Section 5. Chapter 200 of said Code, Land Use, Part 1, Site Plan Review, Article VI, Design Details, Section 200-27, Circulation and Parking, Subsection B., Schedule of off-street parking requirements, Item (1), Motor vehicle requirements, hereby amended by adding the following requirement for car washes.

<b>Land or Building Use</b>	<b>Minimum Standards</b>
Car wash	1 space per every full-time employee and 2 spaces per every part-time employee on the largest shift, provided that there shall be a minimum of 10 spaces.

Section 6. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

Section 7. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: February 9, 2026

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date: