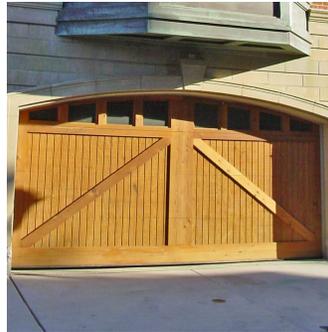


# ZONING REGULATIONS AND DESIGN STANDARDS



## Contents

- Introduction
- Mixed Use Commercial/Residential Walkable Town Center (RC-1)
- Gateway Highway Service (RC-2) and Gateway East (RC-4)
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# INTRODUCTION

*The Woolwich Regional Center and Auburn Road Village Zoning Regulations and Design Standards are an interrelated set of plans, diagrams, photographs, tables and text which specify the design and intent of each Center.*

## PURPOSE

The purpose of this Ordinance is to provide Zoning Regulations and Design Standards that are to be used in combination with the open space and circulation plans to promote the creation and sustainability of mixed use walkable communities and neighborhoods along the Route 322 Corridor and within the Auburn Road area of Woolwich Township, New Jersey. The Zoning Regulations and Design Standards address seven development sectors within the Woolwich Regional Center and the Auburn Road Village. Sectors have been identified and are designed to promote stability and sustainability to the concept of the community of the twenty-first century as they are designed to accommodate the growth of both regional and local services – some pedestrian oriented, some automobile oriented – and provide employment, civic and residential choices for communities of up to 4,246 residential units and and roughly 5 to 6 million square feet of retail/commercial space.

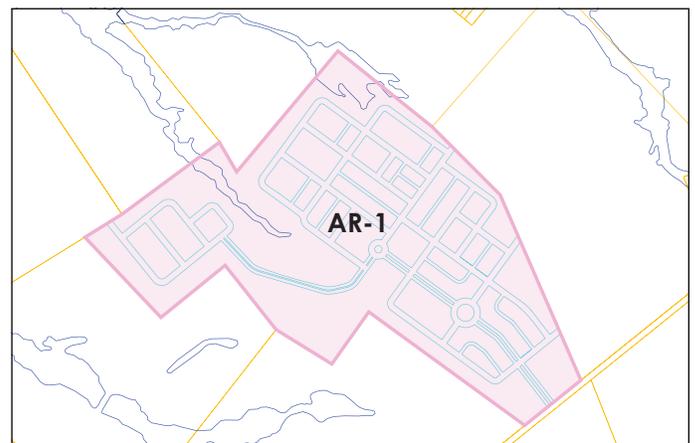
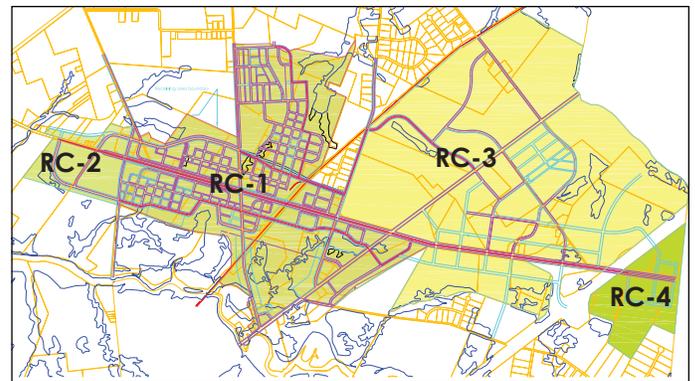
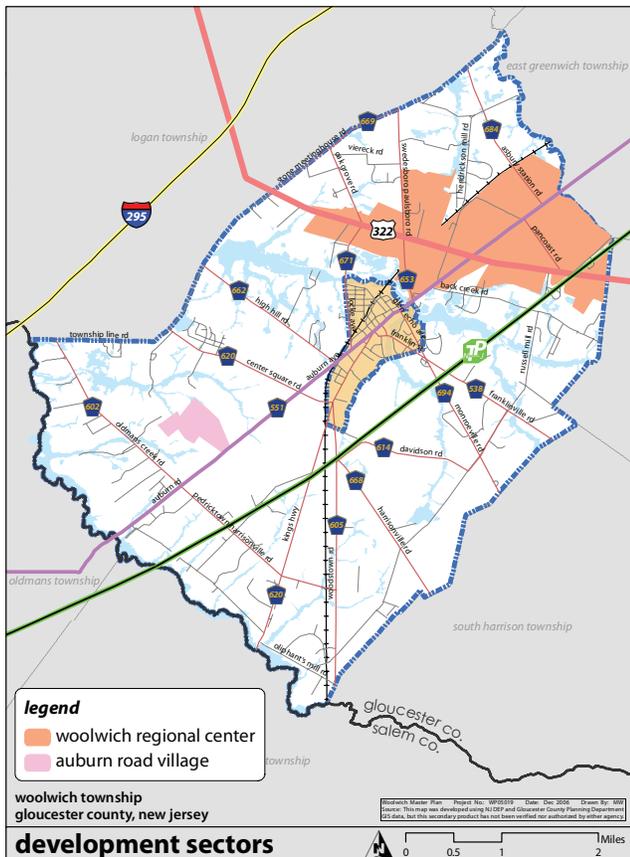
## Subsectors

### The Woolwich Regional Center:

- Woolwich Newtown (RC-1)
- Gateway Highway Service (RC-2)
- Large Format Retail (RC-3)
- Big Box Retail (RC-3)
- Regional Office and Hotel (RC-3)
- Neo-Traditional Senior Community (RC-3)
- Gateway East (RC-4)

### The Auburn Road Village:

- Mixed Use Commercial/Residential Walkable Neighborhood Center (AR-1)



The regulations and standards within this Ordinance address location, mixture and intensities of permitted uses, as well as site planning and architectural controls designed to promote vibrant urban form consistent with the visioning process undertaken by Woolwich Township officials, civic leaders and citizens.

This is NOT a document about architectural style. By style we mean such descriptive terms as “colonial”, “victorian”, “modern”, “post modern”, etc. While each of us may have a collective memory of a place or places where such styles have elicited positive experiences of community, the history of human settlement instructs us that basic design considerations independent of “architectural style” are determinants of successful human scale community building. Good design promotes healthy community of place. The tenants of good design expressed in this document are based on seven principles:

## Principles



**Scale:** The visual arrangement and massing of buildings, voids and landscape elements that promote walkability and other alternative forms of transportation, a sense of place and a human scale rather than auto-oriented suburban sprawl.



**Rhythm:** A pattern of façade and streetscape elements that discourages monotony and creates an inviting pedestrian environment and visual compatibility with buildings and places.



**Edges:** Physical elements that define a place and provide transition to adjacent areas.



**Colors and Materials:** The visible components of buildings and streetscapes including siding, trim, doors, windows, gutters, downspouts, roofing and all other architectural and site elements. They must be in context with their environment and must be sustainable, low maintenance, durable and tactile.



**Density:** The proximity at which a community lives, works and plays together.



**Choice:** The provision of housing, employment, retail, recreation and other services for people of all ages and lifestyles.



**Diversity:** A variation of scale, rhythm, materials, density and choice that provide an array of options for all people.

The local visioning process has identified a series of goal statements, as outlined below, which are to be considered in the review of all development applications involving lands located within the mapped Woolwich Regional Center and the Auburn Road Village. Requests for variances, waivers and/or deviations from the Ordinance provisions of this code shall be evaluated in the context of the impact the same may have on the following goal statements:

## Goals

- Promote traditional neighborhood developments where the physical, visual and spatial characteristics are established and reinforced through the consistent use of compatible urban design and architectural design elements. Such elements shall relate characteristics of an individual structure or development to other existing or planned structures or developments in a harmonious manner, resulting in an overall development pattern and streetscape.
- Encourage innovative mixed use and multiple use plans so that the housing demand of varying age groups, families and income levels may be met by greater variety of type, design and layout of dwellings and by the construction and more efficient use of open space. To that end, the goal is to create smaller lots than currently exist in Woolwich Township to accommodate a mixture of single-family detached units, twins, townhouses, condominium flats and apartment flats above commercial and office uses which are to be integrated into the plan.
- Promote the creation of neighborhoods and districts that are distinct and identifiable in landscape, architecture and public space elements.
- Encourage the development of "sustainable" community identified by economic and fiscal balance, social integration and maximization of water and energy conservation through the use of passive and active technologies.
- Encourage land development practices that will promote the public health, safety, and welfare by creating neo-traditional land use alternatives to conventional, use segregated "suburban sprawl", such as larger lot subdivisions and strip commercial developments.
- Discourage uses and design patterns that tend to contribute to traffic congestion through the dependence on private automobiles.
- Establish a comprehensive street and path network based on the principles of the grid to accommodate an integrated multi-modal transportation system with the intent of providing a safe pedestrian environment and pedestrian paths.
- Alleviate undue traffic congestion by reducing excessive sprawl of development and the segregation of land uses which result in the inefficient use of land and which necessitates the use of private vehicles.
- Encourage creative Green Technologies integrated into public spaces and private development parcels to achieve flood control, stormwater recharge and water filtration in an effort to preserve an indispensable natural resource.
- Allow for the directing of additional development through Transfer of Development Rights (TDR) in an effort to preserve the remaining rural, historic and agricultural character of Woolwich Township.

## HOW TO USE THIS DOCUMENT

This document outlines the purpose of the Zoning Regulations and Design Standards and identifies the tenets of good design based upon specific principles. It also contains a series of goal statements that must be considered in the review of all development applications. Specifically, this document acts as an enabling ordinance which contains a development process section, phasing rules, general standards and definitions, a listing of principal and accessory uses, bulk and area regulations for all permitted uses, design standards and a street regulating plan. Further detailed rules associated with street layout and design, stormwater management, and parking and open space are found in other sections of this Ordinance.

The Zoning Regulations and Design Standards are an interrelated set of plans, diagrams, photographs, tables and text which specify the design and intent of the Woolwich Regional Center and the Auburn Road Village.

### Steps for Developing Land

Step 1 Review sections related to the variance, waiver and/or deviation process, phasing rules and general standards and definitions.

Step 2 Review enabling ordinance section including specifics on implementation. Specifics on implementation is the text which explains how regulations that are specified within the document will be implemented. This is the legal language that clarifies the regulations.

Step 3 Review total number and types of residential units, densities and square footage of non-residential uses.

Step 4 Review bulk, area, and design regulations for each land use and building type that specifically addresses the following categories: **town scale**, **block scale**, **site scale**, **public realm** and **private realm** in relationship to architecture and design, parking, edges and buffers and the environment.

The **town scale** shows the location of a particular permitted use in the Route 322 Corridor and Auburn Road area and its relationship to Center-wide features. The **block scale** specifies tract and block dimensions, sidewalk and planting strip widths, mid-block crossings, street lighting and street furniture, architectural elements, public space and right-of-way considerations as well as issues of rhythm, scale and building orientation.

The **site scale** identifies typical area and bulk regulations pertaining to lot area, width and depth, building and impervious coverage, building setbacks, fencing, open space and stormwater considerations.

The **public realm** identifies the outside features of the architecture of buildings on each lot including height, elevations, window-to-eave offsets, façade fenestration, rhythm breaks, porches, and other related matters.

The **private realm** identifies building factors related to rear deck and outdoor space areas, chimney materials, upper floor breezeways, stoops, awnings, solar screens, balconies and permitted uses internal to the structure.

Step 5 The Land Use Master Plan maps for both areas are the legal maps which are part of this document. They are the regulating plans for the design of both Centers. All regulations in this document are derived from these maps. It reflects the location of streets, avenues and boulevards, open space and parks, retail and mixed use buildings within both Centers.



## LEGISLATIVE INTENT

This Ordinance is intended to create the standards and requirements for the Woolwich Regional Center and the Auburn Road Village, which have been contemplated in some form by the Township dating back three years to 2003. The Township Committee seeks to create mixed use, neo-traditional neighborhoods with public uses and open space areas designed to serve as both passive and active amenities.

Both Centers are also intended to integrate themselves with newly-developed lands and with existing properties in and around the existing Route 322 Corridor and Auburn Road Area, some of which are presently commercial and some of which are residential. It is intended that most of these existing properties will eventually be converted to some form of mixed uses or complimentary stand alone developments.

The Township Committee and Joint Land Use Board have promulgated a series of policy statements as listed below, which are to be considered in reviewing all development applications involving lands located in both the Woolwich Regional Center and the Auburn Road Village.

### Policy Statements

- Develop new mixed use communities, which reflect the traditional character of this evolving rural Township.
- Require whenever possible the interconnection of existing and proposed uses so as to create integrated neighborhoods and a greater sense of community by using design techniques that provide for modified grid patterns accentuated with special more grand avenues.
- Provide a layout of streets and open space edges which encourage pedestrian interconnections to residential, civic and commercial uses within a ½ mile walking distance.
- Provide a clearly articulated and rationally designed open space system which consists of both integrated and peripheral active and passive parks.
- Extend greater opportunities for housing, commercial and recreational facilities to all residents of the Township.
- Encourage a more efficient use of land and public services by directing development in a pattern that resembles a traditional mixed-use development with varied housing types.
- Provide an approval, which will require the development to relate the type, design, and layout of residential development on any site to the surrounding environs and context, and to the Township's goal of encouraging mixed use, neo-traditional development in a manner sensitive to the preservation or enhancement of property within existing residential areas.
- Establish policies and procedures intended to promote flexibility for the marketability of dwelling unit types while requiring the maintenance of the underlying integrity of the plan in an efficient and expedient forum.
- Discourage generic, modern suburban development that bears no relation to the historic development pattern of the Township and Gloucester County while promoting the creation of new neighborhoods and developments that exhibit the design features of neo-traditional neighborhoods and small towns in the County.
- Promote the creation of places which are oriented to the pedestrian, promote citizen security, and social interaction.
- Establish community plazas and squares which act as focal points of activity and interaction for both commercial and residential neighborhoods.
- Promote developments with visual and spatial characteristics as expressed in the components of the regulating plan and site plan and design standards.
- Incorporate a land use component specifically addressed to the needs of senior citizens.
- Develop a plan that addresses the fiscal imbalance of current zoning and provides a phasing of development in a fiscally responsible manner.
- Accommodate both the need and desire for the automobile in community planning.

## GENERAL PROVISIONS

This Ordinance shall supersede any of the other provisions of the Township Subdivision and Land Development Ordinance or zoning ordinances as they apply to the Township as a whole. The Regulating Plan, which includes the **Land Use Element, Circulation Plan Element, Public Spaces Plan Element, Stormwater Element, and Zoning Regulations and Design Standards Element** are incorporated as companion documents herein by reference.

In the event of any inconsistencies or contradictions, this Ordinance shall be deemed as controlling over those lands located in the two Centers. The Regulating Plan shall be incorporated herein by reference as the design basis for the lands included in the Woolwich Regional Center and the Auburn Road Village. The Regulating Plan shall be governed in its entirety by the provisions of this Ordinance with the exception that those provisions of the Township Subdivision and Site Development Ordinance and zoning ordinance specifically referenced within this Ordinance shall also apply to the zone district.

The approval or disapproval of any portion of any Center development shall be based on an interpretation of the effect of the proposed development on the surrounding properties and the zone district if the same deviates in any manner from the Regulating Plan incorporated herein by reference. In the event of a deviation from the same the determination shall be evaluated based upon the following provisions:

### Provisions

- The Regulating Plan, as incorporated herein by reference shall be deemed to be the basic structure of both the Woolwich Regional Center and the Auburn Road Village and cannot be modified without approval of the Township Committee and/or the Joint Land Use Board depending on the extent of the deviation from the provisions of the Regulating Plan.
- The Regulating Plan is conceptual in nature in that it is not an engineered plan and that the actual layout of the street and alleys shall be determined at the time of site plan and/or subdivision approval. The general locations of streets and alleys will remain, however minor modifications may be permitted by the Joint Land Use Board due to engineering and site plan considerations provided that the overall integrity of both the project scale and the comprehensive nature of the interconnected grid and parallel circulation/roadway system as illustrated in the conceptual drawings of this document are maintained.
- The regulations in this Ordinance shall be deemed to be the minimum standards applicable for the Woolwich Regional Center and the Auburn Road Village. In the event of any requests for deviation from standards for any section of proposed development or any portion of any section of either center, Township Planner or Center Subcommittee or the Joint Land Use Board, depending upon the extent of the deviation, may require more stringent standards based on the proposed effect of the deviation on the overall Center plan or on specific areas of either development which may be impacted by the proposed deviation, in order to protect the health, safety and welfare of the citizens of the Township and the overall integrity of the plan.

## PHASING PLAN

Any applicant seeking to develop properties located within the Woolwich Center or Auburn Road Village shall be required to provide a Phasing Schedule, which phasing schedule shall be subject to the review and approval by the Joint Land Use Board. The intent of the Phasing Schedule shall be to establish parameters within which permitted housing stock shall be constructed in conjunction with the construction of land use related infrastructure components.

The Joint Land Use Board shall have the discretion to develop a suitable mechanism to insure a balanced development so as to minimize and moderate fiscal impacts on the Township which may otherwise be created by the construction of housing.

A methodology may be established based upon ratio of dwelling units to non-residential floor area or any other suitable calculation which the Joint Land Use Board deems to be appropriate in light of the intended goal of minimizing and moderating fiscal impacts.

## TOWNSHIP PLANNER AND/OR CENTER SUBCOMMITTEE

The Township Committee can choose to use the professional services of the Township Planner and/or establish a Center Subcommittee to review applications for development of lands within both the Woolwich Regional Center and the Auburn Road Village. For purposes of this ordinance and Regulating Plan, the reviewer shall be referred to as the Township Planner. The Township Planner is hereby established and acknowledged, the purpose of which shall be to review all plans for development as well as variances, waivers and/or deviations from the Regulating Plan as incorporated in this Ordinance by reference. The Township Planner shall be responsible for reviewing and providing recommendations to the Joint Land Use Board for their approval or denial for deviations from any of the aforesaid design standards set forth in the Regulating Plan and this ordinance.

In those matters involving variances, waivers and/or deviations, the applicant shall be responsible for demonstrating to the Joint Land Use Board the nature of the variances, waivers and/or deviations sought, the amount of land or building lots affected, the impact of the variances, waivers and/or deviations on the immediately surrounding area of the Woolwich Regional Center and the Auburn Road Village and, if applicable, the affect on the overall district or subdistrict based upon the extent of the variances, waivers and/or deviations requested.

The Township Planner shall have the right to prepare and require the submission of an application checklist provided the same is adopted by the Township Committee by ordinance.

The Woolwich Regional Center and the Auburn Road Village plans and the land uses of its subsections shall be considered as permitted uses with conditions. Those conditions being those established in the Regulating Plan, incorporated herein by reference. In the event any single property owner or consortium of property owners owns properties consisting of 15 acres or more it or they may apply to the Joint Land Use Board for General Development Plan (GDP) approval for its portions of either Center and shall be subject to the provision of N.J.S.A. 40:55D-45 et. seq. regarding GDP review and approvals. Both property owners or consortium of property owners who obtain GDP approval and those who do not obtain a GDP approval for their property shall be required to obtain site plan and/or subdivision approval as may be required by law in addition to complying with the conditions of the within Ordinance.

The street pattern as incorporated in the Circulation Plan Element shall be deemed to be fixed and any application for deviation from the street pattern as established in this Ordinance shall be subject to the review and approval of the Joint Land Use Board unless said deviation is due to on-site engineering conditions certified by the Township Engineer and results only in a minor relocation of a proposed roadway as set forth in the Circulation Plan Element. In the event of such certification by the Township Engineer, the applicant shall only be required to submit the proposed deviation to the Township Planner as set forth above for its review and recommendation and potential action by the Joint Land Use Board.

All applications for development of any subsection of either the Woolwich Regional Center or Auburn Road Village shall be required to submit a phasing schedule unless said application is for a single property of two (2) acres or less. In the event the application consist of approval for a site consisting of property exceeding said two (2) acres, and the plan pertaining to said area consists of both residential and non-residential uses, the phasing schedule shall incorporate the specific mechanism for residential applicable site so as to insure the balanced development of the property for both residential and non-residential purposes.

This Ordinance shall not be construed to alleviate the necessity of any applicant from obtaining any and all other approvals which may be required from outside agencies whether municipal, county or state agencies which would otherwise have jurisdiction over the application.

The Center Subcommittee and/or Township Planner shall be responsible for the review of architectural building style including all materials and colors.

## VARIANCES, WAIVERS AND/OR DEVIATIONS FROM REGULATING PLAN

Any application seeking a variances, waivers and/or deviations from the provisions of this Ordinance may be subject to conditions at the time of approval by the Township Joint Land Use Board. All applications for such deviations must be evaluated in terms of the Goals and Policy Statements articulated and established in this Ordinance and the reasons for said deviation shall be established in any determination made by the Joint Land Use Board.

Proposed deviations shall be reviewed and approved or denied by the Joint Land Use Board based upon the following criteria:

### Variance, Waiver and/or Deviation Criteria

- The design and improvement shall be in harmony with the purpose and intent of this Ordinance.
- The design and improvement shall generally enhance the street and/or building regulating plans, or, in any case, not have an adverse impact on its physical, visual, or spatial characteristics.
- The design and improvement shall generally enhance the streetscape and neighborhood, or in any case not have an adverse impact on the streetscape and neighborhood.
- The modification shall not result in configurations of lots or street systems which shall be impractical or detract from the appearance of the Center or the ability for adjacent properties to develop per the Regulating Plan.
- The proposed modification shall not result in any danger to the public health, safety, or welfare by making access to the dwellings by emergency vehicles more difficult, by depriving adjoining properties of adequate light and air, or by violating the other purposes for which zoning ordinances are to be enacted.
- Landscaping and other methods shall be used to insure compliance with the design standards and guidelines of this Ordinance.
- The minimum lot size of any lot to be created shall only be reduced below the requirements of this Ordinance by approval of the Joint Land use Board.
- The applicant shall demonstrate that the proposed modification will allow for equal or better results and represents the minimum modification necessary.
- In the event of the granting of a deviation, the Joint Land Use Board may impose such conditions it deems necessary to permit the deviation while insuring the integrity of the overall Town Center plan.

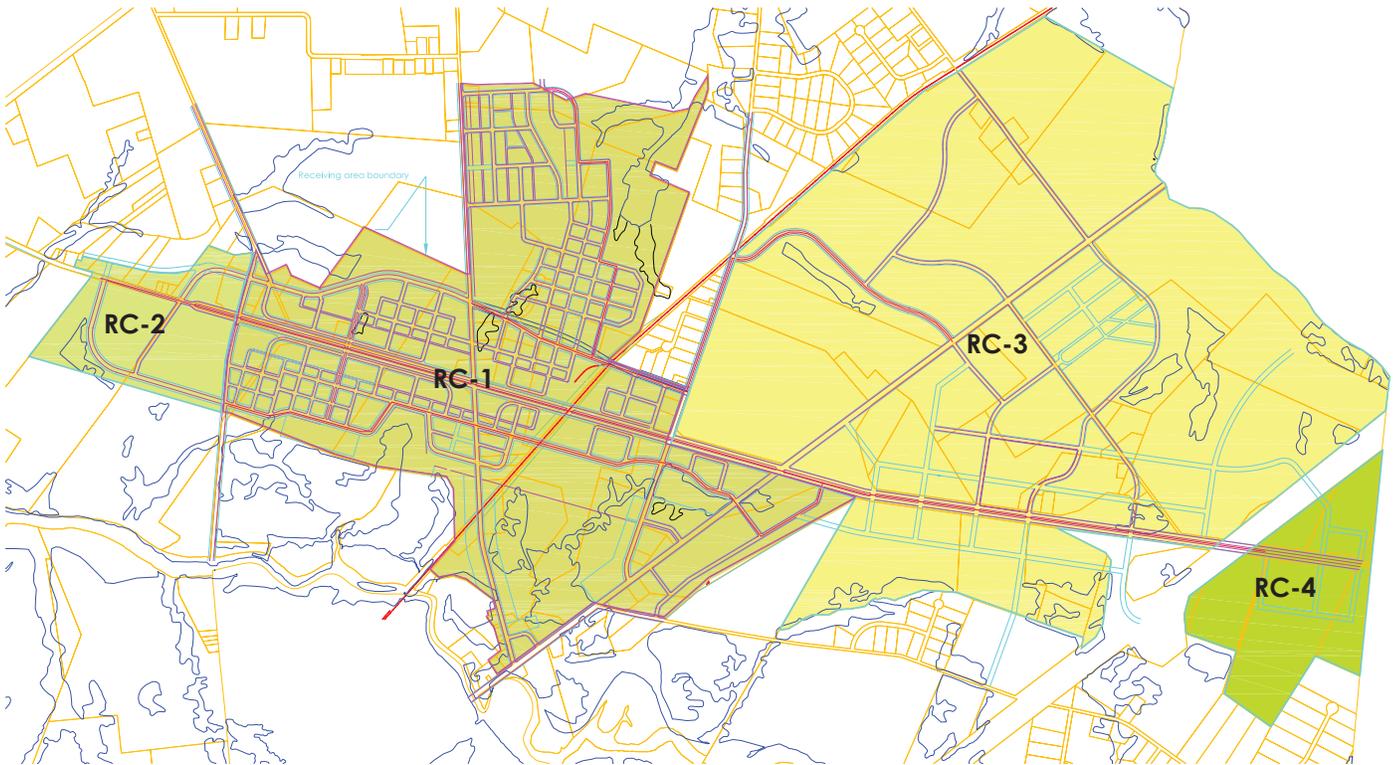
## INTERPRETATION OF DEVELOPMENT STANDARDS AND GUIDELINES

The development standards contained in the Regulating Plan and design vocabulary contained therein are both written and illustrated. The illustrations and written text are intended to be complementary and wherever an apparent inconsistency exists an applicant may apply to the Joint Land Use Board for interpretation of the Ordinance regarding such standard. Any interpretation made by the Joint Land Use Board shall be made in conjunction with the overall intent and character of the Plan as codified in the Regulating Plan.

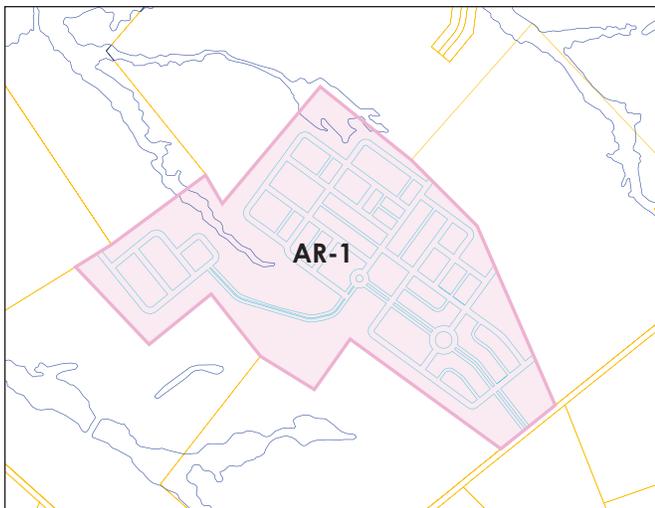
The development standards as contained in the Ordinance sets forth specific requirements for development guidelines which are to be strictly construed. The design vocabulary shall be interpreted with the maximum degree of flexibility to promote consistency in design taking into account exceptional situations which may require unique interpretation.

### CENTER SUBSECTION DELINEATION

The Woolwich Regional Center shall be comprised of three (3) individual subsections which have been planned and designed based upon their respective locations from existing roads and utilities and existing buildings and features so as to promote a contiguous integrated Regional Center. The zone districts as proposed are set forth on the attached zone identification map which is appended hereto and incorporated herein by reference. Those districts are the **RC-1**, **RC-2**, **RC-3** and **RC-4** Zones.



The Auburn Road Village shall be comprised of one (1) zone sector, the **AR-1** Zone.



The permitted uses for each section of the proposed Woolwich Regional Center and Auburn Road Village are set forth in this Ordinance and the design standards as applicable to each section of the Regional Center are set forth in the Regulating Plan incorporated herein by reference.

Unless expressly permitted, all other uses are deemed to be prohibited. The outdoor storage of commercial trucks, tractor trailers, recreation vehicles, tractors, campers and boats are prohibited in all subsections of the Woolwich Regional Center and Auburn Road Village unless approved as part of a site plan.

## METHODS FOR INCREASING CENTER DENSITY

The transfer of units from another site located within the Township, which units to be transferred shall be incorporated into the density for the applicable portion of the Woolwich Regional Center and the Auburn Road Village of the Township shall be based upon the TDR Ordinance.

The acquisition of development rights which may be acquired from another site located within the Township, which units if not owned by the applicant shall only be added to the base density upon evidence of the acquisition of same. Agreement shall set forth the reduction on the sending site and the proportionate increase on the receiving site and shall be binding upon all parties both as to acquisition and reduction in density. The Township Committee shall incorporate a reference to the retirement of specific areas of land in the agreement.

The Township Committee and Joint Land Use Board may approve the inclusion of low- and moderate-income affordable housing units previously not planned for by the Township and not previously incorporated in its Housing Element and Affordable Housing Plan, in order to increase density based upon this provision. The proposal to provide affordable housing units must also be approved by either the New Jersey Council on Affordable Housing (COAH) or the court as an amendment to the Township's Housing Element and Fair Share Plan. Any increase in density to be based upon this section of the Ordinance shall be determined based upon the established guidelines by either COAH or the court and ratified by the Township. The precise location and distribution of the affordable housing units, if any, and the phasing to the development of same shall be subject to the review and approval of the Township Committee and Joint Land Use Board.

Transferred units shall be allocated to designated receiving districts within the Center. The actual construction of transferred units shall however, only occur after a site plan and/or subdivision has been the subject of final approval for that section of the Center to which the units are to be transferred.

No transfer of previously approved units located within a Center shall be permitted to be made into any other designated receiving district.

## LAND USES IN THE ROUTE 322 REGIONAL CENTER\*

The following uses are permitted uses in the Woolwich Regional Center subject to the applicable development standards requirements as set forth in the accompanying Regulating Plan incorporated herein by reference; Residential uses within the RC-3 district shall be permitted per the Woolwich Adult Settlement Agreement:

### Permitted Uses

1. Residential Uses in RC-1 and RC-3, including any of the following unless specifically noted otherwise:
  - a. Single-family detached (RC-1)
  - b. Single-family detached with alley
  - c. Twin (RC-1)
  - d. Twin with alley
  - e. Townhouse
  - f. Court townhouse
  - g. Flats or lofts
  - h. Live/work (RC-1)
2. Civic Uses in RC-1, RC-2, RC-3 and RC-4 Districts, including unless specifically noted otherwise:
  - a. Civic green, square (RC-1 and RC-3)
  - b. Daycare establishments for children and adults
  - c. Parks and recreation facilities, including but not limited to tot lots, public playgrounds, conservation areas, tennis, basketball, football, soccer, hockey and ice skating (RC-1 and RC-3)
  - d. Public and private elementary, middle and high schools subject to the requirements of the minimum lot sizes as established by the New Jersey State Department of Education for school facilities (RC-3)
  - e. Civic buildings, including but not limited to post office, community center, fire emergency and police station facilities
  - f. Public libraries and museums (RC-1)
3. Non-residential in RC-1, RC-2, RC-3 and RC-4 Districts, including unless specifically noted otherwise:
  - a. Anchor or magnet stores, shopping centers, supermarkets, wholesale clubs, lumber, hardware and garden centers, (RC-2, RC-3 and RC-4)
  - b. Amusement, recreation and leisure uses not otherwise prohibited (RC-3)
  - c. Art gallery (RC-1 and RC-3)
  - d. Bakery's, confectioners (RC-1 and RC-3)
  - e. Bed and breakfast and inns (RC-1)
  - f. Business and household service uses including repair shops for business equipment, appliances and the shops of tradesmen such as plumbers and electricians (RC-1, RC-2, RC-3 and RC-4)
  - g. Delicatessen/carryout (RC-1 and RC-3)
  - h. Dinner theaters (RC-1 and RC-3)
  - i. Farm and open-air markets (RC-1 and RC-3)
  - j. Funeral homes and mortuaries (RC-2 and RC-4)
  - k. Greenhouses, including retail sales (RC-2, RC-3 and RC-4), Florists (RC-1 and RC-3)
  - l. Health and fitness centers; dance and exercise studios (RC-1 and RC-3)
  - m. Hotels, extended stay conference centers (RC-3)
  - n. Light manufacturing and assembly operations which do not have characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the public (RC-2 and RC-4)
  - o. Mechanical car wash (RC-2 and RC-4)
  - p. Medical and dental clinics (RC-1 and RC-3)
  - q. Mixed use with residential (RC-1)
  - r. Mixed use without residential (RC-1 and RC-3)
  - s. Offices for administrative, executive, professional, business sales, government offices and similar uses, the normal attributes of which

\* Densities subject to TDR Plan and Woolwich Adult Settlement Agreement

## Permitted Uses (continued)

- do not involve the storage, exchange or delivery of merchandise to the general public
- t. Office of banks and loan associations not having drive-thru facilities for the transaction of business from motor vehicles
  - u. Office of banks and savings and loan associations having drive-thru facilities for the transaction of business from motor vehicles (RC-2, RC-3 and RC-4)
  - v. Office furniture and supplies, auto and rental equipment (RC-2, RC-3 and RC-4)
  - w. Outpatient medical, rehabilitation or dental facilities
  - x. Personal service businesses including hair salons, tanning salons, nail salons, dry cleaning outlets, dressmaking or tailor shops, shoe repair shops and related uses except for tattoo studios and body piercing establishments
  - y. Public transportation stations and shelters
  - z. Recreational and sport facility, indoor, commercial (RC-2, RC-3 and RC-4)
  - aa. Rental halls for meetings and social occasions (RC-2, RC-3 and RC-4)
  - bb. Repair and maintenance of equipment and machines normally utilized in any of the uses permitted in this district
  - cc. Restaurant, full service or fast food freestanding, no drive thru (RC-3)
  - dd. Restaurant, full service or fast food freestanding or in multi-tenant buildings, with drive-thru or drive-thru only (RC-2, RC-3 and RC-4)
  - ee. Restaurant, full service or fast food in multi-tenant building, no drive thru
  - ff. Retail sales and services, including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, automotive supplies and services (exclusive of service stations and repair garages), including convenience stores
  - gg. Research, experimental or testing laboratories
  - hh. Sidewalk cafes (RC-1 and RC-3)
  - ii. Taverns and nightclubs serving legal beverages (RC-1 and RC-3)
  - jj. Theaters for motion pictures and live performances (RC-3)
  - kk. Veterinarian office and animal hospital
  - ll. Warehouse and distribution of goods and products, provided that no goods are sold at retail from the premises (RC-2 and RC-4)

## Accessory Uses

4. Customary Accessory Uses and Accessory Buildings Incidental to the Above Permitted Principal Uses (in the RC-1, RC-2, RC-3 and RC-4 Districts, unless otherwise indicated), including:
- a. Flag poles; clock towers
  - b. Home occupations and home professional offices
  - c. Kiosks and street vending carts
  - d. Parking structures
  - e. Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
  - f. Temporary construction trailers
  - g. Temporary office or model home both incidental and necessary for the sale or rental of real property in the immediate area
  - h. Tool sheds and noncommercial greenhouses
  - i. Surface parking lots
  - j. Swimming pools on individual lots
  - k. Walls and fences
  - l. Outdoor/sidewalk sales and display in accordance with the conditions of this ordinance

## Conditional Uses

5. Conditional Uses, including:
- a. Automobile dealerships for new cars and trucks (RC-2 and RC-4)
  - b. Churches or other places of worship
  - c. Congregate care
  - d. Golf courses, including clubhouses with restaurants, catering facilities, and retail shops related to the golf course and associated recreational facilities including, but not limited to, swimming pools, and tennis courts
  - e. Independent living units for occupancy by residents of age 55 or over, including community centers and community gardens.
  - f. Nursing home
  - g. Public and commercial garages (RC-2 and RC-4)
  - h. Service stations and repair garages (RC-2, RC-3 and RC-4)
  - i. Utility facilities, including telephone, water, sewer, electricity and gas
  - j. Wireless telecommunications towers and antenna located entirely within an existing building or on the roof or side of a building or attached to an existing structure

## LAND USES IN THE AUBURN ROAD VILLAGE CENTER

The following uses are permitted in the Auburn Road Village Center subject to the applicable development standards requirements as set forth in the accompanying Regulating Plan incorporated herein by reference:

### Permitted Uses

1. Residential Uses, including:
  - a. Single-family detached
  - b. Single-family detached with alley
  - c. Twin
  - d. Twin with alley
  - e. Townhouse
2. Civic Uses, including:
  - a. Civic green, plaza and squares
  - b. Daycare establishments for children and adults
  - c. Parks and recreation facilities, including but not limited to tot lots, public playgrounds, conservation areas, tennis, basketball, football, soccer, hockey and ice skating
  - d. Civic buildings, including but not limited to post office, community center, fire emergency and police station facilities
3. Non-residential uses, including:
  - a. Art gallery
  - b. Bakeries, confectioners
  - c. Bed and breakfast and inns
  - d. Business and household service uses including repair shops for business equipment, appliances and the shops of tradesmen such as plumbers and electricians
  - e. Delicatessen/carryout
  - f. Farm and open-air markets
  - g. Medical and dental clinics
  - h. Mixed use with residential
  - i. Mixed use without residential
  - j. Offices for administrative, executive, professional, business sales, government offices and similar uses, the normal attributes of which do not involve the storage, exchange or delivery of merchandise to the general public
  - k. Office of banks and loan associations not having drive-thru facilities for the transaction of business from motor vehicles
  - l. Office of banks and savings and loan associations having drive-thru facilities for the transaction of business from motor vehicles
  - m. Outpatient medical, rehabilitation or dental facilities
  - n. Personal service businesses including hair salons, tanning salons, nail salons, dry cleaning outlets, dressmaking or tailor shops, shoe repair shops and related uses except for tattoo studios and body piercing establishments
  - o. Public transportation and shelters
  - p. Restaurant, full service or fast food freestanding, no drive thru
  - q. Restaurant, full service or fast food freestanding or in multi-tenant buildings, with drive-through or drive-thru only
  - r. Restaurant, full service or fast food in multi-tenant building, no drive thru
  - s. Retail sales and services, including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, including convenience stores
  - t. Sidewalk cafes

### Accessory Uses

4. Customary Accessory Uses and Accessory Buildings Incidental to the Above Permitted Principal Uses (unless otherwise indicated) including:
  - a. Flag poles; clock towers
  - b. Home occupations and home professional offices
  - c. Kiosks and street vending carts
  - d. Parking structures
  - e. Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
  - f. Temporary construction trailers
  - g. Temporary office or model home both incidental and necessary for the sale or rental of real property in the immediate area
  - h. Tool sheds and noncommercial greenhouses
  - i. Surface parking lots
  - j. Swimming pools on individual lots
  - k. Walls and fences

### Conditional Uses

5. Conditional Uses, including:
  - a. Utility facilities, including telephone, water, sewer, electricity and gas
  - b. Wireless telecommunications towers and antenna located entirely within an existing building or on the roof or side of a building or attached to an existing structure

## GENERAL DEFINITIONS

Unless otherwise stated, the following words shall, for the purposes of this Ordinance, have the meaning herein indicated. Any word used in this Ordinance which is not defined herein and which is defined in other articles of the Township's Subdivision and Land Development Ordinance shall, for the purpose of this Ordinance, have the meaning defined herein.

### Defined Terms

**Allee:** A regularly spaced and aligned row of trees usually planted along a street or pedestrian path.



*allee*

**Artisanal Workshop:** Shops of special trade including the manufacturing, compounding, assembly, processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, cooperage, woodworking, and other artistic endeavors and similar trades. Retail sales of products made on the premises are encouraged.

**Arbor:** An open framework structure that forms a shelter, gateway framework or bower. Its primary purpose is to be a semi-architectural place for climbing plants to grow, while providing shaded seating, directional form to frame a view or to create a private out-of-doors area. An arbor can be arched or square-topped. It differs from a gazebo in that its roof area is open to the elements, while a gazebo traditionally has a solid roof that protects those seated beneath it from the elements.



*arbor*

**Awning:** An ancillary lightweight structure usually of canvas, cantilevered from a façade providing shade to the fenestration and spatial containment to the pedestrian. Awnings, to be an effective adjunct to a shop front, must thoroughly overlap the sidewalk and should be no higher than 10 feet at the front edge of the sidewalk.

**Balcony:** A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

**Bio swale:** Landscape element designed to remove silt and pollution from surface runoff water. It consists of a swaled drainage course with gently sloped sides and filled with vegetation, compost and/or riprap. The water's flow path, along with the wide and shallow ditch, are designed to maximize the time water spends in the swale, which aids in the trapping of pollutants and silt.

**Block:** The aggregate of private lots, passages, rear lanes and alleys, circumscribed by public streets.

**Breezeway:** A covered passage one story in height connecting a main structure and an accessory building.

**Building Height:** The height of a building or portion of a building shall be measured from the average established grade at the street lot line or from the average natural ground level, if higher, or, if no street grade had been established, to the deck line of mansard roofs; and the cornice or eaves line for hip and gable roofs. In measuring the height of a building, the following structures shall be excluded; chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio and television towers, ornamental cupolas, domes, or spires, and parapet walls not exceeding 4 feet in height.



*bio swale*



*bus rapid transit (BRT)*

**Bus Rapid Transit (BRT):** A mode of public transportation that combines the quality of rail transit and the flexibility of buses. It can operate on exclusive transitways, high occupancy vehicle (HOV) lanes, expressways or ordinary streets. A BRT system combines intelligent transportation systems technology, priority for transit, rapid and convenient fare collection and integration with land use policy in order to substantially upgrade bus system performance.

**Bus Stop Shelter/Transit Shelter:** A freestanding structure, located on a bus transit route, which is designed to accommodate embarking and disembarking bus transit passengers.

**Civic:** The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

**Civic Building:** A building designed specifically for a civic function.

**Civic Green or Plaza or Square:** Public spaces located within the Township and its neighborhoods. A plaza or square may contain a civic building or space located within a primarily unpaved, formally configured, small public lawn or park. Portions may be linear in shape. Both types should be surrounded by canopy street trees. Situated at prominent locations and often dedicated to important events and/or citizens, plazas and squares may contain water features, amphitheater, farmers markets and in some instances play equipment and courts, but shall not include ball fields.

**Civic Space:** An outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constraints including the relationship between their intended use, their size, their landscaping and the building(s) defining the space.

**Colonnade:** A roof or building structure, extending over the sidewalk, open to the street and sidewalk except for supporting columns or piers.

**Community Garden:** A parcel of land used for the growing of vegetables, flowers, etc. used for human consumption but not for commercial sales. The garden area shall include but not be limited to a greenhouse, an accessory storage building, benches, a watering system and fencing.

**Cornice:** The top most element composed of moldings for an entablature in formal architecture orders or used alone at the roof line or ceilings.

**Court:** An open, unoccupied space bonded on more than two sides by the walls of the building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court having one side open to a street, alley, yard, or other permanently open space.

**Court Townhouse:** A side by side attached group of single-family units having a minimum of three (3) units per building. Entrances to a unit shall be from a paved courtyard area located in front of the unit. Front loaded garages shall be provided with no alleys. The courtyard area shall include some landscaping and be constructed with one (1) or combination of pavement materials, including but not limited to, decorative paving.

**Decorative Paving:** Paving that is made up of solid, precise, modular units, stamped concrete, seeded concrete, colored concrete or any combination of the above.

**Dog Park:** An enclosed outdoor area intended for the exercising and/or containment of dogs and similar animals.

**Dormer:** A projecting vertical structure on the slope of a roof, which provides light and headroom to the interior space.

**Eave:** The junction of a wall of a building and an overhanging roof. In order to encourage pitched roofs, the designated maximum building height may be measured to the eave, not to the top of the roof.

**Entablature:** Originally was an elaborated beam supported by columns. It now generally refers to an elaborated horizontal band along the exterior of a building. Used primarily just beneath the roof line, sometimes used on the façade between floors.

**Façade:** A building face or wall.



*cornice*



*dormer*



*fascia*

## Defined Terms (continued)



*gable*

**Fascia:** A projecting flat horizontal member or molding, also part of a classical entablature.

**Fenestration:** Window and other openings on a building façade.

**Flats or Lofts:** A building or portion thereof designed for occupancy by three or more families living independently in which they share common entrances and other spaces and individual units may be owned as condominiums or offered for rent.

**Floor-Area-Ratio (FAR):** The sum of the area of all the floors of buildings or structures compared to the total area of the site.

**Frieze:** Used as one of the ornamentation elements of particular Greek and then Roman design. Applied to the top of a horizontal segment of a mantelpiece, which assumes temple format with side supports serving as pilasters.

**Front Yard Fence:** The wood picket, wrought iron or masonry fence required along the street frontage of all private lots and along common lot lines to no more than 10 feet back from the street right-of-way line.

**Gable:** The part of the end wall of a building between the eaves and a pitched or gambrel roof. The gable orientation shows the vertical triangular plane rather than the slope side of the roof. A gable facing towards a frontage individualizes a building more strongly than its alignment parallel to a frontage.

**Garden Center:** An establishment for retail sales of live plant material, fertilizers, pesticides, landscape materials, plant containers, seasonal sales of flowers, produce and holiday items including Christmas trees both live and artificial lawn ornaments, garden furniture and similar material.

**Greenway:** An open space corridor in largely natural conditions which may include trails for bicycles and pedestrians.

**Landscape Buffer:** A combination of physical space and vertical elements such as plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.

**Landscaped Open Area or Landscaped Area:** Any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences or decorative paving materials).

**Lintel:** The topmost horizontal member over an opening, which helps carry weight of vertical structure above it.

**Living Area:** That portion of the dwelling unit utilized for living purposes within the exterior walls of the structure and does not include porches, breezeways, garages, carports, bay windows and decks.

**Live/Work:** A dwelling unit that contains, to a limited extent, a commercial component. A Live/Work Unit is a fee-simple unit on its own lot with the commercial component limited to the ground level.

**Massing:** The three dimensional bulk of a structure: height, width and depth.

**Parapet:** A low wall encircling the perimeter of a flat building roof, generally used to screen roof-mounted mechanical equipment.

**Park:** Any public or private land available for recreational, educational, cultural, or aesthetic use. A park includes the following types:

1. **Adult Park:** A park that is typically developed with active recreational facilities such as field games, court games, picnicking and space for quiet/passive activities.
2. **Children's Park:** A park that is primarily oriented to children, that includes tot lots, play areas, picnic tables and other recreational facilities.



*greenway/passive park*



*lintel*



*parapet*



*porte cochere*

- 3. **Passive Park:** A park featuring passive recreation pursuits, such as interpretive programs and trail systems that take advantage of geological, biological, or scenic resources, located within the park not including recreational facilities.

**Park and Ride:** A parking lot designed for drivers to leave their cars and use mass transit facilities beginning, terminating, or stopping within immediate walking distance of the park and ride facility.

**Pediment:** A crowning triangular element at the face of a roof or above a door opening.

**Pergola:** Similar to arbors, which include an open framework structure that forms a shelter. However, pergolas are commonly used to provide directional form over walkways or to create a private outdoor seating or patio area.

**Pilaster:** A thin segment of a square column attached on a wall, which matches in details accompanying freestanding columns or on corners of buildings.

**Planter:** The element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

**Porch:** A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.

**Porte Cochere:** A covered roof extending off the building façade which allows a vehicle to park under and passengers to access the house via a side stair.

**Portico:** An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.



*portico*

**Privacy Fence:** Fences and hedges along alleys and common lot lines (behind the front wall of the building) may be as high as 8 feet above the adjacent ground. A wire fence (with wooden framework) shall have a hardy species of hedge or climbing vine planted along it.

**Public Space:** Property (streets, alleys, civic greens and parks) within the public domain and physically within a town or neighborhood within which citizens may exercise their rights. At its most ideal level, public space and public buildings can be characterized as being of, for, and by the People.

**Rain Garden:** A planted depression that is designed to take as much as possible of the excess rainwater run-off from a house or other building and its associated landscape. The plants – a selection of wetland edged vegetation, such as sedges, rushes, ferns, shrubs and trees – absorb the excess water and then, through the process of transpiration, return water vapor into the atmosphere.

**Rear Alley:** A vehicular street or driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with curbs at the edges.



*rain garden*

**Regulating Plan:** The "master plan" for the Woolwich Regional Center and the Auburn Road Village that provides specific information for the disposition of each property or lot. The regulating plan specifies the building placement standard for each lot and shows how each building contributes to the larger center, neighborhood and village and shows the arrangement of the public space



*solar screen*

## Defined Terms (continued)



*streetscape*

in relation to private space.

**Solar Screen:** A device attached to a building to provide shading for glazed areas thereof.

**Street, Street Frontage, and Side Street:**

1. **Street** includes all public space (streets, civic greens, and parks) -- but not alleys.
2. **Street Frontage** refers to the lot line that coincides with the greater street right-of-way and generally the shorter lot dimensions.
3. **Side Street** is the street of the lesser Right-of-Way, generally with the longer lot line along it.

**Streetscape:** The design element that establishes the major part of the public realm. The streetscape is composed of streets (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.)

**Streetscreen:** A freestanding wall built along the frontage line, or coplanar with the façade, often for the purpose of masking a parking lot from the street. Streetscreens [should] be between 3 1/2 and 8 feet in height and constructed of a material matching the adjacent building façade. The streetscreen may be a hedge or fence. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30 percent permeable or articulated to avoid blank walls.

**Stoop:** A ground floor entry platform at the front and/or street side of a building. Stoops, where required, may be roofed but they shall not be enclosed.

**Suburban Sprawl:** The name given to development designed according to segregated use zoning standards, and auto dependent criteria concerning access and parking. The resultant development provides for a low density landscape of independently designed uses connected by a system of hierarchical streets, which do not provide through access. A majority of the land in this model is relegated to street and parking surfaces, and although the building density and population may be low, the amount of usable open space is minimal to none, and traffic congestion is common.

**Sustainable:** Having the ability to accommodate and maintain population growth and economic expansion through intelligent design.

**Texture:** The exterior finish of a surface, ranging from smooth to coarse.

**Neo-Traditional Neighborhood:** Incorporates design principles that produce compact, mixed use, pedestrian scaled communities. The following conventions are generally employed in the design of traditional neighborhoods.

1. The neighborhood is limited in area to that which can be traversed in a 10 to 15 minute walk.
2. Residences, shops, workplaces, and civic buildings are located in close proximity.
3. A well defined and detailed system of interconnected streets serves the needs of the pedestrian and the car equally, providing multiple routes to all parts of the neighborhood.
4. Physically defined open spaces in the form of plazas, squares, and parks, in addition to finely detailed public streets, provide places for formal and informal social activity and recreation.



*streetscreen*



*stoop*



*suburban sprawl*



*transom*



*trellis*

5. Private buildings form a clear edge, delineating the private from the public realm.
6. Civic buildings reinforce the identity of the neighborhood, providing places of assembly for social, cultural, and religious activities.

Traditional neighborhoods pursue certain objectives through their design:

1. Independence of movement for the elderly and young by bringing many activities of daily living within walking distance.
2. Reduced traffic congestion and road construction costs by reducing number and length of car trips.
3. Use or preparation for future use of alternative forms of transportation by organizing appropriate building densities.
4. Improved security of public spaces organized to stimulate informal surveillance by residents and business operators.
5. Enhanced sense of community and improved security through provision of a range of housing types and workplaces in proximity to one another.
6. Accessible places for public assembly and civic engagement by identification of suitable sites for civic buildings.

**Transom:** A horizontal window above a door or window, usually rectangular in shape.

**Trellis:** Light-weight elements used for controlling the shape or to support climbing and other plants. In most instances, it is usually constructed on a flat plane, in a two-dimensional way, unlike an arbor, which is frequently a three-dimensional structure.

**Townhouse:** A one-family dwelling unit; with a private entrance, attached horizontally in a linear arrangement, being located on a separate lot, and being separated from adjoining dwelling unit by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access light and ventilation.

**Twin:** A one-family dwelling unit; with a private entrance, attached horizontally in a linear arrangement to one other dwelling unit, each located on a separate lot, and being separated from each other by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access light and ventilation.

**Vernacular:** A regional adaptation of an architectural style or styles; usage has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.



# woolwich newtown (rc-1)



## Contents

- Townhouse
- Twin
- Twin with Alley
- Single-Family Detached
- Single-Family Detached with Alley
- Flats
- Retail/Residential
- Retail/Office
- Single-Use Office

# TOWNHOUSE

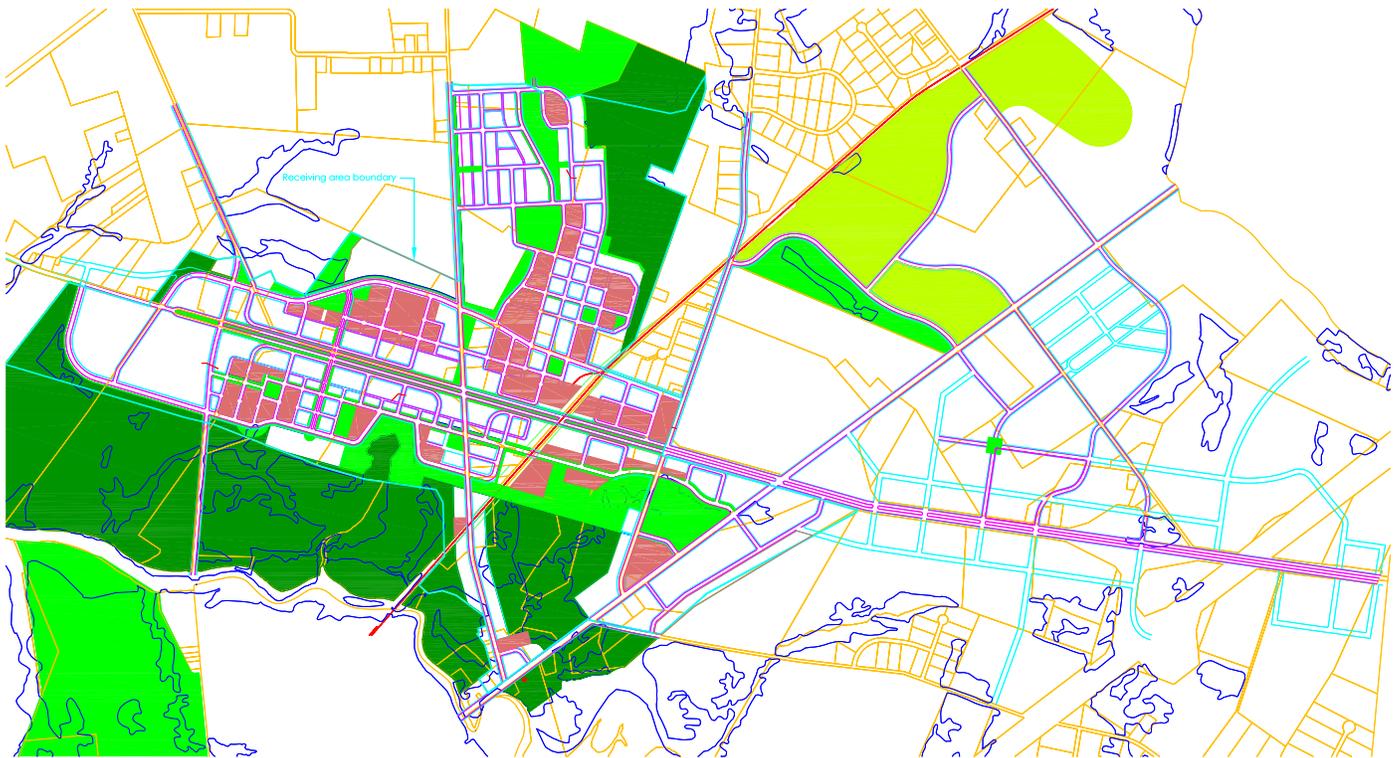
## GOALS

To provide a mixture of unit sizes to address the needs and desires of those at various stages of life who wish to live in densities associated with townhouse living.

## DEFINITION

A one-family dwelling unit; with a private entrance, attached horizontally in a linear arrangement, being located on a separate lot, and being separated from adjoining dwelling unit by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access light and ventilation.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the townhouse unit:

- Bay windows work to provide street rhythm and to breakdown the horizontal scale
- Small private front yard planting softens street environment
- Windows on side façade enliven corner buildings
- Stoop provides public/private transition
- Front door accentuated in scale
- Durable materials stand up to the test of time



- On a case by case basis townhouses may be arranged in a courtyard configuration with front doors and garages facing a landscaped parking/multi-purpose court
- Modern can coexist with traditional as long as well established rules of rhythm, scale and material choice are respected
- Low garden walls define courtyard edge
- High quality landscaping and surface materials such as pavers required in courtyard



- Slight variations in dormer design reduces monotony in otherwise identical units
- Low front yard garden walls provide appropriate public/private transition
- Large mansard roof element accentuates horizontal break to respect human scale at sidewalk level
- Generous windows on front façade provides internal light while animating street and promoting safety
- Roof gardens and decks provide necessary outdoor private space



- Vertical and horizontal architectural offsets and material changes reinforce human scale at street level
- Windows turning corner of building acknowledges special location at street intersection
- Solar screens provided reduces unit energy loads and provides horizontal break
- Variations in window dimensions provide interest to the street and address scale and rhythm issues



# TOWNHOUSE

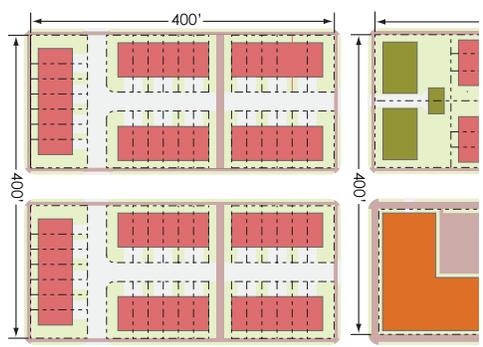
town scale



- Zoning Acreage - 74.32 acres
- Maximum Number of Units - 1000 d.u.
- Minimum Number of Units - 800 d.u.
- Densities - See **TDR Market Analysis**

## ARCHITECTURE AND DESIGN

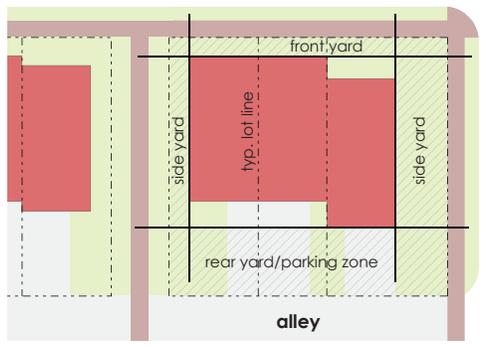
block scale



	<u>min</u>	<u>max</u>
• Block Length	175'	500'
• Block Perimeter	1150'	1800'
• Sidewalk Width	5'	10'
• Planting Strip Width	4'	10'
• Mid-block Crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
• Decorative Street Lighting (Distance on Center)	50'	75'

- design elements
- Contextual Neighborhood Consistency
  - Special Architectural Features at Corners
  - Public and Private Outdoor Spaces accessible and visible to the public

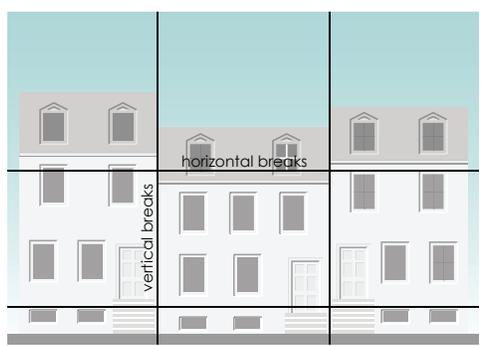
site scale



	<u>min</u>	<u>max</u>
• Lot Area	1500 sf	2625 sf
• Lot Width	20'	30'
Corner Lot	20'	35'
• Lot Depth	-	75'
• Building Coverage	-	60%
• Impervious Coverage	-	80%
• Front Yard Setback	5'	15'
• Side Yard Setback	0'	15'
• Rear Yard Setback	20'	-

- design elements
- No more than 8 units built in a row
  - Provide common mid-block crossing through building to rear alley if 8 units are built

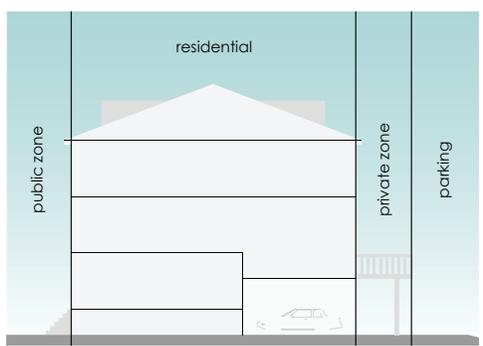
public realm



	<u>min</u>	<u>max</u>
• Building Height	30'	45'
• First Floor Elevation	2'	5'
• Eave Height	24'	36'
• Window-to-Eave Offset	1'	-
• Front Façade Fenestration	30%	-
• Side and Rear Façade Fenestration	20%	-
• Building Face or Roof Offset	2'	-

- design elements
- Dormers
  - Gables
  - Recessed Entries
  - Cupolas or Towers
  - Pillars or Posts
  - Bay Windows
  - Balconies/Balconettes
  - Decorative Cornices
  - First Floor Colonade
  - Decorative Patterns on Exterior Finish
  - Usable Open or Covered Stoops
  - Porticos

private realm



	<u>min</u>	<u>max</u>
• First Storey Clear Height	10'	15'
• Roof Pitch	-	9/12
• Front and Side Encroachments		
Stoop	-	8'
Bay Window	-	4'
Awning	-	4'
Solar Screen	-	4'
Balcony/Balconette	-	4'
Rear Deck	-	8'

- design elements
- Building walls shall be Brick, Stone, Stucco or similar material
  - Synthetic Trim Board
  - Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material
  - Roof types shall be flat, gable, gambrel, mansard, hipped, salt box or combinations thereof
  - Exterior Chimneys shall be finished in Brick, Stone or Stucco
  - Chimney tops shall have decorative details
  - All rooftop equipment shall be screened from view

- This zone is found in each of the residential neighborhoods
- Townhouses are encouraged to provide architectural edges to open space
- A variety of unit sizes must be offered
- No front yard parking
- All vehicle access via alleys
- On-street parking

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| • Maximize uniqueness to street          |            |            |
| • Custom Mailbox                         |            |            |
- Front Yard Hedge Height
  - Side and Rear Yard Fence Height
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 2.5        | -          |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |                                 | <u>min</u> | <u>max</u> |
|---------------------------------|------------|------------|
| Front Yard Hedge Height         | -          | 3'         |
| Side and Rear Yard Fence Height | -          | 6'         |

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded attached garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Deck Setback from Side and Rear Property Lines  | 10'        | -          |
| Patio Setback from Side and Rear Property Lines | 5'         | -          |
- Pools are not permitted
  - Spas are only permitted on or within a rear deck
  - Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# TOWNHOUSE

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 45 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- 2 foot building offsets every 60 feet minimum

### Horizontal Breaks

- Material changes, horizontal banding, window lines and pediments are required
- A minimum of one (1) break is required

### Roof Line

- Flat, gable, gambrel, mansard, hipped and salt box permitted
- A minimum two (2) foot offset is required every 60 feet for multiple units

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Stoops required
- Balconies encouraged
- Rear decks are required with a minimum area of 160 square feet

### Accessory Structures

- None

### PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street

### SEMI PUBLIC SPACE NOTES

- Front of building (i.e. yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens are permitted
- Front stoops encouraged as public space transition

### PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Pools are not permitted
- Spas are only permitted on or within a rear deck

### EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Walls, fences, hedges in front yards are prohibited
- Maximum edge height for side yards – 6 feet
- Maximum edge height for rear yard – 6 feet

### AMENITY NOTES

- Custom mailboxes
- Foundation plantings required
- On-lot sidewalks

### PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- Vehicle access from alley only
- No parking in front yard

# TWIN

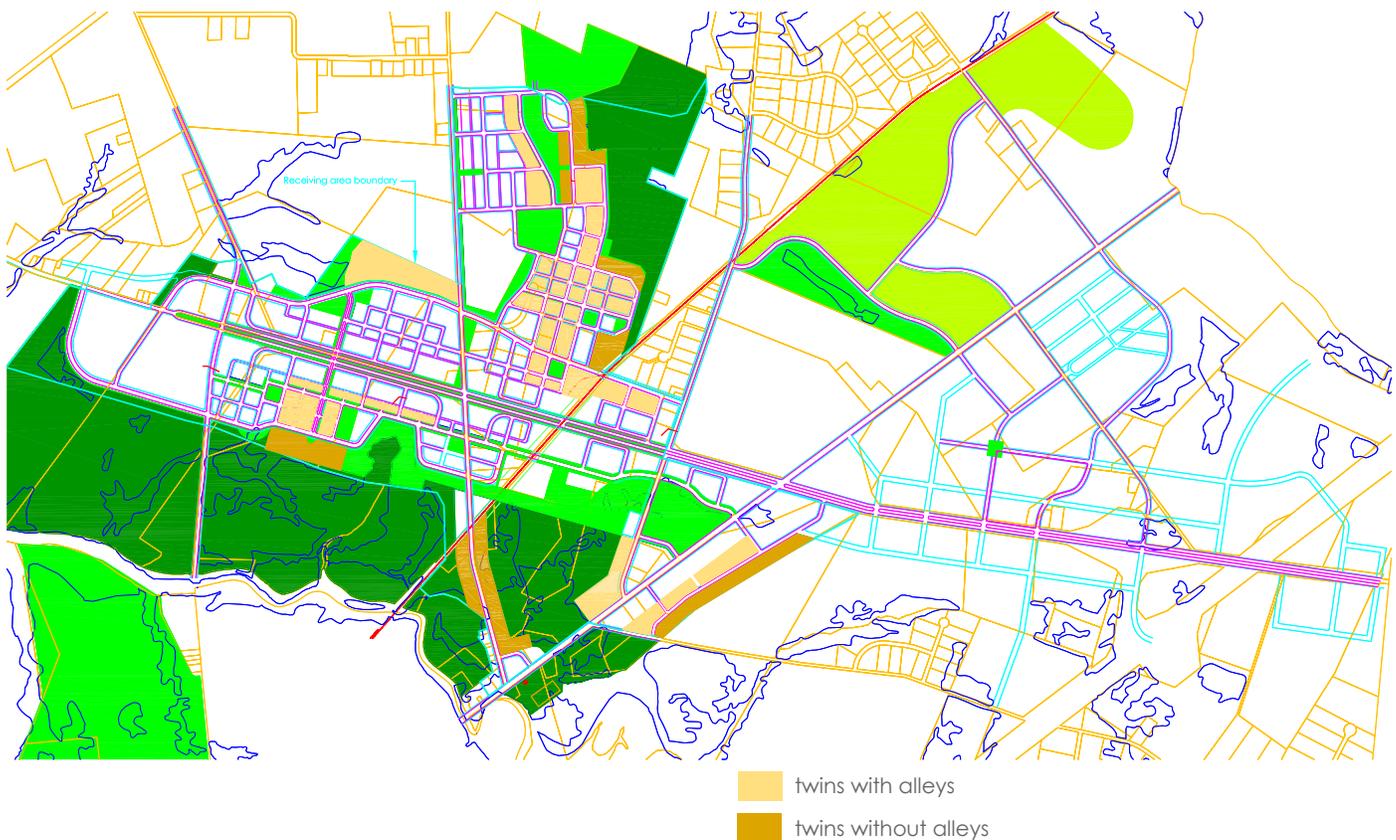
## GOALS

To provide a mixture of unit sizes to address the needs and desires of those at various stages of life who wish to live in densities associated with twin living.

## DEFINITION

A one-family dwelling unit; with a private entrance, attached horizontally in a linear arrangement to one other dwelling unit, each located on a separate lot, and being separated from each other by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access light and ventilation.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the twin unit:

- Front porches provide entry features and a sitting area to converse and interact with passers-by
- Roof offsets combined with porches help to provide appropriate scale and rhythm
- Small front yards provide adequate privacy



- Modern can coexist with traditional as long as well established rules of rhythm, scale and material choice are respected
- Generous window dimensions animate the façade and help provide appropriate vertical and horizontal scale and rhythm
- Two foot vertical offsets conform to rules of vertical offsets
- Garden wall and front garden serve as public/private transition
- Material change provides vertical breaks



- When appropriately scaled, twins can serve as transition units between townhouses and single family detached units
- Twins need not be identical
- First and second floor porches and terraces provide necessary eyes on the street and private outdoor space



- Simple architecture following basic rules can be attractive
- Wrap around porch can add unique architectural element
- Low front yard fence provides appropriate public/private transition
- Water table element provides horizontal offset



# TWIN

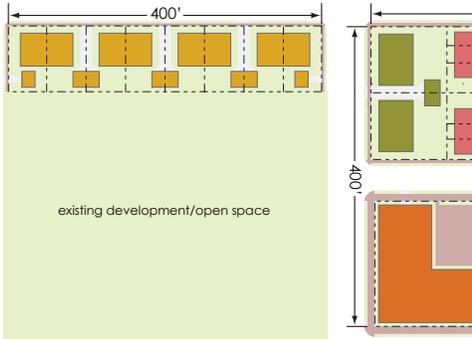
town scale



- Zoning Acreage - 117.2 acres
- Maximum Number of Units - 1000 d.u.
- Densities - See **TDR Market Analysis**

## ARCHITECTURE AND DESIGN

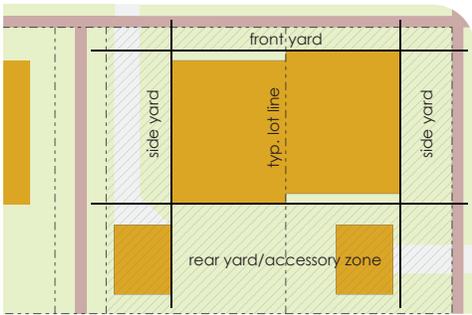
block scale



	<u>min</u>	<u>max</u>
• Block Length	175'	500'
• Block Perimeter	1150'	1850'
• Sidewalk Width	5'	10'
• Planting Strip Width	4'	10'
• Mid-block Crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
• Decorative Street Lighting (Distance on Center)	50'	75'

- design elements
- Contextual Neighborhood Consistency
  - Special Architectural Features at Corners
  - Public and Private Outdoor Spaces accessible and visible to the public

site scale



	<u>min</u>	<u>max</u>
• Lot Area	3000 sf	6250 sf
• Lot Width	40'	-
Corner Lot	40'	-
• Lot Depth	75'	125'
• Building Coverage	-	60%
• Impervious Coverage	-	80%
• Front Yard Setback	15'	30'
• Side Yard Setback	10'	15'
• Rear Yard Setback	20'	-
• Accessory Structure Setbacks		
Rear and Side Yard Principal Building	2'	5'
	10'	-

- design elements
- Required break at party wall with adjacent twin
  - Vertical breaks with window treatment encouraged - bays, projections or recesses

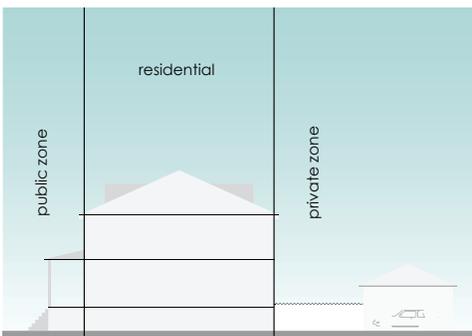
public realm



	<u>min</u>	<u>max</u>
• Building Height	30'	45'
• First Floor Elevation	2'	5'
• Eave Height	24'	36'
• Window-to-Eave Offset	1'	-
• Front Façade Fenestration	30%	-
• Side and Rear Façade Fenestration	20%	-
• Building Face or Roof Offset	2'	-

- design elements
- Dormers
  - Gables
  - Recessed Entries
  - Cupolas or Towers
  - Pillars or Posts
  - Bay Windows
  - Balconies/Balconettes
  - Decorative Cornices
  - First Floor Colonade
  - Decorative Patterns on Exterior Finish
  - Front Porches
  - Usable Open or Covered Stoops
  - Porticos

private realm



	<u>min</u>	<u>max</u>
• First Storey Clear Height	10'	15'
• Roof Pitch	-	9/12
• Front and Side Encroachments		
Front Porch	-	8'
Stoop	-	8'
Bay Window	-	4'
Awning	-	4'
Solar Screen	-	4'
Balcony/Balconette	-	4'
Rear Deck	-	8'

- design elements
- Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Wood and Simulated Clapboard or similar material
  - Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles or similar material
  - Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof
  - Exterior Chimneys shall be finished in Brick, Stone or Stucco
  - Chimney tops shall have decorative details
  - All rooftop equipment shall be screened from view

- Twins found in less dense areas of neighborhoods acting as a transition between flats/townhouses and single-family detached units
- A variety of unit sizes must be offered
- No front yard parking
- Vehicle access via alley
- On-street parking

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| • Maximize uniqueness to street          |            |            |
| • Custom Mailbox                         |            |            |
- Front Yard Fence Height - 3'
  - Front Yard Hedge Height - 3'
  - Side and Rear Yard Fence Height - 6'
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 1.5        | 2.5        |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |                                 | <u>min</u> | <u>max</u> |
|---------------------------------|------------|------------|
| Front Yard Fence Height         | -          | 3'         |
| Front Yard Hedge Height         | -          | 3'         |
| Side and Rear Yard Fence Height | -          | 6'         |
- Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Pool and Deck Setback from Side and Rear Property Lines | 10'        | -          |
| Patio Setback from Side and Rear Property Lines         | 5'         | -          |
- In-ground Pools are permitted
  - Spas are only permitted on or within a rear deck
  - Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# TWIN WITH ALLEY

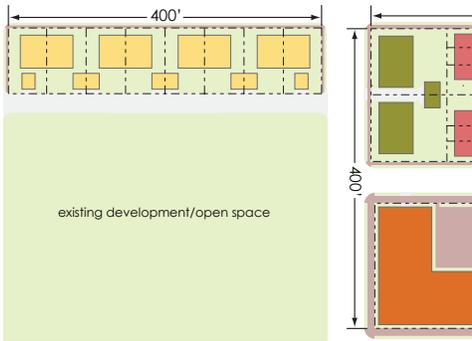
town scale



- Zoning Acreage - 117.2 acres
- Maximum Number of Units - 1000 d.u.
- Densities - See **TDR Market Analysis**

## ARCHITECTURE AND DESIGN

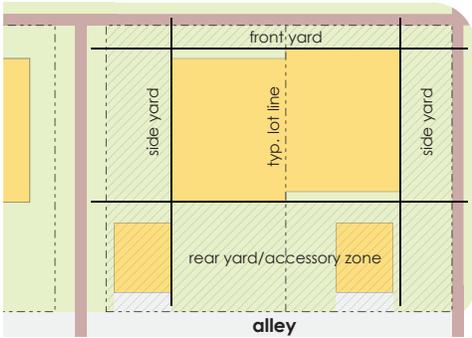
block scale



- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| • Block Length                                    | 175'       | 500'       |
| • Block Perimeter                                 | 1150'      | 1850'      |
| • Sidewalk Width                                  | 5'         | 10'        |
| • Planting Strip Width                            | 4'         | 10'        |
| • Mid-block Crossings                             |            |            |
| Number per block                                  | 1          | 3          |
| ROW width   | 15'        | 20'        |
| Path width  | 5'         | 10'        |
| • Decorative Street Lighting (Distance on Center) | 50'        | 75'        |

- design elements
- Contextual Neighborhood Consistency
  - Special Architectural Features
  - Public and Private Outdoor Spaces

site scale



- |                                | <u>min</u> | <u>max</u> |
|--------------------------------|------------|------------|
| • Lot Area                     | 3000 sf    | 6250 sf    |
| • Lot Width                    | 40'        | -          |
| Corner Lot                     | 40'        | -          |
| • Lot Depth                    | 75'        | 125'       |
| • Building Coverage            | -          | 60%        |
| • Impervious Coverage          | -          | 80%        |
| • Front Yard Setback           | 15'        | 30'        |
| • Side Yard Setback            | 10'        | 15'        |
| • Rear Yard Setback            | 20'        | -          |
| • Accessory Structure Setbacks |            |            |
| Rear and Side Yard             | 2'         | 5'         |
| Principal Building             | 10'        | -          |

- design elements
- Required break at party wall with adjacent twin
  - Vertical breaks with window treatment encouraged - bays, projections or recesses

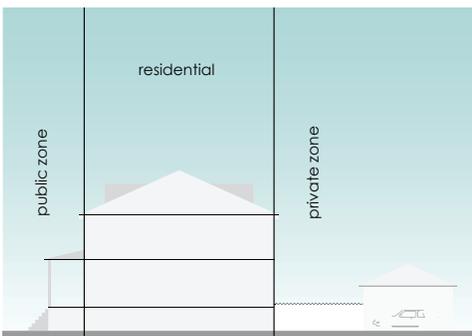
public realm



- |                                     | <u>min</u> | <u>max</u> |
|-------------------------------------|------------|------------|
| • Building Height                   | 30'        | 45'        |
| • First Floor Elevation             | 2'         | 5'         |
| • Eave Height                       | 24'        | 36'        |
| • Window-to-Eave Offset             | 1'         | -          |
| • Front Façade Fenestration         | 30%        | -          |
| • Side and Rear Façade Fenestration | 20%        | -          |
| • Building Face or Roof Offset      | 2'         | -          |

- design elements
- Dormers
  - Gables
  - Recessed Entries
  - Cupolas or Towers
  - Pillars or Posts
  - Bay Windows
  - Balconies/Balconettes
  - Decorative Cornices
  - First Floor Colonade
  - Decorative Patterns on Exterior Finish
  - Front Porches
  - Usable Open or Covered Stoops
  - Porticos

private realm



- |                                | <u>min</u> | <u>max</u> |
|--------------------------------|------------|------------|
| • First Storey Clear Height    | 10'        | 15'        |
| • Roof Pitch                   | -          | 9/12       |
| • Front and Side Encroachments |            |            |
| Front Porch                    | -          | 8'         |
| Stoop                          | -          | 8'         |
| Bay Window                     | -          | 4'         |
| Awning                         | -          | 4'         |
| Solar Screen                   | -          | 4'         |
| Balcony/Balconette             | -          | 4'         |
| Rear Deck                      | -          | 8'         |

- design elements
- Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Wood and Simulated Clapboard or similar material
  - Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles or similar material
  - Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof
  - Exterior Chimneys shall be finished in Brick, Stone or Stucco
  - Chimney tops shall have decorative details
  - All rooftop equipment shall be screened from view

- Twins found in less dense areas of neighborhoods acting as a transition between flats/townhouses and single-family detached units
- A variety of unit sizes must be offered
- No front yard parking
- Vehicle access via alley
- On-street parking

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| • Maximize uniqueness to street          |            |            |
| • Custom Mailbox                         |            |            |
- Front Yard Fence Height - 3'
  - Front Yard Hedge Height - 3'
  - Side and Rear Yard Fence Height - 6'
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 1.5        | 2.5        |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |                                 | <u>min</u> | <u>max</u> |
|---------------------------------|------------|------------|
| Front Yard Fence Height         | -          | 3'         |
| Front Yard Hedge Height         | -          | 3'         |
| Side and Rear Yard Fence Height | -          | 6'         |
- Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Pool and Deck Setback from Side and Rear Property Lines | 10'        | -          |
| Patio Setback from Side and Rear Property Lines         | 5'         | -          |
- In-ground Pools are permitted
  - Spas are only permitted on or within a rear deck
  - Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# TWIN

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 45 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- Required offset at party wall with adjacent twin - 2 foot minimum
- Vertical breaks with window treatment, such as bays, projections and recesses are encouraged

### Horizontal Breaks

- Material changes, horizontal banding, window lines and pediments are required
- A minimum of one (1) break is required

### Roof Line

- Flat, gable, gambrel, mansard, hipped and salt box permitted
- Required offset at party wall with adjacent twin - 2 foot minimum

### Building Materials

- Wood and simulated clapboard
- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Front porches are required with a minimum dimension of 8' x 10'
- Bay windows encouraged
- Rear decks are required with a minimum area of 160 square feet

### Accessory Structures

- Free standing garages permitted
- Sheds are permitted with a maximum floor area of 120 square feet and height of 8 feet tall
- In-ground pools are permitted

### PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street

## SEMI PUBLIC SPACE NOTES

- All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Semi- public space must be separated from public space by either a low garden wall, decorative fence, hedge or combination of the three. Fences in front yards shall have a maximum height of 3 feet. Fences in side and rear yards shall have a maximum height of 6 feet high
- Bio swales and rain gardens permitted
- Usable open or covered stoops encouraged as public space transition

## PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Spas are only permitted on or within a rear deck

## EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Maximum edge height for front yard – 3 feet
- Maximum edge height for side yards – 6 feet
- Maximum edge height for rear yard – 6 feet

## AMENITY NOTES

- Custom mailbox
- Foundation plantings required
- On-lot sidewalks

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- Vehicle access from alley or secondary street only
- No parking in front yard

# SINGLE-FAMILY DETACHED

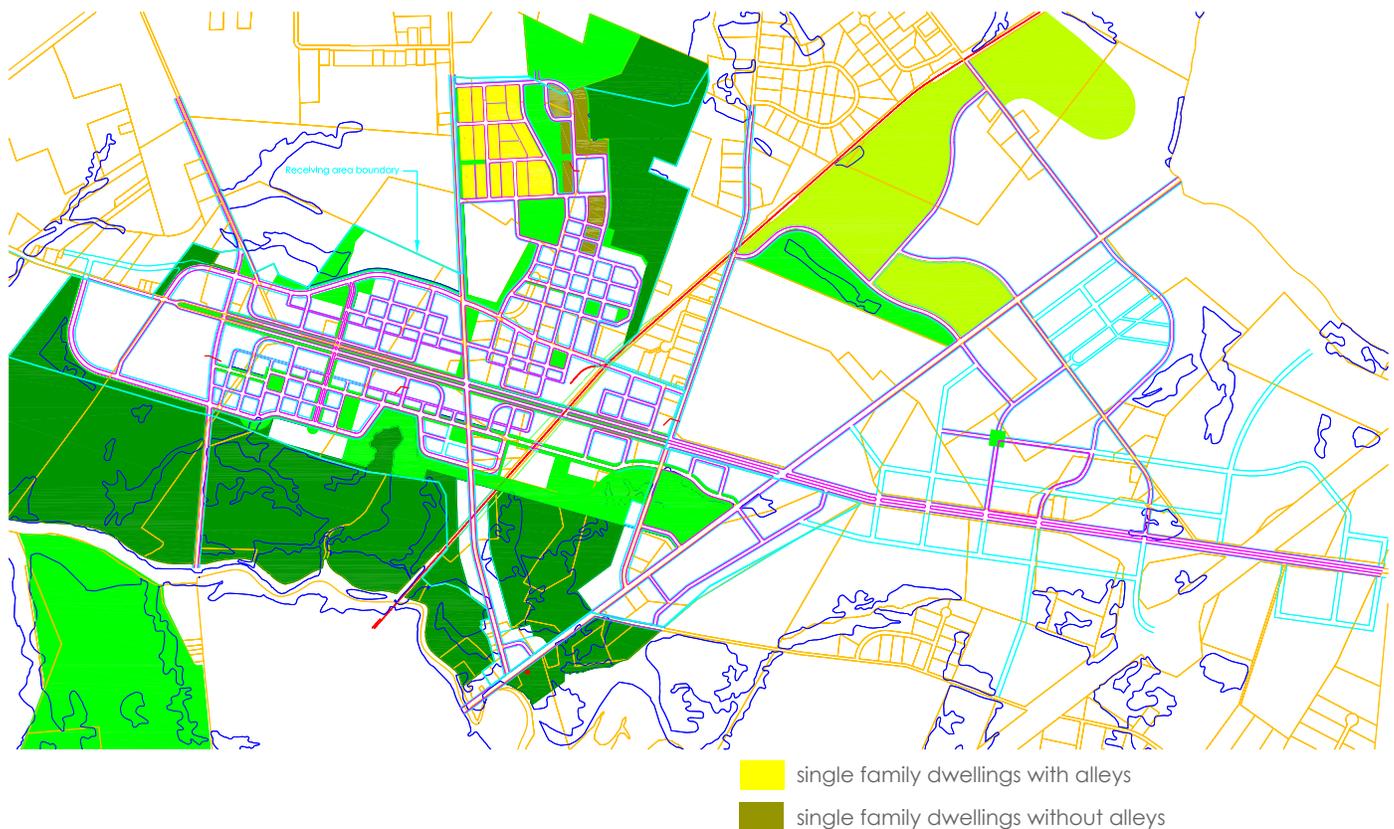
## GOALS

To provide a mixture of unit sizes to address the needs and desires of those at various stages of life who wish to live in a walkable community with densities associated with single family detached units on small individual lots.

## DEFINITION

A detached single dwelling unit on its own lot designed for or used exclusively by one family.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the single-family detached unit:

- Bays, vertical elements, window dimensions and window locations work together to break down the scale of an otherwise large house
- Special consideration to front door design
- Sensitive use of varied materials reduces monotony and helps provide a human scale



- Porches and terraces provide necessary eyes on the street and private outdoor space-appropriate public/private transition
- Durable materials stand the test of time
- Single family still functions very well with small front yard setbacks



- Where outlined in the zoning plan driveway access from streets is permitted
- Parking and garage locations limited to backyards only
- Porous pavement provides stormwater benefit

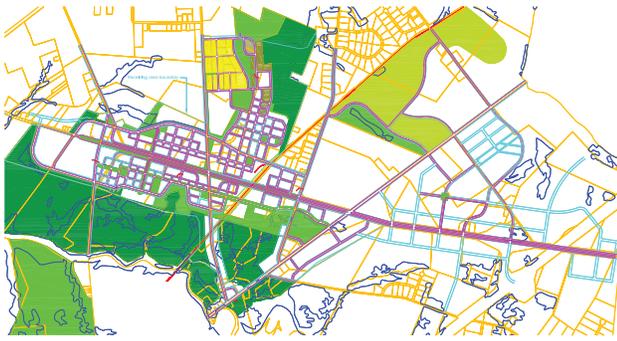


- Variety of architecture along street frontage provides personal identity and makes the journey for pedestrians more enjoyable
- Small gable ends facing the street help to reduce the scale of the house mass
- Horizontal banding helps reduce the perception of the vertical massing of the house



# SINGLE-FAMILY DETACHED

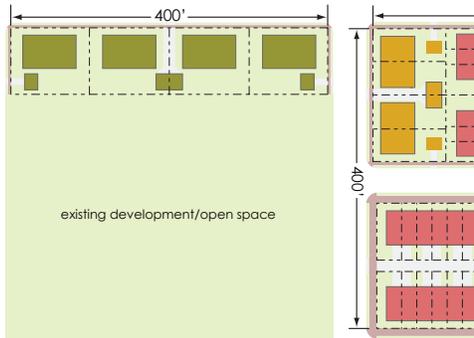
town scale



- Zone Area - 35.36 acres
- Maximum Number of Residential Units - 100 d.u.
- Densities - See **TDR Market Analysis**

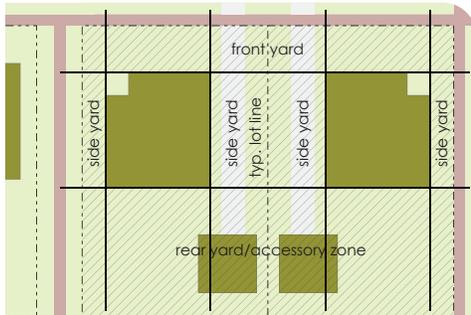
## ARCHITECTURE AND DESIGN

block scale



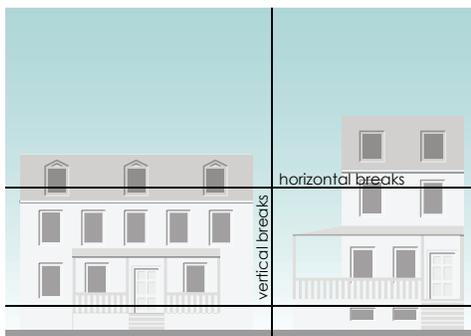
- |   | <u>min</u> | <u>max</u> | <u>design elements</u>   |
|---|------------|------------|--|
| • Block Length                                    | 175'       | 500'       | <ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corners</li> <li>• Public and Private Outdoor Spaces accessible and visible to the public</li> </ul> |
| • Block Perimeter                                 | 1150'      | 1800'      |  |
| • Sidewalk Width                                  | 5'         | 10'        |  |
| • Planting Strip Width                            | 4'         | 10'        |  |
| • Mid-block Crossings                             |            |            |  |
| Number per block                                  | 1          | 3          |  |
| ROW width   | 15'        | 20'        |  |
| Path width  | 5'         | 10'        |  |
| • Decorative Street Lighting (Distance on Center) | 50'        | 75'        |  |

site scale



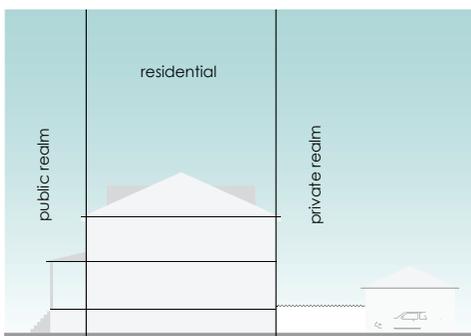
- |                                       | <u>min</u> | <u>max</u> | <u>design elements</u>  |
|---------------------------------------|------------|------------|---|
| • Lot Area                            | 7000 sf    | 12000 sf   | <ul style="list-style-type: none"> <li>• Vertical breaks encouraged</li> <li>• Material Change, Window Lines and Pediments required as Horizontal Breaks</li> </ul> |
| • Lot Width                           | 50'        | 110'       |   |
| Corner Lot                            | 50'        | 110'       |   |
| • Lot Depth                           | 75'        | 125'       |   |
| • Building Coverage                   | -          | 50%        |   |
| • Impervious Coverage                 | -          | 60%        |   |
| • Front Yard Setback                  | 10'        | 30'        |   |
| • Side Yard Setback                   | 5'         | 10'        |   |
| • Rear Yard Setback                   | 20'        | -          |   |
| • Accessory Structure Setbacks        |            |            |   |
| Rear and Side Yard Principal Building | 2'         | 5'         |   |
| Principal Building                    | 10'        | -          |   |

public realm



- |                                     | <u>min</u> | <u>max</u> | <u>design elements</u>   |
|-------------------------------------|------------|------------|--|
| • Building Height                   | 30'        | 45'        | <ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Balconies</li> <li>• Decorative Cornices</li> <li>• First Floor Colonade</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Front Porches</li> <li>• Porticos</li> </ul> |
| • First Floor Elevation             | 3'         | 8'         |  |
| • Eave Height                       | 18'        | 28'        |  |
| • Window-to-Eave Offset             | 6"         | -          |  |
| • Front Façade Fenestration         | 30%        | -          |  |
| • Side and Rear Façade Fenestration | 20%        | -          |  |
| • Building Face or Roof Offset      | 16"        | -          |  |
| • Window Trim Offset                | 4"         | -          |  |

private realm



- |                                | <u>min</u> | <u>max</u> | <u>design elements</u>  |
|--------------------------------|------------|------------|---|
| • First Storey Clear Height    | 10'        | 15'        | <ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Wood and Simulated Clapboard or similar material</li> <li>• Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof</li> <li>• Exterior Chimneys shall be finished in Brick, Stone or Stucco</li> <li>• Chimney tops shall have decorative details</li> <li>• All rooftop equipment shall be screened from view</li> </ul> |
| • Roof Pitch                   | -          | 9/12       |   |
| • Front and Side Encroachments |            |            |   |
| Front Porch                    | -          | 8'         |   |
| Bay Window                     | -          | 4'         |   |
| Awning                         | -          | 4'         |   |
| Solar Screen                   | -          | 4'         |   |
| Balcony/Balconette             | -          | 4'         |   |
| Rear Deck                      | -          | 8'         |   |

- Single-family dwellings are the lowest density typology
- Found as transition between the northern portion of the regional center and the adjacent residential environs
- A variety of unit sizes must be offered
- No driveway access on Swedesboro-Paulsboro Road
- On-street parking on Swedesboro-Paulsboro Road
- Vehicle access via alley or driveway to street depending on unit location plan.

## PARKING

## EDGES AND BUFFERS

## ENVIRONMENT

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Alley Width			• Street Tree Spacing (Distance on Center)	36'	50'	• Porous Pavement and Rain Gardens encouraged for on-street parking lanes • Deciduous Street Trees encouraged to lower summer cooling load • Trees to modulate microclimate
• ROW	22'	25'	• Planting Buffers			
• Cartway	18'	21'	• Maximize uniqueness to street			
• Alley Access Points	2	3	• Custom Mailbox			
• On-Street Stalls						
• Length	20'	-				
• Width	8'	-				
• Off-street parking provided through driveways to street						
• On-Street parking provided through parallel stalls						
• Porous Pavement						
• Belgian Block Curbing						

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Ratio (spots/du)	1.5	2.5	• Front Yard Fence Height	-	3'	• Long-life trees encouraged to maximize green infrastructure funds • Xeriscape • Non-exotic, non-invasive species encouraged to minimize water needs • Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.
• Driveway Length	40'	-	• Front Yard Hedge Height	-	3'	
• Driveway Width	8'	12'	• Side and Rear Yard Fence Height	-	6'	
• Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement			• Foundation Plantings			
• Garages in rear yard only			• Planting Buffers between Different Land Uses			
			• Parking Planting			
			• Screen Ground Mounted Utility Boxes			
			• Pergolas			
			• Trellises			
			• Arbors			

				<u>min</u>	<u>max</u>	
• Rear yard garage with windows and storage space			• Pool and Deck Setback from Side and Rear Property Lines	10'	-	• North-South Building Orientation • Solar Screen • Solar Panel • Discharge spouts shall have splash parts or be discharged underground
• Individual garage doors			• Patio Setback from Side and Rear Property Lines	5'	-	
			• In-ground Pools are permitted			
			• Spas are only permitted on or within a rear deck			
			• Gutters shall be architecturally compatible with a building			

	<u>min</u>	<u>max</u>			
• Garage Height	10'	15'	• Window Boxes		• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.
• Garage Width	14'	24'	• Espaliers		
• Garage Depth	25'	-	• Roof Decks/Gardens		
• Garage Setback	20'	-	• Green Roofs		
			• Garden Walls may be Brick, Stone or Stucco to match the principal building		
			• Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.		
			• All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).		

# SINGLE-FAMILY DETACHED WITH ALLEY

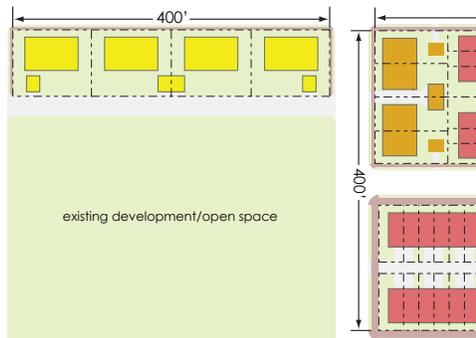
town scale



- Zone Area - 35.36 acres
- Maximum Number of Residential Units - 100 d.u.
- Densities - See **TDR Market Analysis**

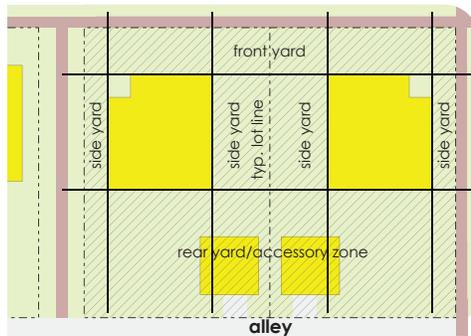
## ARCHITECTURE AND DESIGN

block scale



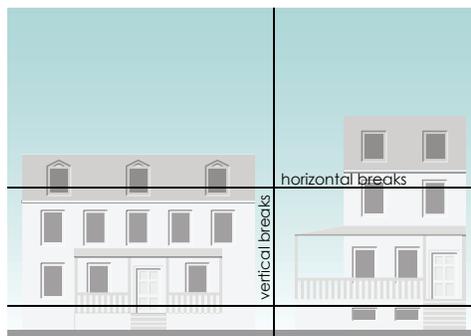
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Block Length	175'	500'	• Contextual Neighborhood Consistency
• Block Perimeter	1150'	1800'	
• Sidewalk Width	5'	10'	
• Planting Strip Width	4'	10'	• Special Architectural Features
• Mid-block Crossings			• Public and Private Outdoor Spaces
Number per block	1	3	
ROW width	15'	20'	
Path width	5'	10'	
• Decorative Street Lighting (Distance on Center)	50'	75'	

site scale



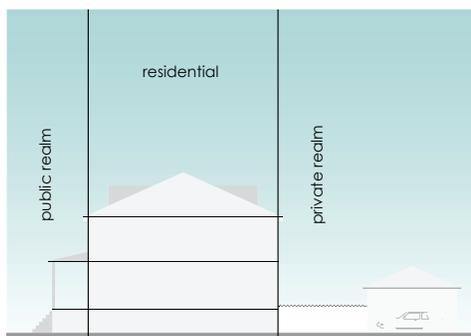
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Lot Area	7000 sf	12000 sf	• Vertical breaks encouraged
• Lot Width	90'	105'	
Corner Lot	90'	105'	• Material Change, Window Lines and Pediments required as Horizontal Breaks
• Lot Depth	75'	115'	
• Building Coverage	-	50%	
• Impervious Coverage	-	60%	
• Front Yard Setback	15'	20'	
• Side Yard Setback	5'	10'	
• Rear Yard Setback	20'	-	
• Accessory Structure Setbacks			
Rear and Side Yard Principal Building	2'	5'	
Principal Building	10'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	30'	45'	• Dormers
• First Floor Elevation	3'	8'	
• Eave Height	18'	28'	• Gables
• Window-to-Eave Offset	6"	-	• Recessed Entries
• Front Façade Fenestration	30%	-	• Cupolas or Towers
• Side and Rear Façade Fenestration	20%	-	• Pillars or Posts
• Building Face or Roof Offset	16"	-	• Bay Windows
• Window Trim Offset	4"	-	• Balconies
			• Decorative Cornices
			• First Floor Colonade
			• Decorative Patterns on Exterior Finish
			• Front Porches
			• Porticos

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Wood and Simulated Clapboard or similar material
• Roof Pitch	-	9/12	
• Front and Side Encroachments			• Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material
Front Porch	-	8'	
Bay Window	-	4'	• Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof
Awning	-	4'	
Solar Screen	-	4'	• Exterior Chimneys shall be finished in Brick, Stone or Stucco
Balcony/Balconette	-	4'	
Rear Deck	-	8'	• Chimney tops shall have decorative details
			• All rooftop equipment shall be screened from view

- Single-family dwellings are the lowest density typology
- Found as transition between the northern portion of the regional center and the adjacent residential environs
- A variety of unit sizes must be offered
- No driveway access on Swedesboro-Paulsboro Road
- On-street parking on Swedesboro-Paulsboro Road
- Vehicle access via alley or driveway to street depending on unit location plan.

## PARKING

## EDGES AND BUFFERS

## ENVIRONMENT

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Alley Width			• Street Tree Spacing (Distance on Center)	36'	50'	• Porous Pavement and Rain Gardens encouraged for on-street parking lanes
ROW	22'	25'	• Planting Buffers			• Deciduous Street Trees encouraged to lower summer cooling load
Cartway	18'	21'	• Maximize uniqueness to street			• Trees to modulate microclimate
• Alley Access Points	2	3	• Custom Mailbox			
• On-Street Stalls						
Length	20'	-				
Width	8'	-				
• Off-street parking provided through alley-loaded driveways and garages						
• On-Street parking provided through parallel stalls						
• Porous Pavement						
• Belgian Block Curbing						

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Ratio (spots/du)	1.5	2.5	• Front Yard Fence Height	-	3'	• Long-life trees encouraged to maximize green infrastructure funds
• Driveway Length	20'	-	• Front Yard Hedge Height	-	3'	• Xeriscape
• Driveway Width	8'	12'	• Side and Rear Yard Fence Height	-	6'	• Non-exotic, non-invasive species encouraged to minimize water needs
• Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement			• Foundation Plantings			• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.
			• Planting Buffers between Different Land Uses			
			• Parking Planting			
			• Screen Ground Mounted Utility Boxes			
			• Pergolas			
			• Trellises			
			• Arbors			

				<u>min</u>	<u>max</u>	
• Rear-loaded garage with windows and storage space			• Pool and Deck Setback from Side and Rear Property Lines	10'	-	• North-South Building Orientation
• Individual garage doors			• Patio Setback from Side and Rear Property Lines	5'	-	• Solar Screen
			• In-ground Pools are permitted			• Solar Panel
			• Spas are only permitted on or within a rear deck			• Discharge spouts shall have splash parts or be discharged underground
			• Gutters shall be architecturally compatible with a building			

	<u>min</u>	<u>max</u>			
• Garage Height	10'	15'	• Window Boxes		• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.
• Garage Width	14'	24'	• Espaliers		
• Garage Depth	25'	-	• Roof Decks/Gardens		
• Garage Setback	20'	-	• Green Roofs		
			• Garden Walls may be Brick, Stone or Stucco to match the principal building		
			• Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.		
			• All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).		

# SINGLE-FAMILY DETACHED

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street
- At least 50 percent of a buildings front façade must be built to the minimum setback line
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid

### Building Height

- Maximum building height shall be 35 feet or 2 ½ stories

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- Required

### Horizontal Breaks

- Use of material change, window lines and pediments required

### Roof Line

- Gable, gambrel, mansard, hipped and salt box permitted
- Maximum length of roofline - 40 feet

### Building Materials

- Wood and simulated clapboard
- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Front porches are required with minimum dimensions of 8'x10'
- Rear decks are required with a minimum area of 160 square feet

### Accessory Structures

- Free standing garages permitted
- Sheds are permitted with a maximum area of 120 square feet and height of 8 feet tall
- In-ground pools permitted

## PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Larger setback for units on Swedesboro-Paulsboro Road
- Front doors on public street

## SEMI PUBLIC SPACE NOTES

- All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted
- Front porches and walks encouraged as public space transition

## PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Spas are only permitted on or within a rear deck

### EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Maximum edge height for front yard – 3 feet
- Maximum edge height for side yards – 6 feet
- Maximum edge height for rear yard – 6 feet

### AMENITY NOTES

- Custom mailbox
- Foundation plantings required
- On-lot sidewalks

### PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- No parking in front yard

# FLATS

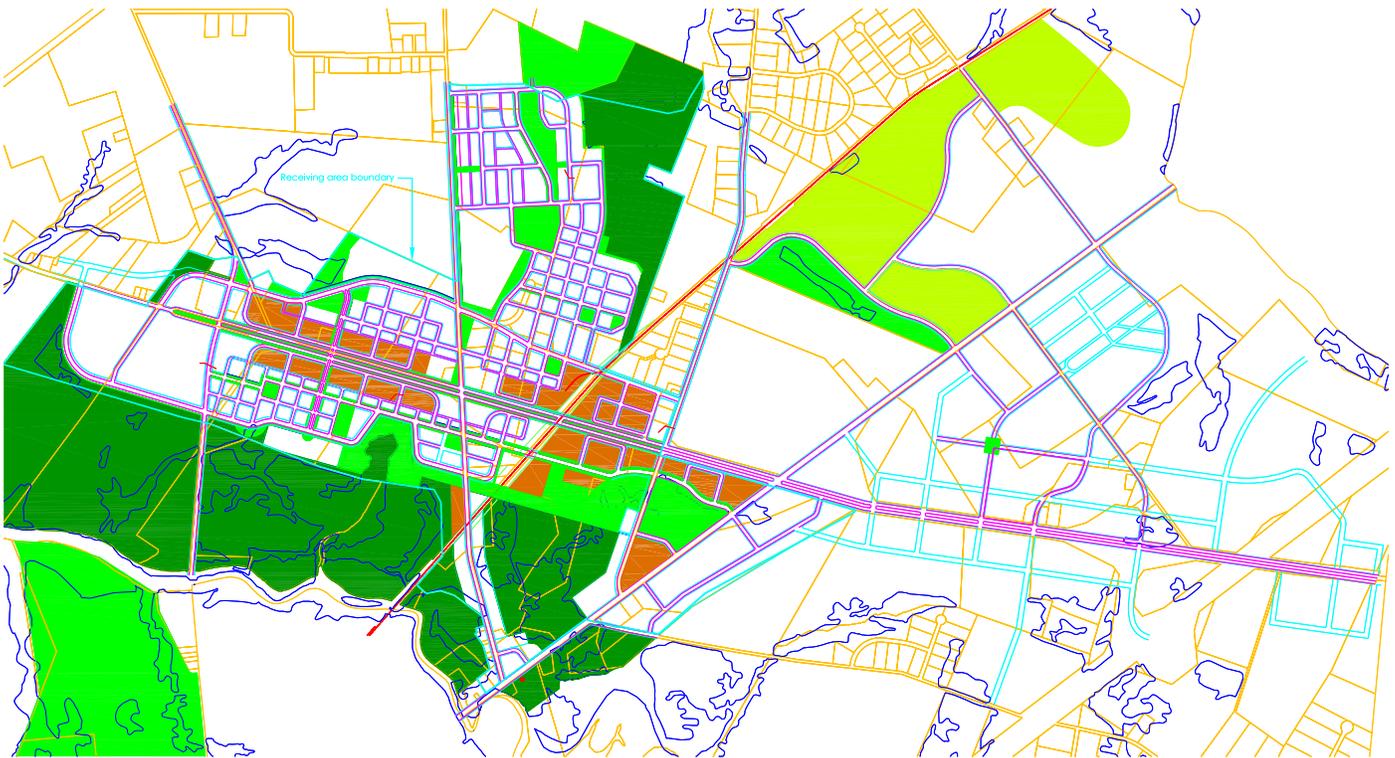
## GOALS

To provide a residential building type compatible in size and density along the Route 322 boulevard that encourages young and old singles, couples, families and empty nesters to be integrated into a walkable regional center without the need of an automobile.

## DEFINITION

A building or portion thereof designed for occupancy by three or more families living independently in which they share common entrances and other spaces and individual units may be owned as condominiums or offered for rent.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the flat unit:

- Prominent architectural features at key corners provide visual reference points in the town fabric
- Terraces and balconies provide necessary outdoor space and an opportunity to modulate the scale of the architecture with vertical and horizontal breaks
- Small private green spaces provides public/private transition
- Cornice line serves as horizontal break
- First floor height differentiated from upper floor heights



- Large windows serve to provide scale to the building as well as interior light for units
- Bay windows provide design interest to street facade
- Balconies provide outdoor space for individual units while providing solar screen for lower level windows



- Flats reflect smaller family lifestyle choices
- Large areas of units are devoted to entertaining space
- Floor plans often emphasize the dramatic that takes advantage of town views
- Typical loft units



- Modern can coexist with traditional as long as well established rules of scale, rhythm and materials choice are respected
- Use of large windows and glass elements provides interest to street elevation
- Varying roof heights reduces the monotony of large buildings



# FLATS

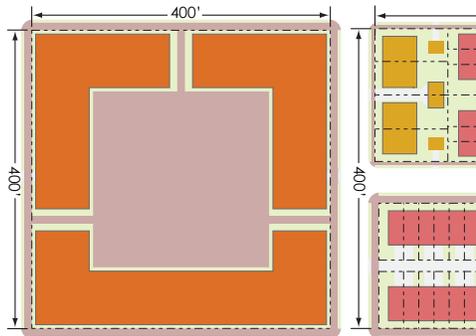
town scale



- Zoning Acreage - 60.49 acres
- Maximum Number of Residential Units - 1000 d.u.
- Minimum Number of Residential Units - 800 d.u.
- Commercial Area - Optional
- Densities - see **TDR Market Analysis**

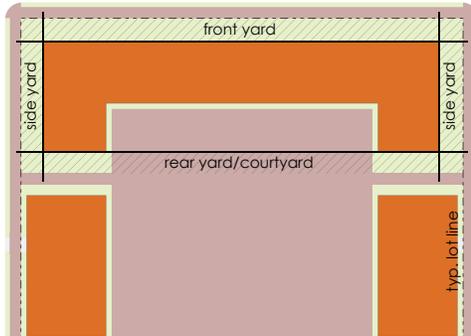
## ARCHITECTURE AND DESIGN

block scale



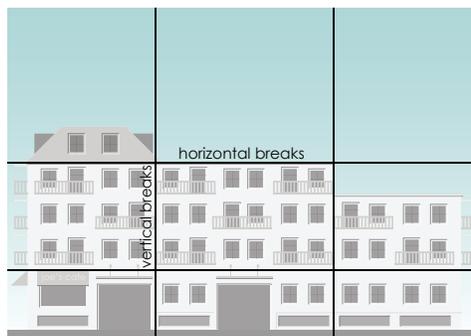
- |   | <u>min</u> | <u>max</u> | <u>design elements</u>   |
|---|------------|------------|--|
| • Block Length                                    | 300'       | 500'       | <ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corners</li> <li>• Public and Private Outdoor Spaces accessible and visible to the public</li> <li>• Plazas</li> <li>• Mid-block pedestrian connections to respond to street grid</li> <li>• Bus shelters</li> </ul> |
| • Block Perimeter                                 | 1400'      | 1800'      |  |
| • Sidewalk Width                                  | 5'         | 10'        |  |
| • Planting Strip Width                            | 4'         | 10'        |  |
| • Mid-block Crossings                             |            |            |  |
| Number per block                                  | -          | 3          |  |
| ROW width   | 20'        | -          |  |
| Path width  | 10'        | -          |  |
| • Decorative Street Lighting (Distance on Center) | 50'        | 75'        |  |

site scale



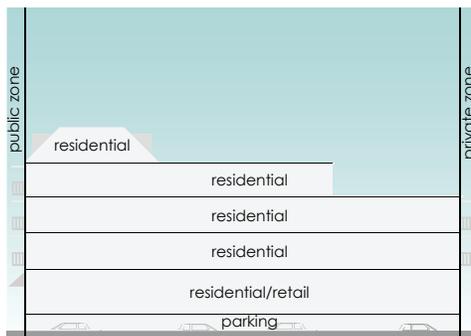
- |                       | <u>min</u> | <u>max</u> | <u>design elements</u>   |
|-----------------------|------------|------------|--|
| • Lot Area            | 20000 sf   | -          | <ul style="list-style-type: none"> <li>• Bike Racks</li> <li>• Water Features/Fountains</li> <li>• Decorative Pedestrian Lighting</li> <li>• Litter Containers</li> <li>• Architectural Lighting</li> <li>• Benches</li> <li>• Clock Towers</li> <li>• Kiosks</li> <li>• Public Art</li> </ul> |
| • Lot Width           | 100'       | -          |  |
| Corner Lot            | 100'       | -          |  |
| • Lot Depth           | 150'       | -          |  |
| • Impervious Coverage | -          | 85%        |  |
| • Front Yard Setback  | 10'        | 30'        |  |
| • Side Yard Setback   | -          | 10'        |  |
| • Rear Yard Setback   | 20'        | -          |  |
| • Building Separation | 20'        | -          |  |

public realm



- |                                     | <u>min</u> | <u>max</u> | <u>design elements</u>   |
|-------------------------------------|------------|------------|--|
| • Building Height                   | 45'        | 60'        | <ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Balconies/Balconette</li> <li>• Decorative Cornices</li> <li>• First Floor Colonade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul> |
| • Eave Height                       | 24'        | 36'        |  |
| • Window-to-Eave Offset             | 2'         | -          |  |
| • Upper Front Façade Fenestration   | 30%        | -          |  |
| • Lower Front Façade Fenestration   | 60%        | -          |  |
| • Side and Rear Façade Fenestration | 25%        | -          |  |
| • Building Face or Roof Offset      | 5'         | -          |  |

private realm



- |                                     | <u>min</u> | <u>max</u> | <u>design elements</u>   |
|-------------------------------------|------------|------------|--|
| • First Storey Clear Height         | 10'        | 15'        | <ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be Flat, Mansard or combination thereof</li> <li>• All rooftop equipment shall be screened from view</li> </ul> |
| • Roof Pitch                        | -          | 9/12       |  |
| • Front and Side Yard Encroachments |            |            |  |
| Terraces                            | 8'         | -          |  |
| Patios                              | 8'         | 10'        |  |
| Bay Window                          | -          | 8'         |  |
| Awning                              | -          | 8'         |  |
| Solar Screen                        | -          | 8'         |  |
| Balcony/Balconette                  | 2'         | 8'         |  |

- This zone is located on either side of Route 322. High density residential is recommended in an effort to minimize direct frontage traffic impacts on Route 322.
- Setbacks afforded by boulevard system reinforce high density residential viability in park-like setting.
- Maximum building height shall be 60 feet. For buildings with facades exceeding 100 feet a maximum average building height of 55 feet shall be permitted measured along the affected façade.
- First floor commercial permitted.
- No front yard parking.
- All vehicle access via alleys or secondary streets.
- On-street parking.

## PARKING

## EDGES AND BUFFERS

## ENVIRONMENT

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Alley Width			• Street Tree Spacing (Distance on Center)	36'	50'	• Porous Pavement and Rain Gardens encouraged for on-street parking lanes
ROW	22'	25'				• Deciduous Street Trees encouraged to lower summer cooling load
Cartway	18'	21'	• Planting Buffers			• Trees to modulate microclimate
• Alley Access Points	2	3	• Maximize uniqueness to street			
• On-Street Stalls			• Custom Mailbox			
Length	20'	-	• Tree Grates			
Width	8'	-				
• Off-street parking provided through alley-loaded driveways and garages						
• On-Street parking provided through parallel stalls						
• Porous Pavement						
• Belgian Block Curbing						

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Ratio (spots/du)	0.8	1.3	• Side and Rear Yard Fence Height	-	6'	• Long-life trees encouraged to maximize green infrastructure funds
• Driveway Length	20'	-				• Xeriscape
• Driveway Width	8'	12'	• Foundation Plantings			• Non-exotic, non-invasive species encouraged to minimize water needs
• Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement			• Planting Buffers between Different Land Uses			• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.
• Non-residential parking to be provided at a ratio of 4 spots per 1000 square feet of non-residential space.			• Parking Planting			
• Shared parking conditionally permitted			• Screen Ground Mounted Utility Boxes			
			• Planters			
			• Potted Plants			

				<u>min</u>	<u>max</u>	
• Rear-loaded garage with windows and storage space			• Patio Setback from Side and Rear Property Lines	5'	-	• North-South Building Orientation
• Individual garage doors						• Solar Screen
• Carports			• Pools and spas are not permitted			• Solar Panel
• Structured Parking			• Gutters shall be architecturally compatible with a building			• Discharge spouts shall have splash parts or be discharged underground

	<u>min</u>	<u>max</u>			
• Garage Height	10'	15'	• Window Boxes		• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.
• Garage Width	14'	24'	• Espaliers		
• Garage Depth	25'	-	• Roof Decks/Gardens		
• Garage Setback	20'	-	• Green Roofs		
• Structured parking shall have a maximum height of 2 levels.			• Garden Walls may be Brick, Stone or Stucco to match the principal building		
			• Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.		
			• All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).		

# FLATS

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 60 feet. For buildings with facades exceeding 100 feet a maximum average building height of 55 feet shall be permitted measured along the affected façade.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on upper front façade – 30%
- Minimum area of window opening on front retail – 60%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of window opening on side and rear facades – 25%

### Vertical Breaks

- Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change requires minimum one foot offset

### Horizontal Breaks

- Required at a minimum of one (1) per every 24 feet of vertical height
- May use banding, setbacks or material change

### Roof Line

- Flat and mansard permitted
- Maximum length of roofline – 60 feet
- Minimum offset – 5 feet

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Prominent front entry feature required
- Balconies, balconettes, terrace and/or patio are required at one per unit
- Bay windows encouraged

### Accessory Structures

- Structured parking is permitted
- Free standing garages are permitted
- Carports are permitted

## PUBLIC SPACE NOTES

- Front of buildings setback from public sidewalks
- Entry plazas and courts should be designed to welcome public use
- Front doors or doors to common lobbyies should be grand in scale and largely transparent to public space through the use of glass walls and doors
- Canopies, awnings and overhangs are encouraged on the first floor with emphasis on the front doors
- Screening of loading, service and trash storage areas are required

## SEMI PUBLIC SPACE NOTES

- All semi-public space (i.e. yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs, ornamental grasses and ground-cover or a combination of decorative paving and landscaping. Where appropriate seating and lighting shall be provided.
- Semi-public space must be separated from public space by either a low garden wall, decorative fence (maximum 6' high), hedge material or a combination of the three.

## PRIVATE SPACE NOTES

- Residential storage space is required
- Residential outdoor patio space is required

## EDGES, BUFFERS & TRANSITIONS NOTES

- Parking lots adjacent to street edges must be screened with 4 ½ foot high hedge or masonry wall.
- Parking adjacent to residential use must be screened with minimum 6 foot high masonry wall or fence and must include a minimum 3 foot wide vegetated buffer that is a minimum of 6' high at time of planting.
- Lighting must be screened from residential uses.

## AMENITY NOTES

- Must provide at least one direct pedestrian connection to perimeter public streets per 150 foot of frontage.
- Connection must be a minimum of 10 foot wide path with 5 foot wide landscaped edges.
- Must provide textured pedestrian crosswalks internal to parking lots.

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement and bio swales permitted
- Vehicle access from alley or secondary streets only
- Maximum one vehicle access point per secondary street frontage

# RETAIL/RESIDENTIAL

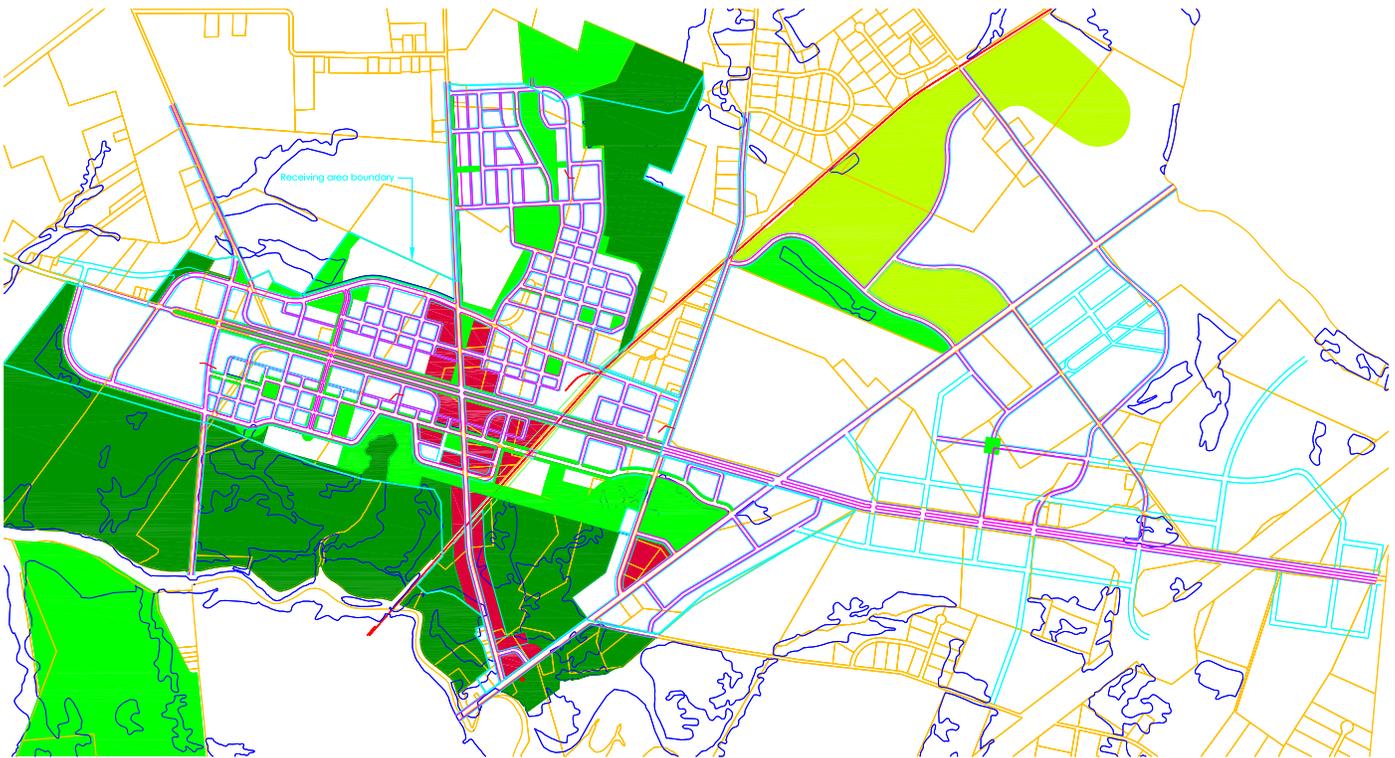
## GOALS

To provide mixed use residential buildings along Swedesboro Paulsboro Road to develop the area as a lively commercial main street with a 24 hour presence.

## DEFINITION

A building that contains dwellings located above ground floor commercial or retail use in a compact urban setting that may or may not share infrastructure such as parking.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the retail/residential unit:

- Lively first floor retail level is distinguished by large storefront windows, unique materials and 16 foot floor plate
- Balconettes distinguish the upper floors as residential
- Lively sidewalk cafe



- Large building offsets help to create opportunities for public and semi-public court yards
- Solar screens provide shade to roof gardens and roof decks
- Large windows reflect inter-loft floor plans



- Vertical elements reinforce human scale of the street
- Arcades provide street level shade and shelter
- Solar screens on upper floors shade windows
- Balconettes provide location for seasonal flower plantings in pots

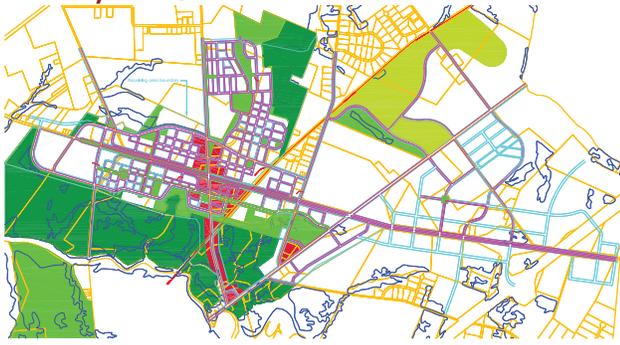


- Perception of large buildings can be mitigated by the skillful use of materials, color and offsets
- Shop fronts are individualized on a 25 foot to 35 foot module to reinforce human scale of the street



# RETAIL/RESIDENTIAL

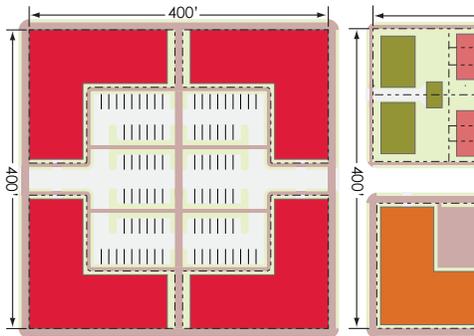
town scale



- Zone Acreage - 43.0 acres
- Maximum Number of Residential Flats - 500 d.u.
- Maximum Commercial Area - 280,000 s.f.
- Densities - See **TDR Market Analysis**

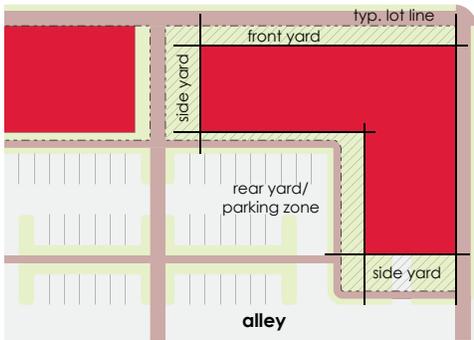
## ARCHITECTURE AND DESIGN

block scale



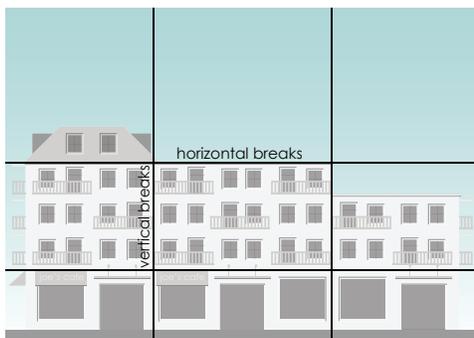
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Block Length	300'	500'	<ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corners</li> <li>• Public and Private Outdoor Spaces Accessible and Visible to the public.</li> <li>• Plazas</li> <li>• Mid-block pedestrian connections to respond to street grid.</li> <li>• Bus Shelters</li> </ul>
• Block Perimeter	1400'	1800'	
• Sidewalk Width	5'	10'	
• Planting Strip Width	4'	10'	
• Mid-block Crossings			
Number per block	-	3	
ROW width	20'	-	
Path width	10'	-	
• Decorative Street Lighting (Distance on Center)	50'	75'	

site scale



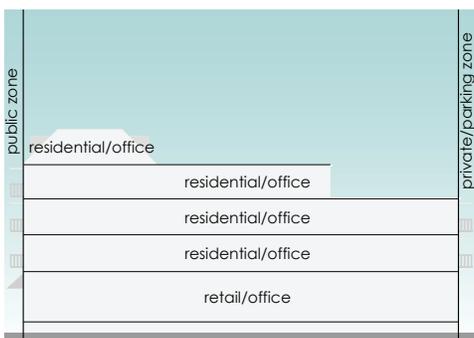
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Lot Area	20000 sf	-	<ul style="list-style-type: none"> <li>• Bike Racks</li> <li>• Water Features/Fountains</li> <li>• Decorative Pedestrian Lighting</li> <li>• Litter Containers</li> <li>• Architectural Lighting</li> <li>• Benches</li> <li>• Clock Towers</li> <li>• Kiosks</li> <li>• Public Art</li> </ul>
• Lot Width	100'	-	
Corner Lot	100'	-	
• Lot Depth	150'	-	
• Impervious Coverage	-	90%	
• Front Yard Setback	10'	30'	
• Side Yard Setback	-	10'	
• Rear Yard Setback	20'	-	
• Building Separation	20'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	45'	60'	<ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Balconies/Balconettes</li> <li>• Decorative Cornices</li> <li>• First Floor Colonade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul>
• Eave Height	24'	36'	
• Window-to-Eave Offset	6"	-	
• Upper Front Façade Fenestration	30%	-	
• Lower Front Façade Fenestration	70%	-	
• Side and Rear Façade Fenestration	25%	-	
• Building Face or Roof Offset	5'	-	

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	15'	20'	<ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be Flat, Mansard or combinations thereof.</li> <li>• All rooftop equipment shall be screened from view</li> </ul>
• Roof Pitch	-	9/12	
• Yard Encroachments			
Terrace	8'	-	
Patio	8'	10'	
Bay Window	-	8'	
Awning	-	8'	
Solar Screen	-	8'	
Balcony/Balconette	-	8'	
Rear Deck	-	8'	

- This zone is located along Swedesboro - Paulsboro Road and represents Woolwich's local mixed use Main Street.
- 500 residential flats are permitted by right above first floor retail
- Retail to be of a small boutique scale.
- Commercial space permitted by right on the ground floor with sidewalk cafes, eateries and small shops are encouraged.
- Buildings permitted to be a maximum of 60 feet tall or

5 stories with a maximum average building height in the zone to be 55 feet or 4 ½ stories.

- Building fronts to be built to public sidewalk edge.
- No front yard parking.
- All service and primary parking fields to be alley load-ed and located in rear yard.
- On-street parking on Swedesboro-Paulsboro Road.
- Swedesboro-Paulsboro Road chosen as commercial corridor to minimize curb cuts on Route 322 and shall be scale to reflect a walkable Main Street.

## PARKING

## EDGES AND BUFFERS

## ENVIRONMENT

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Alley Width			• Street Tree Spacing (Distance on Center)	36'	50'	• Porous Pavement and Rain Gardens encouraged for on-street parking lanes
ROW	22'	25'				• Deciduous Street Trees encouraged to lower summer cooling load
Cartway	18'	21'	• Planting Buffers			• Trees to modulate microclimate
• Alley Access Points	2	3	• Maximize uniqueness to street			
• On-Street Stalls			• Custom Mailbox			
Length	20'	-	• Tree Grates			
Width	8'	-				
• Off-street parking provided through alley-load-ed driveways and garages						
• On-Street parking provided through parallel stalls						
• Porous Pavement						
• Belgian Block Curbing						

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Ratio (spots/du)	0.8	1.3	• Side and Rear Yard Fence Height	-	6'	• Long-life trees encouraged to maximize green infrastructure funds
• Driveway Length	20'	-				• Xeriscape
• Driveway Width	8'	12'	• Foundation Plantings			• Non-exotic, non-invasive species encouraged to minimize water needs
• Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement			• Planting Buffers between Different Land Uses			• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.
• Non-residential parking to be provided at a ratio of 4 spots per 1000 square feet			• Parking Planting			
• Shared parking conditionally permitted			• Screen Ground Mounted Utility Boxes			
			• Planters			
			• Potted Plants			

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
• Rear-loaded garage with windows and storage space			• Patio Setback from Side and Rear Property Lines	5'	-	• North-South Building Orientation
• Individual garage doors						• Solar Screen
• Carports			• Pools and spas are not permitted			• Solar Panel
• Structured Parking			• Gutters shall be architecturally compatible with a building			• Discharge spouts shall have splash parts or be discharged underground

	<u>min</u>	<u>max</u>			
• Garage Height	10'	15'	• Window Boxes		• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.
• Garage Width	14'	24'	• Espaliers		
• Garage Depth	25'	-	• Roof Decks/Gardens		
• Garage Setback	20'	-	• Green Roofs		
• Structured parking shall have a maximum height of 2 levels.			• Garden Walls may be Brick, Stone or Stucco to match the principal building		
			• Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.		
			• All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).		

# RETAIL/RESIDENTIAL

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front doors to upper floor use permitted or secondary facade
- At least 50 percent of a buildings front façade must be built to the minimum setback line
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid
- Buildings should be built to the sidewalk, public square or plaza edge

### Building Height

- Maximum building height shall be 60 feet. For buildings with facades exceeding 100 feet a maximum average building height of 55 feet shall be permitted measured along the affected façade

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on all façade, upper floors – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows opening on first floor retail public facades – 70%
- Retail window must remain unobstructed on interior spaces.

### Vertical Breaks

- Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change
- Maximum length of store front – 60 feet

### Horizontal Breaks

- Required at a minimum of one (1) per every 24 feet of vertical height
- May use banding, setbacks or material change
- First floor retail shall have a minimum clear height of 16 feet

### Roof Line

- Flat and mansard permitted
- Maximum length of roofline – 60 feet
- Minimum offset – 5 feet

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Metal Panels (accent)

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Store fronts encouraged to have awnings
- Store fronts must provide sign plate area
- Pop-out café windows are permitted
- Store fronts encouraged to be open and inviting to public
- Balconies, balconettes, terraces and/or patios are required at one (1) per d.u.
- Bay windows encouraged

### Accessory Structures

- Structured parking is permitted
- Free standing garages are permitted
- Carports are permitted

## PUBLIC SPACE NOTES

- Front of buildings built to public sidewalk
- Street furniture and amenities encouraged
- Entry plazas and courts should be designed to welcome public use
- Large store front windows required on first floor. Windows may be framed in wood
- First floor retail
- Screening of loading, service and trash storage areas is required

## SEMI PUBLIC SPACE NOTES

- All semi-public space (i.e. yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs and groundcover or a combination of decorative paving and landscaping. Where appropriate seating and lighting shall be provided.
- Semi- public space must be separated from public space by either a low garden wall, decorative fence (maximum 6' high), hedge material or a combination of the three.

## PRIVATE SPACE NOTES

- Residential storage space is required
- Residential outdoor patio space is required

## EDGES, BUFFERS & TRANSITIONS NOTES

- Parking lots adjacent to street edges must be screened with 4 ½ foot high hedge or masonry wall.
- Parking adjacent to residential use must be screened with minimum 6 foot high masonry wall or fence and must include 3 foot wide vegetated buffer – a minimum of 6' high at time of planting.
- Lighting must be screened from residential uses.

## AMENITY NOTES

- Must provide at least one direct pedestrian connection between the parking and main street commercial per 150 feet of commercial frontage.
- Connection must be a minimum of 10 foot wide path with 5 foot wide landscaped edges.
- Must provide textured pedestrian crosswalks internal to parking lots.

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement and bio swales permitted
- Vehicle access from alley or secondary streets only
- Maximum one vehicle access point per secondary street frontage
- Lighting must be shielded from residential uses
- Must provide one pedestrian connection between parking and commercial main street every 200 feet minimum

# RETAIL/OFFICE

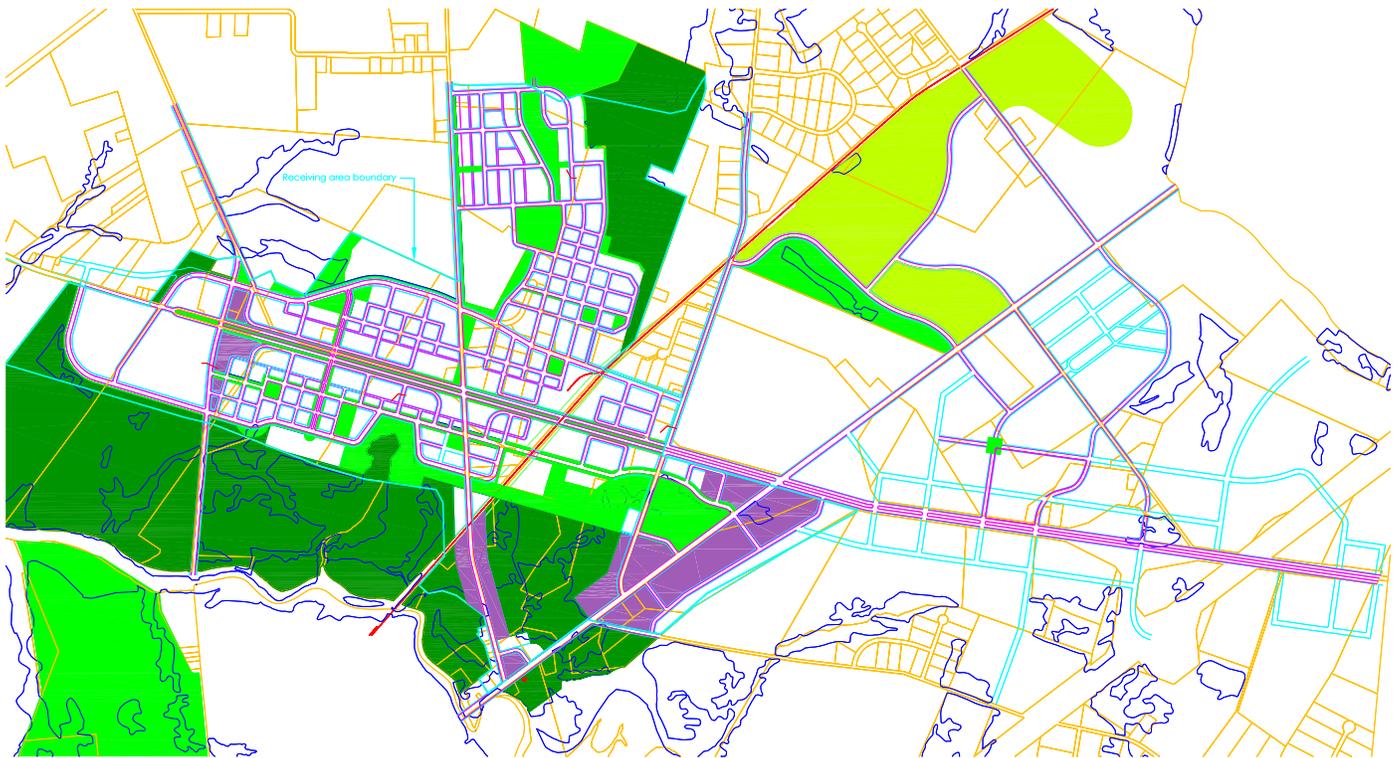
## GOALS

To provide mixed use commercial buildings that allow for retail and/or office space in individual or attached buildings.

## DEFINITION

A building that contains either retail uses on ground floor levels and office on upper levels or buildings that solely contain office space – either multiple or single tenants.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the retail/office unit:

- Architectural features provide visual reference points in the town fabric
- Pattern in brick work can provide design interest and reduce the perceived scale of large building.
- Large landscaped front setbacks are appropriate for this use and building type



- Small internal parking courts on the side and front work well if design details are respected
- Stylized mansard roof element doubles as solar screen for upper level terrace
- Upper level awnings address scale and provide shade for upper floors



- Rounded corners work well for corner buildings
- Horizontal material changes reduce perceived height and massing of building
- Awnings provide comfort to street level pedestrians



- Varying the rhythm of façade widths and heights both provides interest at the street level and promotes walking by reducing monotony
- Large horizontal bands provide entablature for store front signage



# RETAIL/OFFICE

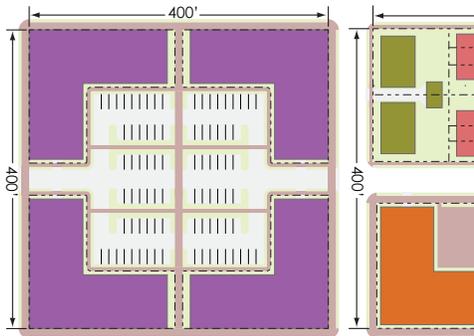
town scale



- Zone Acreage - 56.92 acres
- Maximum Commercial Area - 280,000 s.f.
- FAR -
- Densities - See **TDR Market Analysis**

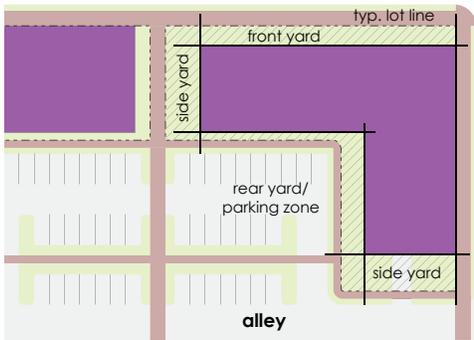
## ARCHITECTURE AND DESIGN

block scale



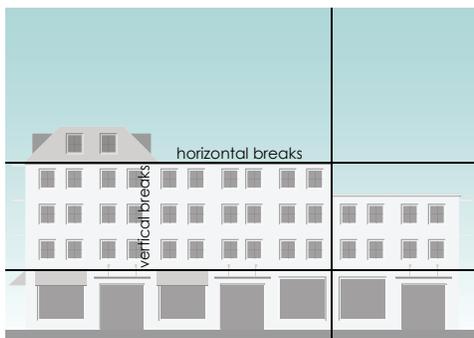
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Block Length	300'	500'	<ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corners</li> <li>• Public and Private Outdoor Spaces Accessible and Visible to Public</li> <li>• Plazas</li> <li>• Mid-block Pedestrian Connections to respond to Grid</li> <li>• Bus Shelters</li> </ul>
• Block Perimeter	1400'	1800'	
• Sidewalk Width	5'	10'	
• Planting Strip Width	4'	10'	
• Mid-block Crossings			
Number per block	-	3	
ROW width	20'	-	
Path width	10'	-	
• Decorative Street Lighting (Distance on Center)	50'	75'	

site scale



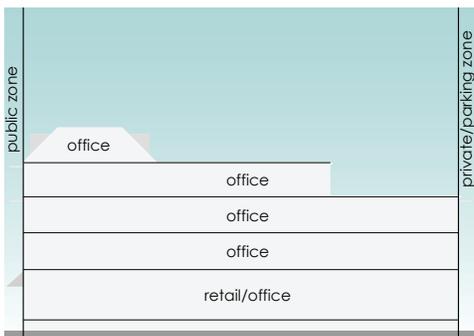
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Lot Area	20000 sf	-	<ul style="list-style-type: none"> <li>• Bike Racks</li> <li>• Water Features/Fountains</li> <li>• Decorative Pedestrian Lighting</li> <li>• Litter Containers</li> <li>• Architectural Lighting</li> <li>• Benches</li> <li>• Clock Towers</li> <li>• Kiosks</li> <li>• Public Art</li> </ul>
• Lot Width	100'	-	
Corner Lot	100'	-	
• Lot Depth	150'	-	
• Impervious Coverage	-	90%	
• Front Yard Setback	10'	30'	
• Side Yard Setback	-	10'	
• Rear Yard Setback	20'	-	
• Building Separation	20'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	45'	60'	<ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Decorative Cornices</li> <li>• First Floor Colonnade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul>
• Eave Height	24'	36'	
• Window-to-Eave Offset	6"	-	
• Upper Front Façade Fenestration	30%	-	
• Lower Front Façade Fenestration	70%	-	
• Side and Rear Façade Fenestration	25%	-	
• Building Face or Roof Offset	5'	-	

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	<ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be Flat, Mansard or combinations thereof.</li> <li>• All rooftop equipment shall be screened from view</li> </ul>
• Roof Pitch	-	9/12	
• Front and Side Encroachments			
Stoop	-	8'	
Bay Window	-	8'	
Awning	-	8'	
Solar Screen	-	8'	
Balcony/Balconette	-	8'	
Rear Deck	-	8'	

## PARKING

	<u>min</u>	<u>max</u>
• Alley Width		
ROW	22'	25'
Cartway	18'	21'
• Alley Access Points	2	3
• On-Street Stalls		
Length	20'	-
Width	8'	-

- Off-street parking provided through alley-loaded driveways
- On-Street parking provided through parallel stalls where permitted
- Porous Pavement
- Belgian Block Curbing

## EDGES AND BUFFERS

	<u>min</u>	<u>max</u>
• Street Tree Spacing (Distance on Center)	36'	50'
• Planting Buffers		
• Maximize uniqueness to street		
• Custom Mailbox		
• Tree Grates		

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement
- Non-residential parking to be provided at a ratio of 4 spots per 1000 square feet
- Shared parking conditionally permitted

	<u>min</u>	<u>max</u>
• Side and Rear Yard Fence Height	-	6'
• Foundation Plantings		
• Planting Buffers between Different Land Uses		
• Parking Planting		
• Screen Ground Mounted Utility Boxes		
• Planters		
• Potted Plants		

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Carports
- Structured Parking

	<u>min</u>	<u>max</u>
• Patio Setback from Side and Rear Property Lines	5'	-
• Gutters shall be architecturally compatible with a building		

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- Structured parking shall have a maximum height of 2 levels.

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# RETAIL/OFFICE

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front doors to upper floor use permitted on secondary facade
- At least 50 percent of a buildings front façade must be built to the minimum setback line
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid
- Buildings should be built to the sidewalk, public square or plaza edge.

### Building Height

- Maximum building height shall be 60 feet. For buildings with facades exceeding 100 feet a maximum average building height of 55 feet shall be permitted measured along the affected façade

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on all façade, upper floors – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows opening on first floor retail public facades – 70%
- Retail window must remain unobstructed on interior spaces.

### Vertical Breaks

- Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change
- Maximum length of store front – 60 feet

### Horizontal Breaks

- Required at a minimum of one (1) per every 24 feet of vertical height
- May use banding, setbacks or material change
- First floor retail shall have a minimum clear height of 16 feet

### Roof Line

- Flat and mansard permitted
- Maximum length of roofline – 60 feet
- Minimum offset – 5 feet

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt shingles
- Raised seam metal
- Tile
- Slate
- Metal panels (accent)

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Store fronts encouraged to have awnings
- Store fronts must provide sign plate area
- Pop-out café windows are permitted
- Store fronts encouraged to be open and inviting to public
- Bay windows encouraged

### Accessory Structures

- Structured parking is permitted
- Free standing garages are permitted

## PUBLIC SPACE NOTES

- Front of buildings built to public sidewalk
- Street furniture and amenities encouraged
- Entry plazas and courts should be designed to welcome public use
- Large store front windows required on first floor. Windows may be framed in wood
- First floor retail
- Screening of loading, services and trash areas is required

## SEMI PUBLIC SPACE NOTES

- All semi-public space (i.e. yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs and groundcover or a combination of decorative paving and landscaping. Where appropriate seating and lighting shall be provided.
- Semi- public space must be separated from public space by either a low garden wall, decorative fence (maximum 6' high), hedge material or a combination of the three.

## PRIVATE SPACE NOTES

- Storage space required
- Outdoor patio space required

## EDGES, BUFFERS & TRANSITIONS NOTES

- Parking lots adjacent to street edges must be screened with 4 ½ foot high hedge or masonry wall.
- Parking adjacent to residential use must be screened with minimum 6 foot high masonry wall or fence and must include 3 foot wide vegetated buffer – a minimum of 6' high at time of planting.
- Lighting must be screened from residential uses.

## AMENITY NOTES

- Must provide at least one direct pedestrian connection between the parking and main street commercial per 150 feet of commercial frontage.
- Connection must be a minimum of 10 foot wide path with 5 foot wide landscaped edges.
- Must provide textured pedestrian crosswalks internal to parking lots.

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement and bio swales permitted
- Vehicle access from alley or secondary streets only
- Maximum one vehicle access point per secondary street frontage
- Lighting must be shielded from residential uses
- Must provide one pedestrian connection between parking and commercial main street every 200 feet minimum

# SINGLE-USE OFFICE

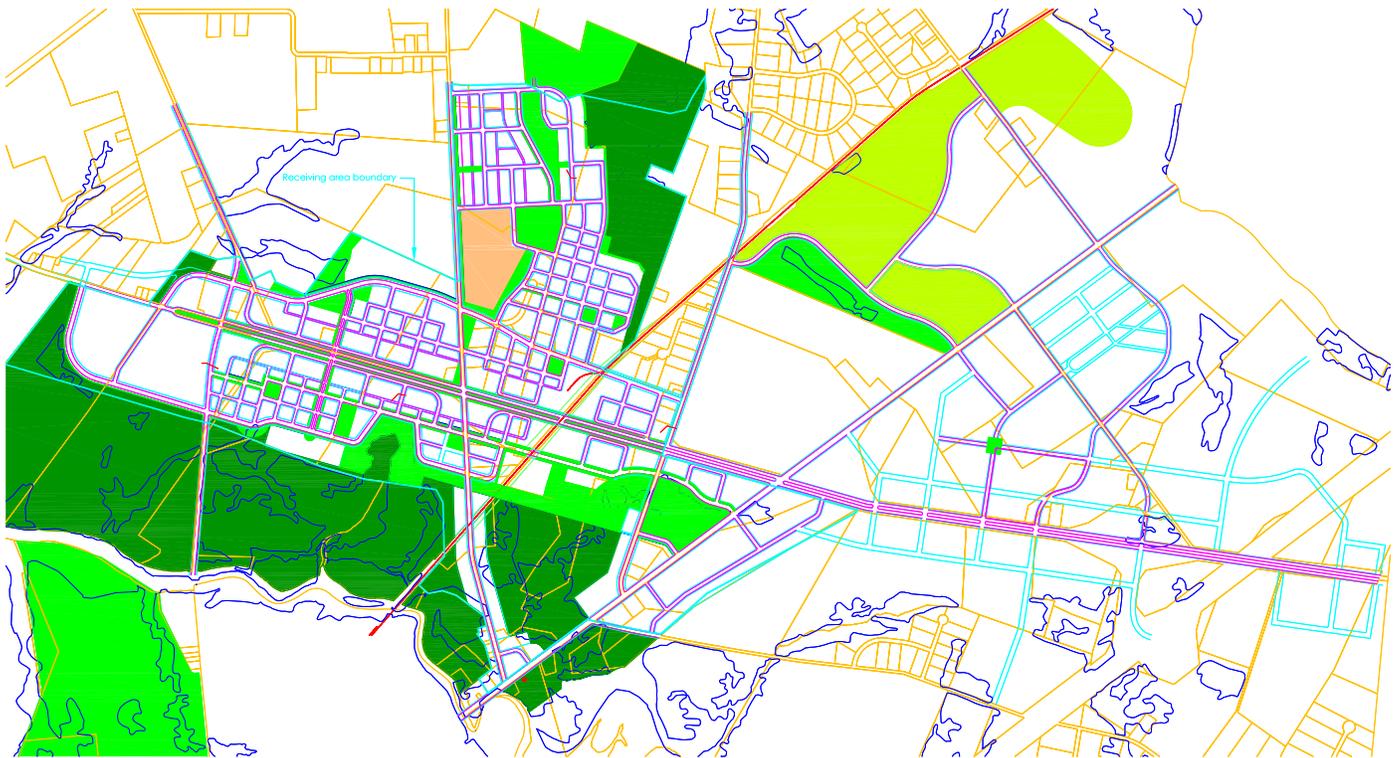
## GOALS

Subject to "Nike Missile" Site Redevelopment Plan and all amendments thereto.

## DEFINITION

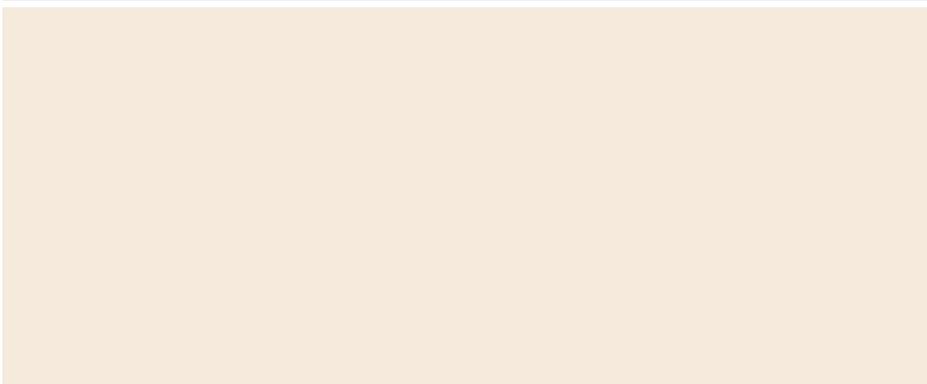
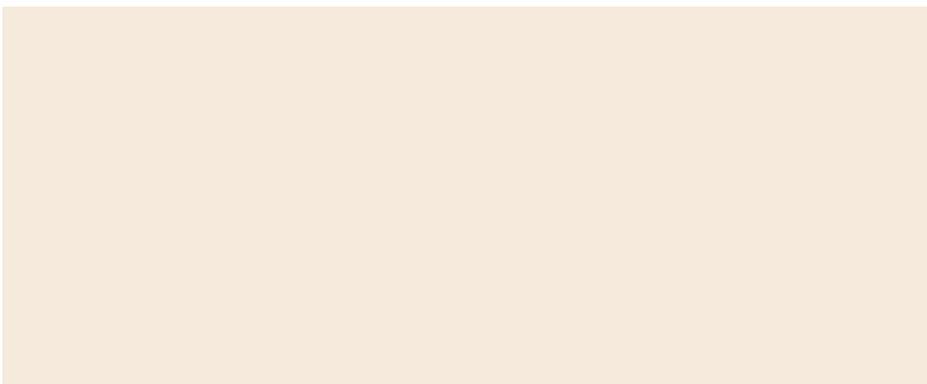
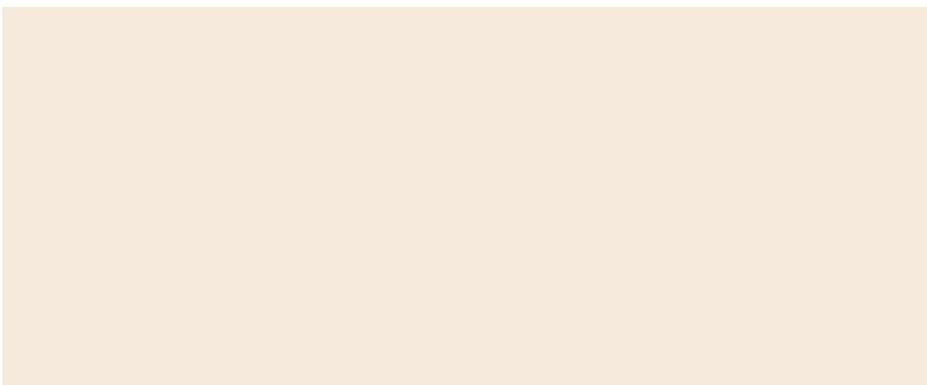
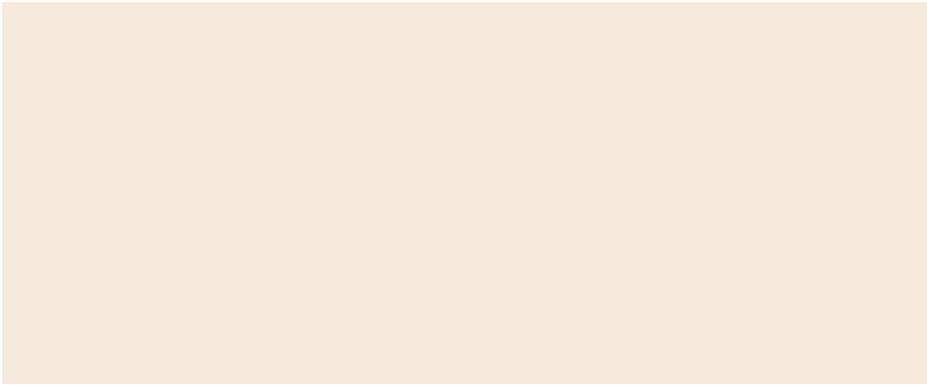
Subject to "Nike Missile" Site Redevelopment Plan and all amendments thereto.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the single-use office unit:



# SINGLE-USE OFFICE

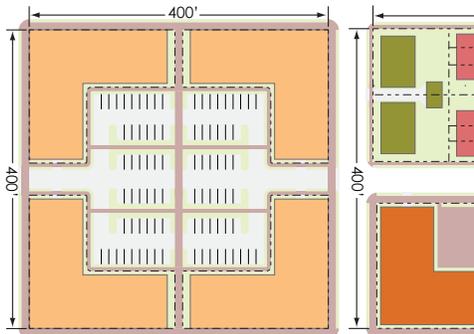
town scale



- Zone Acreage - Subject to redevelopment plan and all amendments thereto
- Maximum Commercial Area - Subject to redevelopment plan and all amendments thereto
- FAR - Subject to redevelopment plan and all amendments thereto
- Densities - Subject to redevelopment plan and all amendments thereto

## ARCHITECTURE AND DESIGN

block scale



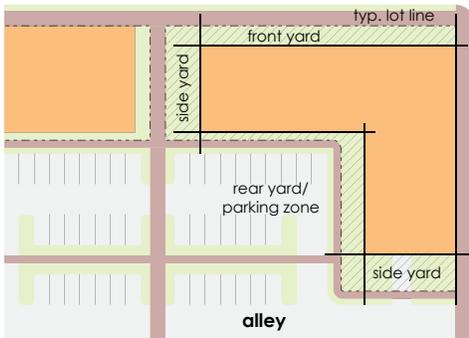
- Block Length
- Block Perimeter
- Sidewalk Width
- Planting Strip Width
- Mid-block Crossings
  - Number per block
  - ROW width
  - Path width
- Decorative Street Lighting (Distance on Center)

min.      max.

design elements

All standards are subject to redevelopment plan and all amendments thereto

site scale



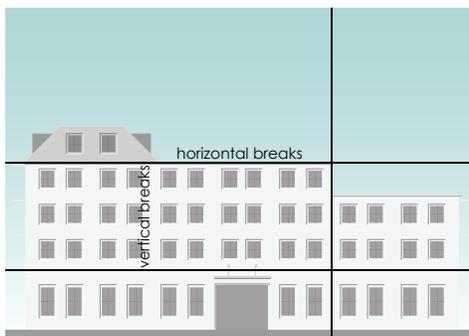
- Lot Area
- Lot Width
  - Corner Lot
- Lot Depth
- Impervious Coverage
- Front Yard Setback
- Side Yard Setback
- Rear Yard Setback
- Building Separation

min.      max.

design elements

All standards are subject to redevelopment plan and all amendments thereto

public realm



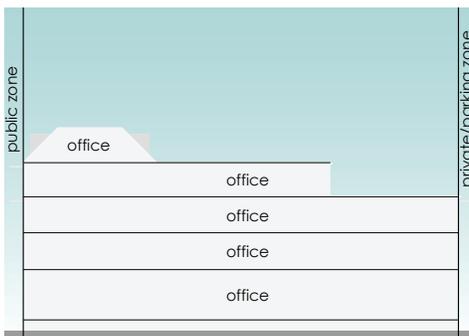
- Building Height
- Eave Height
- Window-to-Eave Offset
- Upper Front Façade Fenestration
- Lower Front Façade Fenestration
- Side and Rear Façade Fenestration
- Building Face or Roof Offset

min.      max.

design elements

All standards are subject to redevelopment plan and all amendments thereto

private realm



- First Storey Clear Height
- Roof Pitch
- Front and Side Encroachments
  - Stoop
  - Bay Window
  - Awning
  - Solar Screen
  - Balcony/Balconette
  - Rear Deck

min.      max.

design elements

All standards are subject to redevelopment plan and all amendments thereto

PARKING

All standards are subject to redevelopment plan and all amendments thereto

min

max

EDGES AND BUFFERS

All standards are subject to redevelopment plan and all amendments thereto

min

max

ENVIRONMENT

All standards are subject to redevelopment plan and all amendments thereto

min

max

min

max

min

max

min

max



# gateway highway service (rc-2) and gateway east (rc-4)



## Contents

- Gateway Highway Service
- Gateway East

# GATEWAY HIGHWAY SERVICE

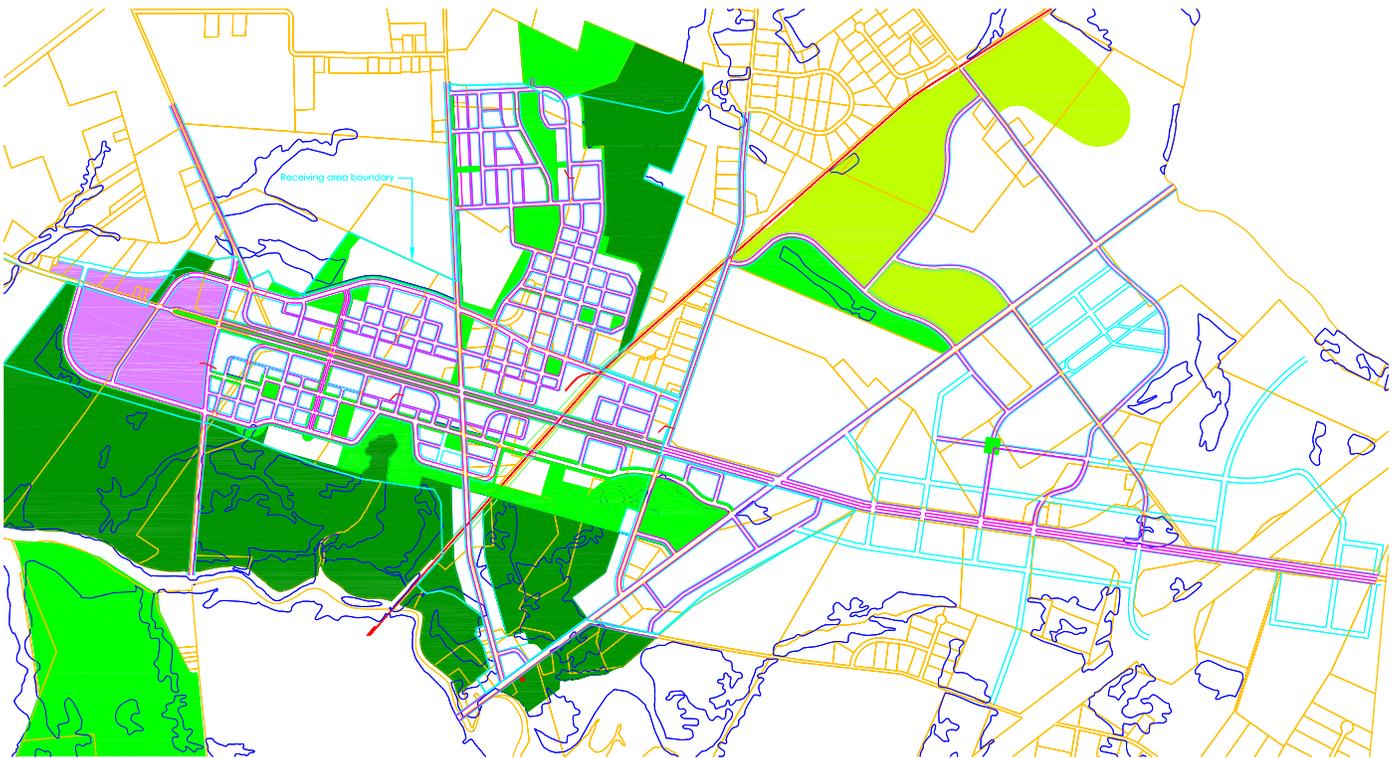
## GOALS

To provide locations for every day services necessary to sustain a mixed use regional community with general commercial and general office locations that are quasi auto dependant, that are single and multi-use buildings and that may or may not be on individual lots.

## DEFINITION

Single or multi-use buildings that address a multitude of convenience needs for a mixed use community

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the gateway highway commercial service unit:

- Commercial buildings should be clean, simple and inviting
- Signage should be integrated into architecture
- Modern materials are acceptable if they respect well established rules of scale and rhythm
- So far, 21st century communities require automobiles and they must be serviced



- Communities must meet convenience needs that often rely on the automobile
- Small parking courts are permitted in front of establishments
- Signage integrated into architecture



- Generous landscape buffers provide setting for single use commercial establishments
- Driveways directly accessing Route 322 are prohibited. Access shall be provided via a secondary road system
- Pedestrian walkways remain important even in a more auto dependent environment
- 21st century communities continue to rely on the automobile, which require gas

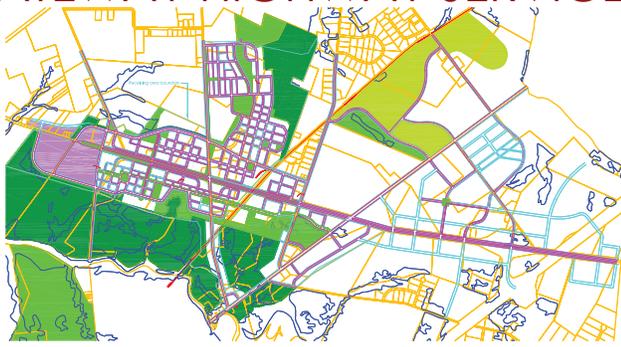


- Modern materials are acceptable provided they respect established rules of rhythm and scale and that they are durable and are not an imitation of another material
- Fenestration can be used effectively to provide a rhythm of solid and void
- Individual or multi-tenant flex space is a typical need of growing communities



# GATEWAY HIGHWAY SERVICE

town scale

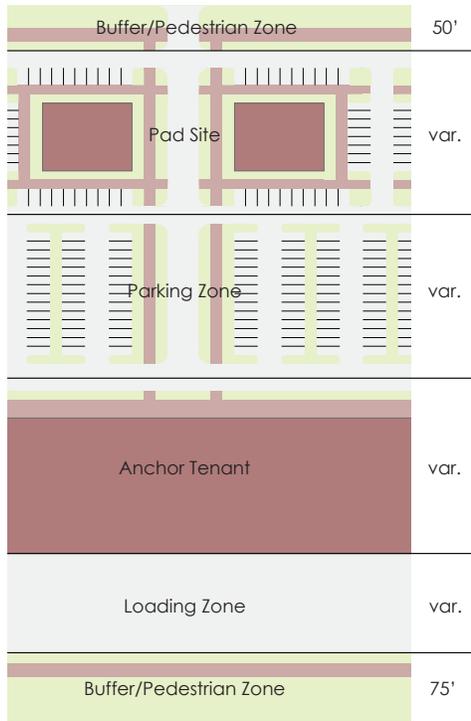


- Zone Acreage -
- FAR - 0.15 by right, 0.30 with TDR\*
- Densities - See **TDR Market Analysis**

\*RC-2 subarea located in the Regional Center but outside of the TDR Receiving Zone is subject to a 0.3 FAR by right.

## ARCHITECTURE AND DESIGN

site scale



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Buffer/Pedestrian Zone			
Front	50'	-	• Contextual Neighborhood Consistency
Rear	75'	-	
• Sidewalk Width	5'	10'	• Special Architectural Features at Corners
• Planting Strip Width	4'	10'	
• Decorative Street Lighting (Distance on Center)	50'	75'	• Public and Private Outdoor Spaces Accessible and Visible to the Public
• Lot Area	40000 sf	-	
• Lot Width	200'	-	• Off-Street Parking located to the Side or Rear
Corner Lot	200'	-	
• Lot Depth	250'	-	• Drive-Thru Windows located to the Side or Rear
• Impervious Coverage	-	60%	
• Front Yard Setback	75'	-	• Bus Shelters
• Side Yard Setback	25'	-	
• Rear Yard Setback	50'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	30'	45'	• Dormers
• Eave Height	18'	28'	
• Window-to-Eave Offset	6"	-	• Gables
• Front Façade Fenestration	60%	-	
• Side and Rear Façade Fenestration	30%	-	• Recessed Entries
• Building Face or Roof Offset	5'	-	
			• Cupolas or Towers
			• Pillars or Posts
			• Bay Windows
			• Decorative Cornices
			• First Floor Colonade
			• Porte Cocheres
			• Decorative Patterns on Exterior Finish
			• Porches
			• Porticos
			• Arcades
			• Terraces

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco or similar material
• Roof Pitch	-	9/12	
• Front and Side Encroachments			• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material
Bay Window	-	8'	
Awning	-	8'	• Roof types shall be "A" Frame, Flat, Mansard or combinations thereof.
Solar Screen	-	8'	
Balcony/Balconette	-	8'	• All rooftop equipment shall be screened from view
Rear Deck	-	8'	
Terrace	8'	8'	• Building façades shall be parallel to frontage property lines
Patio	8'	10'	

- Generally located along Route 322 west of Locke Avenue and east of the NJ Turnpike
- The zone is intended to provide locations for a mixture of service retail and office space necessary for day to day servicing of the regional centers such as: new car dealers, car washes, auto stores, food stores, pharmacies, convenience retail and small scale office parks and flex space
- May be single or multi-tenant buildings
- Buildings permitted to be 45 feet tall or 3 stories
- Front yard parking permitted
- Vehicle access via secondary streets
- On-street parking on Rotue 322 is not permitted

## PARKING

## EDGES AND BUFFERS

## ENVIRONMENT

	<u>min</u>	<u>max</u>	
<ul style="list-style-type: none"> <li>• Off-street parking provided through driveways</li> <li>• Porous Pavement</li> <li>• Belgian Block Curbing</li> <li>• Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement</li> <li>• Retail/Office parking to be provided at a ratio of 4 spots per 1000 square feet</li> <li>• Shared parking conditionally permitted</li> </ul>	<ul style="list-style-type: none"> <li>• Street Tree Spacing (Distance on Center) 36'</li> <li>• Side and Rear Yard Fence Height -</li> <li>• Planting Buffers</li> <li>• Maximize uniqueness to street</li> <li>• Custom Mailbox</li> <li>• Tree Grates</li> <li>• Foundation Plantings</li> <li>• Planting Buffers between Different Land Uses</li> <li>• Parking Planting</li> <li>• Screen Ground Mounted Utility Boxes</li> <li>• Planters</li> <li>• Potted Plants</li> </ul>		<ul style="list-style-type: none"> <li>• Porous Pavement and Rain Gardens encouraged for parking areas</li> <li>• Deciduous Street Trees encouraged to lower summer cooling load</li> <li>• Trees to modulate microclimate</li> <li>• Long-life trees encouraged to maximize green infrastructure funds</li> <li>• Xeriscape</li> <li>• Non-exotic, non-invasive species encouraged to minimize water needs</li> <li>• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.</li> </ul>

A black cherry tree, *Prunus serotina*, is located in the US 322 Corridor Receiving Zone toward the western end and north of the US 322. To maximize opportunities for its long term survival, the following procedures will be adhered to by all applicants for development on these parcels:

- An area the size of the tree's drip line will be designated as a tree protection zone and fenced off prior to construction activities. No material storage, equipment parking, excavation, trenching, equipment clean-outs or soil compaction shall occur within this area. Signage identifying the area as off-limits shall be posted on the fence.
- Existing grade of the area surrounding the tree protection zone shall be maintained. Black cherry as a species is listed as sensitive to drainage changes that raise the natural water level in the soil.
- Dead wood pruning or crown cleaning of the tree should be performed by a NJ Certified Tree Expert (CTE) hired by the applicant.
- To the extent that grade changes do not raise the water level around the tree, a layer not to exceed 3 inches in depth shall be applied to the soil within the tree protection zone.

	<u>min</u>	<u>max</u>	
<ul style="list-style-type: none"> <li>• Carports</li> </ul>	<ul style="list-style-type: none"> <li>• Patio Setback from Side and Rear Property Lines 5'</li> <li>• Gutters shall be architecturally compatible with a building</li> </ul>		<ul style="list-style-type: none"> <li>• North-South Building Orientation</li> <li>• Solar Screen</li> <li>• Solar Panel</li> <li>• Discharge spouts shall have splash parts or be discharged underground</li> </ul>

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# GATEWAY HIGHWAY SERVICE

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 45 feet or 3 stories.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 60%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear façades, exclusive of loading areas - 30%

### Vertical Breaks

- 2 foot building offsets every 100 feet minimum are required

### Horizontal Breaks

- Use of material change, horizontal banding, window lines and pediments is required
- Required at a minimum of one (1) per every 24 feet of vertical height

### Roof Line

- “A” frame, mansard and flat permitted
- Minimum two (2) foot offset required every 100 feet

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Solar screens, awnings, arcades shall be used to provide user comfort, energy conservation and design unity
- Architecture should reflect the difference between public vs. private doors and entry's

### Accessory Structures

- Carports - permitted

### PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street or internal parking court

### SEMI PUBLIC SPACE NOTES

- Front of building (i.e. yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted
- Front stoops encouraged as public space transition
- Parking lots to be fully landscaped to breakdown scale, provide user comfort and to modulate micro climate

### PRIVATE SPACE NOTES

- Storage space required
- Outdoor patio space permitted

## EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Front yard wall, fence, hedge height – maximum 3 ½ feet
- Maximum edge height for side yards – 6 feet (exclusive of trees)
- Maximum edge height for rear yards – 6 feet (exclusive of trees)
- Buffers must be provided on all external property edges
- Minimum front yard buffer width – 30 feet
- Minimum side yard buffer width – 30 feet
- Minimum rear yard buffer width – 50 feet
- Minimum buffer adjacent to residential neighborhood – 75 feet

## AMENITY NOTES

- Multi purpose path within buffer
- Pedestrian system within parking court defined by textured pavement is required
- Minimum 10 foot wide sidewalks adjacent to buildings

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement in parking courts and drive isles permitted to address stormwater
- Vehicle access from alley or secondary street system
- Parking in front yard is permitted

# GATEWAY EAST

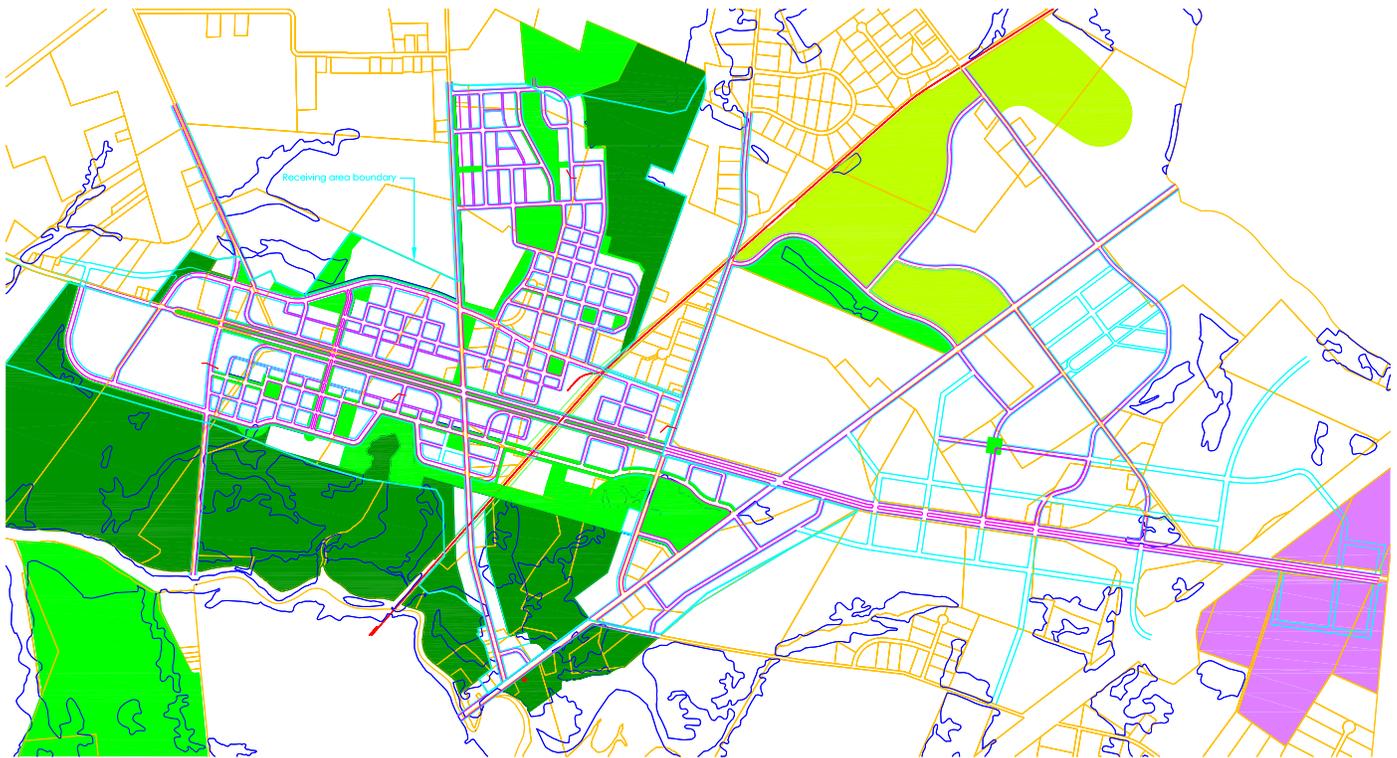
## GOALS

To provide locations for regional office, hotel and flex space, as well as retail service uses serving primarily on-site populations. These uses are intended to be a logical extension of the office/hotel uses permitted in RC-3. They are also intended to be quasi auto dependant and located within single and multi-use buildings that may or may not be on individual lots.

## DEFINITION

Single or multi-use buildings that address a multitude of regional office, hotel and flex space needs, as well as complimentary retail service needs for a mixed use community.

## ZONING MAP



gateway east

## PHOTOS

The following examples best embody the purpose, goals and objectives of the gateway highway commercial service unit:

- Single use hotel and office buildings sit in a park-like setting where the quality of landscape features is a critical design element
- While largely auto dependent, the size of parking courts should be kept small and integrated into the total landscape concept
- The oversize portico matches the building scale and is appropriate for the grand scale of regional hotel and office
- Vertical scale is broken by two layers of horizontal banding



- Communities must meet convenience needs that often rely on the automobile
- Small parking courts are permitted in front of establishments
- Signage integrated into architecture



- Stormwater features can be designed as an amenity such as a lake and provide a community park setting to the wider residents of the township.
- The sophisticated use of materials such as glass and masonry helps to mitigate the large massing of the building. Approximately 60% of the façade is glass.
- The building is further broken down in scale by sitting the building in an "L" shape with a glass corridor connection. The "L" shape is an organizing element that helps provide context to the public space – like a public square.



- Modern materials are acceptable provided they respect established rules of rhythm and scale and that they are durable and are not an imitation of another material
- Fenestration can be used effectively to provide a rhythm of solid and void
- Individual or multi-tenant flex space is a typical need of growing communities



# GATEWAY EAST

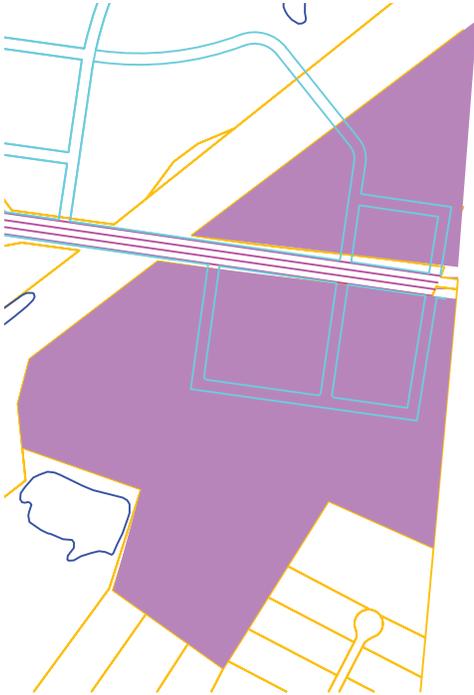
town scale



- Zone Acreage - 97.0 acres
- FAR - 0.15 by right, 0.30 with TDR for a total of 1.2 million square feet
- Maximum retail permitted - 125,000 square feet
- Densities - See **TDR Market Analysis**

## ARCHITECTURE AND DESIGN

site scale



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Buffer/Pedestrian Zone			<ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corners</li> <li>• Public and Private Outdoor Spaces Accessible and Visible to the Public</li> <li>• Off-Street Parking located to the Side or Rear</li> <li>• Drive-Thru Windows located to the Side or Rear</li> <li>• Plazas</li> <li>• Bus Shelters</li> </ul>
Front	50'	-	
Rear	75'	-	
• Sidewalk Width	5'	10'	
• Planting Strip Width	4'	10'	
• Decorative Street Lighting (Distance on Center)	50'	75'	
• Lot Area	40000 sf	-	
• Lot Width	200'	-	
Corner Lot	200'	-	
• Lot Depth	250'	-	
• Impervious Coverage	-	70%	
• Front Yard Setback	35'	-	
• Side Yard Setback	25'	-	
• Rear Yard Setback	35'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	45'	60'	<ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Decorative Cornices</li> <li>• First Floor Colonade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul>
• Eave Height	24'	36'	
• Window-to-Eave Offset	6"	-	
• Front Façade Fenestration	60%	-	
• Side and Rear Façade Fenestration	30%	-	
• Building Face or Roof Offset	10'	-	
• Window Trim Offset	2'	-	

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	<ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be "A" Frame, Flat, Mansard or combinations thereof.</li> <li>• All rooftop equipment shall be screened from view</li> <li>• Building façades shall be parallel to frontage property lines</li> </ul>
• Roof Pitch	-	9/12	
• Front and Side Encroachments			
Bay Window	-	8'	
Awning	-	8'	
Solar Screen	-	8'	
Balcony/Balconette	-	8'	
Rear Deck	-	8'	
Terrace	8'	-	
Patio	8'	10'	

- Located along Route 322 east of the NJ Turnpike
- The zone is intended to provide the opportunity for regional office, hotel and flex space and supporting retail services
- May be single or multi-tenant buildings
- Buildings permitted to be 60 feet tall
- Buildings to be arranged in a manner that reinforces street edges
- Front yard parking to be landscaped and screened
- On-street parking on Rotue 322 is not permitted

## PARKING

## EDGES AND BUFFERS

## ENVIRONMENT

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
<ul style="list-style-type: none"> <li>• On-Street Stalls</li> <li>Length 20'</li> <li>Width 8'</li> <li>• Off-street parking provided through driveways</li> <li>• Porous Pavement</li> <li>• Belgian Block Curbing</li> <li>• Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement</li> <li>• Hotel/Office/Retail parking to be provided at a ratio of 4 spots per 1000 square feet</li> <li>• Shared parking conditionally permitted</li> </ul>			<ul style="list-style-type: none"> <li>• Street Tree Spacing (Distance on Center) 36'</li> <li>• Side and Rear Yard Fence Height - 6'</li> <li>• Planting Buffers</li> <li>• Maximize uniqueness to street</li> <li>• Custom Mailbox</li> <li>• Tree Grates</li> <li>• Foundation Plantings</li> <li>• Planting Buffers between Different Land Uses</li> <li>• Parking Planting</li> <li>• Screen Ground Mounted Utility Boxes</li> <li>• Planters</li> <li>• Potted Plants</li> </ul>			<ul style="list-style-type: none"> <li>• Porous Pavement and Rain Gardens encouraged for parking areas</li> <li>• Deciduous Street Trees encouraged to lower summer cooling load</li> <li>• Trees to modulate microclimate</li> <li>• Long-life trees encouraged to maximize green infrastructure funds</li> <li>• Xeriscape</li> <li>• Non-exotic, non-invasive species encouraged to minimize water needs</li> <li>• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.</li> </ul>

	<u>min</u>	<u>max</u>	
<ul style="list-style-type: none"> <li>• Carports</li> </ul>	5'	-	<ul style="list-style-type: none"> <li>• Patio Setback from Side and Rear Property Lines</li> <li>• Gutters shall be architecturally compatible with a building</li> <li>• North-South Building Orientation</li> <li>• Solar Screen</li> <li>• Solar Panel</li> <li>• Discharge spouts shall have splash parts or be discharged underground</li> </ul>

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# GATEWAY EAST

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 60 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 60%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades, exclusive of loading areas - 30%

### Vertical Breaks

- 2 foot building offsets every 100 feet minimum are required for retail uses
- 5 foot building offsets every 100 feet minimum are required for hotel/office/flex uses

### Horizontal Breaks

- Use of material change, horizontal banding, window lines and pediments is required
- Required at a minimum of one (1) per every 24 feet of vertical height

### Roof Line

- "A" frame, mansard and flat permitted
- Minimum two (2) foot offset required every 100 feet for retail uses
- Minimum five (5) foot offset required every 100 feet for hotel/office/flex uses

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Solar screens, awnings, arcades shall be used to provide user comfort, energy conservation and design unity
- Architecture should reflect the difference between public vs. private doors and entries
- Balconies and balconettes encouraged

### Accessory Structures

- Carports - permitted

### PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street or internal parking court

### SEMI PUBLIC SPACE NOTES

- Front of building (i.e. yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted
- Front stoops encouraged as public space transition
- Parking lots to be fully landscaped to breakdown scale, provide user comfort and to modulate micro climate
- Minimum 15% of interior of parking lot shall be landscaped

## PRIVATE SPACE NOTES

- Storage space required
- Outdoor patio space permitted

## EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Front yard wall, fence, hedge height – minimum 3 feet
- Maximum edge height for side yards – 6 feet (exclusive of trees)
- Maximum edge height for rear yards – 6 feet (exclusive of trees)
- Buffers must be provided on all external property edges
- Minimum front yard buffer width – 30 feet
- Minimum side yard buffer width – 30 feet
- Minimum rear yard buffer width – 50 feet
- Minimum buffer adjacent to residential neighborhood – 75 feet

## AMENITY NOTES

- Multi purpose path within buffer
- Pedestrian system within parking court defined by textured pavement is required
- Minimum 10 foot wide sidewalks adjacent to buildings

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement in parking courts and drive isles permitted to address stormwater
- Vehicle access from alley or secondary street system
- Parking in front yard is not permitted



large format retail, big box retail,  
office and hotel, neo-traditional  
senior community(rc-3)



## Contents

- Large Format Retail
- Big Box Retail
- Regional Hotel/Office
- Townhouse
- Twin with Alley
- Single-Family Detached with Alley
- Flats

# LARGE FORMAT RETAIL

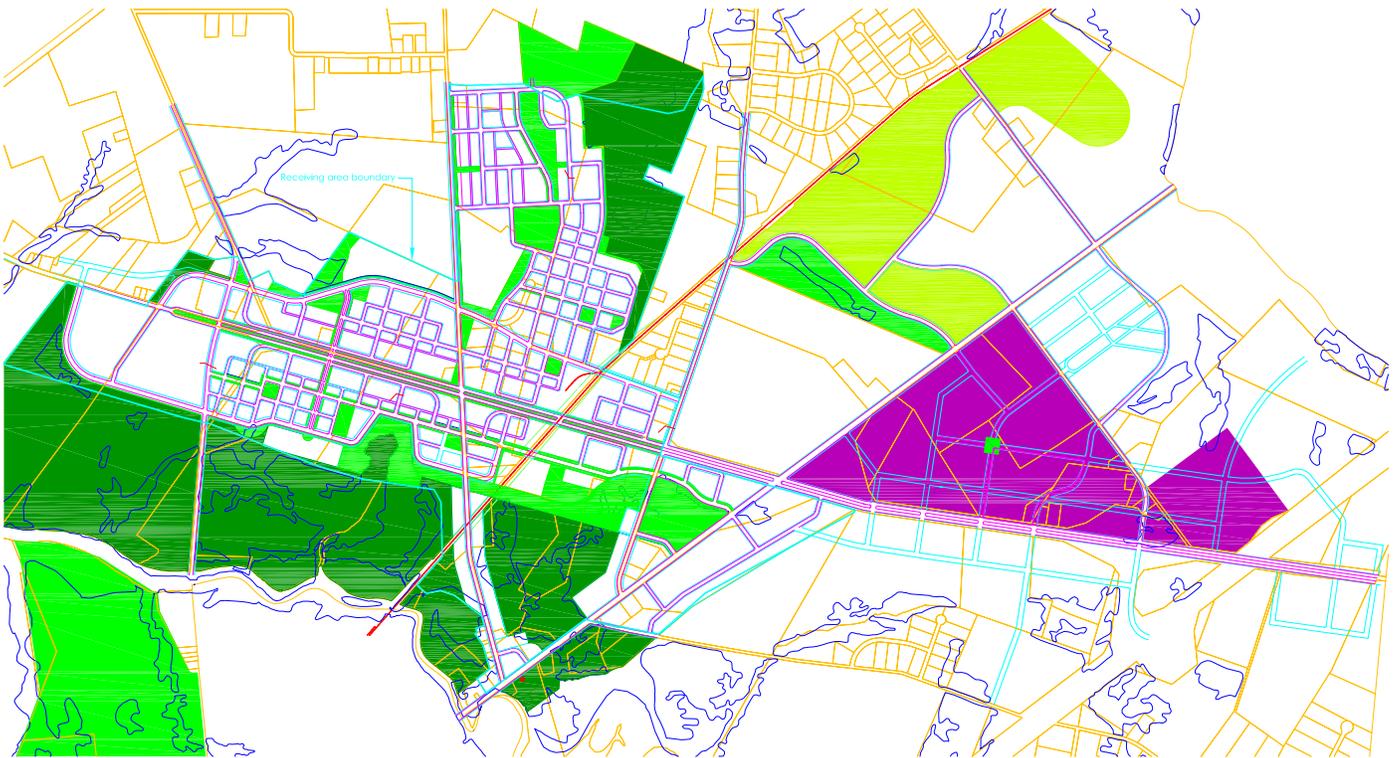
## GOALS

To provide locations for regional commercial uses that include life style commercial and office locations that are quasi auto dependant and that are single or multi-use buildings and that may or may not be on individual lots.

## DEFINITION

Single or multi-use buildings that address a multitude of regional commercial needs in a walkable lifestyle commercial configuration.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the large format retail unit:

- Attractive one story retail main streets work well when the architecture is accentuated vertically to provide a sense of enclosure on the street
- Large glass store fronts provide an inviting image to shoppers
- Arcades provide user comfort and help to modulate the architectural rhythm relating it to the human scale



- Second story office use is encouraged. It provides on-site users of the first floor retail
- Most national chains now have architecture that will fit into a main street setting
- Solar screens and awning provide shade to lower floors
- Creative use of projecting bays, fenestration and materials provide architectural interest to the street and may serve as a reference to a special place in the community



- Sidewalks should be designed with a generous width to encourage walking and outdoor dining
- Signage should be artfully incorporated into the building façade - less is sometimes more
- Appropriate levels of lighting are important to provide user comfort in evening hours – decorative lighting fixtures add to the design of the environment

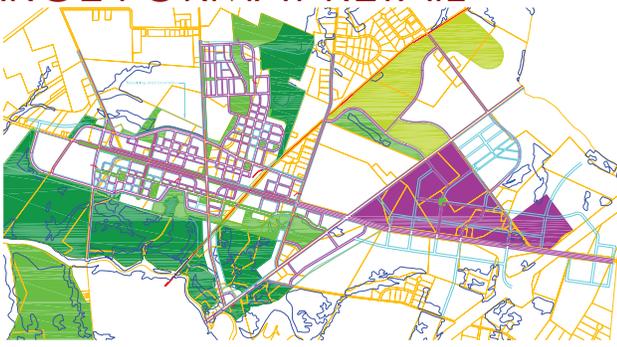


- Public or semi-public plazas or greens are important to: provide context to the land plan; provide gathering places on a daily basis; and, to provide a place for special events
- The use of landscaping, walkways, fountains and architectural follies helps to provide context to public and semi-public open space



# LARGE FORMAT RETAIL

town scale



- Zone Acreage - Subject to Woolwich Adult Settlement Agreement
- FAR - 0.25 or approximately 1,100,000 s.f.

## ARCHITECTURE AND DESIGN

site scale



legend	
<span style="display:inline-block; width:15px; height:10px; background-color: #8B4513; border: 1px solid black;"></span>	preferred building locations
<span style="display:inline-block; width:15px; height:10px; background-color: #FFD700; border: 1px solid black;"></span>	preferred through streets w/ on-street parking
<span style="display:inline-block; width:15px; height:10px; background-color: #FF8C00; border: 1px solid black;"></span>	preferred internal streets
<span style="display:inline-block; width:15px; height:10px; background-color: #90EE90; border: 1px solid black;"></span>	preferred edge treatments/ greenways
<span style="display:inline-block; width:15px; height:10px; background-color: #D3D3D3; border: 1px solid black;"></span>	preferred parking area locations

	<u>min</u>	<u>max</u>	<u>design elements</u>
• Sidewalk Width	5'	20'	<ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corner</li> <li>• Public and Private Outdoor Spaces accessible and visible to the Public</li> <li>• Plazas</li> <li>• Bus Shelters</li> </ul>
• Planting Strip Width	4'	10'	
• Decorative Street Lighting (Distance on Center)	50'	75'	
• Lot Area	25 ac	-	
• Lot Width	200'	-	
• Corner Lot	200'	-	
• Lot Depth	250'	-	
• Impervious Coverage	-	80%	
• Front Yard Setback*	35'	-	
• Side Yard Setback*	35'	-	
• Building Separation	30'	-	

\* Front and side yard setbacks from Kings Highway and Pancoast Road is 25' (minimum) without on street parking and 0' (minimum) with on street parking.

public realm



	<u>min</u>	<u>max</u>	<u>permitted design elements</u>
• Building Height	20'	60'	<ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Decorative Cornices</li> <li>• First Floor Colonnade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul>
• Front Façade Fenestration <u>(average)</u>	70%	-	
• Side and Rear Façade Fenestration <u>(average)</u>	30%	-	
• Building Face or Roof Offset	16"	-	
• Window Trim Offset	16"	4'	

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	<ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Decorative CMU, or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be Flat, Pitched or combinations thereof.</li> <li>• All rooftop equipment shall be screened from view</li> <li>• Building façades shall be parallel to frontage property lines (where appropriate)</li> </ul>
• Roof Pitch	-	9/12	
• Front and Side Encroachments			
• Terrace	8'	-	
• Patio	8'	10'	
• Bay Window	-	8'	
• Awning	-	8'	
• Solar Screen	-	8'	
• Balcony/Balconette	-	8'	
• Rear Deck	-	8'	

- The purpose of the zone is to provide the opportunity for a regionally based, walkable commercial Main Street that is attractive to national chain stores, small boutiques and offices
- Building configurations are to follow the street regulating plan with key streets fully accessible to the public on a full-time basis
- Buildings built to sidewalk edge
- Buildings to be built out to perimeter county streets to establish a strong architecture street edge
- Maximum building height - 60 feet
- On-street parking permitted on interior roads

## PARKING

## EDGES AND BUFFERS

## ENVIRONMENT

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
<ul style="list-style-type: none"> <li>• Alley Width ROW (where appropriate) 22'</li> <li>• Alley Access Points 2</li> <li>• On-Street Stalls Length 20'</li> <li>• On-Street Stalls Width 8'</li> <li>• Off-street parking stalls shall be 9' x 18' and, where practical, applicants may provide up to 10% of required parking inventory in the form of compact parking stalls measuring 8 1/2' x 18'. Projects associated with single-use home improvement stores in excess of 75,000 square feet must provide 10% or required parking inventory as contractors parking with stalls measuring a minimum of 9 1/2' x 18'. Parking spaces shall not be utilized for outdoor display and/or sales of retail products.</li> <li>• Off-street parking provided through alley-loaded driveways</li> <li>• On-Street parking provided through parallel stalls</li> <li>• Colored Asphalt, Scored Concrete, Decorative Paving or Porous Pavement are encouraged</li> <li>• Belgian Block Curbing or Concrete Curbing permitted</li> <li>• Retail/Office parking shall be provided at a ratio of 4 spots per 1,000 s.f. of gross leasable area, excluding outdoor garden centers up to 24,000 s.f. or those that do not exceed 20% in size of the primary building, whichever is less.</li> <li>• Shared Parking conditionally permitted</li> </ul>			<ul style="list-style-type: none"> <li>• Side and Rear Yard Fence Height -</li> <li>• Masonry walls and fences associated with the screening of trash equipment and dumpsters may not exceed 8 feet in height. This is the only specific area where fencing in excess of 6 feet is permitted.</li> <li>• Street trees shall be provided at a quantity equal to one street tree per 30 linear feet of street edge (i.e. typically two edges per street). Spacing of trees to be determined at time of site plan.</li> <li>• Planting Buffers</li> <li>• Maximize uniqueness to street</li> <li>• Custom Mailbox</li> <li>• Tree Grates</li> <li>• Planting Buffers between Different Land Uses</li> <li>• Parking Planting</li> <li>• Screen Ground Mounted Utility Boxes</li> <li>• Planters</li> <li>• Potted Plants</li> </ul>			<ul style="list-style-type: none"> <li>• Porous Pavement and Rain Gardens encouraged for parking areas</li> <li>• Deciduous Street Trees encouraged to lower summer cooling load</li> <li>• Trees to modulate microclimate</li> <li>• Long-life trees encouraged to maximize green infrastructure funds</li> <li>• Xeriscape</li> <li>• Non-exotic, non-invasive species encouraged to minimize water needs</li> <li>• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.</li> </ul>

<ul style="list-style-type: none"> <li>• Carports permitted</li> <li>• Structured Parking permitted</li> </ul>			<ul style="list-style-type: none"> <li>• Patio Setback from Side and Rear Property Lines 5'</li> <li>• Gutters shall be architecturally compatible with a building</li> </ul>			<ul style="list-style-type: none"> <li>• Solar Screen permitted</li> <li>• Solar Panel permitted</li> <li>• Discharge spouts shall have splash parts or be discharged underground</li> </ul>
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- Window Boxes permitted
- Espaliers
- Roof Decks/Gardens permitted
- Green Roofs permitted
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood, Masonry, Metal (excluding woven wire) or similar material.
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# LARGE FORMAT RETAIL

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street where appropriate with primary pedestrian access points directly accessing the street façade. Front door required on street with public easement
- At least 50 percent of a buildings front façade must be built to the minimum setback line
- A minimum of 150 feet of each building shall be built to the required minimum setback line from the cartway of Kings Highway, Pancoast Road and Route 322

### Building Height

- Maximum building height shall be 60 feet

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 70% (buildings 20,000 s.f. or less)
- Minimum area of window opening on front facades - 30% (buildings 20,000 s.f. or greater)
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side or rear facades – 30%

### Vertical Breaks

- 2 foot building offsets every 60 feet minimum

### Horizontal Breaks

- Use of material change, horizontal banding, window lines, pediments and offsets, etc, or a combination thereof are required
- Required at a minimum of one (1) per every 16 feet of vertical height

### Roof Line

- Flat and Pitched, or a combination thereof permitted
- Minimum two (2) foot offset required every 60 feet when multiple units

### Building Materials

- Brick
- Metal Panels of a High Quality
- Stone
- Glass or Spandrel Glass
- Stucco
- Decorative CMU
- Synthetic trim boards
- Similar Material

### Roof Materials (Pitched Roofs)

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Similar Material

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Solar screens, awnings and arcades are permitted in conjunction with trees to provide user comfort, energy conservation and design unity
- Architecture shall reflect the difference between public vs. private doors and entry's
- Balconies encouraged on upper floors

### Accessory Structures

- Structured parking is permitted
- Carports are permitted

## PUBLIC SPACE NOTES

- Front of building constructed to sidewalk with public easement
- Front doors on public streets with public easements
- Public sidewalks shall be a minimum of 15 feet across building frontages and a minimum of 10 feet wide in pedestrian areas (with a minimum 8 foot wide sidewalk) along parking lots
- Screening of loading, service and trash storage areas required

## SEMI PUBLIC SPACE NOTES

- Front of building (i.e. yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted to address stormwater
- Pedestrian sidewalks shall be a minimum of 10 feet wide, except along the perimeter of the property, where on-street parking is not permitted, a minimum of 5 feet is permitted
- Parking courts shall be fully landscaped to break-down scale, provide user comfort and to modulate micro climate
- Minimum 10% of a parking area shall be landscaping (applies only to parking areas with 40 or more spaces)

## EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Minimum Front yard wall, fence and hedges height – 3 feet
- Maximum edge height for side yards – 6 feet (exclusive of trees)
- Maximum edge height for rear yards – 6 feet (exclusive of trees)
- Buffers must be provided on all external property edges
- Minimum front yard buffer width – 35 feet (for Route 322 only, from perimeter roadway except where on-street parking is permitted)
- Minimum side yard buffer width – 35 feet (for Route 322 only, from perimeter roadway except where on-street parking is permitted)

## AMENITY NOTES

- Multi-purpose path within buffer
- Pedestrian system within parking court shall be comprehensive and articulated with textured pavement

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement parking courts and isles permitted to address stormwater
- Vehicle access from alley or secondary street system
- No parking in front yard

# BIG BOX RETAIL

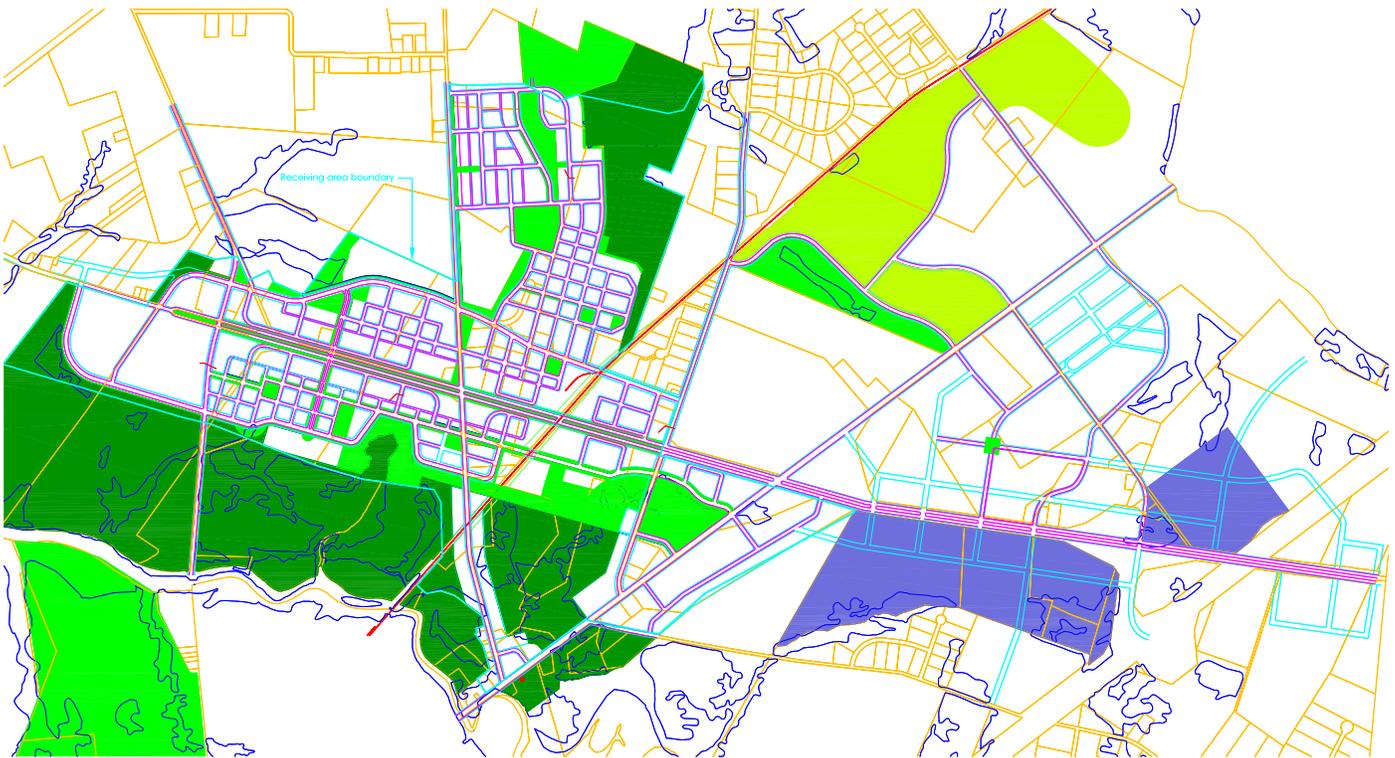
## GOALS

To provide locations for regional big box retail commercial uses that are auto dependant, that are single or multi-use buildings and that may or may not be on individual lots.

## DEFINITION

Single or multi-use buildings that address a multitude of big box and commercial pad site needs.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the big box retail unit:

- The addition of amenities such as fountains, squares and plazas provide site identity as well as focal points for customer use. The elements also act to reduce the harshness of large parking lots often associated with Big Box Retail.
- Scale of otherwise large buildings can be broken down through the use of offsets in façade and roof line, materials use and arcades and other sheltered walkways.
- Signage should be integrated into the façade design.



- The playful use of signage can serve to break down the scale of otherwise large buildings when integrated into the entire architectural design of the building and used in conjunction with vertical and horizontal building offsets, material changes and orientation of horizontal and vertical elements.
- Over-scaled objects can serve as both whimsical sculpture and safety bollards to protect pedestrians. The objects further provide a playful dialogue on scale within the public and semi-public spaces.
- Public entry points should be distinguished in the architecture.
- It is important to use architectural techniques to reduce the perception that Big Box Stores are horizontal buildings with large blank walls. Creative use of materials offsets and glass will be required.



- Pad sites present the opportunities to establish a strong architectural edge along Route 322
- All vehicle circulation is internal to the site.
- Pedestrian pathways woven into the landscape are a key design requirement.



- Parking lots constitute the largest public or semi-public space in a Big Box Center. Details associated with the use of landscaping, textured pavement, wide sidewalks, textured crosswalks, lighting and street furniture all serve to control automobile speeds and to provide a safe and attractive pedestrian environment.
- Arrangement of buildings into small court yards help to reduce the scale perception of Big Box Buildings and makes parking proximate to front doors of multiple tenants.



# BIG BOX RETAIL

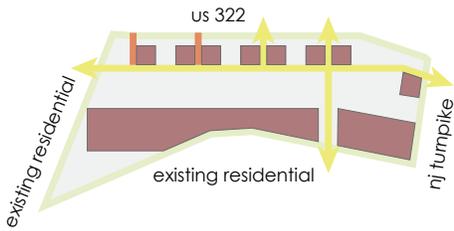
town scale



- Zone Acreage - Subject to Woolwich Adult Settlement Agreement
- FAR - 0.2 or approximately 900,000 s.f.

## ARCHITECTURE AND DESIGN

site scale



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Sidewalk Width	5'	25'	<ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corner</li> <li>• Public and Private Outdoor Spaces accessible and visible to the Public</li> <li>• Plazas</li> <li>• Bus Shelters</li> </ul>
• Planting Strip Width	4'	10'	
• Decorative Street Lighting (Distance on Center)	50'	75'	
• Lot Area	25 ac	-	
• Lot Width	200'	-	
• Corner Lot	200'	-	
• Lot Depth	250'	-	
• Impervious Coverage	-	80%	
• Front Yard Setback*	25'	-	
• Side Yard Setback*	25'	-	
• Rear Yard Setback	50'	-	

**legend**

- preferred building locations
- preferred through streets w/ on-street parking
- preferred internal streets
- preferred edge treatments/ greenways
- preferred parking area locations

\*From Exterior Roads only/Route 322

public realm



	<u>min</u>	<u>max</u>	<u>permitted design elements</u>
• Building Height	20'	60'	<ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Decorative Cornices</li> <li>• First Floor Colonade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul>
• Front Façade Fenestration (per building)	15%	-	
• Side and Rear Façade Fenestration (per building)	10%	-	

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Story Clear Height	10'	15'	<ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Decorative CMU, or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be "A" Frame, Flat, Pitched or combinations thereof.</li> <li>• All rooftop equipment shall be screened from view</li> <li>• Building façades shall be parallel to frontage property lines (where appropriate)</li> </ul>
• Roof Pitch	-	9/12	
• Front and Side Yard Encroachments			
• Terrace	8'	-	
• Patio	8'	10'	
• Bay Window	-	8'	
• Awning	-	8'	
• Solar Screen	-	8'	
• Balcony/Balconette	-	8'	
• Rear Deck	-	8'	

- The purpose of the zone is to provide the opportunity for a large format, regionally based retail center that is attractive to national chains and large anchor stores
- Buildings are to be arranged in a manner that reinforces the Route 322 street edge while allowing for large parking fields
- Maximum building height - 60 feet
- On-street parking not permitted on Route 322
- Front Yard Parking permitted

## PARKING

## EDGES AND BUFFERS

## ENVIRONMENT

	<u>min</u>	<u>max</u>		<u>min</u>	<u>max</u>	
<ul style="list-style-type: none"> <li>• Alley Width               <ul style="list-style-type: none"> <li>ROW (where appropriate) 22'</li> <li>Cartway 18'</li> </ul> </li> <li>• Alley Access Points 2</li> <li>• On-Street Stalls               <ul style="list-style-type: none"> <li>Length 20'</li> <li>Width 8'</li> </ul> </li> </ul>			<ul style="list-style-type: none"> <li>• Side and Rear Yard Fence Height -</li> </ul>			<ul style="list-style-type: none"> <li>• Porous Pavement and Rain Gardens encouraged for parking areas</li> <li>• Deciduous Street Trees encouraged to lower summer cooling load</li> <li>• Trees to modulate microclimate</li> <li>• Long-life trees encouraged to maximize green infrastructure funds</li> <li>• Xeriscape</li> <li>• Non-exotic, non-invasive species encouraged to minimize water needs</li> <li>• Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.</li> </ul>
<ul style="list-style-type: none"> <li>• Off-street parking stalls shall be 9' x 18' and, where practical, applicants may provide up to 10% of required parking inventory in the form of compact parking stalls measuring 8 ½' x 18'. Projects associated with single-use home improvement stores in excess of 75,000 square feet must provide 10% of required parking inventory as contractor parking with stalls measuring a minimum of 9 ½' x 18'. Parking spaces shall not be utilized for outdoor display and/or sales of retail products.</li> <li>• Off-street parking provided through driveways</li> <li>• Belgian Block Curbing or Concrete Curbing are permitted</li> <li>• Retail/Office parking shall be provided at a ratio of 4 spots per 1,000 s.f. of gross leasable area, excluding outdoor garden centers up to 24,000 s.f. or those that do not exceed 20% in size of the primary building, whichever is less.</li> <li>• Shared Parking conditionally permitted</li> </ul>			<ul style="list-style-type: none"> <li>• Street trees shall be provided at a quantity equal to one street tree per 30 linear feet of street edge (i.e. typically two edges per street). Spacing of trees to be determined at time of site plan.</li> <li>• Planting Buffers               <ul style="list-style-type: none"> <li>• Maximize uniqueness to street</li> <li>• Custom Mailbox</li> <li>• Tree Grates</li> <li>• Planting Buffers between Different Land Uses</li> <li>• Parking Planting</li> <li>• Screen Ground Mounted Utility Boxes</li> <li>• Planters</li> <li>• Potted Plants</li> </ul> </li> </ul>			

<ul style="list-style-type: none"> <li>• Structured Parking permitted</li> </ul>			<ul style="list-style-type: none"> <li>• Patio Setback from Side and Rear Property Lines 5'</li> </ul>			<ul style="list-style-type: none"> <li>• Solar Screen permitted</li> <li>• Solar Panel permitted</li> <li>• Discharge spouts shall have splash parts or be discharged underground</li> </ul>
			<ul style="list-style-type: none"> <li>• Gutters shall be architecturally compatible with a building</li> </ul>			

min      max

- Window Boxes permitted
- Espaliers
- Roof Decks/Gardens permitted
- Green Roofs permitted
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood, Masonry, Metal (excluding woven wire) or similar material.
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# BIG BOX RETAIL

## ARCHITECTURAL NOTES

### Building Height

- Maximum building height shall be 60 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 7.5%
- Windows more vertical than horizontal
- Side and rear building façades facing US 322 shall not be required to have window openings, however blank walls are prohibited and architectural detailing is required.

### Vertical Breaks

- 5 foot building offsets every 100 feet minimum
- Maximum façade length – 500 feet

### Horizontal Breaks

- Material change, horizontal banding, window lines, pediments and offsets are required
- Required at a minimum of one (1) per every 24 feet of vertical height

### Roof Line

- “A” frame, pitched and flat or combination thereof permitted
- Minimum five (5) foot offset required every 100 feet

### Building Materials

- Brick
- Metal Panels of High Quality
- Stone
- Glass or Spandrel Glass
- Stucco
- Decorative CMU
- Synthetic trim boards
- Similar Materials

### Roof Materials (Pitched Roofs)

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Similar Materials

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Solar screens, awnings and arcades may be used to provide user comfort, energy conservation and design unity
- Architecture shall reflect the difference between public vs. private doors and entries

### Accessory Structures

- Drive through windows facing public streets are discouraged
- Parking structures are permitted

## PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street or interval parking court
- Except as stipulated below, public sidewalks shall be provided at a minimum width of 10 feet along all building frontages and adjacent to parking lots.

Along all single-use buildings greater than 75,000 square feet a minimum of 70% of the building's frontage shall have a curb to building façade dimension of 15 feet and a maximum of 30% of the building's front façade may have a curb to building façade dimension of 10 feet. A minimum of 10 feet of pedestrian area (with minimum 8 foot wide sidewalks) must be kept clean and devoid of sidewalk displays, cart storage, etc. at all times and shall be expressly reserved for pedestrian use only.

For all other buildings, those under 75,000 square feet and those of multiple tenants, a minimum 15 foot wide sidewalk along building frontages is required.

## SEMI PUBLIC SPACE NOTES

- Front of building (i.e. yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted to address stormwater
- Parking courts shall be fully landscaped to breakdown scale, provide user comfort and to modulate microclimate
- Minimum 10% of a parking area shall be landscaping (applies to parking areas with 60 or more spaces)

## EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Minimum front yard wall, fence and hedge height – 3 feet high
- Maximum side yard edge height – 6 feet (exclusive of trees)
- Maximum rear yard edge height – 6 feet (exclusive of trees)
- Buffers must be provided on all external property edges. Residential buffers are only required where directly abutting a residential property.
- Minimum front yard buffer width – 25 feet (from exterior roads/Route 322)
- Minimum side yard buffer width – 25 feet (from exterior roads/Route 322)
- Minimum rear yard buffer width – 50 feet
- Minimum buffer width where directly abutting a residential property – 75 feet

## AMENITY NOTES

- Multi-purpose path within buffer
- Pedestrian system within parking court shall be comprehensive and articulated with textured pavement

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement parking courts and isles permitted to address stormwater
- Vehicle access from alley or secondary street system
- No parking in front yard

# REGIONAL HOTEL/OFFICE

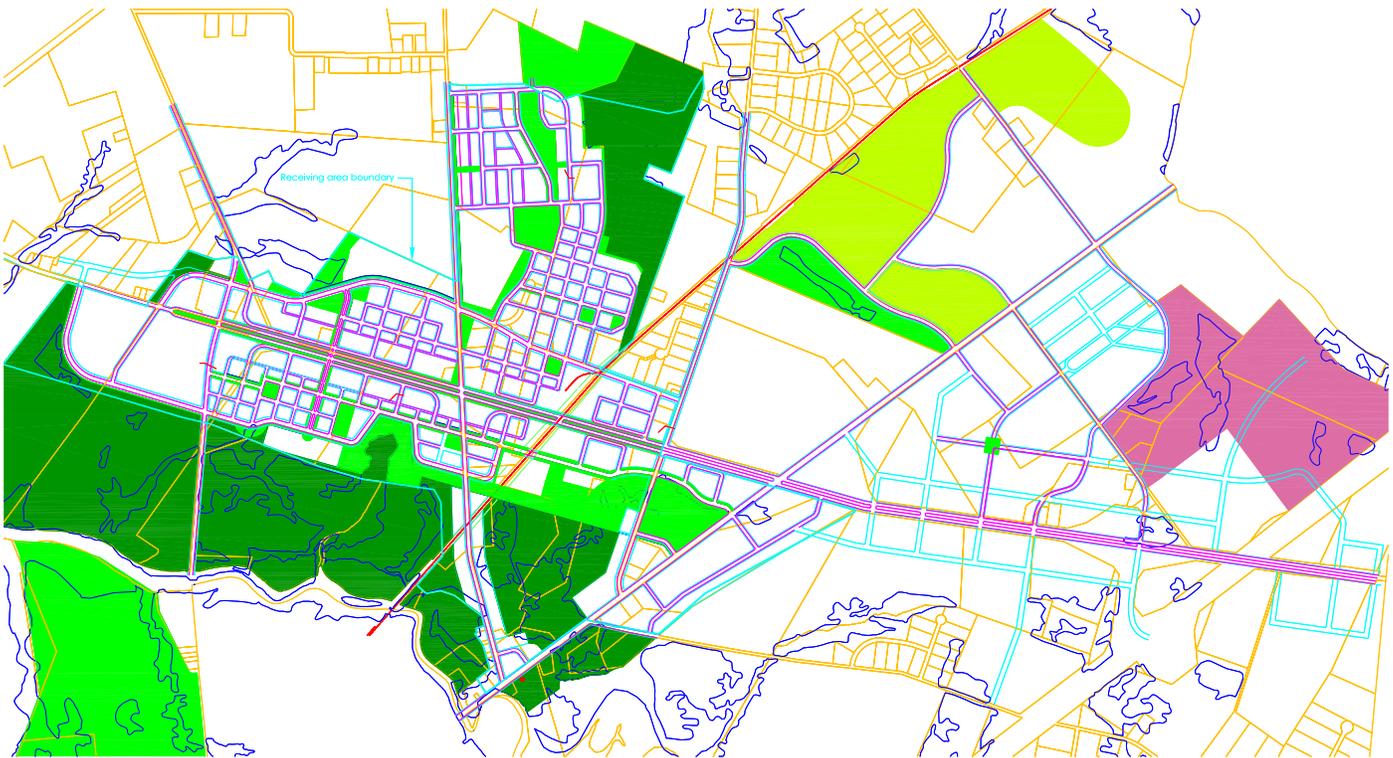
## GOALS

To provide locations for every day services necessary to sustain a mixed use regional community with general commercial and general office locations that are quasi auto department, that are single use buildings and that may or may not be on individual lots.

## DEFINITION

Single use buildings that address a multitude of regional hotel and office needs for a mixed use community

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the regional hotel/office unit:

- Single use hotel and office buildings sit in a park-like setting where the quality of landscape features is a critical design element
- While largely auto dependent, the size of parking courts should be kept small and integrated into the total landscape concept
- The oversize portico matches the building scale and is appropriate for the grand scale of regional hotel and office
- Vertical scale is broken by two layers of horizontal banding



- Stormwater features can be designed as an amenity such as a lake and provide a community park setting to the wider residents of the township.
- The sophisticated use of materials such as glass and masonry helps to mitigate the large massing of the building. Approximately 60% of the façade is glass.
- The building is further broken down in scale by sitting the building in an “L” shape with a glass corridor connection. The “L” shape is an organizing element that helps provide context to the public space – like a public square.



- The vertical scale of the building is broken by the use of 3 layers of horizontal banding. The 3 alternating layers of masonry, glass and masonry help define the base, the body and the top of the building
- 2 foot to 10 foot vertical and horizontal offsets further mitigate the perception of large monolithic building
- Front yard parking is absent



- Corner elements and roof line offsets provide architectural interest and identify the location of the “front” door
- The building façade is approximately 60% glass



# REGIONAL HOTEL/OFFICE

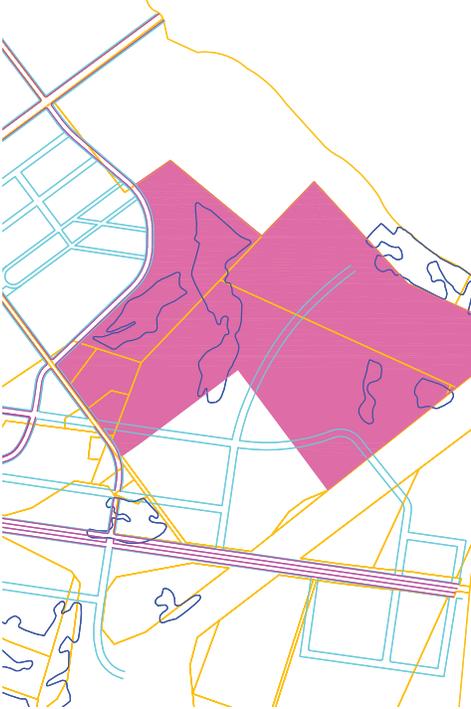
town scale



- Zone Acreage - Subject to Woolwich Adult Settlement Agreement
- FAR - 0.25 or approximately 1,000,000 s.f.

## ARCHITECTURE AND DESIGN

site scale



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Sidewalk Width	5'	10'	<ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corner</li> <li>• Public and Private Outdoor Spaces accessible and visible to the Public</li> <li>• Plazas</li> <li>• Bus Shelters</li> </ul>
• Decorative Street Lighting (Distance on Center)	50'	75'	
• Lot Area	4 ac	-	
• Lot Width	200'	-	
• Lot Depth	250'	-	
• Impervious Coverage	-	80%	
• Front Yard Setback	35'	-	
• Side Yard Setback	25'	-	
• Rear Yard Setback	35'	-	
• Corner Lot	-	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	45'	60'	<ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Decorative Cornices</li> <li>• First Floor Colonnade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul>
• Eave Height	24'	36'	
• Window-to-Eave Offset	6"	-	
• Front Façade Fenestration	60%	-	
• Side and Rear Façade Fenestration	30%	-	
• Building Face or Roof Offset	16"	-	
• Window Trim Offset	2'	-	

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	<ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be "A" Frame, Flat, Mansard or combinations thereof.</li> <li>• All rooftop equipment shall be screened from view</li> <li>• Building façades shall be parallel to frontage property lines</li> </ul>
• Roof Pitch	-	9/12	
• Front and Side Yard Encroachments			
• Terrace	8'	-	
• Patio	8'	10'	
• Bay Window	-	8'	
• Awning	-	8'	
• Solar Screen	-	8'	
• Balcony/Balconette	-	8'	
• Rear Deck	-	8'	

- The purpose of the zone is to provide for a hotel/ office park
- Buildings are to be arranged in a manner that reinforces street edges
- Maximum building height - 60 feet
- On-street parking not permitted on Route 322
- Front Yard Parking prohibited

## PARKING

- |                       | <u>min</u> | <u>max</u> |
|-----------------------|------------|------------|
| • Alley Width         |            |            |
| ROW                   | 22'        | 25'        |
| Cartway               | 18'        | 21'        |
| • Alley Access Points | 2          | 3          |
| • On-Street Stalls    |            |            |
| Length                | 20'        | -          |
| Width                 | 8'         | -          |
- Off-street parking provided through driveways
  - Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving or Porous Pavement
  - Belgian Block Curbing
  - Hotel/Office parking shall be provided at a ratio of 4 spots per 1,000 s.f.ing conditionally permitted

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| • Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| • Side and Rear Yard Fence Height          | -          | 6'         |
- Planting Buffers
  - Maximize uniqueness to street
  - Custom Mailbox
  - Tree Grates
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Planters
  - Potted Plants

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for parking areas
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate
- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Carports
- Structured Parking

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| • Patio Setback from Side and Rear Property Lines | 5'         | -          |
- Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

min                      max

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# REGIONAL HOTEL/OFFICE

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade
- At least 50 percent of a buildings front façade must be built to the minimum setback line
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid

### Building Height

- Maximum building height shall be 60 feet

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 60%
- Minimum area of windows on side and rear facades – 30%

### Vertical Breaks

- 5 foot building offsets every 100 feet minimum

### Horizontal Breaks

- Material change, horizontal banding, window lines and pediments are required
- Required at a minimum of one (1) per every 24 feet of vertical height

### Roof Line

- Flat and mansard permitted
- Minimum five (5) foot offset required every 100 feet

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt shingles
- Raised seam metal
- Tiles
- Slate

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Solar screens, awnings and arcades shall be used to provide user comfort, energy conservation and design unity
- Architecture shall reflect the difference between public vs. private doors and entry's
- Balconies and balconettes encouraged

### Accessory Structures

- Structural parking permitted
- Carports permitted

## PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street or interval parking court

## SEMI PUBLIC SPACE NOTES

- Front of building (i.e. yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted to address stormwater
- Parking courts shall be fully landscaped to breakdown scale, provide user comfort and to modulate micro climate
- Minimum 15% of interior of parking court shall be landscaping

## PRIVATE SPACE NOTES

- Storage space required
- Outdoor patio space required

## EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Minimum front yard wall, fence and hedge height – 3 ½ feet high
- Maximum side yard edge height – 6 feet (exclusive of trees)
- Maximum rear yard edge height – 6 feet (exclusive of trees)
- Buffers must be provided on all external property edges
- Minimum front yard buffer width – 30 feet
- Minimum side yard buffer width – 30 feet
- Minimum rear yard buffer width – 50 feet
- Minimum buffer width adjacent to residential neighborhood – 75 feet

## AMENITY NOTES

- Multi-purpose path within buffer
- Pedestrian system within parking court shall be designed with textured pavement – required
- Minimum 10 foot wide sidewalks adjacent to buildings

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement parking courts and isles permitted to address stormwater
- Vehicle access from alley or secondary street system
- No parking in front yard

# TOWNHOUSE

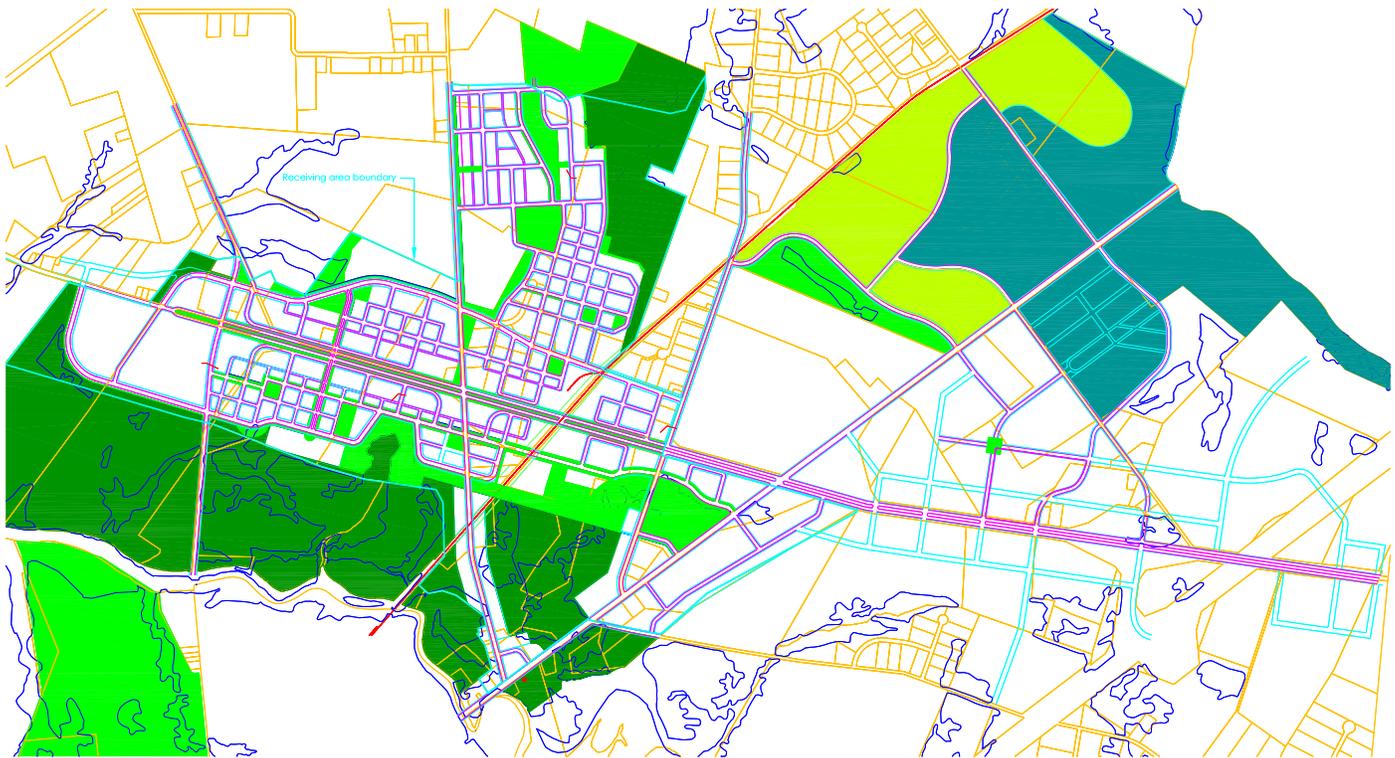
## GOALS

To provide a mixture of unit sizes to address the needs and desires of seniors who wish to live in densities associated with townhouse living.

## DEFINITION

A one-family dwelling unit; with a private entrance, attached horizontally in a linear arrangement, being located on a separate lot, and being separated from adjoining dwelling unit by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access light and ventilation

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the townhouse unit:

- Bay windows work to provide street rhythm and to breakdown the horizontal scale
- Small private front yard planting softens street environment
- Windows on side façade enliven corner buildings
- Stoop provides public/private transition
- Front door accentuated in scale
- Durable materials stand up to the test of time



- On a case by case basis townhouses may be arranged in a courtyard configuration with front doors and garages facing a landscaped parking/multi-purpose court
- Modern can coexist with traditional as long as well established roles of rhythm, scale and material choice are respected
- Low garden walls define courtyard edge
- High quality landscaping and surface materials such as pavers required in courtyard



- Slight variations in dormer design reduces monotony in otherwise identical units
- Low front yard garden walls provide appropriate public/private transition
- Large mansard roof element accentuates horizontal break to respect human scale at sidewalk level
- Generous windows on front façade provides internal light while animating street and promoting safety
- Roof gardens and decks provide necessary outdoor private space



- Vertical and horizontal architectural offsets and material changes reinforce human scale at street level
- Windows turning corner of building acknowledges special location at street intersection
- Solar screens provided reduces unit energy loads and provides horizontal break
- Variations in window dimensions provide interest to the street and address scale and rhythm issues



# TOWNHOUSE

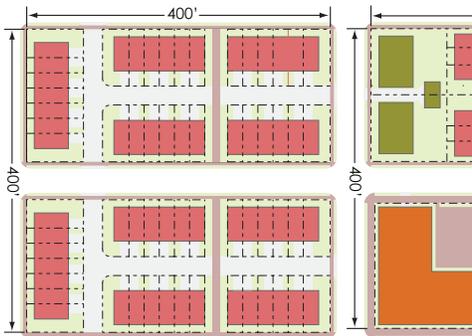
town scale



- Zoning Acreage - Subject to Woolwich Adult Settlement Agreement
- Maximum Number of Units - Subject to Woolwich Adult Settlement Agreement
- It is intended that a mix of housing types be provided

## ARCHITECTURE AND DESIGN

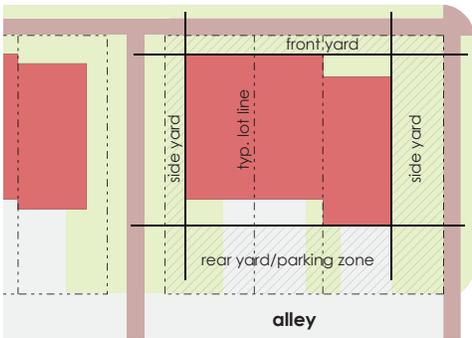
block scale



	<u>min</u>	<u>max</u>
• Block Length	175'	500'
• Block Perimeter	1150'	1800'
• Sidewalk Width	5'	10'
• Planting Strip Width	4'	10'
• Mid-block Crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
• Decorative Street Lighting (Distance on Center)	50'	75'

- design elements
- Contextual Neighborhood Consistency
  - Special Architectural Features at Corners
  - Public and Private Outdoor Spaces accessible and visible to the public

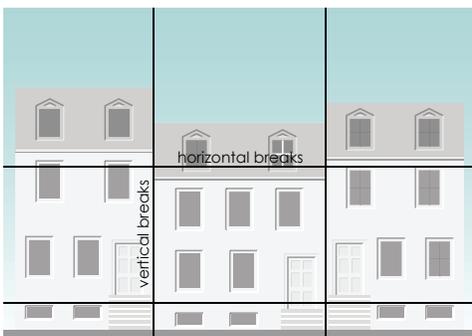
site scale



	<u>min</u>	<u>max</u>
• Lot Area	1500 sf	2625 sf
• Lot Width	20'	30'
Corner Lot	20'	35'
• Lot Depth	-	75'
• Building Coverage	-	60%
• Impervious Coverage	-	80%
• Front Yard Setback	5'	15'
• Side Yard Setback	0'	15'
• Rear Yard Setback	20'	-

- design elements
- No more than 8 units built in a row
  - Provide common mid-block crossing through building to rear alley if 8 units are built

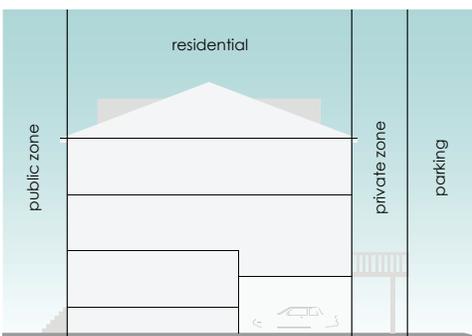
public realm



	<u>min</u>	<u>max</u>
• Building Height	30'	45'
• First Floor Elevation	2'	5'
• Eave Height	24'	36'
• Window-to-Eave Offset	1'	-
• Front Façade Fenestration	30%	-
• Side and Rear Façade Fenestration	20%	-
• Building Face or Roof Offset	2'	-

- design elements
- Dormers
  - Gables
  - Recessed Entries
  - Cupolas or Towers
  - Pillars or Posts
  - Bay Windows
  - Balconies/Balconettes
  - Decorative Cornices
  - First Floor Colonade
  - Decorative Patterns on Exterior Finish
  - Usable Open or Covered Stoops
  - Porticos

private realm



	<u>min</u>	<u>max</u>
• First Storey Clear Height	10'	15'
• Roof Pitch	-	9/12
• Front and Side Encroachments		
Stoop	-	8'
Bay Window	-	4'
Awning	-	4'
Solar Screen	-	4'
Balcony/Balconette	-	4'
Rear Deck	-	8'

- design elements
- Building walls shall be Brick, Stone, Stucco or similar material
  - Synthetic Trim Board
  - Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material
  - Roof types shall be flat, gable, gambrel, mansard, hipped, salt box or combinations thereof
  - Exterior Chimneys shall be finished in Brick, Stone or Stucco
  - Chimney tops shall have decorative details
  - All rooftop equipment shall be screened from view

- This zone is found in each of the residential neighborhoods
- Townhouses are encouraged to provide architectural edges to open space
- A variety of unit sizes must be offered
- No front yard parking
- All vehicle access via alleys
- On-street parking

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| Maximize uniqueness to street            |            |            |
| Custom Mailbox                           |            |            |
- Front Yard Hedge Height
  - Side and Rear Yard Fence Height
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 2.5        | -          |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |                                 | <u>min</u> | <u>max</u> |
|---------------------------------|------------|------------|
| Front Yard Hedge Height         | -          | 3'         |
| Side and Rear Yard Fence Height | -          | 6'         |

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded attached garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Deck Setback from Side and Rear Property Lines  | 10'        | -          |
| Patio Setback from Side and Rear Property Lines | 5'         | -          |
- Pools are not permitted
  - Spas are only permitted on or within a rear deck
  - Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# TOWNHOUSE

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 45 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- 2 foot building offsets every 60 feet minimum

### Horizontal Breaks

- Material changes, horizontal banding, window lines and pediments are required
- A minimum of one (1) break is required

### Roof Line

- Flat, gable, gambrel, mansard, hipped and salt box permitted
- A minimum two (2) foot offset is required every 60 feet for multiple units

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Stoops required
- Balconies encouraged
- Decks are required at a minimum area of 160 square feet

### Accessory Structures

- None

### PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street

### SEMI PUBLIC SPACE NOTES

- Front of building (i.e. yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted
- Front stoops encouraged as public space transition

### PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Pools are not permitted
- Spas are only permitted on or within a rear deck

### EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Walls, fences, hedges in front yards are prohibited
- Maximum edge height for side yards - six (6) feet

- Maximum edge height for rear yards – six (6) feet

#### AMENITY NOTES

- Custom mailboxes
- Foundation plantings required
- On-lot sidewalks

#### PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- Vehicle access from alley only
- No parking in front yard

# TWIN WITH ALLEY

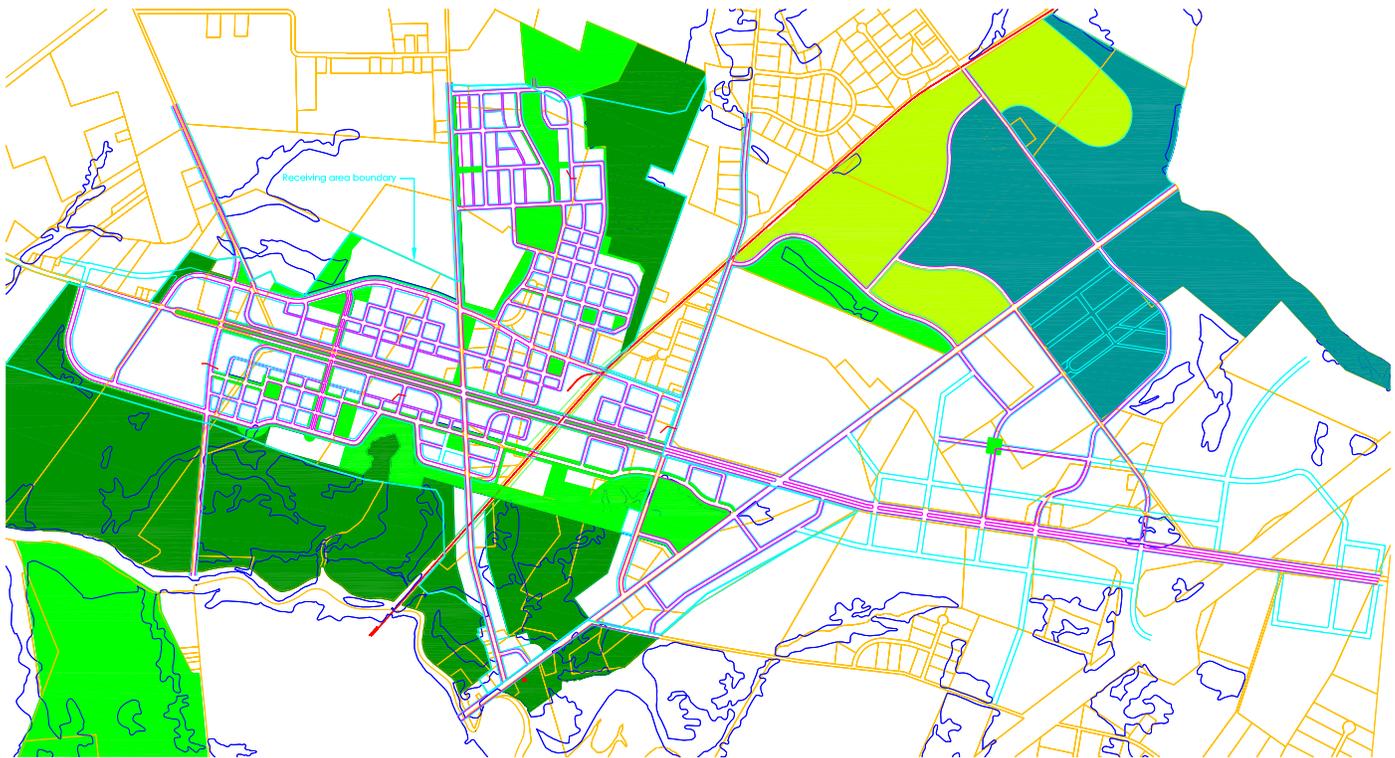
## GOALS

To provide a mixture of unit sizes to address the needs and desires of seniors who wish to live in densities associated with twin living.

## DEFINITION

A one-family dwelling unit; with a private entrance, attached horizontally in a linear arrangement to one other dwelling unit, each located on a separate lot, and being separated from each other by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access light and ventilation.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the twin unit:

- Front porches provide entry features and a sitting area to converse and interact with passers-by
- Roof offsets combined with porches help to provide appropriate scale and rhythm
- Small front yards provide adequate privacy



- Modern can coexist with traditional as long as well established rules of rhythm, scale and material choice are respected
- Generous window dimensions animate the façade and help provide appropriate vertical and horizontal scale and rhythm
- Two foot vertical offsets conform to rules of vertical offsets
- Garden wall and front garden serve as public/private transition
- Material change provides vertical breaks



- When appropriately scaled, twins can serve as transition units between townhouses and single family detached units
- Twins need not be identical
- First and second floor porches and terraces provide necessary eyes on the street and private outdoor space

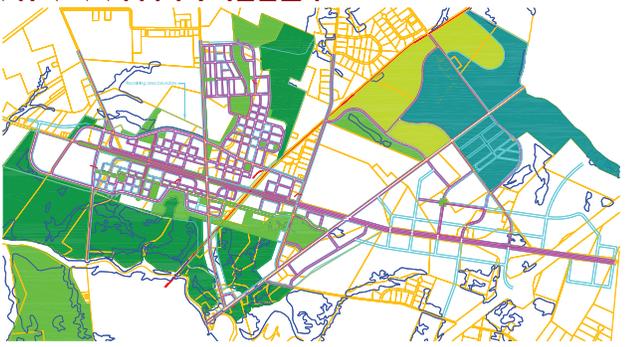


- Simple architecture following basic rules can be attractive
- Wrap around porch can add unique architectural element
- Low front yard fence provides appropriate public/private transition
- Water table element provides horizontal offset



# TWIN WITH ALLEY

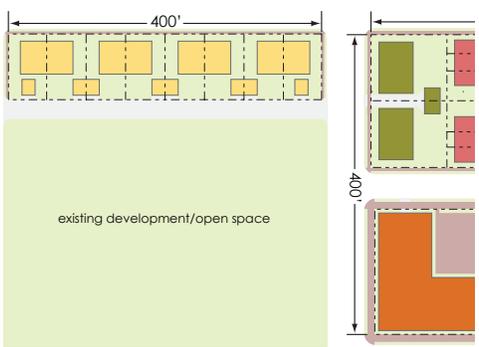
town scale



- Zoning Acreage - Subject to Woolwich Adult Settlement Agreement
- Maximum Number of Units - Subject to Woolwich Adult Settlement Agreement
- It is intended that a mix of housing types be provided

## ARCHITECTURE AND DESIGN

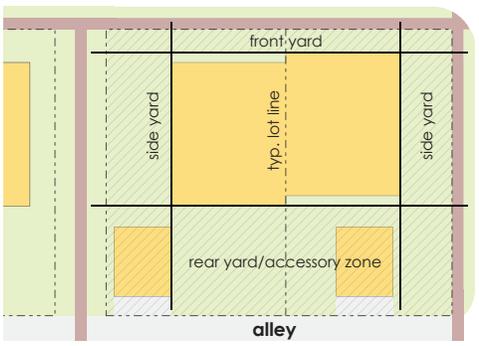
block scale



	<u>min</u>	<u>max</u>
• Block Length	175'	500'
• Block Perimeter	1150'	1850'
• Sidewalk Width	5'	10'
• Planting Strip Width	4'	10'
• Mid-block Crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
• Decorative Street Lighting (Distance on Center)	50'	75'

- design elements
- Contextual Neighborhood Consistency
  - Special Architectural Features at Corners
  - Public and Private Outdoor Spaces accessible and visible to the public

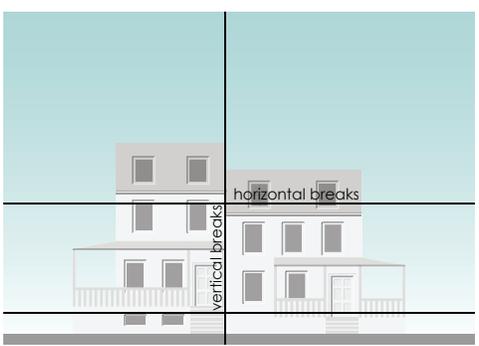
site scale



	<u>min</u>	<u>max</u>
• Lot Area	3000 sf	6250 sf
• Lot Width	40'	-
Corner Lot	40'	-
• Lot Depth	75'	125'
• Building Coverage	-	60%
• Impervious Coverage	-	80%
• Front Yard Setback	15'	30'
• Side Yard Setback	10'	15'
• Rear Yard Setback	20'	-
• Accessory Structure Setbacks		
Rear and Side Yard	2'	5'
Principal Building	10'	-

- design elements
- Required break at party wall with adjacent twin
  - Vertical breaks with window treatment encouraged - bays, projections or recesses

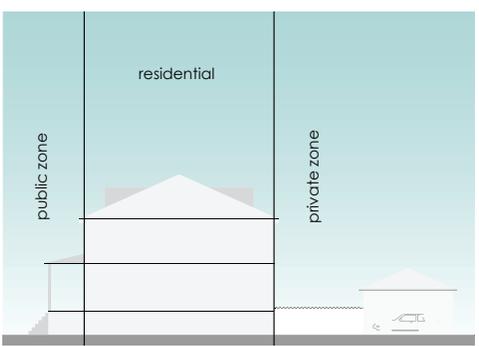
public realm



	<u>min</u>	<u>max</u>
• Building Height	30'	45'
• First Floor Elevation	2'	5'
• Eave Height	24'	36'
• Window-to-Eave Offset	1'	-
• Front Façade Fenestration	30%	-
• Side and Rear Façade Fenestration	20%	-
• Building Face or Roof Offset	2'	-

- design elements
- Dormers
  - Gables
  - Recessed Entries
  - Cupolas or Towers
  - Pillars or Posts
  - Bay Windows
  - Balconies/Balconettes
  - Decorative Cornices
  - First Floor Colonade
  - Decorative Patterns on Exterior Finish
  - Front Porches
  - Usable Open or Covered Stoops
  - Porticos

private realm



	<u>min</u>	<u>max</u>
• First Storey Clear Height	10'	15'
• Roof Pitch	-	9/12
• Front and Side Encroachments		
Front Porch	-	8'
Stoop	-	8'
Bay Window	-	4'
Awning	-	4'
Solar Screen	-	4'
Balcony/Balconette	-	4'
Rear Deck	-	8'

- design elements
- Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Wood and Simulated Clapboard or similar material
  - Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles or similar material
  - Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof
  - Exterior Chimneys shall be finished in Brick, Stone or Stucco
  - Chimney tops shall have decorative details
  - All rooftop equipment shall be screened from view

- Twins found in less dense areas of neighborhoods acting as a transition between flats/townhouses and single-family detached units
- A variety of unit sizes must be offered
- No front yard parking
- Vehicle access via alley
- On-street parking

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| • Maximize uniqueness to street          |            |            |
| • Custom Mailbox                         |            |            |
- Front Yard Fence Height - 3'
  - Front Yard Hedge Height - 3'
  - Side and Rear Yard Fence Height - 6'
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 1.5        | 2.5        |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |                                 | <u>min</u> | <u>max</u> |
|---------------------------------|------------|------------|
| Front Yard Fence Height         | -          | 3'         |
| Front Yard Hedge Height         | -          | 3'         |
| Side and Rear Yard Fence Height | -          | 6'         |
- Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Pool and Deck Setback from Side and Rear Property Lines | 10'        | -          |
| Patio Setback from Side and Rear Property Lines         | 5'         | -          |
- In-ground Pools are permitted
  - Spas are only permitted on or within a rear deck
  - Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# TWIN

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 45 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- Required offset at party wall with adjacent twin - 2 foot minimum
- Vertical breaks with window treatment, such as bays, projections and recesses are encouraged

### Horizontal Breaks

- Material changes, horizontal banding, window lines and pediments are required
- Required number of breaks – one minimum

### Roof Line

- Flat, gable, gambrel, mansard, hipped and salt box permitted
- Required break at party wall with adjacent twin – minimum two (2) foot offset

### Building Materials

- Wood and simulated clapboard
- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Front porches are required with a minimum dimension of 8' x 10'
- Bay windows encouraged
- Rear decks are required at a minimum area of 160 square feet

### Accessory Structures

- Free standing garages permitted
- Sheds are permitted at a maximum area of 120 square feet and height of 8 feet
- In-ground pools permitted

### PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street

## SEMI PUBLIC SPACE NOTES

- All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Semi- public space must be separated from public space by either a low garden wall, decorative fence, hedge or combination of the three. Fences in front yards shall have a maximum height of 3 feet. Fences in side and rear yards shall have a maximum height of 6 feet high
- Bio swales and rain gardens permitted
- Usable open or covered stoops encouraged as public space transition

## PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Spas are only permitted on or within a rear deck

## EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Maximum edge height for front yard – 3 feet
- Maximum edge height for side yards – 6 feet
- Maximum edge height for rear yard – 6 feet

## AMENITY NOTES

- Custom mailbox
- Foundation plantings required
- On-lot sidewalks

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- Vehicle access from alley or secondary street only
- No parking in front yard

# SINGLE-FAMILY DETACHED WITH ALLEY

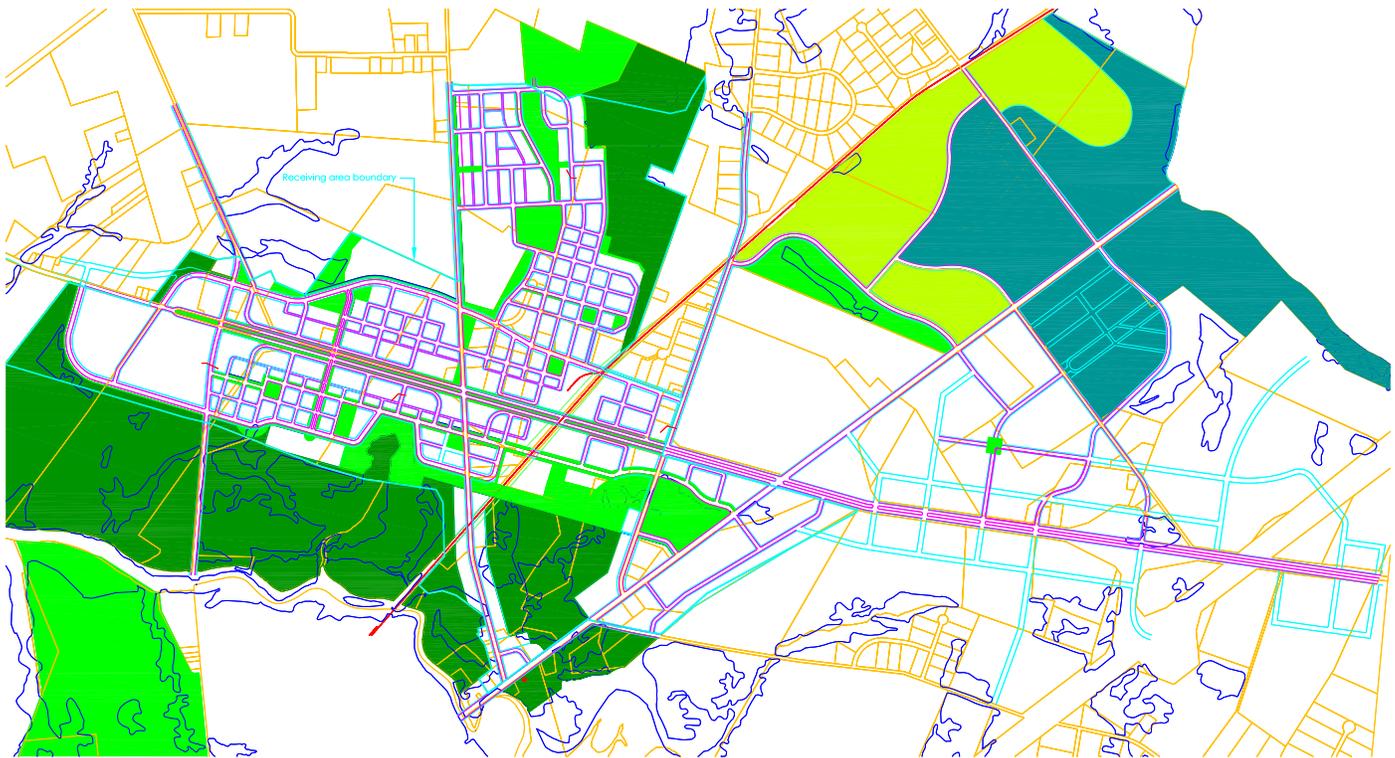
## GOALS

To provide a mixture of unit sizes to address the needs and desires of seniors who wish to live in a walkable community with densities associated with single family detached units on small individual lots.

## DEFINITION

A detached single dwelling unit on its own lot designed for or used exclusively by one family.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the single-family detached unit:

- Bays, vertical elements, window dimensions and window locations work together to break down the scale of an otherwise large house
- Special consideration to front door design
- Sensitive use of varied materials reduces monotony and helps provide a human scale



- Porches and terraces provide necessary eyes on the street and private outdoor space-appropriate public/private transition
- Durable materials stand the test of time
- Single family still functions very well with small front yard setbacks



- Where outlined in the zoning plan driveway access from streets is permitted
- Parking and garage locations limited to backyards only
- Porous pavement provides stormwater benefit



- Variety of architecture along street frontage provides personal identity and makes the journey for pedestrians more enjoyable
- Small gable ends facing the street help to reduce the scale of the house mass
- Horizontal banding helps reduce the perception of the vertical massing of the house



# SINGLE-FAMILY DETACHED WITH ALLEY

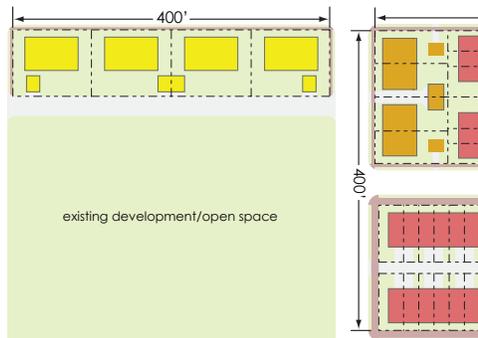
town scale



- Zoning Acreage - Subject to Woolwich Adult Settlement Agreement
- Maximum Number of Units - Subject to Woolwich Adult Settlement Agreement

## ARCHITECTURE AND DESIGN

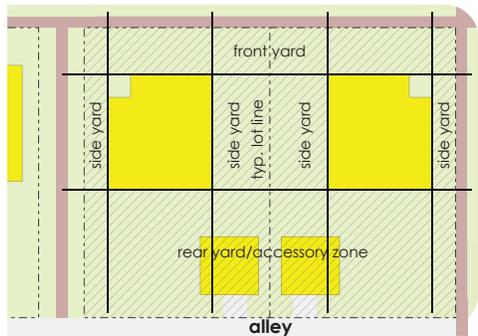
block scale



	<u>min</u>	<u>max</u>
• Block Length	175'	500'
• Block Perimeter	1150'	1800'
• Sidewalk Width	5'	10'
• Planting Strip Width	4'	10'
• Mid-block Crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
• Decorative Street Lighting (Distance on Center)	50'	75'

- design elements
- Contextual Neighborhood Consistency
  - Special Architectural Features at Corners
  - Public and Private Outdoor Spaces accessible and visible to the public

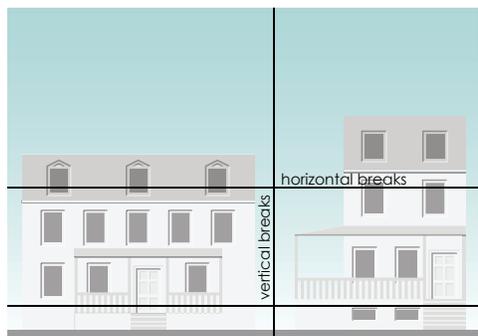
site scale



	<u>min</u>	<u>max</u>
• Lot Area	5000 sf	10000 sf
• Lot Width	50'	105'
Corner Lot	50'	105'
• Lot Depth	90'	115'
• Building Coverage	-	50%
• Impervious Coverage	-	60%
• Front Yard Setback	15'	15'
• Side Yard Setback	5'	15'
• Rear Yard Setback	20'	-
• Accessory Structure Setbacks		
Rear and Side Yard Principal Building	2'	5'
	10'	-

- design elements
- Vertical breaks encouraged
  - Material Change, Window Lines and Pediments required as Horizontal Breaks

public realm



	<u>min</u>	<u>max</u>
• Building Height	30'	45'
• First Floor Elevation	3'	8'
• Eave Height	18'	28'
• Window-to-Eave Offset	6"	-
• Front Façade Fenestration	30%	-
• Side and Rear Façade Fenestration	20%	-
• Building Face or Roof Offset	16"	-
• Window Trim Offset	4"	-

- design elements
- Dormers
  - Gables
  - Recessed Entries
  - Cupolas or Towers
  - Pillars or Posts
  - Bay Windows
  - Balconies
  - Decorative Cornices
  - First Floor Colonade
  - Decorative Patterns on Exterior Finish
  - Front Porches
  - Porticos

private realm



	<u>min</u>	<u>max</u>
• First Storey Clear Height	10'	15'
• Roof Pitch	-	9/12
• Front and Side Encroachments		
Front Porch	-	8'
Bay Window	-	4'
Awning	-	4'
Solar Screen	-	4'
Balcony/Balconette	-	4'
Rear Deck	-	8'

- design elements
- Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Wood and Simulated Clapboard or similar material
  - Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material
  - Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof
  - Exterior Chimneys shall be finished in Brick, Stone or Stucco
  - Chimney tops shall have decorative details
  - All rooftop equipment shall be screened from view

- Single-family dwellings are the lowest density typology
- Found as transition between the northern portion of the regional center and the adjacent residential environs
- A variety of unit sizes must be offered
- On-street parking
- Vehicle access via alley

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| • Maximize uniqueness to street          |            |            |
| • Custom Mailbox                         |            |            |
- Front Yard Fence Height - 3'
  - Front Yard Hedge Height - 3'
  - Side and Rear Yard Fence Height - 6'
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 1.5        | 2.5        |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |                                 | <u>min</u> | <u>max</u> |
|---------------------------------|------------|------------|
| Front Yard Fence Height         | -          | 3'         |
| Front Yard Hedge Height         | -          | 3'         |
| Side and Rear Yard Fence Height | -          | 6'         |
- Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Pool and Deck Setback from Side and Rear Property Lines | 10'        | -          |
| Patio Setback from Side and Rear Property Lines         | 5'         | -          |
- In-ground Pools are permitted
  - Spas are only permitted on or within a rear deck
  - Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# SINGLE-FAMILY DETACHED

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street
- At least 50 percent of a buildings front façade must be built to the minimum setback line
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid

### Building Height

- Maximum building height shall be 35 feet or 2 ½ stories

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- Required

### Horizontal Breaks

- Use of material change, window lines and pediments required

### Roof Line

- Gable, gambrel, mansard, hipped and salt box permitted
- Maximum length of roofline - 40 feet

### Building Materials

- Wood and simulated clapboard
- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Front porches are required with minimum dimensions of 8'x10'
- Rear decks are required at a minimum are of 160 square feet

### Accessory Structures

- Free standing garages permitted
- Sheds permitted are permitted at a maximum are of 120 square feet and height of 8 feet
- In-ground pools permitted

## PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Larger setback for units on Swedesboro-Paulsboro Road
- Front doors on public street

## SEMI PUBLIC SPACE NOTES

- All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted
- Front porches and walks encouraged as public space transition

## PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Spas are only permitted on or within a rear deck

### EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Maximum edge height for front yard – 3 feet
- Maximum edge height for side yards – 6 feet
- Maximum edge height for rear yard – 6 feet

### AMENITY NOTES

- Custom mailbox
- Foundation plantings required
- On-lot sidewalks

### PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- No parking in front yard

# FLATS

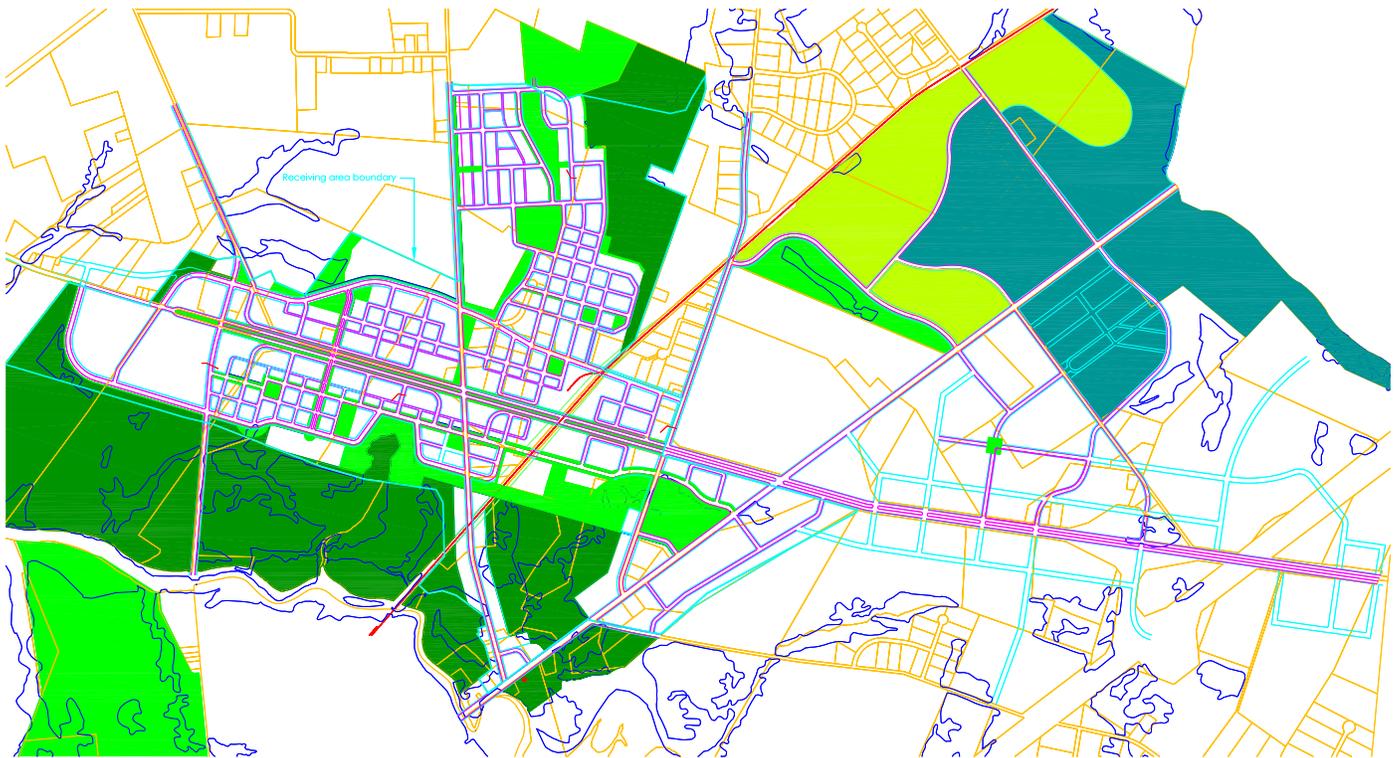
## GOALS

To provide a mixture of unit sizes to address the needs and desires of seniors who wish to live in a walkable community with densities associated with single family detached units on small individual lots.

## DEFINITION

A building or portion thereof designed for occupancy by three or more families living independently in which they share common entrances and other spaces and individual units may be owned as condominiums or offered for rent.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the flat unit:

- Prominent architectural features at key corners provide visual reference points in the town fabric
- Terraces and balconies provide necessary outdoor space and an opportunity to modulate the scale of the architecture with vertical and horizontal breaks
- Small private green spaces provides public/private transition
- Cornice line serves as horizontal break
- First floor height differentiated from upper floor heights



- Large windows serve to provide scale to the building as well as interior light for units
- Bay windows provide design interest to street facade
- Balconies provide outdoor space for individual units while providing solar screen for lower level windows



- Flats reflect smaller family lifestyle choices
- Large areas of units are devoted to entertaining space
- Floor plans often emphasize the dramatic that takes advantage of town views
- Typical loft units



- Modern can coexist with traditional as long as well established rules of scale, rhythm and materials choice are respected
- Use of large windows and glass elements provides interest to street elevation
- Varying roof heights reduces the monotony of large buildings



# FLATS

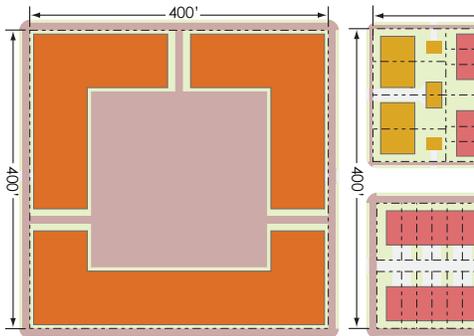
town scale



- Zoning Acreage - Subject to Woolwich Adult Settlement Agreement
- Maximum Number of Residential Flats - Subject to Woolwich Adult Settlement Agreement
- It is intended that a mix of housing types be provided

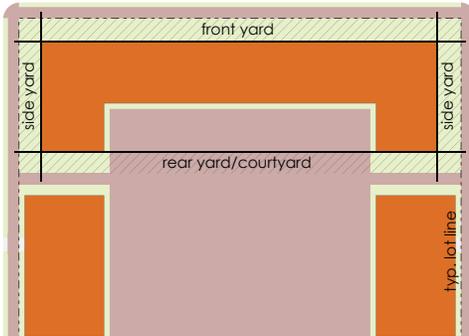
## ARCHITECTURE AND DESIGN

block scale



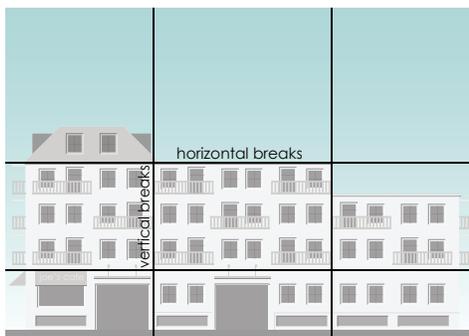
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Block Length	300'	500'	<ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corners</li> <li>• Public and Private Outdoor Spaces accessible and visible to the public</li> <li>• Plazas</li> <li>• Mid-block pedestrian connections to respond to street grid</li> <li>• Bus shelters</li> </ul>
• Block Perimeter	1400'	1800'	
• Sidewalk Width	5'	10'	
• Planting Strip Width	4'	10'	
• Mid-block Crossings			
Number per block	-	3	
ROW width	20'	-	
Path width	10'	-	
• Decorative Street Lighting (Distance on Center)	50'	75'	

site scale



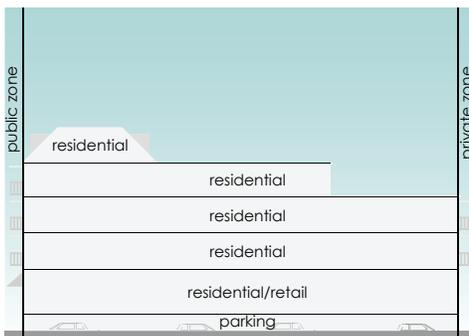
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Lot Area	20000 sf	-	<ul style="list-style-type: none"> <li>• Bike Racks</li> <li>• Water Features/Fountains</li> <li>• Decorative Pedestrian Lighting</li> <li>• Litter Containers</li> <li>• Architectural Lighting</li> <li>• Benches</li> <li>• Clock Towers</li> <li>• Kiosks</li> <li>• Public Art</li> </ul>
• Lot Width	100'	-	
Corner Lot	100'	-	
• Lot Depth	150'	-	
• Impervious Coverage	-	85%	
• Front Yard Setback	10'	30'	
• Side Yard Setback	-	10'	
• Rear Yard Setback	20'	-	
• Building Separation	20'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	45'	60'	<ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Balconies/Balconette</li> <li>• Decorative Cornices</li> <li>• First Floor Colonade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul>
• Eave Height	24'	36'	
• Window-to-Eave Offset	2'	-	
• Upper Front Façade Fenestration	30%	-	
• Lower Front Façade Fenestration	60%	-	
• Side and Rear Façade Fenestration	25%	-	
• Building Face or Roof Offset	5'	-	

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	<ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be Flat, Mansard or combination thereof</li> <li>• All rooftop equipment shall be screened from view</li> </ul>
• Roof Pitch	-	9/12	
• Front and Side Yard Encroachments			
Terraces	8'	-	
Patios	8'	10'	
Bay Window	-	8'	
Awning	-	8'	
Solar Screen	-	8'	
Balcony/Balconette	2'	8'	

- Buildings permitted to be a maximum of 60 feet tall or 5 stories for building longer than 150 feet.
- No front yard parking.
- All vehicle access via alleys or secondary streets.
- On-street parking where permitted in circulation plan.

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| Maximize uniqueness to street            |            |            |
| Custom Mailbox                           |            |            |
| Tree Grates                              |            |            |

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 0.8        | 1.3        |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Side and Rear Yard Fence Height              | -          | 6'         |
| Foundation Plantings                         |            |            |
| Planting Buffers between Different Land Uses |            |            |
| Parking Planting                             |            |            |
| Screen Ground Mounted Utility Boxes          |            |            |
| Planters                                     |            |            |
| Potted Plants                                |            |            |

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded garage with windows and storage space
- Individual garage doors
- Carports
- Structured Parking

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Patio Setback from Side and Rear Property Lines             | 5'         | -          |
| Pools and spas are not permitted                            |            |            |
| Gutters shall be architecturally compatible with a building |            |            |

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Structured parking shall have a maximum height of 2 levels.

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# FLATS

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 60 feet. For buildings with facades exceeding 100 feet a maximum average building height of 55 feet shall be permitted measured along the affected façade.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on upper front façade – 30%
- Minimum area of window opening on front retail – 60%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of window opening on side and rear facades – 25%

### Vertical Breaks

- Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change requires minimum one foot offset

### Horizontal Breaks

- Required at a minimum of one (1) per every 24 feet of vertical height
- May use banding, setbacks or material change

### Roof Line

- Flat and mansard permitted
- Maximum length of roofline – 60 feet
- Minimum offset – 5 feet

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Prominent front entry feature required
- Balconies, balconettes, terrace and/or patio are required at one per unit
- Bay windows encouraged

### Accessory Structures

- Structured parking is permitted
- Free standing garage is permitted
- Carports are permitted

### PUBLIC SPACE NOTES

- Front of buildings setback from public sidewalks
- Entry plazas and courts should be designed to welcome public use
- Front doors or doors to common lobbyies should be grand in scale and largely transparent to public space through the use of glass walls and doors
- Canopies, awnings and overhangs are encouraged on the first floor with emphasis on the front doors
- Screening of loading, service and trash storage areas are required

## SEMI PUBLIC SPACE NOTES

- All semi-public space (i.e. yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs, ornamental grasses and ground-cover or a combination of decorative paving and landscaping. Where appropriate seating and lighting shall be provided.
- Semi-public space must be separated from public space by either a low garden wall, decorative fence (maximum 6' high), hedge material or a combination of the three.

## PRIVATE SPACE NOTES

- Residential storage space is required
- Residential outdoor patio space is required

## EDGES, BUFFERS & TRANSITIONS NOTES

- Parking lots adjacent to street edges must be screened with 4 ½ foot high hedge or masonry wall.
- Parking adjacent to residential use must be screened with minimum 6 foot high masonry wall or fence and must include a minimum 3 foot wide vegetated buffer that is a minimum of 6' high at time of planting.
- Lighting must be screened from residential uses.

## AMENITY NOTES

- Must provide at least one direct pedestrian connection to perimeter public streets per 150 foot of frontage.
- Connection must be a minimum of 10 foot wide path with 5 foot wide landscaped edges.
- Must provide textured pedestrian crosswalks internal to parking lots.

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement and bio swales permitted
- Vehicle access from alley or secondary streets only
- Maximum one vehicle access point per secondary street frontage



# mixed use commercial/residential walkable neighborhood center (ar-1)



## Contents

- Townhouse
- Twin with Alley
- Single-Family Detached with Alley
- Auburn Village Retail

# TOWNHOUSE

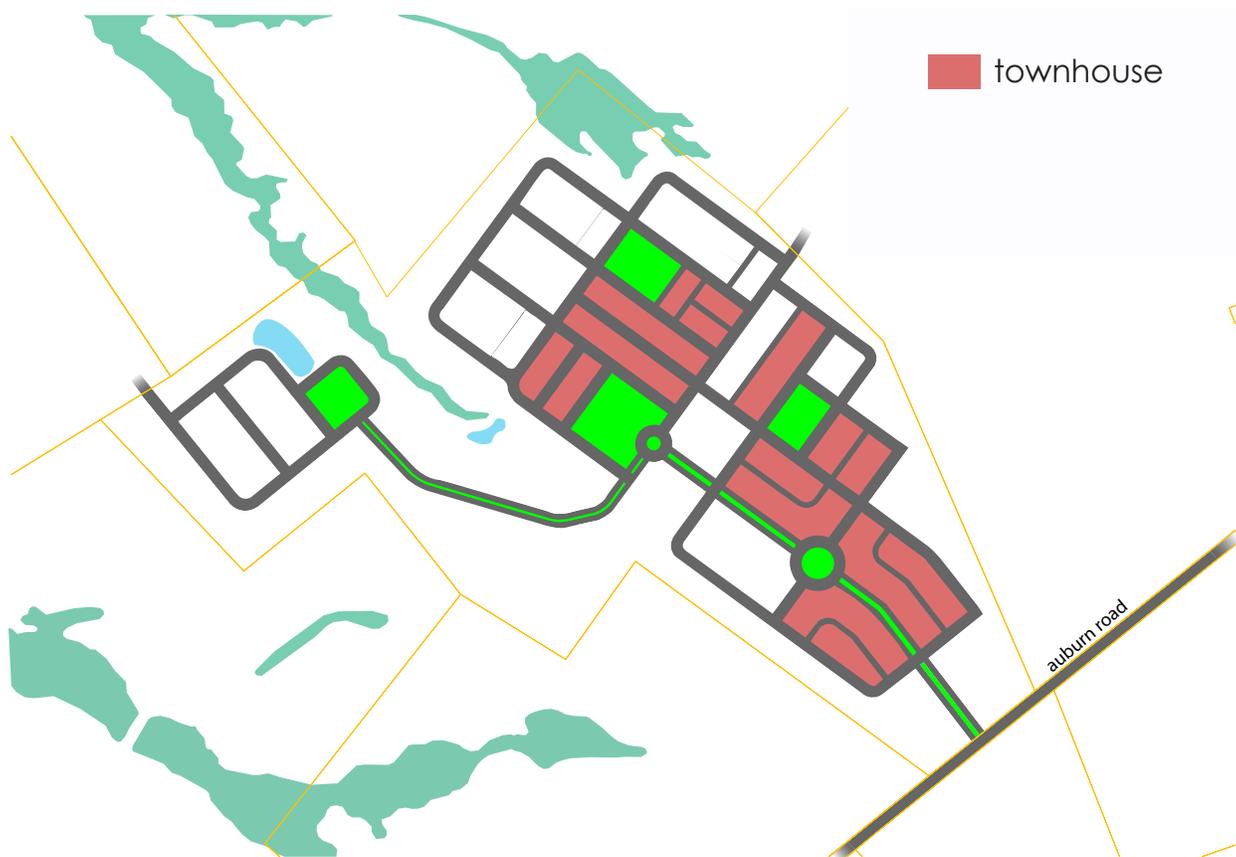
## GOALS

To provide a mixture of unit sizes to address the needs and desires of those at various stages of life who wish to live in densities associated with townhouse living.

## DEFINITION

A one-family dwelling unit; with a private entrance, attached horizontally in a linear arrangement, being located on a separate lot, and being separated from adjoining dwelling unit by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access light and ventilation

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the townhouse unit:

- Bay windows work to provide street rhythm and to breakdown the horizontal scale
- Small private front yard planting softens street environment
- Windows on side façade enliven corner buildings
- Stoop provides public/private transition
- Front door accentuated in scale
- Durable materials stand up to the test of time



- On a case by case basis townhouses may be arranged in a courtyard configuration with front doors and garages facing a landscaped parking/multi-purpose court
- Modern can coexist with traditional as long as well established roles of rhythm, scale and material choice are respected
- Low garden walls define courtyard edge
- High quality landscaping and surface materials such as pavers required in courtyard



- Slight variations in dormer design reduces monotony in otherwise identical units
- Low front yard garden walls provide appropriate public/private transition
- Large mansard roof element accentuates horizontal break to respect human scale at sidewalk level
- Generous windows on front façade provides internal light while animating street and promoting safety
- Roof gardens and decks provide necessary outdoor private space



- Vertical and horizontal architectural offsets and material changes reinforce human scale at street level
- Windows turning corner of building acknowledges special location at street intersection
- Solar screens provided reduces unit energy loads and provides horizontal break
- Variations in window dimensions provide interest to the street and address scale and rhythm issues



# TOWNHOUSE

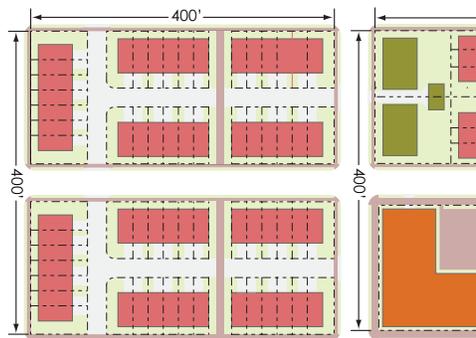
town scale



- Zoning Acreage - xxx
- Maximum Number of Units - 210 d.u.
- Densities - See **TDR Market Analysis**

## ARCHITECTURE AND DESIGN

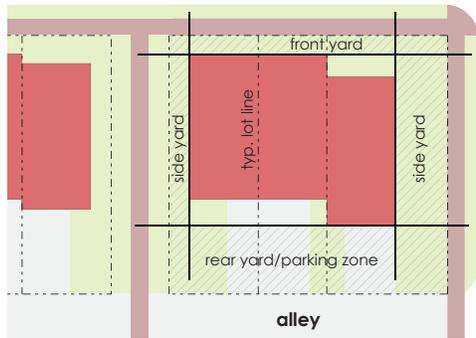
block scale



	<u>min</u>	<u>max</u>
• Block Length	175'	500'
• Block Perimeter	1150'	1800'
• Sidewalk Width	5'	10'
• Planting Strip Width	4'	10'
• Mid-block Crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
• Decorative Street Lighting (Distance on Center)	50'	75'

- design elements
- Contextual Neighborhood Consistency
  - Special Architectural Features at Corners
  - Public and Private Outdoor Spaces accessible and visible to the public

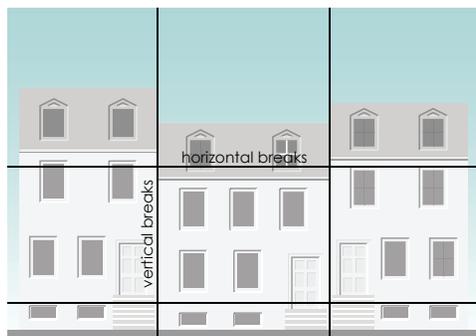
site scale



	<u>min</u>	<u>max</u>
• Lot Area	1500 sf	2625 sf
• Lot Width	20'	30'
Corner Lot	20'	35'
• Lot Depth	-	75'
• Building Coverage	-	60%
• Impervious Coverage	-	80%
• Front Yard Setback	5'	15'
• Side Yard Setback	0'	15'
• Rear Yard Setback	20'	-

- design elements
- No more than 8 units built in a row
  - Provide common mid-block crossing through building to rear alley if 8 units are built

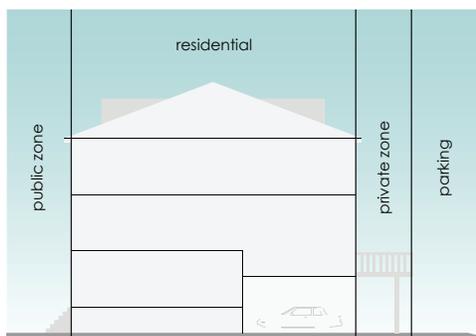
public realm



	<u>min</u>	<u>max</u>
• Building Height	30'	45'
• First Floor Elevation	2'	5'
• Eave Height	24'	36'
• Window-to-Eave Offset	1'	-
• Front Façade Fenestration	30%	-
• Side and Rear Façade Fenestration	20%	-
• Building Face or Roof Offset	2'	-

- design elements
- Dormers
  - Gables
  - Recessed Entries
  - Cupolas or Towers
  - Pillars or Posts
  - Bay Windows
  - Balconies/Balconettes
  - Decorative Cornices
  - First Floor Colonade
  - Decorative Patterns on Exterior Finish
  - Usable Open or Covered Stoops
  - Porticos

private realm



	<u>min</u>	<u>max</u>
• First Storey Clear Height	10'	15'
• Roof Pitch	-	9/12
• Front and Side Encroachments		
Stoop	-	8'
Bay Window	-	4'
Awning	-	4'
Solar Screen	-	4'
Balcony/Balconette	-	4'
Rear Deck	-	8'

- design elements
- Building walls shall be Brick, Stone, Stucco or similar material
  - Synthetic Trim Board
  - Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material
  - Roof types shall be flat, gable, gambrel, mansard, hipped, salt box or combinations thereof
  - Exterior Chimneys shall be finished in Brick, Stone or Stucco
  - Chimney tops shall have decorative details
  - All rooftop equipment shall be screened from view

- Townhouses are encouraged to provide architectural edges to open space
- A variety of unit sizes must be offered
- No front yard parking
- All vehicle access via alleys
- On-street parking

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| • Maximize uniqueness to street          |            |            |
| • Custom Mailbox                         |            |            |

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 2.5        | -          |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Front Yard Hedge Height                        | -          | 3'         |
| Side and Rear Yard Fence Height                | -          | 6'         |
| Foundation Plantings                           |            |            |
| • Planting Buffers between Different Land Uses |            |            |
| • Parking Planting                             |            |            |
| • Screen Ground Mounted Utility Boxes          |            |            |
| • Pergolas                                     |            |            |
| • Trellises                                    |            |            |
| • Arbors                                       |            |            |

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded attached garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Deck Setback from Side and Rear Property Lines                | 10'        | -          |
| Patio Setback from Side and Rear Property Lines               | 5'         | -          |
| • Pools are not permitted                                     |            |            |
| • Spas are only permitted on or within a rear deck            |            |            |
| • Gutters shall be architecturally compatible with a building |            |            |

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# TOWNHOUSE

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 45 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- 2 foot building offsets every 60 feet minimum

### Horizontal Breaks

- Material changes, horizontal banding, window lines and pediments are required
- A minimum of one (1) break is required

### Roof Line

- Flat, gable, gambrel, mansard, hipped and salt box permitted
- A minimum two (2) foot offset is required every 60 feet for multiple units

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Stoops required
- Balconies encouraged
- Decks are required at a minimum area of 160 square feet

### Accessory Structures

- None

### PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street

### SEMI PUBLIC SPACE NOTES

- Front of building (i.e. yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted
- Front stoops encouraged as public space transition

### PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Pools are not permitted
- Spas are only permitted on or within a rear deck

### EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Walls, fences, hedges in front yards are prohibited
- Maximum edge height for side yards - six (6) feet

- Maximum edge height for rear yards – six (6) feet

#### AMENITY NOTES

- Custom mailboxes
- Foundation plantings required
- On-lot sidewalks

#### PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- Vehicle access from alley only
- No parking in front yard

# TWIN WITH ALLEY

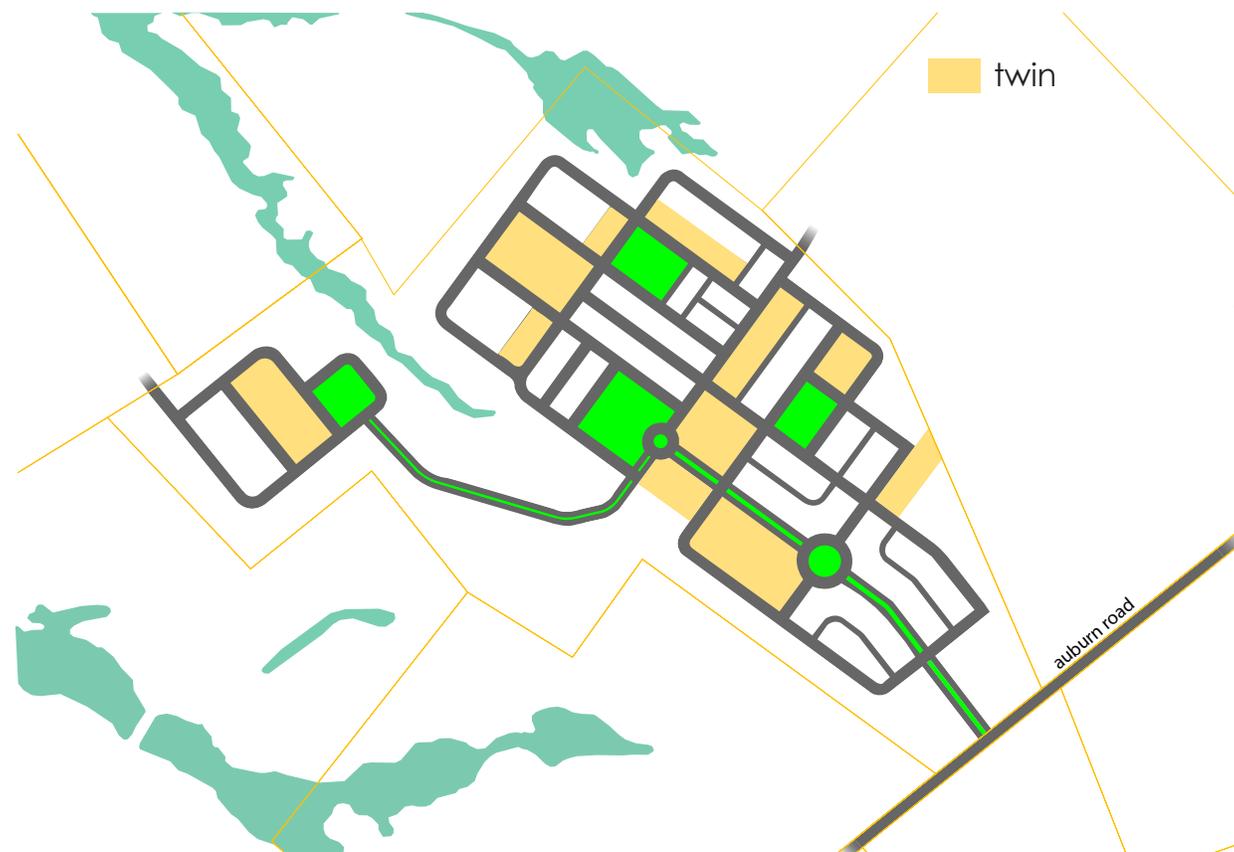
## GOALS

To provide a mixture of unit sizes to address the needs and desires of those at various stages of life who wish to live in densities associated with twin living.

## DEFINITION

A one-family dwelling unit; with a private entrance, attached horizontally in a linear arrangement to one other dwelling unit, each located on a separate lot, and being separated from each other by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access light and ventilation.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the twin unit:

- Front porches provide entry features and a sitting area to converse and interact with passers-by
- Roof offsets combined with porches help to provide appropriate scale and rhythm
- Small front yards provide adequate privacy



- Modern can coexist with traditional as long as well established rules of rhythm, scale and material choice are respected
- Generous window dimensions animate the façade and help provide appropriate vertical and horizontal scale and rhythm
- Two foot vertical offsets conform to rules of vertical offsets
- Garden wall and front garden serve as public/private transition
- Material change provides vertical breaks



- When appropriately scaled, twins can serve as transition units between townhouses and single family detached units
- Twins need not be identical
- First and second floor porches and terraces provide necessary eyes on the street and private outdoor space



- Simple architecture following basic rules can be attractive
- Wrap around porch can add unique architectural element
- Low front yard fence provides appropriate public/private transition
- Water table element provides horizontal offset



# TWIN WITH ALLEY

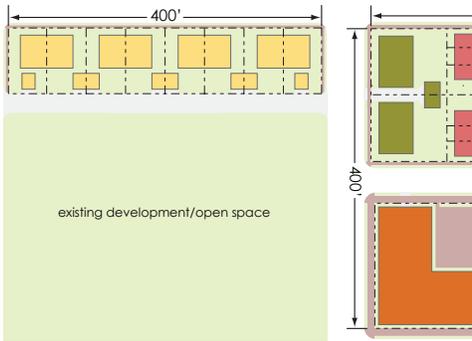
town scale



- Zoning Acreage - xxx
- Maximum Number of Units - 162 d.u.
- Densities - See **TDR Market Analysis**

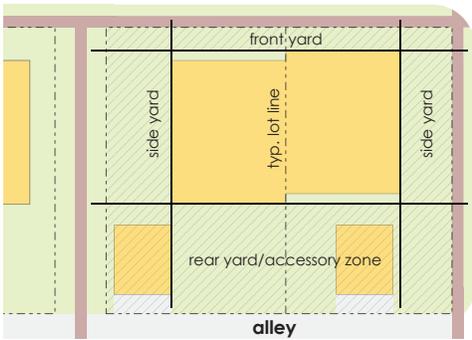
## ARCHITECTURE AND DESIGN

block scale



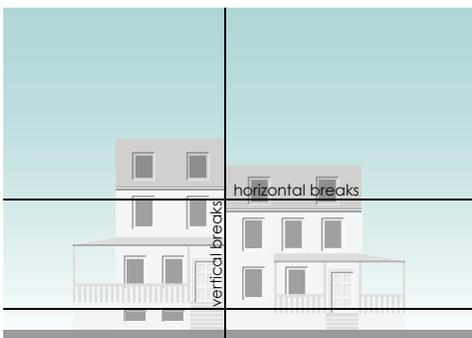
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Block Length	175'	500'	• Contextual Neighborhood Consistency
• Block Perimeter	1150'	1850'	
• Sidewalk Width	5'	10'	
• Planting Strip Width	4'	10'	• Special Architectural Features at Corners
• Mid-block Crossings			
Number per block	1	3	• Public and Private Outdoor Spaces accessible and visible to the public
ROW width	15'	20'	
Path width	5'	10'	
• Decorative Street Lighting (Distance on Center)	50'	75'	

site scale



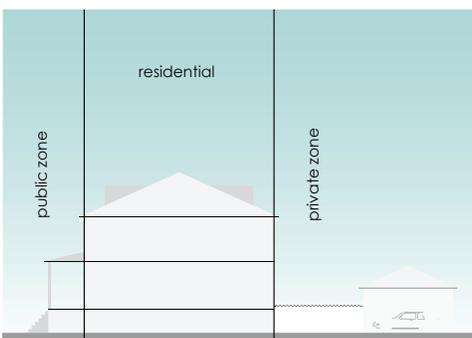
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Lot Area	3000 sf	6250 sf	• Required break at party wall with adjacent twin
• Lot Width	40'	-	
Corner Lot	40'	-	• Vertical breaks with window treatment encouraged - bays, projections or recesses
• Lot Depth	75'	125'	
• Building Coverage	-	60%	
• Impervious Coverage	-	80%	
• Front Yard Setback	15'	30'	
• Side Yard Setback	10'	15'	
• Rear Yard Setback	20'	-	
• Accessory Structure Setbacks			
Rear and Side Yard	2'	5'	
Principal Building	10'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	30'	45'	• Dormers
• First Floor Elevation	2'	5'	
• Eave Height	24'	36'	• Gables
• Window-to-Eave Offset	1'	-	
• Front Façade Fenestration	30%	-	• Recessed Entries
• Side and Rear Façade Fenestration	20%	-	
• Building Face or Roof Offset	2'	-	• Cupolas or Towers
			• Pillars or Posts
			• Bay Windows
			• Balconies/Balconettes
			• Decorative Cornices
			• First Floor Colonade
			• Decorative Patterns on Exterior Finish
			• Front Porches
			• Usable Open or Covered Stoops
			• Porticos

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Wood and Simulated Clapboard or similar material
• Roof Pitch	-	9/12	
• Front and Side Encroachments			• Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles or similar material
Front Porch	-	8'	
Stoop	-	8'	• Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof
Bay Window	-	4'	
Awning	-	4'	• Exterior Chimneys shall be finished in Brick, Stone or Stucco
Solar Screen	-	4'	
Balcony/Balconette	-	4'	• Chimney tops shall have decorative details
Rear Deck	-	8'	
			• All rooftop equipment shall be screened from view

- Twins found in less dense areas of neighborhoods acting as a transition between flats/townhouses and single-family detached units
- A variety of unit sizes must be offered
- No front yard parking
- Vehicle access via alley
- On-street parking

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| Maximize uniqueness to street            |            |            |
| Custom Mailbox                           |            |            |
- Front Yard Fence Height - 3'
  - Front Yard Hedge Height - 3'
  - Side and Rear Yard Fence Height - 6'
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 1.5        | 2.5        |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |                                 | <u>min</u> | <u>max</u> |
|---------------------------------|------------|------------|
| Front Yard Fence Height         | -          | 3'         |
| Front Yard Hedge Height         | -          | 3'         |
| Side and Rear Yard Fence Height | -          | 6'         |
- Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Pool and Deck Setback from Side and Rear Property Lines | 10'        | -          |
| Patio Setback from Side and Rear Property Lines         | 5'         | -          |
- In-ground Pools are permitted
  - Spas are only permitted on or within a rear deck
  - Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# TWIN

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street.
- At least 50 percent of a buildings front façade must be built to the minimum setback line.
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

### Building Height

- Maximum building height shall be 45 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- Required offset at party wall with adjacent twin - 2 foot minimum
- Vertical breaks with window treatment, such as bays, projections and recesses are encouraged

### Horizontal Breaks

- Material changes, horizontal banding, window lines and pediments are required
- Required number of breaks – one minimum

### Roof Line

- Flat, gable, gambrel, mansard, hipped and salt box permitted
- Required break at party wall with adjacent twin – minimum two (2) foot offset

### Building Materials

- Wood and simulated clapboard
- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Front porches are required with a minimum dimension of 8' x 10'
- Bay windows encouraged
- Rear decks are required at a minimum area of 160 square feet

### Accessory Structures

- Free standing garages permitted
- Sheds are permitted at a maximum area of 120 square feet and height of 8 feet
- In-ground pools permitted

### PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Front doors on public street

## SEMI PUBLIC SPACE NOTES

- All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Semi- public space must be separated from public space by either a low garden wall, decorative fence, hedge or combination of the three. Fences in front yards shall have a maximum height of 3 feet. Fences in side and rear yards shall have a maximum height of 6 feet high
- Bio swales and rain gardens permitted
- Usable open or covered stoops encouraged as public space transition

## PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Spas are only permitted on or within a rear deck

## EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Maximum edge height for front yard – 3 feet
- Maximum edge height for side yards – 6 feet
- Maximum edge height for rear yard – 6 feet

## AMENITY NOTES

- Custom mailbox
- Foundation plantings required
- On-lot sidewalks

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- Vehicle access from alley or secondary street only
- No parking in front yard

# SINGLE-FAMILY DETACHED WITH ALLEY

## GOALS

To provide a mixture of unit sizes to address the needs and desires of those at various stages of life who wish to live in a walkable community with densities associated with single family detached units on small individual lots.

## DEFINITION

A detached single dwelling unit on its own lot designed for or used exclusively by one family.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the single-family detached unit:

- Bays, vertical elements, window dimensions and window locations work together to break down the scale of an otherwise large house
- Special consideration to front door design
- Sensitive use of varied materials reduces monotony and helps provide a human scale



- Porches and terraces provide necessary eyes on the street and private outdoor space-appropriate public/private transition
- Durable materials stand the test of time
- Single family still functions very well with small front yard setbacks



- Where outlined in the zoning plan driveway access from streets is permitted
- Parking and garage locations limited to backyards only
- Porous pavement provides stormwater benefit



- Variety of architecture along street frontage provides personal identity and makes the journey for pedestrians more enjoyable
- Small gable ends facing the street help to reduce the scale of the house mass
- Horizontal banding helps reduce the perception of the vertical massing of the house



# SINGLE-FAMILY DETACHED WITH ALLEY

town scale



- Zone Area - xxx acres
- Maximum Number of Residential Units - 130 d.u.
- Densities - See **TDR Market Analysis**

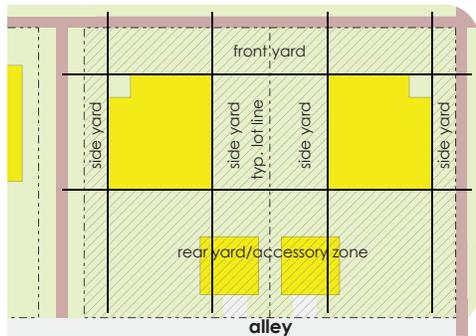
## ARCHITECTURE AND DESIGN

block scale



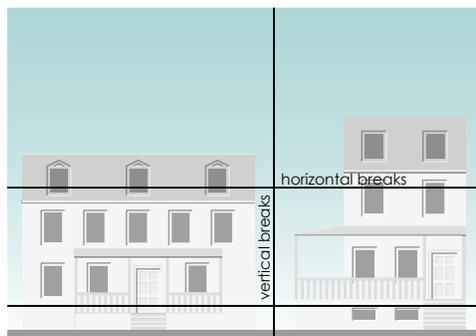
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Block Length	175'	500'	• Contextual Neighborhood Consistency
• Block Perimeter	1150'	1800'	
• Sidewalk Width	5'	10'	• Special Architectural Features at Corners
• Planting Strip Width	4'	10'	
• Mid-block Crossings			• Public and Private Outdoor Spaces accessible and visible to the public
Number per block	1	3	
ROW width	15'	20'	
Path width	5'	10'	
• Decorative Street Lighting (Distance on Center)	50'	75'	

site scale



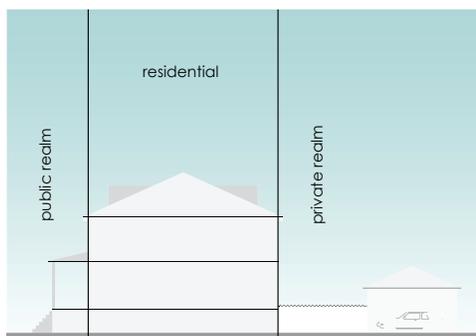
	<u>min</u>	<u>max</u>	<u>design elements</u>
• Lot Area	11000 sf	13000 sf	• Vertical breaks encouraged
• Lot Width	70'	105'	
Corner Lot	70'	105'	• Material Change, Window Lines and Pediments required as Horizontal Breaks
• Lot Depth	125'	175'	
• Building Coverage	-	50%	
• Impervious Coverage	-	60%	
• Front Yard Setback	20'	15'	
• Side Yard Setback	5'	15'	
• Rear Yard Setback	20'	-	
• Accessory Structure Setbacks			
Rear and Side Yard Principal Building	2'	5'	
Principal Building	10'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	30'	45'	• Dormers
• First Floor Elevation	3'	8'	
• Eave Height	18'	28'	• Gables
• Window-to-Eave Offset	6"	-	
• Front Façade Fenestration	30%	-	• Recessed Entries
• Side and Rear Façade Fenestration	20%	-	
• Building Face or Roof Offset	16"	-	• Cupolas or Towers
• Window Trim Offset	4"	-	
			• Pillars or Posts
			• Bay Windows
			• Balconies
			• Decorative Cornices
			• First Floor Colonade
			• Decorative Patterns on Exterior Finish
			• Front Porches
			• Porticos

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, Wood and Simulated Clapboard or similar material
• Roof Pitch	-	9/12	
• Front and Side Encroachments			• Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material
Front Porch	-	8'	
Bay Window	-	4'	• Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof
Awning	-	4'	
Solar Screen	-	4'	• Exterior Chimneys shall be finished in Brick, Stone or Stucco
Balcony/Balconette	-	4'	
Rear Deck	-	8'	• Chimney tops shall have decorative details
			• All rooftop equipment shall be screened from view

- Single-family dwellings are the lowest density typology
- A variety of unit sizes must be offered
- On-street parking permitted
- Vehicle access via alley

## PARKING

- |                     | <u>min</u> | <u>max</u> |
|---------------------|------------|------------|
| Alley Width         |            |            |
| ROW                 | 22'        | 25'        |
| Cartway             | 18'        | 21'        |
| Alley Access Points | 2          | 3          |
| On-Street Stalls    |            |            |
| Length              | 20'        | -          |
| Width               | 8'         | -          |
- Off-street parking provided through alley-loaded driveways and garages
  - On-Street parking provided through parallel stalls
  - Porous Pavement
  - Belgian Block Curbing

## EDGES AND BUFFERS

- |  | <u>min</u> | <u>max</u> |
|--|------------|------------|
| Street Tree Spacing (Distance on Center) | 36'        | 50'        |
| Planting Buffers                         |            |            |
| • Maximize uniqueness to street          |            |            |
| • Custom Mailbox                         |            |            |
- Front Yard Fence Height - 3'
  - Front Yard Hedge Height - 3'
  - Side and Rear Yard Fence Height - 6'
  - Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate

- |                  | <u>min</u> | <u>max</u> |
|------------------|------------|------------|
| Ratio (spots/du) | 1.5        | 2.5        |
| Driveway Length  | 20'        | -          |
| Driveway Width   | 8'         | 12'        |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- |                                 | <u>min</u> | <u>max</u> |
|---------------------------------|------------|------------|
| Front Yard Fence Height         | -          | 3'         |
| Front Yard Hedge Height         | -          | 3'         |
| Side and Rear Yard Fence Height | -          | 6'         |
- Foundation Plantings
  - Planting Buffers between Different Land Uses
  - Parking Planting
  - Screen Ground Mounted Utility Boxes
  - Pergolas
  - Trellises
  - Arbors

- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Rear-loaded garage with windows and storage space
- Individual garage doors

- |   | <u>min</u> | <u>max</u> |
|---|------------|------------|
| Pool and Deck Setback from Side and Rear Property Lines | 10'        | -          |
| Patio Setback from Side and Rear Property Lines         | 5'         | -          |
- In-ground Pools are permitted
  - Spas are only permitted on or within a rear deck
  - Gutters shall be architecturally compatible with a building

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- |                | <u>min</u> | <u>max</u> |
|----------------|------------|------------|
| Garage Height  | 10'        | 15'        |
| Garage Width   | 14'        | 24'        |
| Garage Depth   | 25'        | -          |
| Garage Setback | 20'        | -          |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# SINGLE-FAMILY DETACHED

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front door required on public street
- At least 50 percent of a buildings front façade must be built to the minimum setback line
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid

### Building Height

- Maximum building height shall be 35 feet or 2 ½ stories

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on front facades – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows on side and rear facades – 20%

### Vertical Breaks

- Required

### Horizontal Breaks

- Use of material change, window lines and pediments required

### Roof Line

- Gable, gambrel, mansard, hipped and salt box permitted
- Maximum length of roofline - 40 feet

### Building Materials

- Wood and simulated clapboard
- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt roof shingles
- Raised seam metal roof
- Tiles
- Slate
- Cedar Wood

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Front porches are required with minimum dimensions of 8'x10'
- Rear decks are required at a minimum are of 160 square feet

### Accessory Structures

- Free standing garages permitted
- Sheds permitted are permitted at a maximum are of 120 square feet and height of 8 feet
- In-ground pools permitted

## PUBLIC SPACE NOTES

- Front of building setback from sidewalk
- Larger setback for units on Swedesboro-Paulsboro Road
- Front doors on public street

## SEMI PUBLIC SPACE NOTES

- All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or groundcover
- Bio swales and rain gardens permitted
- Front porches and walks encouraged as public space transition

## PRIVATE SPACE NOTES

- Pergolas, trellises and arbors permitted
- Spas are only permitted on or within a rear deck

### EDGES, BUFFERS & TRANSITIONS NOTES

- Edge treatments may include walls, fences, hedges
- Maximum edge height for front yard – 3 feet
- Maximum edge height for side yards – 6 feet
- Maximum edge height for rear yard – 6 feet

### AMENITY NOTES

- Custom mailbox
- Foundation plantings required
- On-lot sidewalks

### PARKING AMENITIES/ACCESS NOTES

- Porous pavement driveways permitted
- No parking in front yard

# AUBURN VILLAGE RETAIL

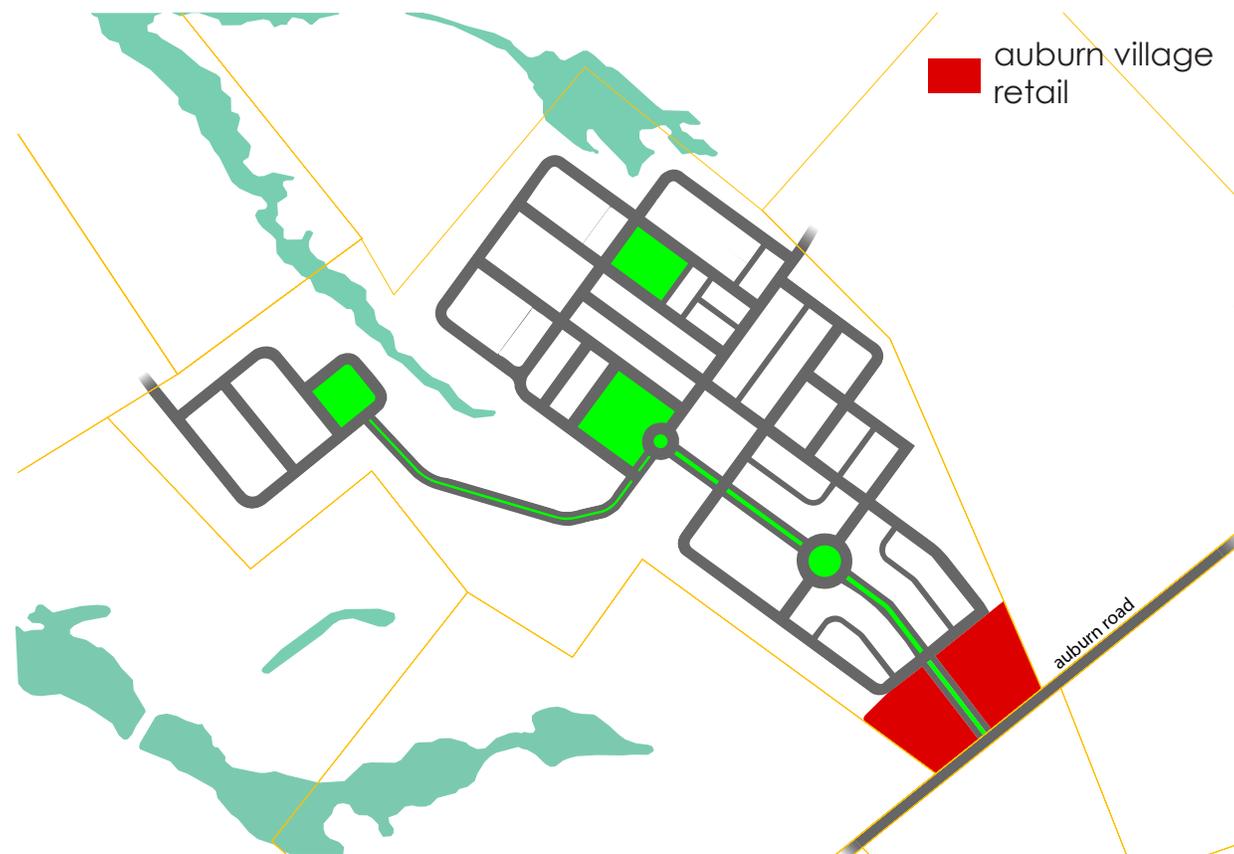
## GOALS

To provide mixed use commercial buildings that allow for retail and/or office space in individual or attached buildings.

## DEFINITION

A building that contains either retail uses on ground floor levels and office on upper levels or buildings that solely contain office space – either multiple or single tenants.

## ZONING MAP



## PHOTOS

The following examples best embody the purpose, goals and objectives of the Auburn Village retail unit:

- Recessed store fronts provide architectural interest and solar screening.
- Second story office space is acceptable. It provides opportunity to meet local needs as well as legitimizing the design of 2 story architecture. Fake second stories are not encouraged. Clear stories are acceptable.
- Small raised seating platform serves as local outdoor meeting place and opportunity for a village café.



- Single story retail is acceptable. Windows in the second floor are acceptable if they serve a purpose such as a "clear story".
- Store fronts should be individualized and a 25 foot to 35 foot store front rhythm respected to match the village scale.
- Architecture should be designed with the intent of providing logical locations for façade signage.



- Side and rear yard parking courts are permitted. Store fronts may face directly onto parking courts.
- Parking courts should be kept to a small scale and should use pavement patterns to signify that the space is shared by both pedestrians and automobiles.

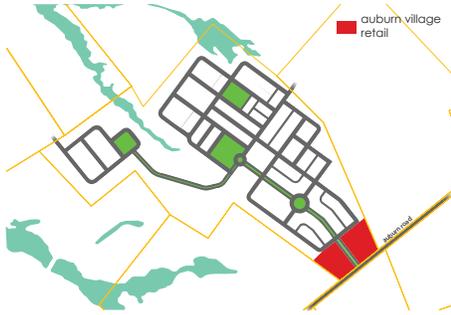


- Awnings and arbors provide architectural interest plus provide shade for users.
- Free standing buildings are acceptable. They can be joined to other buildings by means of arbors, pergolas and arcades.



# AUBURN VILLAGE RETAIL

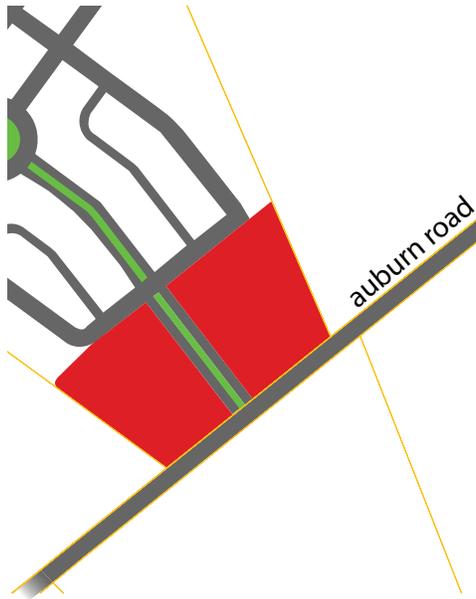
town scale



- Zone Acreage - 6.0 acres
- FAR - 0.2 or approximately 50,000 s.f.
- Density - See **TDR Market Analysis**

## ARCHITECTURE AND DESIGN

site scale



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Block Length	250'	500'	<ul style="list-style-type: none"> <li>• Contextual Neighborhood Consistency</li> <li>• Special Architectural Features at Corners</li> <li>• Public and Private Outdoor Spaces Accessible and Visible to Public</li> <li>• Plazas</li> <li>• Mid-block Pedestrian Connections to respond to Grid</li> <li>• Bus Shelters</li> <li>• Bike Racks</li> <li>• Water Features/Fountains</li> <li>• Decorative Pedestrian Lighting</li> <li>• Litter Containers</li> <li>• Architectural Lighting</li> <li>• Benches</li> <li>• Clock Towers</li> <li>• Kiosks</li> <li>• Public Art</li> </ul>
• Block Perimeter	1000'	2000'	
• Sidewalk Width	5'	10'	
• Planting Strip Width	4'	10'	
• Mid-block Crossings			
Number per block	1	3	
ROW width	15'	20'	
Path width	5'	10'	
• Decorative Street Lighting (Distance on Center)	50'	75'	
• Lot Area	20000 sf	-	
• Lot Width	100'	-	
Corner Lot	100'	-	
• Lot Depth	150'	-	
• Impervious Coverage	-	90%	
• Front Yard Setback	10'	30'	
• Side Yard Setback	-	10'	
• Rear Yard Setback	20'	-	
• Building Separation	20'	-	

public realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• Building Height	20'	45'	<ul style="list-style-type: none"> <li>• Dormers</li> <li>• Gables</li> <li>• Recessed Entries</li> <li>• Cupolas or Towers</li> <li>• Pillars or Posts</li> <li>• Bay Windows</li> <li>• Decorative Cornices</li> <li>• First Floor Colonnade</li> <li>• Porte Cocheres</li> <li>• Decorative Patterns on Exterior Finish</li> <li>• Porches</li> <li>• Porticos</li> <li>• Arcades</li> <li>• Terraces</li> </ul>
• Eave Height	18'	40'	
• Window-to-Eave Offset	6"	-	
• Upper Front Façade Fenestration	30%	-	
• Lower Front Façade Fenestration	70%	-	
• Side and Rear Façade Fenestration	25%	-	
• Building Face or Roof Offset	5'	-	

private realm



	<u>min</u>	<u>max</u>	<u>design elements</u>
• First Storey Clear Height	10'	15'	<ul style="list-style-type: none"> <li>• Building walls shall be Brick, Stone, Synthetic Trim Board, Stucco, or similar material</li> <li>• Roof materials shall be Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material</li> <li>• Roof types shall be Flat, Mansard or combinations thereof.</li> <li>• All rooftop equipment shall be screened from view</li> </ul>
• Roof Pitch	-	9/12	
• Front and Side Encroachments			
Bay Window	-	8'	
Awning	-	8'	
Solar Screen	-	8'	
Balcony/Balconette	-	8'	
Rear Deck	-	8'	
Terrace	8'	-	
Patio	8'	10'	

## PARKING

	<u>min</u>	<u>max</u>
• Alley Width		
ROW	22'	25'
Cartway	18'	21'
• Alley Access Points	2	3
• On-Street Stalls		
Length	20'	-
Width	8'	-
• Ratio (spots/du)	0.8	1.3
• Driveway Length	20'	-
• Driveway Width	8'	12'
• Off-street parking provided through alley-loaded driveways		
• On-Street parking provided through parallel stalls		
• Porous Pavement		
• Belgian Block Curbing		
• Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement		
• Non-residential parking to be provided at a ratio of 4 spots per 1000 square feet		
• Shared parking conditionally permitted		

## EDGES AND BUFFERS

	<u>min</u>	<u>max</u>
• Street Tree Spacing (Distance on Center)	36'	50'
• Side and Rear Yard Fence Height	-	6'
• Planting Buffers		
• Maximize uniqueness to street		
• Custom Mailbox		
• Tree Grates		
• Foundation Plantings		
• Planting Buffers between Different Land Uses		
• Parking Planting		
• Screen Ground Mounted Utility Boxes		
• Planters		
• Potted Plants		

## ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to modulate microclimate
- Long-life trees encouraged to maximize green infrastructure funds
- Xeriscape
- Non-exotic, non-invasive species encouraged to minimize water needs
- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

- Carports
- Structured Parking

	<u>min</u>	<u>max</u>
• Patio Setback from Side and Rear Property Lines	5'	-
• Gutters shall be architecturally compatible with a building		

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground

- Structured parking shall have a maximum height of 2 levels.

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability.
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design).

- Bio-swales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

# AUBURN VILLAGE RETAIL

## ARCHITECTURAL NOTES

### Building Orientation

- Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street façade. Front doors to upper floor use permitted on secondary facade
- At least 50 percent of a buildings front façade must be built to the minimum setback line
- Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid
- Buildings should be built to the sidewalk, public square or plaza edge.

### Building Height

- Maximum building height shall be 45 feet.

### Fenestration

- No blank facades or walls permitted
- Minimum area of window opening on all façade, upper floors – 30%
- Vertically line up windows
- Windows more vertical than horizontal
- Minimum area of windows opening on first floor retail public facades – 70%
- Retail window must remain unobstructed on interior spaces.

### Vertical Breaks

- Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change
- Maximum length of store front – 60 feet

### Horizontal Breaks

- Required at a minimum of one (1) per every 24 feet of vertical height
- May use banding, setbacks or material change
- First floor retail shall have a minimum clear height of 16 feet

### Roof Line

- Flat and mansard permitted
- Maximum length of roofline – 60 feet
- Minimum offset – 5 feet

### Building Materials

- Brick
- Stone
- Stucco
- Synthetic trim boards

### Roof Materials

- Architectural asphalt shingles
- Raised seam metal
- Tile
- Slate
- Metal panels (accent)

### Appurtenances (Porches, Stoops, Balconies, Balconettes, Bay Windows)

- Store fronts encouraged to have awnings
- Store fronts must provide sign plate area
- Pop-out café windows are permitted
- Store fronts encouraged to be open and inviting to public
- Bay windows encouraged

### Accessory Structures

- Structured parking is permitted
- Free standing garage is permitted

## PUBLIC SPACE NOTES

- Front of buildings built to public sidewalk
- Street furniture and amenities encouraged
- Entry plazas and courts should be designed to welcome public use
- Large store front windows required on first floor. Windows may be framed in wood
- First floor retail
- Screening of loading, services and trash areas is required

## SEMI PUBLIC SPACE NOTES

- All semi-public space (i.e. yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs and groundcover or a combination of decorative paving and landscaping. Where appropriate seating and lighting shall be provided.
- Semi- public space must be separated from public space by either a low garden wall, decorative fence (maximum 6' high), hedge material or a combination of the three.

## PRIVATE SPACE NOTES

- Storage space required
- Outdoor patio space required

## EDGES, BUFFERS & TRANSITIONS NOTES

- Parking lots adjacent to street edges must be screened with 4 ½ foot high hedge or masonry wall.
- Parking adjacent to residential uses must be screened with a minimum six (6) foot high masonry wall or fence and must include a three (3) foot wide vegetated buffer that is a minimum of 6' high at the time of planting.
- Lighting must be screened from residential uses.

## AMENITY NOTES

- Must provide at least one direct pedestrian connection between the parking and main street commercial per 150 feet of commercial frontage.
- Connection must be a minimum of 10 foot wide path with 5 foot wide landscaped edges.
- Must provide textured pedestrian crosswalks internal to parking lots.

## PARKING AMENITIES/ACCESS NOTES

- Porous pavement and bio swales permitted
- Vehicle access from alley or secondary streets only
- Maximum one vehicle access point per secondary street frontage
- Lighting must be shielded from residential uses
- Must provide one pedestrian connection between parking and commercial main street every 200 feet minimum



# miscellaneous design standards



## Contents

- Comprehensive Sign Plan
- General Standards (All Uses)

# COMPREHENSIVE SIGN PLAN

## MIXED USE COMMERCIAL/RESIDENTIAL WALKABLE TOWN CENTER (RC-1)

## MIXED USE COMMERCIAL/RESIDENTIAL WALKABLE NEIGHBORHOOD CENTER (AR-1)

A Comprehensive Sign Plan shall be provided which has a consistent sign design theme throughout the Town or Neighborhood Center. Color of letters and background shall be carefully considered in relation to the color of the materials of the building(s) and where the signs are proposed to be located. All building signs shall be compatible with the architecture of the building and shall be a subordinate rather than predominant feature of any building.

If a project is submitted as a General Development Plan (GDP) and meets the requirements of a GDP, the Joint Land Use Board has the discretion to review and approve a separate comprehensive sign package that is different than the following sign ordinance for the parcels associated with the GDP.

### PURPOSE

- To implement and enforce the sign regulations set forth in below.
- To encourage signage compatible with the character of buildings and integrated with the building's architectural design and other signs on and in the vicinity of the building.
- To promote creativity in signage design, utilizing high quality materials and craftsmanship and to develop a distinctive image.
- To encourage efficient use of signage to avoid visual clutter.
- To protect the public health, safety and welfare by promoting signage that effectively identifies establishments and is visible to both pedestrians and motorists alike.



### SIGN APPROVAL & ENFORCEMENT PROCEDURES

- Any person wishing to erect, alter, modify or expand any sign shall first apply to the Lessor (property owner) or its property management agent for review and approval of such sign improvement relative to an approved Comprehensive Sign Plan. Upon receipt of such approval in writing, such person shall then apply to the Township Planner and Township Building Department for all necessary permits. The applicant shall provide all information and materials for the proposed sign(s) necessary for the property owner and the Township Planner to determine compliance with the approved Comprehensive Sign Plan.
- If the Township Planner determines the proposed sign(s) conforms to the applicable Comprehensive Sign Plan standards and restrictions, he/she shall issue zoning approval for such sign. Notwithstanding the following requirements, the Township Planner shall have limited discretion in the administration of these standards. In the exercise of that discretion, he/she may approve a sign that deviates in a minor way from such standards, if he/she determines that the sign(s) substantially conforms to the requirements set forth in the standards.
- The Township Planner shall have the final authority to approve or deny a proposed sign request, to direct the removal of any sign installed without such approval, and to enforce all provisions contained in this document.
- Failure to comply with such provisions may result in enforcement action by the Township Planner, which may lead to the imposition of penalties, including fines, as provided by Township Code.
- Any person aggrieved by a compliance decision rendered by the Township Planner may appeal such decision to the municipal board having jurisdiction over such matters as determined by the Township Planner after conferring with the Township Attorney.

## GENERAL STANDARDS

- The sign regulations set forth in the Township Code Article VIII shall control for sign standards not otherwise enumerated in these regulations or this sign plan.
- Flags and emblems of a government organization or of a political, civil, philanthropic, educational or religious organization are exempt from all provisions of the Township Code and this sign plan.
- No exposed raceways, ballast boxes or electrical signs shall be permitted.
- Sign company names or stamps shall be concealed (applicable ordinances and codes permitting).
- Public safety decals in minimum sizes may be used subject to compliance with all applicable codes.
- Tenants shall not use or affix to a building or window, temporarily or permanently, any stickers or paper, cardboard, plastic or other similar low quality signs; nor shall banners, pennants and/or flag type signs of various materials be so used.
- No merchandise, wall storage units or equipment of any sort shall be placed in front of building windows so as to obscure views into and out of the building.
- Signs that are necessary for the safe movement of traffic or other directional assistance shall be permitted provided they follow the materials, colors, and letter type standards approved for such signage. All signage of this type shall be approved by the Township Planner and Lessor or Lessor's authorized agent prior to installation.
- Special mounting standards shall be used for traffic directional, handicapped parking and other similar on-site signage. Signs shall comply with Subtitle 1 of Title 39 (Standard Traffic Signs) and be mounted utilizing the special design details for such signs approved for the project.
- Drawings showing letter sizes, letter type, fabrication, and installation shall have to be approved and signed by the Lessor or Lessor's authorized agent.
- After a tenant has vacated the premises, the Lessor shall be responsible for the removal of all prior tenant signage and restoration of areas where such signage was located to the original condition, including painting and patching, if necessary.
- Signs, including bracing and support structures, shall be compatible with the principal structure to which they are attached in both overall design and materials.
- All signs shall be securely attached to the building by means of metal anchors, bolts or expansion screws, subject to any required review and approval by the Township Building Department.
- Architectural features of the principal structure shall not be obscured by any sign or its supporting structures or braces.
- No sign shall be affixed to any roof, tree, fence, utility pole or similar structure.
- No vehicle shall be parked in such a manner that it serves as a means of advertising.
- Animated, moving and fluttering signs (including business related banners, flags and pennants), blinking, flashing, sparkling or glittering signs are prohibited. Signs that produce glare or use bare bulbs, such as exposed neon and other exposed tube signs, as well as signs that use bright day-glo or fluorescent colors are prohibited. Signs that obstruct pedestrian traffic, such as sandwich board and other portable signs, are prohibited.
- No permanent sign shall be painted directly on the surface of any wall, building, fence or similar structure.
- The maximum graphic content coverage of any sign shall not exceed 70 percent of the sign face.
- No sign shall have more than two faces and such faces shall be parallel to each other.
- Every permitted sign, including window lettering and exterior signs, shall be constructed using high quality materials and shall be kept in good condition and repair at all times. All signs to the contrary shall be removed. The responsibility of making sure this requirement is satisfied shall primarily rest with the Lessor of the property.
- Internally illuminated sign boxes or individual letter signs with translucent faces are prohibited.
- Inflatable or similar such signs shall be prohibited.
- All changeable copy signs are prohibited, except for permitted menu board type signs and permitted office tenant directory signs.
- Non-advertising or non-commercial signs that are part of and accessory to bus shelters, pay phones, trash receptacles and other similar street furniture shall be permitted.

## SIGN AREA MEASUREMENT

- Holiday window painting or decorations such as for Halloween, Thanksgiving, Christmas, etc. shall be permitted and exempt from window sign limitations. However, such painting or decorations shall contain no reference to named goods or services, and any text shall be strictly limited to reference to the applicable holiday and shall not include reference to any sales, promotions, merchandise or services. In addition, all such decorations shall be removed within ten days of the applicable holiday.
  - All business establishments above the street level shall be prohibited from installing or otherwise placing any signage on the exterior of the building or in the windows of such building. This includes both permanent and temporary signs of any kind.
  - Permanent signs that advertise continuous sales, special prices, etc., are prohibited.
- The area of a sign shall be computed based on the area of the actual sign face, exclusive of any supporting structure or bracing. Where a sign has two parallel faces, only one of the faces shall be measured to determine the area of the sign.
  - The surface area of a sign shall be calculated by enclosing the extreme limits of all lettering, background, symbol or logo, representations, or other display within a single continuous boundary forming a square or rectangle.

## SIGN DESIGN STANDARDS

For the purpose of determining maximum permitted sign area, minimum and maximum permitted letter height and the number of signs permitted, the following sign types are identified:

- Awning/Canopy Signs
- Façade/Wall Signs
- Projecting/Hanging Signs
- Window Signs
- Office Tenant Directory Signs

### Awning/Canopy Signs

**Maximum Area:** 3 square feet.

**Maximum Sign Length:** 6 feet.

**Maximum Letter Size:** 8 inches.

The terms "awning" and "canopy" as used in these sign standards are used interchangeably and shall be considered synonymous.

Awnings and canopies shall extend no farther than possible as a self-supporting structure (no visible vertical support poles or columns), shall be compatible with the building window treatment, and shall not dominate the building elevation where such structure is proposed. All awnings and canopies shall be coordinated and compatible with other existing or proposed awnings and canopies on the building. Signage to be placed on front valance portion of the awning structure only; for non-fabric type canopies, signage may be located along the upper edge of the front portion of the canopy, in a manner that is compatible and complementary to the design and appearance of the building on which it is located.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.



## Façade/Wall Signs

**Maximum Area:** 1 square foot per linear foot of store front up to 24 square feet.

**Maximum Sign Height:** 24 inches.

**Maximum Sign Length:** 12 feet.

**Maximum Lettering Size:** 16 inches, one line of text; 8 inches, 2 lines of text (not to exceed two lines of text).

**Minimum Height Above Sidewalk:** 8 feet, unless greater height required by building code.

**Maximum Height Above Sidewalk:** 14 feet and shall not extend above the base of the second floor window sill. All such signs shall be coordinated with the placement of other such signs along the same building elevation and where possible, shall be located within areas of the building elevation intended to accommodate such signage. Signs shall not cover doors, windows or architectural details.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

Façade/wall signs shall not project above the edge of the roof or beyond the side walls of a structure.

A wall sign shall be located where architectural features or details suggest a location, size or shape for the sign. Generally, the best location for a wall sign is generally a band or blank area between the first and second floors of a building.

New wall signs shall be placed consistent with sign locations on adjacent buildings. This can establish visual continuity among storefronts.

No façade/wall sign or individual lettering shall project more than 3 inches from the surface to which such sign or lettering is attached.

Restaurants, cafes, luncheonettes, delicatessen and similar establishments shall also be permitted 1 wall mounted or hung display board for the purpose of displaying the establishment's menu, announcing daily specials, etc. Such display board shall be made of high quality materials, whether wood or metal, with a high quality finish and a high level of design detail, making it both compatible and complementary to the design and appearance of the building on which it is located. Such sign shall be located adjacent to the entrance to the establishment and shall be limited to 3 square feet in total area.

Internally illuminated box signs and individual letter signs with translucent faces are prohibited.

Lettering shall not occupy more than 70 percent of the area where the sign is placed to avoid a cluttered look.



## Projecting/Hanging Signs

**Maximum Area:** 8 square feet, no wider or longer than 4 feet, though signs exceeding such limits may be permitted if deemed consistent with the Design Standards for Signs (Section 13 below) and approved by the Township Planner/Zoning Officer.

**Maximum Lettering Size:** 16 inches, one line of text; 8 inches, two or more lines of text.

**Minimum Height Above Sidewalk:** 8 feet.

**Maximum Height Above Sidewalk Grade:** 14 feet and shall not extend above the floor level of the second floor of the building.

**Height Above Sidewalk:** Minimum of 8 feet, unless greater clearance required by building code, but no greater than 14 feet or higher than the height of the first floor of the building, whichever is less.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

One per tenant, located near main entrance and external illumination only.

Sign supports and brackets shall be compatible with the design and scale of the sign.

Internal illumination of a projecting sign is prohibited.

Projecting signs shall be constructed of metal, wood or high density pre-formed foam or similar material made to look like wood, as approved by the Township Planner/Zoning Officer (see page 12 "sign materials").

The text, copy, or logo face shall not exceed 70 percent of the sign face of a projecting sign.

The sign shall be hung at a 90 degree angle from the face of the building.

No hanging or projecting sign shall have a sign face that has a depth of less than 2 inches.

One per business frontage shall be permitted.

Only permanent signs that are an integral part of the awning or canopy shall be allowed.

Sign or logo shall not occupy more than 60% of the awning valance or the bottom 10 inches of the awning if a valance is not present.

Sign or logo shall not occupy more than 60% of the awning valance or the bottom 10 inches of the awning if a valance is not present.

Awning signs shall not be internally illuminated.

Awning signs shall be regularly cleaned and kept free of dust and visible defects.

Where applicable, awnings may contain street numbers, but telephone numbers or product advertising and product logos are prohibited.



## Window Signs (permanent window lettering on glass)

**Maximum Area:** 6 square feet or 30% of a window area, whichever is less (including any sign background/design details), but in no case longer or wider than 6 feet.

**Maximum Lettering Height:** 8 inches.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

Interior signage other than window signage, that is clearly visible and positioned to be readily seen for outside the building, shall be prohibited.

Window signs shall be limited to individual letters placed on the interior surface of the window and intended to be viewed from outside. Glass-mounted graphic logos may be applied by silk screening or pre-spaced vinyl die-cut forms.

The window lettering or sign shall pertain only to the establishment occupying that portion of the premises where the window is located.

The text or sign copy of a window sign shall be limited to the business name and brief messages identifying the type of product or service or pertinent information (e.g., "reservations required" or business hours).

Window signs indicating that an establishment is "Open" or "Closed" for business shall be permitted. Maximum 1 square foot in area and no more than 1 sign per business frontage. They shall be considered accessory to window signs and shall not be included in incidental window sign area calculations.

Window lettering or signs that have an exterior source of illumination or include moving or animated images or text are specifically prohibited.

Building space leasing signs shall be permitted as follows: one 6 square feet sign per street frontage for each leased space or one 12 square feet sign per street frontage when more than one space is available for lease in a building.



## Office Tenant Directory Signs (outside building)

**Maximum Area:** 6 square feet, no wider or taller than 3 feet.

**Minimum Letter Height:** none.

**Maximum Lettering Height:** 2 inches.

**Maximum Height Above Sidewalk:** 6 feet.

Maximum 1 per building and only to be used for upper-story tenants.

Shall be located at principal entrance to building serving tenants identified on directory, shall be affixed directly to building face and located, where possible, perpendicular to building elevation where entrance is located.



## SIGN COPY

- The sign copy (text) of permanent signs shall relate only to the name and/or nature of the business or service offered.

## NUMBER OF SIGNS

- Each store or establishment on the street level shall be permitted a maximum of 2 exterior signs including a façade/wall sign, a projecting/hanging sign, and an awning/canopy sign for each principal building face. "Principal Building Face" shall be defined as any building face that includes a public/customer entrance (not emergency, service, or employee entrances) to the store or establishment to which the sign is related. Window signs shall be considered interior signs and shall be located on the inside of the window only.
- Each store or establishment on the street level having frontage on two streets shall also be permitted 1 of the above permitted exterior signs along a secondary street frontage that is not otherwise considered a principal building face.
- In addition to the above, restaurants, cafes, luncheonettes, delicatessens and similar establishments shall also be permitted to mount/hang a display board.
- No more than 1 additional sign shall be permitted on a drive-through canopy. Its design, size and lighting shall be consistent with other proposed signs for the store or establishment.

## MAINTENANCE

- Signs and supporting hardware shall be structurally safe, clean, free of visible defects, and functioning properly at all times. The responsibility to satisfy this requirement shall rest with the Lessor and shall be subject to the enforcement of the Township Planner.
- Repair to signs shall use materials and craftsmanship that are comparable or better than were used for the original sign, and shall be subject to the review and approval of the Lessor as well as the Township Planner.

## COLORS AND MATERIALS

Color is one of the most important aspects of visual communication. It can be used to catch the eye or to communicate ideas or feelings. Too many colors used simultaneously can confuse and negate the message of a sign. Even the most carefully planned sign may look unattractive due to poor color selection.

Contrast is an important influence on the legibility of signs. Light letters on a dark background or dark letters on a light background are most legible.

- Limit the total number of colors used in any one sign. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors decreases readability.
- Colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of other signs shall be avoided. Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not usually blend well with other background colors.
- Sign colors shall compliment the colors used on the structures and the project as a whole.
- Sign materials shall be of the highest quality and shall be compatible with the design of the façade where they are placed.
- The selected materials shall contribute to the legibility of the sign. For example, glossy finishes are often difficult to read because of glare and reflections.
- The following are required materials for signs unless otherwise approved by the Township Planner:
  - Wood (carved, sandblasted, etched, and properly sealed, primed and painted, or stained).
  - Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion). Such signs shall be prepared in a manner such that there shall be a three dimensional quality to the appearance of the sign face(s).
  - High density pre-formed foam or similar material approved by the Township Planner. New materials may be very appropriate if properly designed in a manner consistent with these standards, and painted or otherwise finished to compliment the architecture of the building.

## SIGN ILLUMINATION

The way in which a sign is to be illuminated shall be considered carefully. Like color, illumination has considerable value for visual communication.

First, consider if the sign needs to be lighted at all. Lights in the window display may be sufficient to identify the business. This is particularly true if good window graphics are used. Often, nearby street lights provide ample illumination of a sign after dark.

If the sign can be illuminated by an indirect source of light, this is usually the best arrangement because the sign will appear to be better integrated with the building's architecture. Light fixtures supported in front of the structure cast light on the sign and generally a portion of the face of the structure as well. Indirect lighting emphasizes the continuity of the structure's surface and signs become an integral part of the façade.

Whenever indirect lighting fixtures are used, care shall be taken to properly shield and place the light source to prevent glare from spilling over into mixed use or residential areas and any public right-of-way. Signs shall be lighted only to the minimum level required for nighttime readability.

Signs comprised of individual letters mounted directly on a structure can often use a distinctive element of the structure's façade as a backdrop, thereby providing a better integration of the sign with the structure. In keeping with this approach, internally illuminated individual back-lighted solid letters (i.e., reverse channel or halo type lighted letters) are permitted.

Overall, the most appropriate type of sign illumination is indirect lighting. Again, indirect lighting helps the sign to appear as an integral part of the façade, not something that was added later. Indirect lighting is generally more appropriate for smaller single buildings. In addition, indirect lighting produces a more intimate ambience on the street.

- Any illuminated sign located on any building, which sign is adjacent to a residential use, shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.
- Lighting for signage may be on a timer.
- External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
- Internally illuminated sign boxes or individual letter signs with translucent faces are prohibited. Internally illuminated reverse channel letter type signs and individual letter signs are permitted. The use of Light Emitting Diodes (LED) for such signs is encouraged.
- Externally illuminated signs shall be lit only by downward pointing shielded fixtures where 90 percent of the light emitted from such fixtures is shone directly on the face of the sign. Wall mounted goose-neck type lighting fixtures are encouraged.
- No exposed sign illumination and no flood lighting of signs or storefronts shall be permitted.
- All wiring associated with signs shall be installed and maintained so as not to be in view of the public. Wiring shall under no circumstances be installed within conduit attached to the face of any building.
- Any light fixture used to illuminate a sign shall be compatible in design with the architecture of the principal building to which it is attached.
- Upward lighting of signs and canopies or awnings is prohibited.
- Exposed bulbs or tubing, including neon, are prohibited.
- The light from a illuminated sign shall be steady in nature, not flashing, moving or changing in brilliance, character, color, degree, intensity, location and type of illumination, and shall be the minimum necessary to provide for the readability of the proposed sign without shedding further illumination on nearby buildings, especially residential buildings or units in the vicinity of the sign.
- Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
- Burned out lamps, failing ballasts or other necessary electrical components shall be replaced within two weeks.

## REMOVAL OF SIGNS

- In the event a business ceases operation for a period of time in excess of thirty days, the Lessor shall, during the following ten calendar day period, or greater period as agreed to by the Township Planner, remove any sign identifying or advertising said business.
- For the purpose of this section, the word "remove" shall mean: (a) removal of the sign face, along with posts, columns, brackets, and/or other supporting structures; and (b) restoration of the area affected to the original condition prior to such sign installation. Affected building surfaces shall be restored to match adjacent portion of the structure.

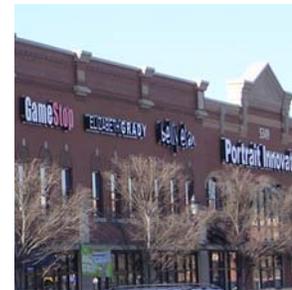
- GATEWAY HIGHWAY SERVICE (RC-2)
- LARGE FORMAT RETAIL (RC-3)
- BIG BOX RETAIL (RC-3)
- REGIONAL OFFICE/HOTEL (RC-3)
- GATEWAY EAST (RC-4)

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- To promote creativity in signage design, utilizing high quality materials and craftsmanship and to develop a distinctive image.
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- If the Township Planner determines the proposed sign(s) conforms to the applicable Comprehensive Sign Plan standards and restrictions, he/she shall issue zoning approval for such sign. Notwithstanding the following requirements, the Township Planner shall

have limited discretion in the administration of these standards. In the exercise of that discretion, he/she may approve a sign that deviates in a minor way from such standards, if he/she determines that the sign(s) substantially conforms to the requirements set forth in the standards.

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- All signs shall be securely attached to the building by means of metal anchors, bolts or expansion screws, subject to any required review and approval by the Township Building Department.
- Architectural features of the principal structure shall not be obscured by any sign or its supporting structures or braces.
- No sign shall be affixed to any roof, tree, fence, utility pole or similar structure.
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- Projecting/Hanging Signs
- Window Signs
- Office Tenant Directory Signs
- Project Identifiable Signs (place holder)

### Use-Specific Signs

The signage shall be designed to provide a cohesive theme throughout the entire project and shall be broken down into the following categories: big box retail, supermarkets, attached retail buildings, freestanding fast foods, banks and retail buildings.

The following criteria shall be applicable to big box retail and large format retail:

- The big box façade signage shall be either internally illuminated reverse channel or internally illuminated channel letters not exceeding 3% of façade or 400 square feet and 40 feet in length. Up to 3 signs shall be permitted and shall be placed on the front and/or side building facades not less than 18 feet and not more than 30 feet above grade in the pre-determined sign band on the architectural drawings.
- One ground sign limited to 70 square feet and may not exceed 10 feet in height. Sign text is limited to name and/or logo. Illumination, if desired, must be internal.

The following criteria shall be applicable to office, hotel and supermarkets:

- The supermarket signage must shall be either internally illuminated reverse channel or internally illuminated channel letters not exceeding 5 percent of façade or 200 square feet and 30 feet in length. Up to 2 signs shall be permitted and shall be placed on the front and/or side building facades not less than 18 feet and not more than 30 feet above grade in the pre-determined sign board on the architectural drawings.
- One ground sign limited to 50 square feet and may not exceed 8 feet in height. Sign text is limited to name and/or logo. Illumination, if desired, must be internal.



## Use-Specific Signs (continued)

The following criteria shall be applicable to attached retail buildings:

- The retail building signage shall be internally illuminated reverse channel, internally illuminated channel letters, or signs with external sources of illumination. With the exception of a corner tenant, which may have 1 sign on front elevation and 1 sign on a side elevation, not more than 1 sign shall be permitted and shall be placed on the building façade in the pre-designated sign band on the architectural drawings.
- A second projecting/hanging sign identifying the tenant shall be suspended from the soffit of the pedestrian arcade or canopy awning in the area of the store's entrance door. This sign shall be consistent in shape, perpendicular to the face of the building façade and mounted at a pre-designated height. Acceptable materials for such signs shall be wood, metal, or high density pre-formed foam.

The following criteria shall be applicable to free-standing fast food building:

- Major identification of the Fast Food Restaurant shall be limited to 2 ground mounted signs, 2 building mounted signs, and 2 freestanding signs (menu board), located at the entrance to the drive-thru facility.
- Building mounted signage shall either be internally illuminated reverse channel, internally illuminated channel letters, or signs with external sources of illumination.
- The freestanding signs or menu boards are limited to 24 square feet and may not exceed 6 feet in height. Sign text is limited to name and/or logo and the price signage. Illumination, if desired, must be internal.
- The ground mounted signs shall be limited to 60 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be external or internal.

The following criteria shall be applicable to free-standing bank building:

- Major identification of the Banks shall be limited to 2 building mounted signs and 1 free-standing directional sign, located at the entrance to the drive-thru-facility.
- Building mounted signage shall either be internally illuminated reverse channel, internally illuminated channel letters or signs with external sources of illumination.
- The freestanding directional sign is limited to 6 square feet and may not exceed 4 feet in height. Sign text is limited to name and/or logo and directional arrow. Illumination, if desired, must be internal.
- The ground mounted signs shall be limited to 60 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be external or internal.

The following criteria shall be applicable to freestanding retail buildings and restaurants less than 20,000 square feet:

- Major identification of the freestanding retail buildings shall be limited to 2 building mounted signs and 2 ground mounted signs.
- Building mounted signage shall either be internally illuminated reverse channel, internally illuminated channel letters, or signs with external sources of illumination. With the exception of a corner tenant, which may have 1 sign on front elevation and 1 sign on side elevation, not more than 1 sign shall be permitted and shall be placed on the building façade in the pre-designated sign band on the architectural drawings.



## Use-Specific Signs (continued)

- The ground mounted signs shall be limited to 60 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be external or internal.



The following criteria shall be applicable to freestanding retail buildings greater than 20,000 square feet:

- Major identification of the freestanding retail buildings shall be limited to 2 building mounted signs and 2 ground mounted signs.
- The signage must be either internally illuminated reverse channel, internally illuminated channel letters or signs with external sources of illumination. With the exception of a corner tenant, which may have 1 sign on front elevation and 1 sign on a side elevation, not more than 1 sign shall be permitted and shall be placed on the building façade in the pre-designated sign band on the architectural drawings.
- The ground mounted sign shall be limited to 60 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be either external or internal.



The following criteria shall be applicable to freestanding office buildings:

- Major identification of freestanding office buildings shall be limited to 1 building mounted sign and 1 ground mounted sign.
- Building mounted signage shall either be internally illuminated reverse channel, internally illuminated channel letters, or signs with external sources of illumination.
- The ground mounted signs shall be limited to 100 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be external or internal.



## Awning/Canopy Signs

**Maximum Area:** 3 square feet.

**Maximum Sign Length:** 6 feet.

**Maximum Letter Size:** 8 inches.

The terms "awning" and "canopy" as used in these sign standards are used interchangeably and shall be considered synonymous.

Awnings and canopies shall extend no farther than possible as a self-supporting structure (no visible vertical support poles or columns), shall be compatible with the building window treatment, and shall not dominate the building elevation where such structure is proposed. All awnings and canopies shall be coordinated and compatible with other existing or proposed awnings and canopies on the building. Signage to be placed on front valance portion of the awning structure only; for non-fabric type canopies, signage may be located along the upper edge of the front portion of the canopy, in a manner that is compatible and complementary to the design and appearance of the building on which it is located.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.



## Façade/Wall Signs

**Maximum Area:** 1 square foot per linear foot of store front up to 24 square feet.

**Maximum Sign Height:** 24 inches.

**Maximum Sign Length:** 12 feet.

**Maximum Lettering Size:** 16 inches, one line of text; 8 inches, 2 lines of text (not to exceed two lines of text).

**Minimum Height Above Sidewalk:** 8 feet, unless greater height required by building code.

**Maximum Height Above Sidewalk:** 14 feet and shall not extend above the base of the second floor window sill. All such signs shall be coordinated with the placement of other such signs along the same building elevation and where possible, shall be located within areas of the building elevation intended to accommodate such signage. Signs shall not cover doors, windows or architectural details.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

Façade/wall signs shall not project above the edge of the roof or beyond the side walls of a structure.

A wall sign shall be located where architectural features or details suggest a location, size or shape for the sign. Generally, the best location for a wall sign is generally a band or blank area between the first and second floors of a building.

New wall signs shall be placed consistent with sign locations on adjacent buildings. This can establish visual continuity among storefronts.

No façade/wall sign or individual lettering shall project more than 3 inches from the surface to which such sign or lettering is attached.

Restaurants, cafes, luncheonettes, delicatessen and similar establishments shall also be permitted 1 wall mounted or hung display board for the purpose of displaying the establishment's menu, announcing daily specials, etc. Such display board shall be made of high quality materials, whether wood or metal, with a high quality finish and a high level of design detail, making it both compatible and complementary to the design and appearance of the building on which it is located. Such sign shall be located adjacent to the entrance to the establishment and shall be limited to 3 square feet in total area.

Internally illuminated box signs and individual letter signs with translucent faces are prohibited.

Lettering shall not occupy more than 70 percent of the area where the sign is placed to avoid a cluttered look.



## Projecting/Hanging Signs

**Maximum Area:** 8 square feet, no wider or longer than 4 feet, though signs exceeding such limits may be permitted if deemed consistent with the Design Standards for Signs (Section 13 below) and approved by the Township Planner/Zoning Officer.

**Maximum Lettering Size:** 16 inches, one line of text; 8 inches, two or more lines of text.

**Minimum Height Above Sidewalk:** 8 feet.

**Maximum Height Above Sidewalk Grade:** 14 feet and shall not extend above the floor level of the second floor of the building.

**Height Above Sidewalk:** Minimum of 8 feet, unless greater clearance required by building code, but no greater than 14 feet or higher than the height of the first floor of the building, whichever is less.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

One per tenant, located near main entrance and external illumination only.

Sign supports and brackets shall be compatible with the design and scale of the sign.

Internal illumination of a projecting sign is prohibited.

Projecting signs shall be constructed of metal, wood or high density pre-formed foam or similar material made to look like wood, as approved by the Township Planner/Zoning Officer (see page 12 "sign materials").

The text, copy, or logo face shall not exceed 70 percent of the sign face of a projecting sign.

The sign shall be hung at a 90 degree angle from the face of the building.

No hanging or projecting sign shall have a sign face that has a depth of less than 2 inches.

One per business frontage shall be permitted (unless second sign is for a second floor tenant).

Only permanent signs that are an integral part of the awning or canopy shall be allowed.

Sign or logo shall not occupy more than 60% of the awning valance or the bottom 10 inches of the awning if a valance is not present.

Sign or logo shall not occupy more than 60% of the awning valance or the bottom 10 inches of the awning if a valance is not present.

Awning signs shall not be internally illuminated.

Awning signs shall be regularly cleaned and kept free of dust and visible defects.

Where applicable, awnings may contain street numbers, but telephone numbers or product advertising and product logos are prohibited.



## Window Signs (permanent window lettering on glass)

**Maximum Area:** 6 square feet or 30% of a window area, whichever is less (including any sign background/design details), but in no case longer or wider than 6 feet.

**Maximum Lettering Height:** 8 inches.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

Interior signage other than window signage, that is clearly visible and positioned to be readily seen for outside the building, shall be prohibited.

Window signs shall be limited to individual letters placed on the interior surface of the window and intended to be viewed from outside. Glass-mounted graphic logos may be applied by silk screening or pre-spaced vinyl die-cut forms.

The window lettering or sign shall pertain only to the establishment occupying that portion of the premises where the window is located.

The text or sign copy of a window sign shall be limited to the business name and brief messages identifying the type of product or service or pertinent information (e.g., "reservations required" or business hours).

Window signs indicating that an establishment is "Open" or "Closed" for business shall be permitted. Maximum 1 square foot in area and no more than 1 sign per business frontage. They shall be considered accessory to window signs and shall not be included in incidental window sign area calculations.

Window lettering or signs that have an exterior source of illumination or include moving or animated images or text are specifically prohibited.

Building space leasing signs shall be permitted as follows: one 6 square feet sign per street frontage for each leased space or one 12 square feet sign per street frontage when more than one space is available for lease in a building.



## Office Tenant Directory Signs (outside building)

**Maximum Area:** 6 square feet, no wider or taller than 3 feet.

**Minimum Letter Height:** none.

**Maximum Lettering Height:** 2 inches.

**Maximum Height Above Sidewalk:** 6 feet.

Maximum 1 per building and only to be used for upper-story tenants.

Shall be located at principal entrance to building serving tenants identified on directory, shall be affixed directly to building face and located, where possible, perpendicular to building elevation where entrance is located.



## SIGN COPY

- The sign copy (text) of permanent signs shall relate only to the name and/or nature of the business or service offered.

## NUMBER OF SIGNS

- Each store or establishment on the street level shall be permitted a maximum of 2 exterior signs including a façade/wall sign, a projecting/hanging sign, and an awning/canopy sign for each principal building face. "Principal Building Face" shall be defined as any building face that includes a public/customer entrance (not emergency, service, or employee entrances) to the store or establishment to which the sign is related. Window signs shall be considered interior signs and shall be located on the inside of the window only.
- Each store or establishment on the street level having frontage on two streets shall also be permitted 1 of the above permitted exterior signs along a secondary street frontage that is not otherwise considered a principal building face.
- In addition to the above, restaurants, cafes, luncheonettes, delicatessens and similar establishments shall also be permitted to mount/hang a display board.
- No more than 1 additional sign shall be permitted on a drive-through canopy. Its design, size and lighting shall be consistent with other proposed signs for the store or establishment.

## MAINTENANCE

- Signs and supporting hardware shall be structurally safe, clean, free of visible defects, and functioning properly at all times. The responsibility to satisfy this requirement shall rest with the Lessor and shall be subject to the enforcement of the Township Planner.
- Repair to signs shall use materials and craftsmanship that are comparable or better than were used for the original sign, and shall be subject to the review and approval of the Lessor as well as the Township Planner.

## COLORS AND MATERIALS

Color is one of the most important aspects of visual communication. It can be used to catch the eye or to communicate ideas or feelings. Too many colors used simultaneously can confuse and negate the message of a sign. Even the most carefully planned sign may look unattractive due to poor color selection.

Contrast is an important influence on the legibility of signs. Light letters on a dark background or dark letters on a light background are most legible.

- Limit the total number of colors used in any one sign. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors decreases readability.
- Colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of other signs shall be avoided. Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not usually blend well with other background colors.
- Sign colors shall compliment the colors used on the structures and the project as a whole.
- Sign materials shall be of the highest quality and shall be compatible with the design of the façade where they are placed.
- The selected materials shall contribute to the legibility of the sign. For example, glossy finishes are often difficult to read because of glare and reflections.
- The following are the permitted materials for signs unless otherwise approved by the Township Planner:
  - Wood (carved, sandblasted, etched, and properly sealed, primed and painted, or stained).
  - Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion). Such signs shall be prepared in a manner such that there shall be a three dimensional quality to the appearance of the sign face(s).
  - High density pre-formed foam or similar material approved by the Township Planner. New materials may be very appropriate if properly designed in a manner consistent with these standards, and painted or otherwise finished to compliment the architecture of the building.

## SIGN ILLUMINATION

The way in which a sign is to be illuminated shall be considered carefully. Like color, illumination has considerable value for visual communication.

First, consider if the sign needs to be lighted at all. Lights in the window display may be sufficient to identify the business. This is particularly true if good window graphics are used. Often, nearby street lights provide ample illumination of a sign after dark.

If the sign can be illuminated by an indirect source of light, this is usually the best arrangement because the sign will appear to be better integrated with the building's architecture. Light fixtures supported in front of the structure cast light on the sign and generally a portion of the face of the structure as well. Indirect lighting emphasizes the continuity of the structure's surface and signs become an integral part of the façade.

Whenever indirect lighting fixtures are used, care shall be taken to properly shield and place the light source to prevent glare from spilling over into mixed use or residential areas and any public right-of-way. Signs shall be lighted only to the minimum level required for nighttime readability.

Signs comprised of individual letters mounted directly on a structure can often use a distinctive element of the structure's façade as a backdrop, thereby providing a better integration of the sign with the structure. In keeping with this approach, internally illuminated individual back-lighted solid letters (i.e., reverse channel or halo type lighted letters) are permitted.

Overall, the most appropriate type of sign illumination is indirect lighting. Again, indirect lighting helps the sign to appear as an integral part of the façade, not something that was added later. Indirect lighting is generally more appropriate for smaller single buildings. In addition, indirect lighting produces a more intimate ambience on the street.

- Any illuminated sign located on any building, which sign is adjacent to a residential use, shall be turned off no more than one hour after closing unless necessary for security purposes.
- Lighting for signage may be on a timer.
- External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
- Internally illuminated sign boxes or individual letter signs with translucent faces are discouraged. Internally illuminated reverse channel letter type signs and individual letter signs are permitted. The use of Light Emitting Diodes (LED) for such signs is encouraged.

- Externally illuminated signs shall be lit only by downward pointing shielded fixtures where 90 percent of the light emitted from such fixtures is shone directly on the face of the sign. Wall mounted goose-neck type lighting fixtures are encouraged.
- No exposed sign illumination and no flood lighting of signs or storefronts shall be permitted.
- All wiring associated with signs shall be installed and maintained so as not to be in view of the public. Wiring shall under no circumstances be installed within conduit attached to the face of any building.
- Any light fixture used to illuminate a sign shall be compatible in design with the architecture of the principal building to which it is attached.
- Upward lighting of signs and canopies or awnings is prohibited.
- Exposed bulbs or tubing, including neon, are prohibited.
- The light from a illuminated sign shall be steady in nature, not flashing, moving or changing in brilliance, character, color, degree, intensity, location and type of illumination, and shall be the minimum necessary to provide for the readability of the proposed sign without shedding further illumination on nearby buildings, especially residential buildings or units in the vicinity of the sign.
- Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
- Burned out lamps, failing ballasts or other necessary electrical components shall be replaced within two weeks.

## REMOVAL OF SIGNS (except in RC-3 District)

- In the event a business ceases operation for a period of time in excess of thirty days, the Lessor shall, during the following ten calendar day period, or greater period as agreed to by the Township Planner, remove any sign identifying or advertising said business.
- For the purpose of this section, the word "remove" shall mean: (a) removal of the sign face, along with posts, columns, brackets, and/or other supporting structures; and (b) restoration of the area affected to the original condition prior to such sign installation. Affected building surfaces shall be restored to match adjacent portion of the structure.

# GENERAL DESIGN STANDARDS (ALL USES)

The physical appearance of a Center development shall be of the highest quality. It is necessary that Center developments adhere to a set of standards and criteria that address a variety of site plan considerations including site layout, building massing and form, and landscaping. This will result in an overall coordinated appearance for a particular development. The general design standards and criteria listed below must be incorporated into a Center development plan submission for a development. Design covenants shall incorporate, complement and expand upon these general design standards and criteria. Such design covenants may be required by the Joint Land Use Board as part of the development plan application, review, and approval process.

## Site Design and Layout

- a. Passive solar design and orientation of buildings is encouraged.
- b. Visitor building entrances and vehicular entrance driveways shall be readily identifiable and accessible to the first-time visitor.
- c. The scale and massing of buildings on any given street shall be harmonious. Corner gateway buildings shall be provided.
- d. A variety of building setbacks, roof lines, color schemes, elevations and heights shall generally be required in a development to avoid a repetitious and monotonous streetscape.
- e. Buildings with more than one (1) façade facing a public street, parking lot, open space area, or square, shall be required to provide multiple front façade treatments.
- f. Non-residential and mixed-use buildings shall be arranged to reduce visibility of service areas from streets, customer parking areas and adjacent properties.
- g. Low maintenance, durable, tactile, natural materials such as wood, stucco and masonry are required. Paintable concrete clapboard is permitted on residential buildings with painted rated for a minimum of 20 years. High quality man-made materials are permitted as architectural accents and trim.
- h. Pitched roofs are generally encouraged. Roof pitches shall be generally consistent throughout the development. Generally, flat and pitched type roofs may be allowed on a limited basis as part of an overall Center design scheme for the proposed development.
- i. Provide dormers, gables, bay windows and windows across a building façade and other similar design features, as appropriate to address scale and rhythm.
- j. Provide for an orderly relationship among windows, doors, porches and roof forms.
- k. The exteriors of all buildings in the development, including any permitted accessory buildings, shall be architecturally compatible and be constructed of complementary materials.
- l. The treatment of side and rear walls of any building in terms of building materials and colors shall be similar to the treatment of the front façade.
- m. The visual impact of large parking lots in front of buildings (where permitted) and long street frontages shall be minimized with low architectural screen walls, landscaping and pedestrian systems and by making parking lots smaller.
- n. Non-residential and mixed use buildings shall be highlighted by such features, including:
  1. Outdoor patios;
  2. Display windows;
  3. Plazas, paver block crosswalks or other landscape features;
  4. Entry overhangs (projecting or recessed);
  5. Specially treated architectural walls;
  6. Covered walkways;
  7. Awnings and arcades;
  8. Balconies and balconettes;
  9. Recesses and projections;
  10. Bays;
  11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
  12. Distinctive roof forms.
- o. Non-residential and mixed-use buildings shall be arranged and clustered to maximize opportunities for shared circulation, parking, loading, pedestrian walkways and plazas, recreation areas, transit-related facilities, and day and night security surveillance.
- p. New buildings or additions on any given street shall generally be consistent with the predominant or emerging setback pattern for the street.
- q. Street-level store fronts and building entrances shall be open and inviting to pedestrians.
- r. For buildings located and oriented around open space awnings, canopies, solar screens, and/or colonnades are encouraged.
- s. Restaurants shall be permitted to operate outdoor cafes on sidewalks provided that pedestrian circulation and access to building entrances is not impaired.
- t. Special ground texture treatment shall be required for pedestrian crossings in streets and elsewhere to include brick, pavers, porous pavement, stone and/or other material deemed suitable by the Joint Land Use Board.
- u. All streets, alleys, and sidewalks and pathways shall connect to other streets within the Auburn Road Village and connect to existing streets outside the Auburn Road Village, as appropriate. Dead-end streets are generally not permitted within the Auburn Road Village unless such condition is unavoidable, subject to Joint Land Use Board approval.
- v. Air conditioning units, HVAC systems, exhaust pipes or stacks, satellite dishes and other telecommunications receiving devices shall be screened or specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties or otherwise incorporated into the architecture.
- w. Street furniture such as benches, street lamps, bicycle racks, trash receptacles, tree grates, bus stops, landscape planters and hanging baskets and the like shall be provided. The Joint Land Use Board may require some street furniture shall to be permanently secured to the sidewalk.

## Block Layout

- a. The blocks created by streets, avenues, and boulevards shall conform in location and size to the regulations specified in the Street Regulating Plan, unless otherwise amended by approval of the Joint Land Use Board.
- b. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the buildings scale or by subtly graduating changes; by maintaining base courses; by continuous use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors recommended in locations designated on the plan as requiring special architectural treatment.
- c. Aesthetics of Block Layouts:
  1. A residential neighborhood with varying block configurations shall be designed within a street grid and accommodate a variety of lot sizes and types. Flexibility is built into the Street Regulation Plan as to the location and orientation of "small streets" and alleys.
  2. The build-to line for residential buildings shall be used as a guideline for all residential units in a given block and shall not be interpreted so as to create a single setback line. The intent shall be that the buildings shall vary along setback lines within the guidelines as established in this Ordinance.
  3. Streets in some cases are intended to weave through neighborhoods and open spaces to create varied site vistas while maintaining the integrity of the street grid. Pedestrian walkways for these streets are intended to promote walking to create a sense of neighborhood. Small neighborhood parks and green edges abutting residential homes are intended to add interest to the neighborhood. Common open spaces are provided at the edges of some blocks to provide opportunity for active and/or passive recreational activities.

All of the above components shall be viewed in conjunction with one another in creating neighborhood design.

- d. Buildings shall be architecturally emphasized through fenestration, entrance treatment, and detailing. Buildings with more than one façade facing a public street or internal open space shall be designed to provide for enhanced façade treatments on those sides of said buildings which are not the front of the building.
- e. A block consisting of between three and ten lots shall be developed with the minimum of three different base model type homes varying by both amount of habitable space and architecture treatment. Blocks consisting of between eleven and thirty lots shall be developed with a minimum of four base types. Each base model type home in any block shall have at least two alternative front elevations containing different design features as enumerated.
- f. Exterior public and semi-public spaces, such as courtyards or plazas, shall be designed to enhance surrounding buildings, and provide amenities for users, in the form of textured paving, landscaping, lighting, street trees, benches, litter containers, and other items of street furniture, as appropriate. Courtyards shall have recognizable edges defined on at least three (3) sides by buildings, walls, elements of landscaping, and/or elements of street furniture, in order to create a strong sense of enclosure.

## Residential Building Design

- a. The front façade of a single-family detached, twin or townhouse unit shall reflect traditional rules of scale and rhythm. Awnings, open and useable porches, stoops, bay windows and/or balconies and façade and roof line offsets are required to aid the articulation of scale and rhythm.
- b. A minimum of 50 percent of single-family detached and twin dwelling units, shall have a front entrance articulated with a covered front entry porch. Front porches shall generally be located on the front of the dwelling facing the sidewalk, but may occasionally be located on the side wall of a dwelling. The size of front entry porches shall be a minimum of 8 feet deep from the front wall of the dwelling to the enclosing porch rail and a minimum of 10 feet long.
- c. The ground floor of all residential units except flats shall be raised above the level of the adjacent sidewalk as specified for the various street types. Residential units shall have their ground floors raised above ground level at the front of the building by a minimum of 2 feet, and residential buildings which are required to comply with ADA Standards and State Handicapped Accessibility Codes are exempt from this requirement.

## Residential Building Design (continued)

- d. Garages are discouraged along the main front façade of single-family detached, twin and townhouse units and are prohibited forward of such façades. Subject to the rules of the Street Regulating Plan, garages may be front, side or rear entry types. Windows are required in the walls of such garages to admit light and eliminate blank walls. Sufficient storage area to accommodate tools, auto accessories, trash/recyclable materials storage, lawn and garden maintenance equipment, shall be considered in sizing the garages so that an accessory storage structure will not be necessary. Individual bay overhead garage doors are encouraged. Detached garages shall be offered as a permitted option on certain available single-family detached and twin units.
- e. All single-family detached, twin and townhouse units are encouraged to have clearly defined front yards using landscaping, hedging, fencing, or a brick or stone wall, none of which shall exceed 3 feet in height.
- f. Where the rear of a single-family detached, twin or townhouse unit is visible from an exterior or interior street, such building elevations and yard areas shall be specially designed and treated to present a pleasant appearance to such street.
- g. Townhouse buildings shall consist of no more than eight (8) townhouse dwelling units in order to prevent the development of long and monotonous buildings. There shall be different roofline heights and vertical offsets in each overall townhouse building. No more than two (2) adjacent townhouse units shall have the same building offset, which shall vary by at least 2 feet.
- h. Flats shall have access provided by an outside entrance or stairway exclusively serving the residential units.
- i. All single-family, twin and townhouse dwelling units shall have private outdoor space, which may include a deck, patio and/or terrace. Such outdoor space shall be enclosed, as appropriate, by a decorative wall or fence, evergreen hedge, trellis or lattice, vines, or some combination thereof.
- j. In case of walls, fences or trellises, the height of such open space enclosures shall be 5 or 7 feet high. Portions of fencing below 5 feet shall be of solid material and above 5 feet in height must be made of a screen views of neighboring uses.
- k. Each upper floor flat dwelling shall be provided with a terrace, recessed inside the exterior building wall of the dwelling, or an occupiable balcony projecting on the outside of the building wall. If a terrace or balcony is not provided for upper floor flats, each dwelling shall be provided with access to a conveniently located common space, park or green.

## Non-Residential and Mixed Use Building Design

- a. Scale or buildings shall be broken up both horizontally and vertically and offsets to reinforce the human scale.
- b. No commercial statements of the occupant's products or services shall be allowed as part of the building façade or elevation.
- c. Architectural designs shall be evaluated in terms of the sensitive integration of form, textures, and colors with the particular landscape and topographic characteristics of each individual site.
- d. Groups of related buildings shall be designed to present a harmonious appearance in terms of style and use of exterior materials, fenestration and roof type.
- e. Building exterior walls shall be articulated to reduce the scale and the uniform appearance of buildings and to provide visual interest that will be consistent with the community's identity, character and scale. The intent is to encourage a more human scale that residents and workers will be able to identify with their community. As such, one or a combination of the following shall be utilized in a development:
  - 1. Roof line variation;
  - 2. Arcades, display windows and entry areas;
  - 3. Grouping into smaller or multiple structures;
  - 4. Mature landscaping and land form manipulation;
  - 5. Wall texture placement and change;
  - 6. Clustering small-scale elements such as planter walls around the major form;
  - 7. Creation of a horizontal and vertical shadow line;
  - 8. Offsets and/or breaks in the building line;
  - 9. Patterned walls;
  - 10. Fenestration;
  - 11. Color change.
  - 12. Recessed Entrances
- e. Each building shall be sensitive to the immediate neighboring structure. Opportunities to provide walkway systems to adjoining buildings, including common plazas or courtyards, are encouraged.

## Non-Residential and Mixed Use Building Design (continued)

- f. All facades of a building which are visible from adjoining properties and/or public streets should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristic similar to the front façade.
- g. The exterior walls of each building shall be constructed of durable permanent architectural materials compatible with campus-like standards, tastefully handled, i.e., carefully selected brick; stone with a weathered face or polished, fluted, or broken-faced. Exterior building materials may include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels as secondary accent materials only.
- h. Preengineered metal buildings, industrial-type structures featuring predominantly painted exteriors, and corrugated metal-sided or clapboard aluminum-sided "Butler" type buildings shall not be permitted.
- i. All façade materials must be low maintenance. There shall be no exposed common concrete block on the exterior of any building, and painted concrete block shall not be permitted.
- j. Window treatment shall be required along the front and sides of all buildings. Avoid the use of multi-floor glass curtain walls.
- k. Drainage pipes and roof leaders on building surfaces must be located on the interior and not exposed.
- l. Building roofs are to be uncluttered. Vertical roof projections such as towers, vents, stacks or roof-mounted equipment shall be integrated into the architecture. All penetrations through the roof (i.e., mechanical equipment or skylights) must be organized in a manner that is integral to the architectural form of the building, or completely screened from view by parapet walls or approved enclosures. Screens shall be attractive in appearance and reflect or complement the architecture of the building to which they belong.
- m. Design of canopies shall be in keeping with the design of the building

## Parking and Circulation

- a. Off-street Parking
  - 1. Each building site must include adequate off-street automobile parking and loading facilities per the ratios established in this ordinance. The Urban Land Institute's "Shared Parking Analysis" shall be used by the applicant when it is deemed appropriate by the Joint Land Use Board.
  - 2. Textured crosswalks are to be used where pedestrians come in contact with vehicular traffic. All walks must be well lighted with bollards. On-site pedestrian linkages must connect buildings to external perimeter pedestrian systems.
  - 3. Parking is prohibited in front and side yards unless otherwise noted.
  - 4. Parking access shall be via alley unless otherwise noted (except in the RC-3 District).
  - 5. Large parking fields are generally discouraged.
  - 6. Parking buffers are required on all four sides.
  - 7. Block cut-thrus shall provide access to rear yard parking. Minimums provided per this plan.
- b. Use of On-Street Parking Spaces
  - 1. On-street parking credit may be counted for spaces which do not actually front on the property for which they are to be considered as serving provided they are located within 1,000 feet of the property for customer or client parking and 2,000 feet of the property for employee parking. The Joint Land Use Board may, in its discretion, elect to give such spaces on-street parking credit; deny any credit for such spaces; or give partial credit for such spaces depending on the use of the property upon which they front and the uses of intervening properties located between the property seeking to apply the spaces toward its parking need and the spaces themselves.

The following guidelines shall be used to determine which on-street parking spaces an applicant may assume are available.

- 2. Parking spaces located on a road that the Street Regulating Plan classified as a Residential Street shall not be included in the parking inventory for a commercial land use.

## Parking and Circulation (continued)

3. Spaces directly abutting the applicant's property are 100 percent available to the applicant, unless parking regulations restrict parking during the time period when the spaces are needed to satisfy the applicant's peak parking demand.
  4. Spaces abutting a different commercial use shall not be counted unless that use has an off-setting peak parking demand or unless the owner of the use certifies that it has no need for the available parking spaces.
  5. Parking that abuts open space, wetlands or detention basins shall be considered available but must be shared with other nearby commercial users. The applicant shall propose to the Joint Land Use Board the percentage of the parking for which credit will be taken and will explain to the Joint Land Use Board the methodology used in determining that percentage.
- c. Parking for all dwelling units shall be prohibited in front yard setback areas. With the exception of lots that do not back up to lanes, as depicted on the street regulating plan, driveways and driveway access shall be prohibited in any front yard area. Driveways shall be set back a minimum of 3 feet from the side of dwelling units. Driveways shall be setback a minimum of 3 feet from any side property line, unless such driveway is shared by dwellings on two (2) adjacent lots on the common side lot line. Parking for townhouses shall be provided as driveways or garages with access from a rear lane. Private driveways for townhouses shall connect to lanes only and not to streets. Parking for apartments may be located in common parking lots located on a lot other than that containing the apartment building entrances. If access to a garage is provided from a street, the front entrance of such a garage shall be set back 10 feet further than the front wall of the dwelling unit. The location of a garage shall be set back a minimum of 3 feet from side and 5 feet from rear property line.
- d. Parking Lot Landscaping, Buffering and Screening
1. Lots for apartment and non-residential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping and street furniture approved by the Joint Land Use Board.
  2. Parking lot layout, landscaping, buffering and screening shall be providing to minimize direct views of parked vehicles from streets and sidewalks, avoid spill-over light, glare, noise, or exhaust fumes onto adjacent properties, in particular residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view public streets and walkways shall be surrounded by a minimum of a 4 1/2 foot high (3 foot high minimum in RC-3 District), year-round visually impervious screen, hedge, masonry or wall and shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles and shall not interfere with clear sight triangle requirements. Parking lots adjacent to residential properties or residential alleys shall provide a minimum 6 foot high year round visually impervious screen hedge or masonry wall.
  3. The interior of all parking lots shall be landscaped to provide shade and visual relief. This is best achieved by protected planting islands or peninsulas within the perimeter of the parking lot. Parking lots with ten (10) or less spaces may not require interior landscaping if the Joint Land Use Board determines that there is adequate perimeter landscaping. In parking lots with eleven (11) or more spaces, a maximum of one (1) deciduous shade tree shall be required to be planted in the parking lot for every 5 parking spaces. A 6 foot planting diamond, or equivalent planter, is required per tree. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible provided these objectives are designed to the satisfaction of the Joint Land Use Board.
- e. Structured Parking and Carports
1. Structured parking shall be faced with other uses such as retail or be designed to hide the utilitarian look of parking garages.
  2. Utilize the architectural vocabulary of adjacent facades to minimize the inherent look of the parking structure and integrate the structure as part of the overall façade.
  3. Parking entrances shall be indicated through increased massing, increased detail, material change or signage and shall be clearly visible from the secondary streets.
  4. Structured parking layouts shall take into consideration pedestrian circulation and connections with adjacent building uses.
  5. Structured facades shall be articulated similar to, and colors shall coordinate with, adjacent buildings.
  6. Utilitarian appearances of structured parking are not permitted. Structures shall have design treatments such as colonnades, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building. Blank walls are not permitted.

## Parking and Circulation (continued)

7. Parked cars shall be visually screened from adjacent buildings and the street and such screening shall be in keeping with the rest of the building's architectural style and materials.
8. Locating structural parking at the interior of the block, surrounded by buildings is the preferred method.
9. Vehicular access to structured parking shall be accessed from alleys, placed underground, placed in structures above the ground floor, or located behind or to the side of a building. Always provide clear signage to direct the driver to the parking entrance.
10. Structured parking shall not exceed 50 feet in height.
11. Carports shall be required for some mixed use developments and flats to be located within parking lots. Provision shall be made for storage. Their design shall compliment the principal structure and in some instances be used as a buffer to single-family, twin and townhouse units.

### f. Residential Garage and Parking Design Standards

1. With the exception of lots that do not back up to lanes, as depicted in this document, driveways and driveway access shall be prohibited in any front yard area.
2. Driveways that are accessed through the front yard area shall be no wider than 10 feet and parking for all dwelling units shall be prohibited within the front yard setback.
3. Garages, driveways and parking areas shall have a minimum setback of 3 feet from any side property line or side of dwelling unit. An exception to the 3 foot setback from the side property line shall exist for townhouse and twin lots to permit garages, driveways and parking areas that share a common wall on the common property line.
4. Garages shall only be located to the rear of the principal building.
5. Two adjacent lots may share a driveway along their common property line subject to a cross-access easement.
6. Residential lots may require on site parking spaces adjacent to the garage in order to meet the minimum off-street parking requirements if sufficient spaces are not provided within the garage and the driveway to the garage.
7. The maximum width of a driveway throat shall not exceed 24 feet. There shall be no more than one driveway apron per lot.
8. Driveways may be constructed of porous pavers, 2 foot wide concrete to wheel tracks, or stone pavers.
9. Except as noted, all driveways and parking spaces shall only be accessed from the rear lane.
10. Required parking for flats must be located internal to the block upon which the condo/flats building is located. First floor garage parking for condo/flats is permitted subject to meeting architectural requirements.
11. Each garage car space shall be counted as 1.0 off-street parking space, regardless of the dimensions of the driveway.
12. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.
13. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum parking area width of 20 feet is provided for a minimum length of 18 feet as specified for a one-car garage and driveway combination.

### g. Shared Parking

The overall intent for the provision of parking is to balance the use mix with available parking opportunities both on and off street. A parking analysis shall be performed in consideration of any development application in order to insure the adequacy of parking without, wherever possible, overdeveloping off-street parking areas. Off-street parking shall be provided according to minimum requirements as specified in this Ordinance, the Township Subdivision and Land Development Ordinance and in accordance with NJ Residential Site Improvement Standards (RSIS).

Off-street parking for commercial uses shall be sufficient to provide parking for the employees of all proposed uses as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage. Off-street parking lots may in some instances be prohibited in the front yard setback area. They shall be located at the side and rear of buildings on the interior of lots whenever possible, and shall be accessed by means of common driveways, preferably

## Parking and Circulation (continued)

from side streets, lanes or alleys. Cross-access easements for adjacent lots with interconnected parking lots shall be required, in language acceptable to the Township Committee.

In addition to the off-street parking requirements specified above, on-street parking shall be provided to serve customers of commercial uses. Commercial on-street parking shall be provided as curbside, parallel, or angle parking located along both sides of the streets on all blocks upon which commercial uses front.

Each applicant for a non-residential development greater than 5,000 square feet shall be required to conduct a parking study to determine the number of on-street and off-street parking spaces required to accommodate peak parking demand. In calculating peak parking demand, the applicant shall:

1. Project the peak number of occupied parking spaces using formulae and procedures presented in the most recent edition of Parking Generation, an information report published by the Institute of Transportation Engineers (ITE).
2. Calculate the number of parking spaces needed by expanding the number of occupied parking spaces by 10% to assure a reasonable number of vacant parking spaces to permit turnover of the parking supply.
3. Identify how these parking spaces will be assured to future occupants and customers of the proposed land uses.

Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed use commercial and residential buildings. Where necessary, in parking lots which are serving mixed use commercial and residential buildings, the Joint Land Use Board may, in its discretion, permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.

An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report Shared Parking, published by the Urban Land Institute. The report shall be prepared using the most current shared parking methodology published by the Urban Land Institute or the Institute of Transportation Engineers.

A captured and shared parking study and report shall:

1. Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report Parking Generation.
2. Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
3. Calculate the peak parking accumulation for the development, making use of shared parking procedures.
4. Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity of spaces for the turnover of vehicles.
5. Determine the number of on-site parking spaces that will be supplied.
6. Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section of the ordinance.
7. Determine whether any additional parking spaces will be needed to serve the development and if so how they will be supplied.
8. Propose additional methods, if needed, to reduce parking demand to mitigate an insufficient supply of parking. Other methods could include the use of fringe parking lots, a satellite parking lot with shuttle bus service, the provision of transit sub sites to employees in lieu of assurance of a parking space or the establishment of a valet parking service making use of an identified off-street parking lot.

## Parking and Circulation (continued)

A sample shared parking calculation is presented on the chart below:

Shared Parking Calculations						
Uses	Monday-Friday			Saturday & Sunday		
	8am-6pm	6pm-Midnight	Midnight-8am	8am-6pm	6pm-Midnight	Midnight-8am
Residential	60%	100%	100%	80%	100%	100%
Office	100%	10%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	60%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Movie Theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Institutional (non-religious institution)	100%	40%	5%	10%	10%	5%
Religious institution	20%	40%	5%	100%	50%	5%

The number of required parking spaces may be reduced on a space per space basis if the applicant can demonstrate that suitable alternative parking spaces are located within close proximity to the subject property or site, through a shared parking arrangement with an adjoining use. Those spaces, to be counted towards this shared parking arrangement, must be demonstrated to be available during the hours of operation of the affected uses, and access to those spaces must be provided for vehicles and pedestrians in a safe and efficient manner, including shared driveways and interconnected walkways where possible.

The Township Planner may conduct site visits to confirm that the amount of parking provided is being utilized by the development and, in fact, that the parking remains sufficient to meet the needs of the development. If at any time it is determined that this is no longer the case, the construction of additional banked or reserved parking spaces may be required by the Township Planner to meet the demand.

- h. The piling of snow is discouraged in required parking spaces or where it will damage landscaping or appear unsightly in the public view.

## Green Design Guidelines

Green building guidelines ensure that development within a Center preserves the unique character of the site. The Township encourages the construction of sustainable or "green" buildings. The guidelines that follow are intended to result in environmentally friendly and economically vibrant projects.

### a. Green Building Certification

According to the U.S. Green Building Council (USGBC) LEED evaluates environmental performance from a whole building perspective over a building's life cycle, providing a definitive standard for what constitutes a "green building". It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. LEED is a performance oriented system in which scoring points are earned for satisfying performance criteria in the categories of sustainable site development for new construction: reducing the urban heat island, energy efficiency, water savings, materials selection and indoor environmental quality. Different levels of green building certification are awarded by the USGBC based on the total points earned. As a means of evaluating and measuring achievements in sustainable design, this Ordinance encourages design, construction, and operation of developments that meet the criteria for a LEED certified rating.

## Green Design Guidelines (continued)

### b. Reducing the Urban Heat Island

The ambient air in urban environments is usually significantly warmer (sometimes more than 10° F warmer) than the air in less developed areas – an effect known as the urban heat island. Dark, non-reflective surfaces absorb heat from the sun and then radiate it back to the surrounding area. Such hotter temperatures lead to an increased need for air conditioning, which costs money and consumes significant amounts of energy. Current statistics show that air conditioning consumes one sixth of all electricity used in the United States. The following guidelines help to mitigate the formation of an urban heat island:

1. Provide shade (within five years) for 30% of the site's non-roof impervious surfaces.
2. Use light-colored/high albedo materials (reflectance of at least 0.3) for at least 30% of the site's non-roof impervious surfaces.
3. Use highly reflective and high emissive roofing material (at least 0.9 when tested in accordance with ASTM 408) for at least 75% of the roof surface. In addition to the operational benefits to the building, this application helps to extend the life span of a roof.
4. Use a "green" vegetative roof for at least 50% of the roof area. In addition to its ability to reduce stormwater flows and provide insulation, this application helps to extend the life span of the roof.

### c. Energy Efficiency

1. Buildings should be designed to exceed by 20% the state energy code or the most recent edition of ASHRAE/IESNA Standard 90.1 (without amendments), whichever is more stringent.
2. Building owners are encouraged to provide a portion of the total energy used by a building with on-site renewable sources, such as photovoltaic systems.

### d. Water Savings

The following guidelines help decrease the amount of municipal water needed for buildings:

1. Decrease the quantity of potable water used for landscape irrigation by 50%.
2. Install ultra low flow fixtures in bathrooms and consider reusing roof runoff volumes for flushing toilets in order to reduce the amount of potable water required.

### e. Materials Selection and Indoor Environmental Quality

The following materials guidelines ensure quality environments that help decrease the environmental impact of the materials needed for buildings:

1. Divert as much construction waste away from disposal in landfills as possible by recycling construction materials including metal, wood, concrete, brick, drywall and cardboard.
2. Incorporate building materials that contain a high percentage of recycled content.
3. Incorporate building materials that have been manufactured and where possible extracted, regionally. Using regional products not only reduces the amount of energy required for transportation, but it also supports the local economy.
4. Incorporate bio-based building materials where possible. This includes materials incorporating certified wood, bamboo, wool, cotton, cork, natural linoleum and agricultural fiber boards.
5. Limit the amount of indoor air contaminants that are introduced through building materials where possible. Materials, including adhesives, sealants, paints and carpets, with lower VOC values shall be preferred over standard versions. Materials made of wood and agricultural fiber shall contain no added urea formaldehyde.

## Landscaping

- a. Landscaping shall be required in those areas that are designated as setback areas, areas within parking lots, and areas not used for ingress, egress, parking, or storage, and areas subject to grading and recontouring.
- b. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art and sculpture.
- c. Plant suitability, maintenance and compatibility with site and construction features are critical factors which shall be considered. Plants shall be nonexotic invasive and drought tolerant and to the best possible xeriscape.
- d. Deciduous trees shall have at least a 2 inch caliper at the time of planting and shall be balled and burlapped. Evergreen trees shall be a minimum of 5 to 6 feet high at the time of planting. Shrubs shall be 2 feet in height at the time of planting. Only nursery grown plant materials shall be acceptable and all trees, shrubs and ground covers shall be planted according to accepted horticultural standards.
- e. Within two years from the time of planting, all dead or dying plants, whether installed new, transplanted, or designated as existing trees to be retained on the plan, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering during the initial two years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owners or their agents.
- f. Landscaping and site treatment plans shall consider seasonal flowers in planters, planting beds, and hanging baskets.
- g. Garbage collection, recycling and other utility areas shall be screened around their perimeter by wood enclosures with a roof or by masonry walls, with a minimum height of 7 feet and shall extend on three sides of such an area, with a gate or door on the third side. Such a wall shall be capped on the top. A landscaped planting strip a minimum of 3 feet wide shall be located on three sides of such a facility. Planting material shall be separated from the parking lots by Belgian block curbing and shall have ramp access to such facility for vehicles and carts. A mixture of hardy flowers and/or decorative evergreen and deciduous trees may be planted.
- h. To conserve energy, landscaping shall include the planting of evergreen windbreaks to block northwest winds in the winter, thereby reducing heating energy costs in the winter. Deciduous shade trees shall be planted near the southern facades of buildings to block summer sun, thereby reducing solar heat gain during the summer months.
- i. All landscaping, including lawn areas, trees and shrubbery shall be maintained in excellent condition by the property owners or development association by cutting, trimming, feeding, watering and weeding. Plants shall be replaced as may be required. Landscaping shall be installed upon the substantial completion of the building, weather permitting, and an underground irrigation system may be required by the Joint Land Use Board in some landscaped areas.
- j. Existing vegetation to be preserved on each site must be designated on each plan. Techniques to be employed to preserve such vegetated areas shall be submitted to the Joint Land Use Board for review and approval. Such techniques should address the following elements for the tree structure so as to avoid damaging effects during and after construction to these elements: crown; branch system; dripline; existing grade; drainage and soil character; root system; and feeder root system.

## Shade Trees

- a. Street trees, with a minimum of 2 inch caliper or 12 feet high at the time of planting shall be spaced per the requirements specified in Open Space Linkage Plan regarding streets, avenues, boulevards, and highways, as well as medians of boulevards and divided roads. Bottom branches shall be trimmed to a minimum of 8 feet from the ground to allow pedestrian passage in commercial areas. Street trees shall be planted on both sides of the street and in the parkway between the curb and the sidewalk, if such exists. Existing trees shall be used where possible. In locations where healthy and mature shade trees exists, the requirements for new trees maybe waived or modified.
- b. The particular species of shade trees shall be determined upon specific locational requirements, soil types, geology, climate and indigenous species. The list of tree species permitted in the Center and Village is presented in the Open Space Linkage Plan.
- c. All intersections shall have street trees recognizing the requirements for clear sight lines.
- d. See **Public Spaces Plan** for specie options.

## Detention Basins

The specific locations of detention basins are indicated in the Stormwater Management Plan. The system includes a host of stormwater elements including:

- a. Larger basins
- b. Linear basins or bioswales and rain gardens
- c. Small basins located in parks
- d. Lakes or ponds

Size and depth of the various elements shall be calculated based on recognized engineering standards. Each parcel's stormwater drainage must be collected on-site and released at an approved location or locations. After being temporarily detained in basins, the stormwater must be released at a controlled rate into the channel systems which become part of the natural drainage watershed. In cases where water drains onto the parcel from adjacent parcels, the drainage system must provide for the inflow, unless special arrangements are made to the contrary.

Stormwater detention areas may be necessary to ensure recharge of sensitive groundwater systems. Determination of this need must be made by the Township Engineer on the basis of topography, subsoil characteristics, aquifer characteristics, and ground coverage.

Individual detention basins on each parcel shall not be required. However, each site's individual drainage collection system must be designed to collect and direct all surface runoff to an overall comprehensive drainage system.

Detention basins must be sensitively designed to provide both practical stormwater control and to develop into attractive and ecologically stable landscapes. The following design guidelines shall be adhered to:

- a. Basin design should be site specific. Avoid using standard "cookie-cutter" shapes and angular designs; keep line and contours free-flowing and natural in appearance.
- b. Vary basin shape and slopes to produce basins that blend into the surrounding topography and existing natural conditions.
- c. Where appropriate, basin design should incorporate recreational amenities such as ballfields and/or open play areas integrated with plantings in a park-like and safe manner.

When required by the Joint Land Use Board and indicated on an approved development plan, detention basins shall be landscaped. The following planting design guidelines must be adhered to:

- a. Plant species should be tolerant of both wet and dry soil conditions.
- b. Trees and shrubs should be planted in masses and groves to mimic naturally occurring patterns.
- c. Plantings should be allowed to go on and over side slopes.
- d. Plantings should not be permitted on any dikes associated with the detention basin unless approved by the Township Engineer.
- e. Provision for emergency access as well as general maintenance of the basin should be reviewed and approved by the Township Engineer. Plantings should be designed to disguise, yet not hinder, vehicular access.
- f. Plantings should not be located too close to low flow channels to allow for maintenance of the basin.
- g. Vary plant spacing; allow for openings and gaps and more closely planted areas.
- h. Tree plantings should be a mixture of species and sizes to be reviewed and approved by the Joint Land Use Board.
- i. Shrubs should be planted in masses. Groups of single species should be allowed to overlap a group of another species to form large continuous beds.
- j. Grass mixtures should be specified that remain attractive while being cut only three to four times per year, e.g., tall fescue varieties. Avoid using high maintenance fine lawn grasses. Where appropriate, basins may be seeded with meadow grass or wildflower mixtures that require only one mowing per year.
- k. Open areas, from the basin to existing woodlands, should be planted with indigenous species of shade trees and naturalizing meadow grass and/or wildflower mixture to help bend the two areas together.
- l. Reforestation is a landscape treatment appropriate for detention basins that are not highly visible or are located adjacent to areas of native wood lots. Where reforestation is determined to be appropriate by the Joint Land Use Board, tree sizes should vary. Trees should be planted in groves.

## Lighting

- a. Well designed soft lighting of the building exterior shall be permitted provided that the lighting complements the architecture. The lighting shall not draw inordinate attention to the building.
- b. Parking lot, service area, and roadway lighting shall be provided by freestanding fixtures designed to minimize glare to the street and adjacent parcels. The type of fixture and color of lamping will be evaluated for their compatibility with existing street lighting, the architecture and natural site characteristics.
- c. Freestanding lights shall be located and protected to avoid being easily damaged by vehicles or vandalized. The height of such lights shall in no case be greater than 15 feet. All lighting shall be serviced underground.
- d. Spotlight-type fixtures attached to buildings and visible to the public are prohibited. Where lights along property lines will be visible from adjacent properties, the lights shall be appropriately shielded and/or the mounting heights will be reduced.
- e. The lighting for pedestrian walkways may include either cut-off or exposed sources, but the height and intensity of the light must be subdued. All lighting designs and installation are subject to Joint Land Use Board review and approval.
- f. All proposed lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.
- g. See **Public Spaces Plan** for fixture options.
- h. The use of string lighting in trees, up-lighting of trees or other special effect lighting and after-hours lighting is permitted.

## Restaurants and Cafes

Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired.

Design of sidewalk cafes shall be subject to approval by the Joint Land Use Board. The following standards and guidelines are applicable to sidewalk cafes:

- a. Allow for pedestrian circulation, a minimum of 5 feet of sidewalk along the curb leading to the entrance of the establishment shall be maintained free of tables and other encumbrances.
- b. Planters, posts with ropes, wrought iron railings, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the café.
- c. Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- d. Outdoor cafes shall be required to provide additional outdoor trash receptacles.
- e. Tables, chairs, planters, trash receptacles and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- f. Outdoor cafes shall not be entitled to additional signage, over and beyond what is permitted for this use.
- g. The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free and well-kept appearance within and immediately adjacent to the area of their activities.

## Utilities

All utilities and related appurtenances on the site shall be underground or in the main building or structure.

## Street and Park Furniture, Plazas and Community Spaces

Street furniture includes benches, waste containers, planters, phone booths, bus shelters, bicycle racks, water fountains, potted plants and planters, window boxes and bollards. The **Public Spaces Plan** provides examples of desired vocabulary. Street furniture must be compatible with the architecture of surrounding buildings, the character of the area and other elements of the streetscape. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage.

The design of a building's related entrance areas, plazas or terraces may vary, based on the intentions and needs of individual building owners. At a minimum, however, building entrances shall be highlighted with plant materials and paved surfaces.

In time, the need for varied forms of street furniture beyond signage may arise. For example, introduction of a public or private transit system may necessitate bus shelters. As such needs become formalized, the developer must prepare a basic design vocabulary to cover such individual needs consistent with the overall design program. Every development shall include some or all of these community spaces: patio/seating areas, pedestrian plazas with benches, window shopping walkways, outdoor playground areas, kiosk areas, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that in the judgment of the Joint Land Use Board, adequately enhances such community and public spaces. Any such areas shall have direct access to a sidewalk network and such features shall not be constructed of materials that are inferior to the principles materials of the building and landscape.

## Screening of Loading and Service Areas

All loading docks and service areas must be sufficient to serve the business being conducted on the parcel without using adjacent streets. No loading and service areas shall be visible from any neighboring property or adjacent street. Provision must be made for handling all freight on those sides of the buildings which do not face a street. The recommended method of screening should consist of walls and gates compatible in color and texture with the building material, buffered by deciduous and evergreen shrubs and trees, so as not to be visible from neighboring properties and streets. Maximize the joint use of truck loading and maneuvering areas between on-site and adjacent off-site complementary uses. Delivery and loading operations shall not disturb adjoining neighborhoods or other uses.

## Solid Waste and Litter Management

- a. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted between a street and the front of a building. Appropriate landscaping shall be installed to form a year round effective visual screen at time of planting.
- b. Collection areas shall be designed to contain all material generated on-site and deposited between collections. Deposited material shall not be visible from outside the enclosure.
- c. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
- d. Collection areas shall be so located upon the lot as to provide clear and convenient access to collection vehicles and thereby minimize wear and tear on on-site and off-site developments. Refuse collection and recycling areas shall not be located within parking areas or required landscaped buffers.

## Solid Waste and Litter Management (continued)

- e. Collection areas shall be designed and located upon the lot as to be convenient for the deposition of material generated on-site.

An option to reduce the visual impact of the collection containers is to store and compact material inside the building at the service area, thus eliminating the need to screen containers.

Delivery, loading, trash removal or compaction, or other such operations may be limited by the Joint Land Use Board between certain hours where noise impacts at the lot line of any adjoining residential property or district or otherwise exceeds Township and State requirements. Also, an applicant shall provide an effective litter management plan, subject to Joint Land Use Board approval. Such management plan shall be submitted with an application for final site plan approval.

## Storage

No open storage shall be permitted on any lot. No articles, merchandise, products, goods, materials, incinerator, storage tanks, or like equipment shall be kept in the open or exposed to public view, and no accessory use should be constructed to permit open storage of materials or goods on a lot. These requirements are not meant to prohibit the outdoor sale of merchandise if designed appropriately in the form of a garden center.

Nonenclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building.

## Fences and Walls

Fences are not desirable and shall only be approved for limited situations. Chainlink and/or periphery fencing shall not be permitted. Decorative fences or walls may be used to screen service and loading areas, private patios or courts. Fences may be used to enclose playgrounds, recreational areas, or to secure sensitive areas to uses, such as vehicle storage areas. Fences shall not be located where they impede pedestrian or bicycle circulation through or between site areas. If approved, all fences and walls shall be designed as integrated parts of the overall architectural and site design. All materials shall be durable and finished in textures and colors complementary to the overall architectural design. No hedge, wall or fence of any type shall be erected or maintained if it is deemed a safety hazard in obstructing the view of motorists.

## Maintenance

All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, and lighting must be maintained in good condition and repair by either the Township, owner or other designated entity.

## Sidewalks and/or Pathways

- a. Sidewalks and/or pathways shall be installed by the developer within perimeter landscape areas and along streets.
- b. Permitted surface materials for sidewalks shall be; floated aggregate concrete, scored concrete or approved paver.
- c. Permitted surface materials for pedestrian multi-purpose paths shall be bituminous.
- d. On-site pedestrian circulation systems shall be provided to meet the circulation needs of on-site users. Such systems shall provide safe, all-weather-efficient, and aesthetically pleasing means of on-site movement and shall be an integrated part of the overall architectural and site design concept. At a minimum, sidewalks and/or pathways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and entry points, and shall feature adjoining landscaped areas that includes trees, shrubs, benches, flower beds, ground covers, or other such materials.
- e. Sidewalks shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Pedestrian sidewalks shall provide weather protection features such as awnings or arcades when located close to customer entrances.
- f. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.
- g. Pedestrian crosswalks shall be clearly delineated by a material different for the surrounding road surface through the use of durable, low-maintenance surface materials such as pavers, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalk and/or pathway.
- h. Permitted surface materials for crosswalks shall be pavers or stamped asphalt.

## Electrical and Mechanical Equipment

All exterior electrical and mechanical equipment at ground level, such as transformers, shall be screened and located at the side or rear of the building and away from entrances. Recommended screening methods include walls compatible with the building material, and a plant material buffer utilizing a layered installation of shrubs, flowering trees, and ground cover. Utility accessories such as boxes, meters and fire hydrants shall be coordinated with the overall streetscape.

## Open Space

Projects in RC-1, RC-2, RC-3, RC-4 and AR-1 shall provide an adequate amount of open space, exclusive of detention and retention basins, and developed for on-site conservation and recreation facilities to service the needs of all employees and their visitors. The applicant shall submit an open space plan showing the proposed land area and general location of parks and any other land area to be set aside for conservation and recreational purposes and a general description of improvements to be made thereon, including a plan for the operation and maintenance of parks and recreational facilities.

## Wildlife Habitat

The utilization of landscape planting to promote the creation and/or preservation of wildlife habitat must take form at two levels. The first effort is required in the areas referred to as "developed common open space." These include parks, playgrounds, backyards, walkways, etc. in which plant material selected to satisfy the needs of the human population can also have food and shelter value for bird and small game species. The second effort lies in the protection of the habitat value of the undeveloped open space and augmenting such habitat with plant material that further promotes food and shelter values.

## Public Safety

- a. The developer and/or owners association shall employ private security services. A planned commercial development shall provide foot patrols and vehicle patrols during its hours of operation if determined to be necessary.
- b. All buildings shall be fully sprinklered. Fire lanes and signage shall be provided as well as access to both the front and rear of buildings designed to meet the Township's fire code.
- c. Subtitle 1 of Title 39 of the Revised Statues (moving violations) shall apply so that enforcement of such motor vehicle laws will be available to the Township Police Department.

## General Residential Standards

- a. **Density Variation:** Residential net density shall generally decrease from the community plaza, square and/or commercial core towards the periphery of the Center. A mix of dwelling unit types shall be distributed throughout the Center. Smaller lots and higher net density dwellings are generally located closer to the public spaces and main street commercial core areas.
- b. **Building Variation:** Buildings containing dwelling units shall be designed in conformance to the Regulating Plan. Building designs shall vary in terms of footprint, architectural elevations, window placement, type of roof, height, front entrance, and porch locations. Colors, materials, and architectural details should be limited in number, compatibility, and repetition throughout a neighborhood.
- c. **Front Yards:** All dwelling units, excluding accessory dwellings and apartments, shall have a clearly defined front yard using landscaping, hedging, fencing, or a brick or stone wall, none of which shall exceed 3 1/2 feet in height. Accessory dwellings shall only be permitted on single-family detached lots with the maximum lot size.
- d. **Patios/Terraces, Decks and Rear Yards:** All dwelling units, except apartments located on upper floors, shall have a private yard or patio designed in accordance with the standards of this Ordinance and having a minimum of 400 square feet in area. Rear steps and landings are permitted, but may not encroach into the minimum required yard or patio area by more than 20 square feet. Decks in rear yard areas are permitted provided they are constructed no more than 21 inches above grade. In no case shall rear steps and landings in excess of 21 inches high be closer than 15 feet to side and rear property lines. Property owners may not alter existing property grade without Township approval. The yard or patio shall be within an area enclosed by a masonry wall, wooden fence, trellis or lattice, evergreen hedge, vines, or some combination thereof. Rear walls, fences, or trellises may not be closer than 7 feet to the alley right-of-way. In case of walls, fences or trellises, the height of such yard or patio enclosure shall be 5 or 7 feet high. Portions of fencing below 5 feet shall be of solid material and above 5 feet in height must be made of a trellis or other semi-transparent material and shall be suitable to provide privacy and screen views of neighboring uses. Each upper floor apartment dwelling should be provided with a terrace consisting of a minimum of 64 square feet, recessed inside the exterior building wall of the dwelling, or a balcony of 72 square feet projecting on the outside of the building wall. If a terrace or balcony is not provided for upper floor apartments, each dwelling shall be provided with access to a conveniently located common space, park, or green with a minimum size equal to or greater than the total of all combined balconies which should have been provided to serve those residential units which do not have the same. An additional 100 square feet of area per unit shall be included in the common open space. Such additional space shall be designed to accommodate hard surfaces, with places for grills, movable chairs, tables and the like.
- e. **Roof Line Orientation:** Roofline orientation shall vary to the highest extent possible.
- f. **Garden Sheds:** Garden sheds not to exceed 50 square feet and 6 feet in height for homes with two car garages and not to exceed 30 square feet and 6 feet in height for homes with one car garages. Sheds shall be permitted in the rear yards and shall be architecturally attached to the garages structure. Garden sheds shall be of wood or cement board siding and roof materials similar to that of the main house. Sheds shall not encroach in the required "minimum yard area".

## Commercial and Mixed-Use Standards:

### a. **Building Color and Texture:**

1. Simple and uniform texture patterns are encouraged to create shadow patterns which will reduce the high visibility of the building.
2. Variations in color shall be kept to a minimum.
3. Colors shall be subdued in tone.
4. Accent colors may be used to express corporate identity.

### b. **Parking and Circulation:**

Each building site must include adequate off-street automobile parking and loading facilities and no parking or loading facilities shall be permitted on any street, entrance drive, or any place other than in an approved space. Off-street parking and loading design shall conform to those identified in Township Subdivision and Land Development Ordinance although actual design may be based on site experiences at other locations. It may not be necessary to pave the entire parking area established by these ratios where it can be demonstrated that the minimum ordinance requirements

The lighting for pedestrian walkways may include either cut-off or exposed sources, but the height and intensity of the light must be subdued. All lighting designs and installation are subject to Joint Land Use Board review and approval.

