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# BERNARDSVILLE

## DOWNTOWN ZONING DISTRICT



09.23.19 - DRAFT



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# BERNARDSVILLE

## DOWNTOWN ZONING DISTRICT

### TABLE OF CONTENTS

#### 12-12. Downtown District

<b>1. General Provisions.....</b>	<b>5</b>
A. Purpose .....	5
B. Intent .....	5
C. Territorial Applicability.....	5
D. Sub-districts.....	5
E. Standards and Guidelines Defined.....	5
F. Transitional Provisions .....	6
G. Conflicting Provisions.....	7
H. Affordable Housing Overlay .....	7
<b>2. Administrative Procedures .....</b>	<b>7</b>
A. Pre-application Conference.....	7
B. Site Plan and Development Plan .....	7
C. Review and Approval.....	8
D. Deviations from the Standards .....	8
<b>3. Standards and Guidelines .....</b>	<b>8</b>
A. General to All Sub-districts.....	8
B. Standards Specific to Downtown Core Sub-district (D-C) .....	24
C. Standards Specific to Downtown Corridor Sub-district (D-Co) .....	26
D. Standards Specific to Downtown Gateway Sub-district (D-G) .....	28
E. Standards Specific to Downtown Claremont Sub-district (D-CI) .....	30
<b>4. Definitions.....</b>	<b>32</b>
<b>Image Credits.....</b>	<b>33</b>

#### List of Illustrations

Fig. 12-12.1 a Boundary Map .....	5
Fig. 12-12.1 b Sub-district Map .....	6
Fig. 12-12.3 a Building Components.....	13
Fig. 12-12.3 b Material Change Diagram ....	14
Fig. 12-12.3 c Sidewalk-Tree Grate Public Frontage Diagram .....	19
Fig. 12-12.3 d Sidewalk-Tree Planter Public Frontage Diagram .....	19
Fig. 12-12.3 e Sidewalk-Planting Strip Public Frontage Diagram .....	20
Fig. 12-12.3 f Shopfront Private Frontage Diagram .....	21
Fig. 12-12.3 g Forecourt Private Frontage Diagram .....	21
Fig. 12-12.3 f Stoop Private Frontage Diagram ...	21
Fig. 12-12.3 g Porch Private Frontage Diagram ...	21
Fig. 12-12.3 h Parking Private Frontage Diagram .....	21
Fig. 12-12.3 i Yard Private Frontage Diagram ..	21





## 12-12 D- Downtown District

### 12-12.1 General

#### A. Purpose

The purpose of this section is to implement the Borough of Bernardsville's 2017 Master Plan Reexamination.

#### B. Intent

It is the intent of this section to:

- promote the downtown as the commercial and civic center of Bernardsville;
- enhance the physical characteristics of the downtown through sign, facade, and streetscape improvements;
- encourage architectural design that is consistent with the historical character of Bernardsville;
- create a pedestrian-friendly atmosphere in the downtown; and
- provide sufficient parking in the downtown.

#### C. Territorial Applicability

This section applies to all property designated on the map in Figure 12-12.1 a.

#### D. Sub-districts

This section recognizes that there are several areas of distinct character in downtown Bernardsville; therefore, the following sub-districts as illustrated in Figure 12-12.1 b are established and are part of the Official Zoning Map:

- Downtown Core (D-C)
- Downtown Corridor (D-Co)
- Downtown Claremont Road (D-Cl)

Standards and guidelines that apply to all districts and standards that apply to each specific sub-districts are located in section 12-12.3.

#### E. Standards and Guidelines

##### 1. Design Standards

Design Standards are prescriptive, quantifiable measures and rules that provide specific direction for meeting the intent of this section. Design Standards use terms such as “shall” or “must” to indicate that compliance with the standard is required.

##### 2. Design Guidelines

Design Guidelines are recommended approaches for meeting the intent of this section. Design Guidelines use terms such



Figure 12-12.1a Downtown District Boundary Map

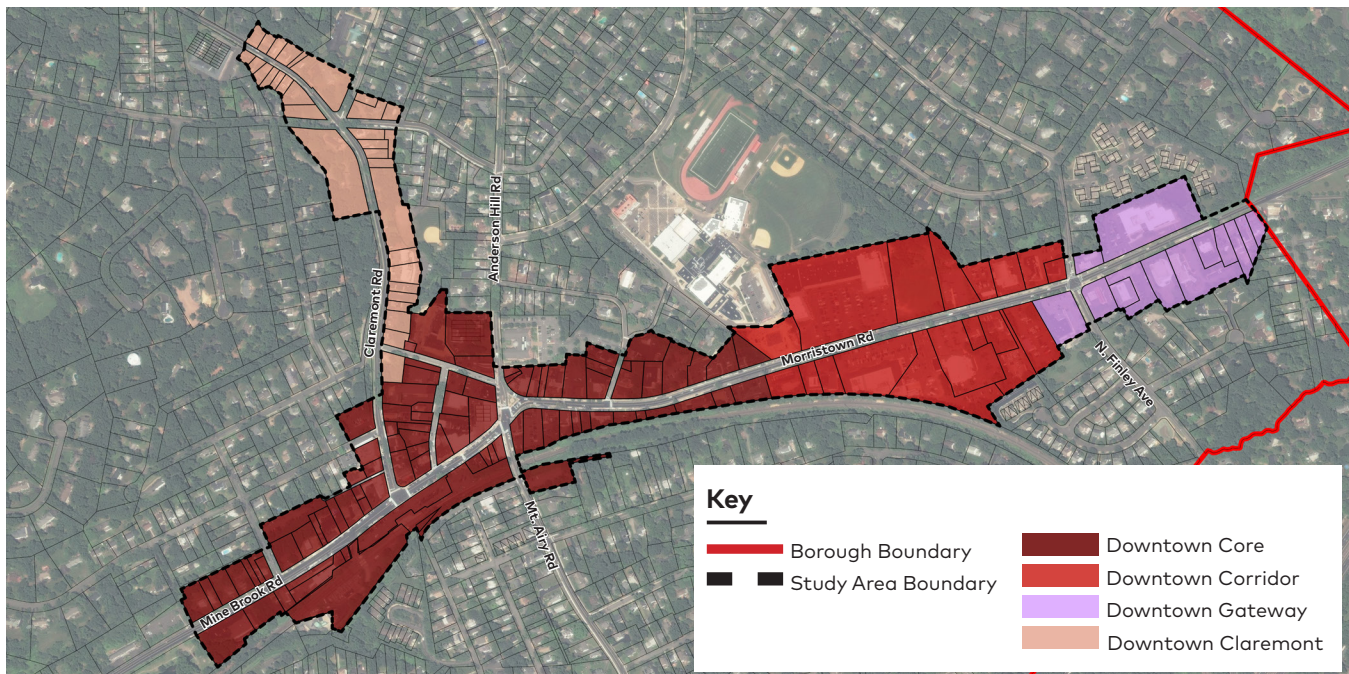


Figure 12-12.1b Downtown District Sub-district Map

as “should” to indicate that the guideline is relevant to the intent and will be considered during the review process.

## F. Transitional Provisions

### 1. Existing Development

Any existing use, lot, building or other structure legally established prior to the effective date of this ordinance that does not comply with any provision of these specific regulations is a legal non-conforming use pursuant to chapter 12-26 Non-conforming Lots, Uses, and Structures.

### 2. New Development

Except as provided elsewhere, upon the effective date of this ordinance or any subsequent amendment, any new building, other new structure, or redeveloped site must be constructed or developed only in accordance with all applicable provisions of this ordinance. Nothing herein invalidates the variance process.

### 3. Additions

Except as provided elsewhere, upon the effective date of this ordinance or any subsequent amendment, any addition to

an existing building or buildings must be constructed or developed only in accordance with all applicable provisions of this section if any of the following criteria are met:

- The addition fronts a public right-of-way; or
- The gross floor area of the addition exceeds 25% of the gross floor area of the existing building or structure being modified.

### 4. Modifications

Except as provided elsewhere, upon the effective date of this ordinance or any subsequent amendment, any modification to an existing part of a building or buildings must comply with the provisions of this section if all of the following criteria are met:

- The building part is regulated by this section; and
- The proposed modification fronts a public right-of-way.

Only modifications that meet the above criteria are required to comply with the provisions of this section. Modifications shall not force compliance of the whole building.



## 5. Repair and Maintenance

Routine repairs and maintenance of an existing building or site are permitted and are not required to comply with the provisions of this section. If parts of a building have deteriorated beyond the point where they can be retained, they shall be replaced in kind. Parts of a building that are not replaced in kind shall be considered Modifications and comply with the provisions for Modifications in F.4.

## 6. Changes of Use

Except as provided elsewhere, upon the effective date of this ordinance or any subsequent amendment, any change of use within an existing building or structure shall comply with the parking and signage provisions of this section.

## 7. Previously Issued Permits and Pending Applications

Previously issued permits and pending complete applications will be processed in accordance with and decided pursuant to the law existing on the date the complete application was filed.

## G. Conflicting Provisions

Where the requirements of this section conflict with the applicable requirements of any law, statute, rule, regulation, ordinance, or code, or contains an conflict with a different part of the Zoning Regulations (Ord. No. 581 § 12-1) or the New Jersey Municipal Land Use Law, the most restrictive or that imposing the higher standard shall govern.

## H. Affordable Housing Overlay

The provisions of this section related to Architectural Standards (12.12.3.A.8 and 12.12.3.B.10, C.10, D.10, and E.10) shall supersede conflicting sections of the Affordable Housing Overlay.

## 12-12.2 Administrative Procedures

### A. Pre-Application Conference

A pre-application conference with the Zoning Official (as defined in Section 1-3.2) is recommended prior to any application for approval in the Downtown district. The purpose of the pre-application conference is to provide an overview of the materials needed to submit an application and a description of the process; answer questions related to development within the district; and determine and clarify issues that may arise.

### B. Development Plan

Prior to the issuance of building permits, a Development Plan meeting the following requirements must be submitted for review and approval:

- Final site plan prepared by a New Jersey licensed civil engineer or surveyor for the development to include the site boundary, topographic information, flood and other natural feature information, location of all buildings or other structures, interior streets, parking areas, open space, utilities, all other features and facilities to be installed or used in connection with the proposed development, and applicable calculations that indicate compliance with the provisions of the Downtown district in tabular format;
- Detailed landscape plan to include the location and species of all plantings and the location and design of all fences and walls;
- Elevations of all facades for new buildings or additions that front a public right-of-way to include dimensions, materials, and applicable calculations in tabular format that indicate compliance with the provisions of the Downtown district;
- Signage Plan to include the location and design of all signage; and
- Any additional information requested by the Zoning Official to effectively review for compliance with the provisions of the Downtown District.

### C. Review and Approval

The Zoning Official shall provide copies of the Development Plan to appropriate agencies for review. If the Development Plan submittal is deemed to be in compliance with this section and no variances are sought, then the Zoning Official can approve the Development Plan administratively. If the Zoning Official deems the submittal to not be in compliance with this ordinance (providing the reasons for such decision), then the applicant may submit the Development Plan to the Planning Board or the Board of Adjustment, as applicable, for application for a variance.

### D. Deviations from the Standards

Deviations from the design standards and guidelines in this ordinance shall follow the appropriate process and procedure for variances in the Land Development Code and as outlined below:

1. **Deviations considered “d” variances (“use variances” from Board of Adjustment)**
  - Permitted Uses
  - Conditional Uses
  - Prohibited Uses
2. **Deviations considered “c” variances (“bulk variances” from Planning Board)**
  - Lot standards
  - Placement standards
  - Height standards
  - Building Articulation standards
  - Building Transparency standards
  - Parking standards
  - Lighting standards
  - Signage standards
3. **Deviations considered design waivers**
  - Architecture standards
  - Frontage standards
  - Miscellaneous Guidelines as identified in this document

## 12-12.3 Standards and Guidelines

### A. General to All Sub-districts

The following standards apply to all Sub-districts unless stated otherwise. The photographs included in this section are intended to illustrate basic principles and may not address all standards.

#### 1. Uses

##### (a) Permitted Uses

Unless specifically prohibited within a sub-district or elsewhere in this section, the following uses are permitted in the Downtown District pursuant to compliance with applicable building codes:

- Artisan Manufacturing (including distilleries and micro-brewing)
- Educational
- Financial Institutions
- Institutional (including places of worship)
- Offices
- Outdoor Dining (pursuant to the standards in this section)
- Personal Care Services
- Recreational
- Residential-Multi-family (including within a mixed-use building)
- Residential-Townhouses
- Restaurant
- Retail

##### (b) Conditional Uses

The following conditional uses are permitted in all sub-districts:

- Drive-through facilities shall be allowed for pharmacies only
- Hotels (pursuant to Section 12-25)
- Public Garages (pursuant to Section 12-25)
- Public Utilities (pursuant to Section 12-25)
- Sidewalk sales shall be permitted

on not more than nine (9) days during each calendar year, which days shall be authorized by the Borough permitted on not more than nine (9) days during each calendar year, which days shall be authorized by the Borough Clerk subject to the following standards:

- (i) Goods and merchandise may be displayed only upon a sidewalk area immediately in front of the business establishment selling same and in such a manner as to permit the free flow of pedestrian traffic on the sidewalk at a minimum width of 42 in.
- (ii) Goods and merchandise shall be of the same type and quality as that ordinarily maintained and sold by the business establishment conducting the sale.
- (iii) Goods and merchandise shall be displayed in such manner as to permit sales to pedestrians on sidewalk areas. Sales shall not be conducted or made to pedestrians walking or standing in streets, roads or other areas where motor vehicles ordinarily travel.
- (iv) No advertising signs larger than twelve inches by twenty-four inches shall be utilized in sidewalk sales.
- (v) Business establishments adjacent to parking areas may set aside portions thereof by clearly marking some and restricting the areas to sidewalk sales. Booths or other displays shall be located in such a manner as to permit the free flow of traffic through the area.
- (vi) Sidewalk sales shall be restricted between the hours

of 9:00 a.m. and 6:00 p.m., prevailing time.

- (vii) The use of public address systems, bells, music, auctioneers or other devices or activities not otherwise utilized by business establishments in the ordinary course of business shall not be permitted in conjunction with sidewalk sales.
- (viii) The location of booths and other merchandise displays along sidewalks and in parking areas shall be subject to approval by an authorized member of the Police Department of the Borough of Bernardsville and the Fire Department of the Borough of Bernardsville. Any party failing to comply with a written directive from either of the agencies shall be deemed to be in violation of this chapter.

**(c) Prohibited Uses**

In addition to the uses prohibited in Section 12-23.16, the following specific uses are prohibited in all sub-districts unless otherwise indicated:

- Animal slaughter
- Any business operation conducted outside the confines of a building, or any business operation which results in the storage or display of any article or merchandise outside the confines of a building such as a lumber yard, auto sales and the like; except sidewalk sales as regulated above.
- Bail bonds agency
- Bulk storage of flammable liquids
- Coin-operated vending machines unless operated within the confines of a principal building or unless permitted by subsection 12-25.2 of this chapter



- Convention centers
- Dependent living facilities
- Junk yards, dumps, and scrap material storage
- Lumber yards, contractor storage or equipment
- Manufacturing (other than Artisan Manufacturing as defined elsewhere in this section)
- Marijuana dispensaries
- Motels or tourist cabins; trailer camps or other storage or parking of trailers
- Pawn shops
- Repair shops and garages for automobiles except in the Downtown Corridor sub-district
- Stone or monument works
- Tattoo parlors
- Vape shops
- Warehouses
- Drone landing pads or areas

(d) Any use not listed as permitted is expressly prohibited.

**(e) Nuisances**

No retail, restaurant, outdoor dining area, or office in any building shall use any noisemaking instrument such as phonographs, loudspeakers, amplifiers, radios, television sets or similar devices which are so situated as to be heard outside any building at a level exceeding 65 decibels during daytime and 50 decibels between 10:00 p.m. and 7:00 a.m. No smoke, dust, fumes or objectionable odor shall be emitted from any building. The display of merchandise on the exterior premises of any building is prohibited, except as to sidewalk sales as provided herein.

**(f) Outdoor Dining Standards**

No outdoor table, shelf or other facility to hold food or drink while the same are being consumed shall be permitted in any

nonresidential zone except in accordance with this paragraph.

- (1) The dining area must be on private property. If any portion of the dining area is on a sidewalk over which the public has a right-of-way, an unobstructed passage not less than four (4) feet wide must be left between the dining area and any street, structure, hydrant, lamppost, highway signpost or other obstruction. No portion of the dining area may be closer than four (4) feet to any fire lane, parking lot or loading dock. No portion of any required parking space or loading dock shall be converted to dining area.
- (2) The dining area shall be surrounded by a defining barrier not less than two (2) feet high such as landscaping, a fence or ropes and posts. If any portion of the dining area is within ten (10) feet of any area used by vehicles and less than two (2) feet above such area, the barrier shall be designed to protect the dining area unless the same is protected by trees or other means. Any immovable portion of the barrier, or any permanent roof, arbor, platform or similar structure shall be considered a site improvement for the purpose of subsection 9-9.2 requiring site plans proposing site improvements to be drawn by a licensed person.
- (3) The placement of tables and chairs in the dining area and the provision of passages through the barrier shall not obstruct entry to or exit from any building. Folding chairs are prohibited. No advertising or product names are permitted on any tablecloths, chairs or umbrellas in the dining area.
- (4) No use of the dining area after 12:00 a.m. or before 6:00 a.m. is

permitted. Convenient containers for trash and recyclables shall be provided. The operator of the dining area shall keep it clean, sanitary and free from litter.

- (5) With the permission of the Board of Health and/or the Fire Department as to the maximum number of people in the indoor and outdoor spaces, the restaurant may serve indoor and outdoor diners simultaneously.

## **2. Lot**

### **(a) Intent**

Most downtowns are designed as a system of streets and blocks. Downtown Bernardsville generally follows this pattern, but some areas stretch along corridors such as Mine Brook Road and Claremont Road. To ensure connection between the public and private realm, it is important that lots and, subsequently, buildings should front streets and/or open spaces such as parks and plazas. It is equally important that such public streets and spaces be connected to each other to the extent possible to form a complete street and park network.

- (b) Lots shall front on a public street, private street built to public standard, or designated public open space.

## **3. Placement**

### **(a) Intent**

It is important that buildings and related landscaping, rather than parking, be the dominant characteristic in Downtown Bernardsville. This creates an environment more conducive to pedestrians. While building placement varies by sub-district, the intent is for new development to be built close to the street.

- (b) Front setbacks from a street shall be measured from the face of the adjacent curb. Rear and side setbacks are measured at a right angle from the adjacent property line.

- (c) Additions to buildings are not required to meet the minimum building frontage standards as applicable by sub-district.

- (d) Attachments, as established in section 12-12.3.5.c., may encroach into setbacks as applicable by sub-district.

- (e) Minor elements such as fences, walls, and signs may encroach into setbacks.

- (f) Minor elements such as accessory utility structures and mechanical equipment may encroach into the side and rear setbacks.

## **4. Height**

### **(a) Intent**

The height of buildings in Downtown Bernardsville is varied, which adds to the richness of its character. Additionally, the height of individual stories varies. For example, shopfronts close to sidewalk often feature taller ground level ceilings than the stories above. The first floor of residential-type buildings are typically raised above the level of the adjoining sidewalk. The intent is to be sensitive to the existing building and ceiling heights of the area, but to allow for additional height where appropriate due to location and/or unique features of the site.

- (b) The height of buildings shall be measured in stories and feet. Measurement in feet shall be the vertical distance from the average elevation of natural grade along the minimum primary street building setback to the bottom of the eave on a sloped roof or the highest point of the roof surface of a flat roof not including a parapet.

- (c) Where a lot slopes down from the primary street a minimum of 10 ft. vertically, one additional story is allowed beyond the maximum number of stories as applicable by sub-district.

- (d) Non-occupiable roof elements such as spires, cupolas, chimneys, cell antennas, and similar structures

may exceed the maximum height requirements by 20%.

- (e) Stairways to the roof; rooftop shade structures, elevator penthouses; and rooftop mechanical equipment may exceed the maximum height requirement by 10 ft. if set back from building facades a minimum of 10 ft..
- (f) Minimum story height requirements shall be measured from the top of the finished floor to the ceiling above.
- (g) Minimum ground floor elevation requirements shall be measured from the top of the adjacent sidewalk.

## 5. Building Articulation

### (a) Intent

Downtown Bernardsville, like many historic downtowns, was built incrementally over time. The result is a pattern of development where the articulation of buildings through recesses, projections, and attachments create visual interest. It is the intent to avoid the massive character of buildings with long, uninterrupted facades that do not contribute to a viable streetscape.

(b) Articulation requirements by sub-district shall be met in one or more of the following methods:

- Facade offset with a minimum depth of 2 ft. that extends to within 2 ft. of the full height of the facade.
- Facade projection or recession with a minimum depth of 4 in. and a minimum width of 1 ft. that extends the full height of the first story of the facade.
- Variation in building or parapet height of a minimum 2 ft. for single story buildings and 4 ft. for buildings with 2 or more stories.
- The use of multiple roof forms to create the effect of different building components.

(c) The following dimensional standards apply to Attachments as permitted

by sub-district. Refer to 12-12.3.A.8. Architecture for additional design standards related to attachments. Refer to 12-12.3.A.11. Signage for standards related to signage.

- (1) Awnings/canopies shall have a minimum clear height above a sidewalk of 9 ft. and a minimum depth of 5 ft.. A modification to these standards may be approved by the Board of Adjustment or the Planning Board, as applicable, to fit an awning/canopy on an existing building. Awning/canopy encroachments into a public right-of-way shall be approved by the Board of Adjustment or Planning Board as applicable.
- (2) Balconies shall have a minimum clear height above a sidewalk of 9 ft. and a minimum clear depth of 5 ft.
- (3) Bay windows shall have a maximum projection of 5 ft. from a facade.
- (4) Chimneys shall have a maximum projection of 3 ft. from a facade.
- (5) Drive-through facilities visible from a street shall be recessed a minimum of 10 ft. from street-facing facades. Vehicular circulation and stacking for drive-through facilities shall be designed in a manner that does not impede traffic flow on adjacent streets.
- (6) Porches shall have a minimum clear depth of 6 ft. excluding steps.
- (7) Stoops shall have a minimum clear depth of 4 ft.

## 6. Building Transparency

### (a) Intent

Similar to Articulation, the Transparency of buildings, or the amount of windows and doors in Downtown Bernardsville, where fronting or visible from streets and public spaces, contributes to a pedestrian-

friendly environment critical to the success of the downtown. It is the intent to ensure development enhances the streetscape through openings that provide unobstructed views into buildings and are block only by sightly merchandise displays rather than merchandise storage, do not demean the look of the borough, and are placed appropriately based on location and use.

- (b) Transparency shall be measured by dividing the area of windows and doors by the total facade area of a street-facing story.
- (c) Storefronts which become vacant shall be cleaned of all trash and debris at the front display windows. The property owner or tenant shall install a temporary painted, or otherwise decorated screen that shall obscure all display windows upon the premises to prevent visual exposure of the areas behind the screen. The top of the screen shall be not less than six feet above the adjacent sidewalk area. "For Sale" or "For Rent" signs shall be posted only on a door into the premises and shall not exceed six square feet in size. One such sign shall be permitted on each side of a building that contains a door providing ingress and egress to the subject space.

## 7. Parking

### (a) Intent

The accommodation of parking within Downtown Bernardsville is necessary, but it is critical that downtown design not be controlled by parking. Downtown residents and patrons should be able to park once and visit multiple establishments. The intent should be to reduce unnecessary parking and encourage shared parking that is convenient throughout the Downtown district.

### (b) Parking Requirements

Parking shall be required for new development or changes in use according

to the table below:

USE	REQUIRED PARKING
<b>Artisan Manufacturing</b>	1 sp./1,000 sq. ft.
<b>Auditorium, Theater:</b>	1 sp./3 seats
<b>Educational, Daycare:</b>	1 sp./250 sq. ft.
<b>Financial Institutions:</b>	1 sp./300 sq. ft.
<b>Hotels:</b>	1 sp./room plus 1 sp./2 employees
<b>Institutional:</b>	1 sp./250 sq. ft.
<b>Institutional, Places of Worship:</b>	1 sp./3 seats
<b>Offices:</b>	1 sp./300 sq. ft.
<b>Personal Care Service:</b>	1 sp./250 sq. ft.
<b>Recreational:</b>	1 sp./250 sq. ft.
<b>Residential:</b>	1.5 sp./1 bedroom units 2 sp./2+ bedroom units
<b>Restaurants:</b>	1 sp./200 sq. ft.
<b>Retail:</b>	1 sp./250 sq. ft.

- (c) Parking setbacks are measured at a right angle to the adjacent property line.
- (d) Required parking, with the exception of required accessible spaces, may be located off-site, if located within 600 ft. from the primary pedestrian entrance.
- (e) A shared parking plan may be approved by the Planning Board or the Board of Adjustment, as applicable, for a mixed-use project when uses are located near one another and have different peak parking demands and operating hours, based upon a favorable recommendation of a shared parking study by an appropriate professional.
- (f) Cross access between adjacent parking areas is required when technically feasible.
- (g) For parking lots or structures with a minimum of 50 spaces, a minimum of 2% of the spaces shall be reserved for electric vehicle charging stations.

## 8. Architecture

### (a) Intent Statement

The architecture of Downtown



Bernardsville is varied. In the historic core, building design ranges from early 20th century, masonry and stucco “Main Street” shopfront buildings close to the sidewalk, such as the Mastro Shoes building, to older residential-type buildings, such as the Old Library, that feature shallow yards, porches, sloped roofs, and siding. These variations contribute to the unique village-like character of the Borough. The demolition of structures deemed historic is strongly discouraged. The later architecture in downtown and along the corridors leading into downtown is more suburban in character and lacks the richness of downtown’s more historic buildings. The intent is for the design of new construction and additions to take cues from Downtown Bernardsville’s most iconic historic buildings.

## (b) General

The standards in this section apply to basic building components depicted in Figure 12-12.3 a.

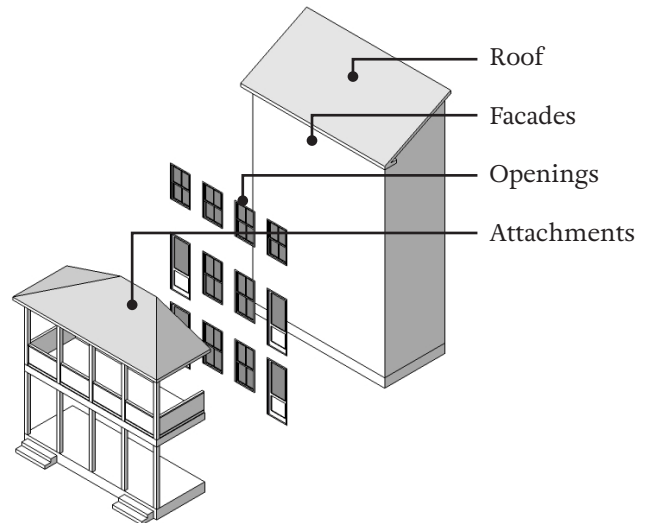


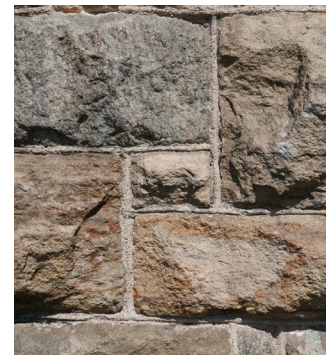
Figure 12-12.3 a Building Components Diagram



Good architectural examples from Downtown Bernardsville include (clockwise from top left): The Station; the Old Library; Rudolph’s Steakhouse; Mastro Shoes; and Bernards Inn.



- (1) Unless otherwise specified, the standards in this section apply to all facades that face a street or public open space and side facades for a minimum depth of 20 ft..
  - (2) Buildings shall be generally oriented so that a primary entrance(s) faces the primary street or public open space.
  - (3) Building entrances (excluding service access or emergency egress) shall be defined by a roof covering or by being recessed.
  - (4) Buildings shall be generally built parallel to the street frontage. If the street frontage is not straight, facades shall be generally built tangent to the street frontage.
  - (5) Buildings shall have simple massing and details in order to clearly distinguish the main body of the building and the primary pedestrian entry.
  - (6) Street-facing facades shall be composed so that the rhythm of ground floor attachments and openings harmonizes with the rhythm of attachments and openings on upper stories.
  - (7) Buildings on corner lots, shall address both streets with openings or the following attachments: porches and bay windows. For the purpose of this standard, a lane or alley is not a street.
  - (8) **Miscellaneous Guidelines**
    - (i) Buildings and related elements should be arranged in a manner to indicate the pattern of base, body or shaft, and cap.
- (c) **Facades**
- (1) Building facades shall be built of no more than two primary materials, excluding accent materials, and shall only change material along a horizontal line (with the heavier material below the lighter material), outside corners (where material wraps the corner a minimum of 2 ft.), or inside corners. See Figure 12-12.3.b.
  - (2) The following materials are prohibited:
    - E.I.F.S.
    - Faux brick, stone, or similar faux masonry Panels
    - Vinyl siding
  - (3) Building facades may include horizontal siding, vertical siding with flush joints, stucco, and medium-density overlay plywood (MDO) as an accent material in gables, dormers, and bay windows.
  - (4) Horizontal siding shall be lap, shiplap, drop, or shingle-style.
  - (5) Materials, other than masonry, shall be painted, stained, or have a factory-applied finish.
  - (6) Buildings shall be limited to two colors, excluding accent colors. Colors shall be earthtones from beige through natural “red.”
  - (7) Parking structure facades shall incorporate appropriate materials, openings, and detailing and be configured in a manner so as to resemble a building with active uses.
  - (8) **Miscellaneous Guidelines**
    - (i) Natural materials are encouraged. Materials intended to represent natural materials should be minimized.
- (d) **Openings**
- (1) Openings in walls with siding shall be trimmed with flat casing, a sloping sill, and drip cap at a minimum.
  - (2) Openings in masonry walls or walls with masonry veneer shall include brickmold casing.



Clockwise from top left: Architectural projections, recesses, and variations in parapet are used to articulate facades and windows in masonry facades include brick mould and appropriate headers/lintels and sills; Primary materials change on a horizontal line; Openings are aligned or centered between openings above or below; Materials such as stucco or stone veneer are preferred; Windows in walls with siding shall be trimmed and shutters shall be sized to fit their opening and include hardware to appear as if they are operable; Parapets are an extension of the front facade of buildings with flat roofs; Symmetrical sloped roofs; Parking structures facing streets and open spaces are to be designed to resemble buildings with active uses.

### Representative Architectural Features and Materials

- (3) Openings in masonry walls or walls with masonry veneer other than stucco, shall have a precast lintel; masonry arch; or masonry header.
- (4) Openings in Parking Structure facades may remain open without windows.
- (5) With the exception of transoms and decorative windows, windows shall be square or vertically proportioned and rectangular in shape. The grouping of individual windows to create a horizontal banding effect is permitted as long as the width of the banding does not exceed 1/2 of the length of the facade.
- (6) Adjacent windows shall be separated a minimum of 2 in.
- (7) Windows and doors shall have clear glass.
- (8) Window muntins, if included, shall be true divided lites or simulated divided lites fixed on the interior and exterior surfaces of the



window and shall create panes of square or vertical proportion (as tall as wide or taller than wide).

- (9) Shutters, if included, shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window. Shutters shall be operable or designed and installed as if they were operable including hardware.

**(10) Miscellaneous Guidelines**

- (i) Openings, including dormers, should be centered vertically with other openings or shall be centered with the wall between openings.
- (ii) Openings above should be equal in size or smaller than openings below.

**(e) Roofs**

- (1) Principal building sloped roofs shall be a symmetrical hip or gable and have a minimum pitch of 8:12.
- (2) Eaves shall be continuous or include appropriate eave returns, unless overhanging a balcony or porch.

**(3) Miscellaneous Guidelines**

- (i) The ridge of the primary building should generally be oriented either parallel to or perpendicular to the street.
- (ii) All gable and hipped roofs of a building, excluding ancillary roofs, should generally have the same slope where visible from a street or open space.

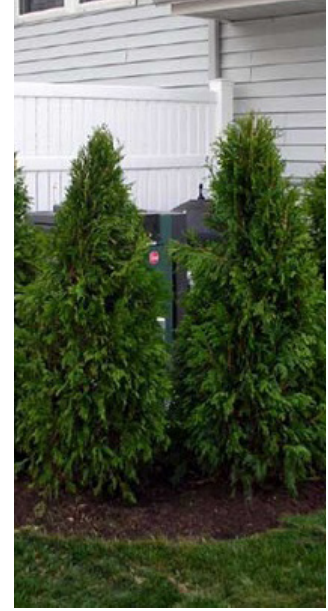
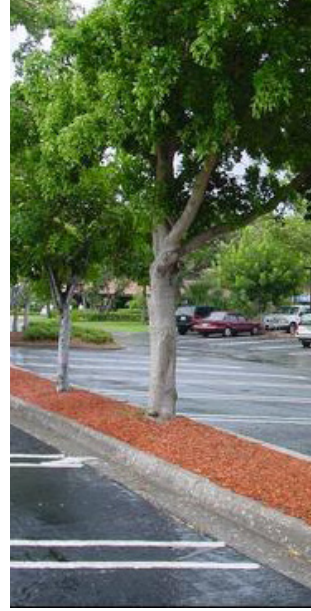
**(f) Attachments**

- (1) Awnings and canopies shall not be internally illuminated.
- (2) Balconies shall not be fully enclosed.
- (3) Bay windows shall have visible support, either by extending the



From top to bottom, left to right: Awnings over storefronts shall be illuminated from above; Bay windows must extend to grade or have visible support; Classically-ordered columns include base, body, and shaft and the shaft should align with the face of the beam above; Columns should form square or vertically proportioned openings.

**Representative Attachments**



Counter-clockwise from top right: Above-ground equipment and refuse storage must be screened from surrounding views by a year-round evergreen hedge or wall; landscaped islands help to break up large amounts of surface parking; parking lot screening using an evergreen hedge and canopy trees; parking lot screening using a combination of landscaping and low wall;

### Landscaping and Screening Concepts

- bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or brick corbeling.
- (4) Chimneys shall extend to grade.
- (5) Drive-through facilities shall be designed to match the architecture of the principal building the facility is attached to.
- (6) Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on porches that face a street or public open space.
- (7) Posts and columns shall be generally classically ordered and include a base or pedestal, shaft, and capital. The base of posts, columns, and pedestals shall generally align with the face of the foundation wall directly below. The

outside face of porch beams shall generally align with the face of the top of the column.

- (8) The above standards shall not preclude the provision for outdoor dining.

#### (9) Miscellaneous Guidelines

- (i) Porches should have square or vertically proportioned openings.
- (ii) Balcony, porch, and stoop railings between balusters should have both top and bottom rails.

### 9. Landscaping and Screening

#### (a) Intent

Downtown areas often feature more hardscaped areas than landscaped areas. Landscaping on private property in downtowns is generally used to screen



equipment and refuse storage that detract from the streetscape and to soften the impact of paved areas in surface parking lots. It is the intent to provide standards that enhance the pedestrian experience. Refer to 12-13.A.10 Frontages for guidance on landscaping within the public right-of-way.

- (b) Surface parking lots shall be designed so that no parking space is more than 90 ft. from a tree. The ends of interior parking bays with a minimum of 12 spaces must be bordered with landscape islands. The ends of perimeter parking bays shall be bordered by landscape peninsulas. Each landscape island should contain a minimum of one 3 inch caliper shade tree and have sufficient space for tree growth and irrigation.
- (c) Required parking lot screening must be a minimum of 3 ft. in height as measured from the adjacent finished surface of the parking area. Parking lot screening, at a minimum, must consist of:
  - a compact hedge of evergreen shrubs, at least 2 ft. tall at planting, spaced to ensure closure into a solid hedge at maturity and canopy trees at a maximum of 30 ft. on center;
  - an architecturally compatible opaque wall or fence;
  - a seat wall at seating height; or
  - a combination of the above.
- (d) Retaining walls shall be constructed of or clad in brick, stone, or stucco.
- (e) Decorative walls and fences shall be of a material similar to the facade material of the principal building on the lot.
- (f) All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening, unless located adjacent to a loading dock at the rear of the building. Enclosure shall meet one of the following standards:

- A decorative masonry wall with a minimum height of 6 ft. on three sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match materials used on the principal building located on the same lot.; or
  - Medium-sized evergreen shrubs shall be arranged, planted a maximum of 6 ft. on-center, around the perimeter of the pad area except the side where access is located. This landscaping requirement does not apply when the enclosure is an architectural extension of a principal building.
- (g) When technically feasible, outdoor equipment shall be placed underground. All proposed ground-mounted equipment (i.e., transformers, air conditioner units, etc.) within view from a street shall be screened by evergreen shrubs. Medium-sized evergreen shrubs shall be arranged around the boundary of the equipment, and planted a maximum of 4 ft. on-center. Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening. In no case shall mechanical equipment be allowed along street frontage(s).
  - (h) Plant materials should be native, drought-tolerant species. Invasive plant species are prohibited.

## **10. Stormwater Management**

Stormwater runoff should be limited to the extent possible and the best management practices shall be followed for paving, channeling, storing, and filtering stormwater runoff from development.

## **11. Sustainability**

Sustainable techniques and practices such as, but not limited to, recycling, green roofs, and solar power, are encouraged to be included in development proposals.



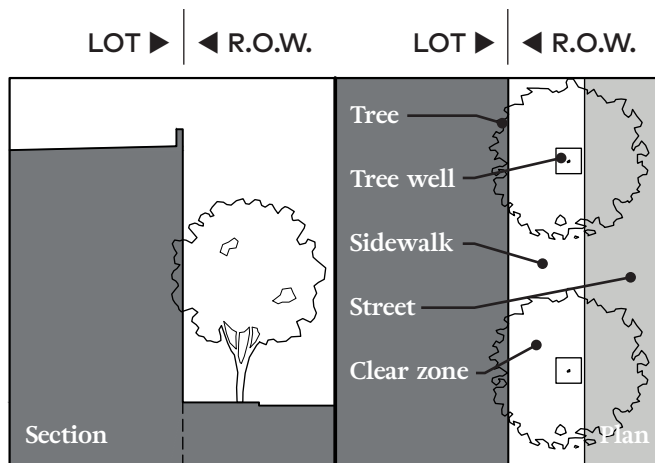


Figure 12-12.3 c Sidewalk-Tree Grate Public Frontage

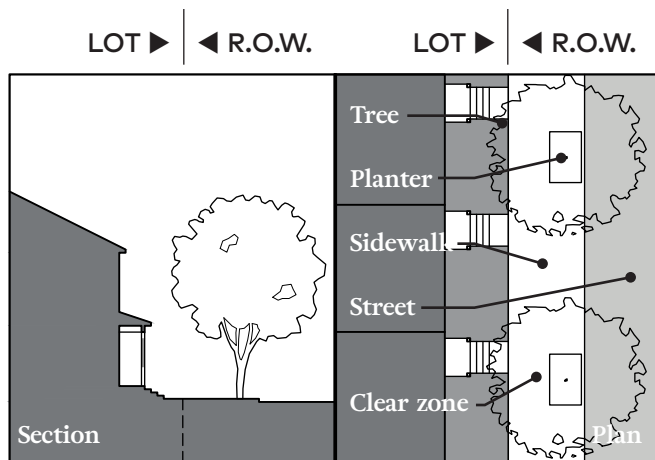


Figure 12-12.3 d Sidewalk-Tree Planter Public Frontage

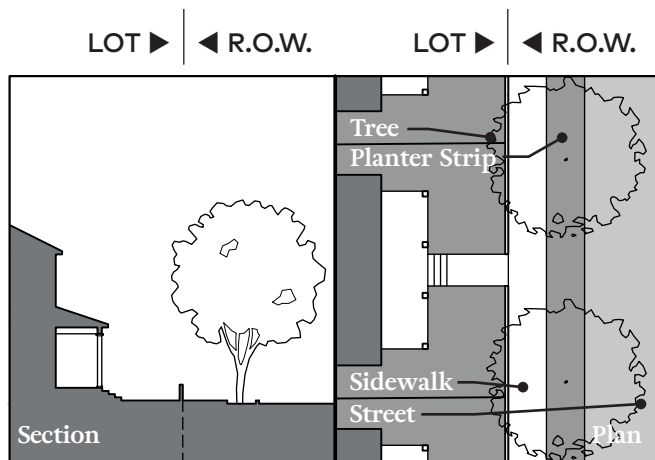


Figure 12-12.3 e Sidewalk-Planting Strip Public Frontage

## 12. Frontages

### (a) Intent

The design of frontages, or the interface of building fronts and the public right-of-way, is an important consideration. This section focuses on the pedestrian area between the travelway and private property. The intent is to promote an environment at street level that is attractive and comfortable for pedestrians.

### (b) Public Frontage Guidelines

Public frontages include the area within the public right-of-way. For development and redevelopment that requires improvements to the public right-of-way, the following standards should guide the design of frontages as suggested by sub-district (see figure 12-12.3.c through figure 12-12.3.e). Actual design may vary depending on the width or condition of the sidewalk and whether an owner or developer is required to improve the sidewalk along the frontage of the development.

#### (1) Sidewalk and Tree Grate

The Sidewalk-Tree Grate Public Frontage maximizes the walkable zone and pedestrian amenity zone by maximizing paved area and including street trees in tree grates. The clear walkable zone should be a minimum of 5 ft. wide. Trees should be placed a max. of 40 ft. o.c. within 5 ft. tree grates that include sufficient planting area for tree roots below grade.

#### (2) Sidewalk and Planter

The Sidewalk-Tree Planter Public Frontage attempts to balance walkability with streetscaping. Street trees are located in planters that can aid in stormwater infiltration as well as provide additional area for tree growth and supplemental plantings. The clear walkable zone should be a minimum of 5 ft. wide. Trees should be placed a max. of 40 ft. o.c. within 5 ft. by 8 ft. min. planters. Supplemental plantings in planter may include grasses, low shrubs, perennials, and groundcovers.

#### (3) Sidewalk and Planting Strip

The Sidewalk-Planting Strip public frontage maximizes the planting area for street trees. It should be used in areas where pedestrian activity is anticipated to be the lightest. The clear walkable zone should be a minimum of 5 ft. wide. Trees should be placed a max. of 40 ft. o.c. within a min. 5 ft. wide planting strip.

### (c) Private Frontages

Private frontages include the area between the public right-of-way and the building face. The following standards should guide the design of frontages as required by sub-district (see figures 12-12.3.f through 12-12.3.k).

#### (1) Shopfront

The Shopfront features buildings close to the sidewalk, shopfront windows, at street level, and most often active uses on the ground floor.

#### (2) Forecourt

The Forecourt is similar to the Shopfront in that buildings are typically built close to the sidewalk, but recesses are permitted to accommodate elements such as outdoor dining or small courtyards.

#### (3) Stoop

The Stoop is common on residential-type buildings built close to the sidewalk. It is shallow, covered, and typically raised above the sidewalk.

#### (4) Porch

The Porch is common on residential-type buildings that have a shallow yard between the building and sidewalk. Porches are deep enough to function as a covered outdoor extension of the building.

#### (5) Parking

The Parking frontage acknowledges that certain areas may require parking between the building and the street. Such parking is typically limited and is screened from the sidewalk by a year-round landscaped buffer.

#### (6) Yard

The Yard is simply a deeper lawn

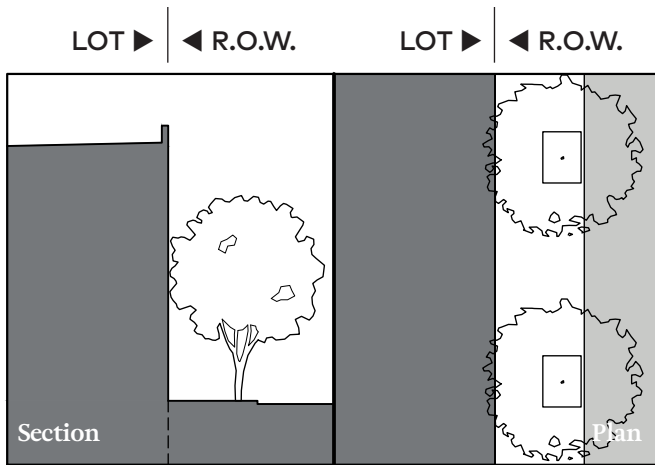


Figure 12-12.3 f Shopfront Private Frontage

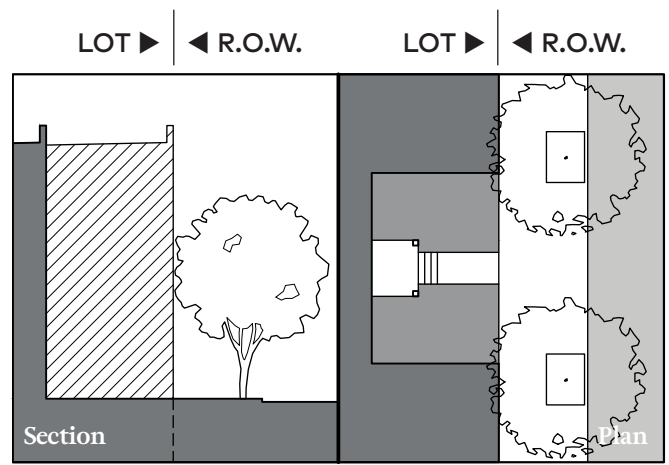


Figure 12-12.3 g Forecourt Private Frontage

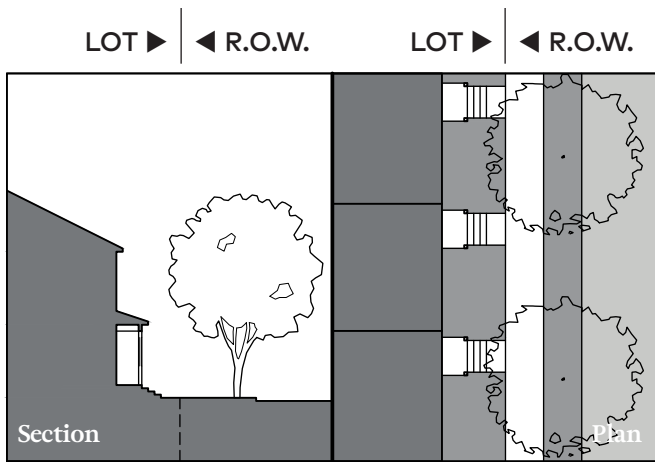


Figure 12-12.3 h Stoop Private Frontage

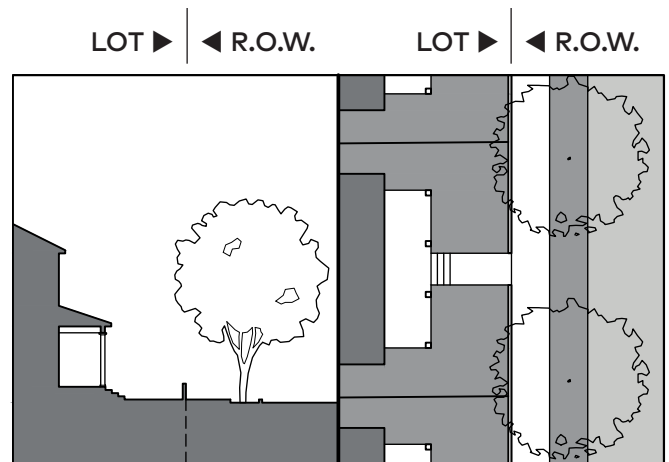


Figure 12-12.3 i Porch Private Frontage

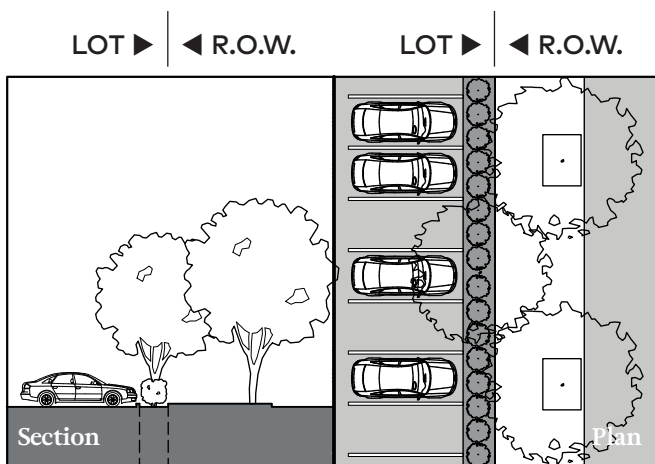


Figure 12-12.3 j Parking Private Frontage

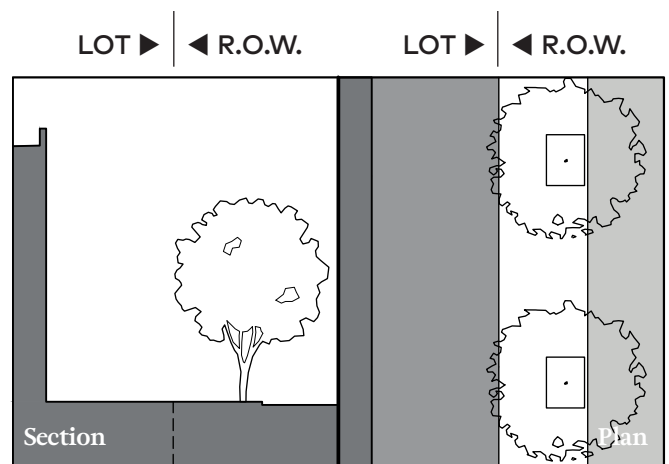


Figure 12-12.3 k Yard Private Frontage

between the face of the building and the sidewalk. The lawn typically contains turf grass, but may include landscaping and trees.

### 13. Lighting

#### (a) Intent

Standards for lighting in Downtown Bernardsville are necessary to prevent misdirected or excessive artificial light, caused by inappropriate or misaligned light fixtures that produce glare, light trespass (nuisance light) and/or unnecessary sky glow; and also that such regulation is necessary to discourage the waste of electricity and to improve or maintain nighttime public safety, utility and security.

#### (b) Security Lighting

Where used for security purposes or to illuminate walkways, roadways and parking lots, only shielded light fixtures shall be used.

#### (c) Commercial Lighting

Where used for commercial purposes such as in merchandise display areas, work areas, platforms, signs, architectural, landscape or sports or recreational facilities, all light fixtures shall be equipped with automatic timing devices and comply with the following:

- (1) Light fixtures used to illuminate flags, statues or any other objects mounted on a pole, pedestal or platform, shall use a narrow cone beam of light that will not extend beyond the illuminated object.
- (2) Other upward directed architectural, landscape or decorative direct light emissions shall have at least ninety (90) percent of their total distribution pattern within the profile of the illuminated structure.
- (3) Externally illuminated signs including commercial building identification or other similar illuminated signs, shall comply with the following:
  - Top mounted light fixtures shall be shielded and are preferred.

- When top mounted light fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other directional control devices shall be used to keep spill light to an absolute minimum.

(4) All other outdoor lighting shall use shielded light fixtures.

- (d) Floodlight type fixtures, once properly installed, shall be permanently affixed in the approved position.
- (e) Foundations supporting lighting poles not installed four (4) feet behind the curb, shall not be less than 24 inches above ground.
- (f) When fifty percent or more of existing outdoor light fixtures are being replaced or modified, then all lighting must be made to conform to the provisions of this section.

#### (g) Light Trespass (Nuisance Light)

All light fixtures, except street lighting, shall be designed, installed and maintained to prevent light trespass, as specified in (1) and (2) below.

- (1) At a height of five (5) feet above the property line of subject property, illuminations from light fixtures shall not exceed 0.1 footcandles in a vertical plane on residentially zoned property.
- (2) Outdoor light fixtures properly installed and thereafter maintained, shall be directed so that there will not be any objectionable direct glare source visible above a height of five feet from any property or public roadway.
- (h) Note: Light fixtures near adjacent property may require special shielding devices to prevent light trespass.

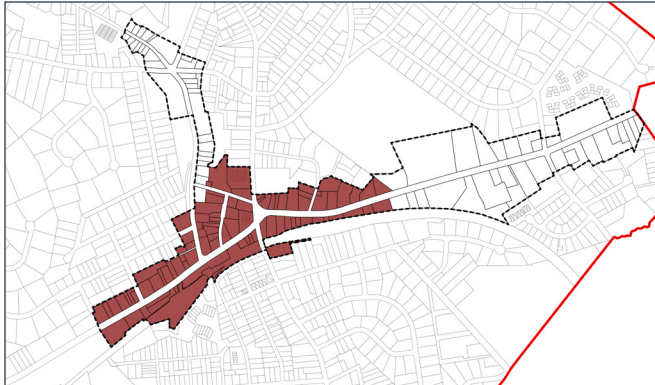
### 14. Signage

- (a) Refer to section 12-23.15 of the Land Development Code for signage standards.



## B. Standards Specific to Downtown Core Sub-district (D-C)

### 1. Location Map



### 2. Description and Intent

The Downtown Core sub-district encompasses the heart of downtown Bernardsville. The district is centered around Olcott Square at the intersection of Mine Brook Road, Mt. Airy Road, Anderson Hill Road, and Morristown Road. The district features a variety of building types, but generally buildings are built close to the sidewalk with parking located behind. The intent is to preserve the historic character of the area and to ensure new development is compatible. The district also includes the area around Quimby Lane, an area the Borough envisions to be redeveloped with a mixture of uses and the character of a European village.



Downtown-Core Current Character

### 3. USE

<b>Permitted Uses:</b>	Refer to 12-12.3.A.1.(a)
<b>Conditional Uses:</b>	Refer to 12-12.3.A.1.(b)
<b>Prohibited Uses in addition to those listed in 12-12.3.A.1.(c):</b>	None

### 4. LOT

<b>Lot Coverage:</b>	90% max.
Refer to 12-12.3.A.2. for additional standards	

### 5. PLACEMENT

#### Setbacks:

Street Build-to Zone:	12 ft. min./22 ft. max. <sup>1</sup>
Side:	0 ft. min./5 ft. min. adjacent to a residential zoned property
Rear:	5 ft. min./20 ft. min. adjacent to a residential zoned property

<b>Distance Between Buildings on Same Lot:</b>	10 ft. min.
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<b>Frontage Buildout:</b>	Min. 80% of the front facade shall extend along the Street Setback line
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Refer to 12-12.3.A.3. for additional standards

### 6. HEIGHT

#### Principal Building:

Stories:	3 max.
Bottom of eave/top of parapet:	40 ft. max./45 ft. max.

<b>Accessory Buildings:</b>	2 stories max./30 ft. max. overall
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#### Ground Floor Above Sidewalk:

Non-residential uses:	0 ft.
Residential uses:	1.5 ft. min.

#### Ceiling Height:

Ground level - Non-residential:	14 ft. min./20 ft. max.
Ground level - Residential	9 ft. min.
Upper level:	8 ft. min.

Refer to 12-12.3.A.4. for additional standards



## 7. BUILDING ARTICULATION

<b>Flat Facade - Primary Street:</b>	25 ft. max.
<b>Flat Facade - Secondary Street:</b>	50 ft. max.
<b>Permitted Attachments:</b>	Awnings/Canopies, Balconies, Bay Windows, Chimneys, Porches, and Stoops

Refer to 12-12.3.A.2., 3., and 8. for Attachment and additional standards

## 8. BUILDING TRANSPARENCY

### Required Openings:

Primary Street Ground level - Non-residential:	70% min./80% max./ 2.5 ft. max. sill height <sup>2</sup>
Secondary Street Ground level - Non-residential:	20% min./80% max.
Primary Street Ground level - Residential:	20% min./60% max.
Secondary Street Ground level - Residential:	15% min./60% max.
Upper level:	15% min./50% max.

Refer to 12-12.3.A.8.c. for additional standards

## 9. PARKING

### Parking Setbacks:

Primary Street:	Behind the principal building
Secondary Street:	5 ft. min.
Rear:	5 ft. min.
Side:	5 ft. min.

<b>Access:</b>	Primary Street, Secondary Street, Alley
Primary Street Driveways:	1 max.
Secondary Street Driveways:	2 max.
Driveway Width:	24 ft. max.

Refer to 12-12.3.A.9. for additional standards

## 10. ARCHITECTURE

### Facades:

Permitted Foundation Materials:	Brick masonry, stone masonry, cement-parged concrete block
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Permitted Facade Materials:

Brick masonry, stone masonry, stucco, wood siding/shingles (buildings designed to resemble a single-family residential building type only), fiber-cement siding/shingles (buildings designed to resemble a single-family residential building type only)

Permitted Facade Accent Materials:

Cast stone, wood, fiber-cement trim, siding, and panels, composite trim, siding, and panels, architectural metal

Refer to 12-12.3.A.8. for additional standards

## 11. LANDSCAPING AND SCREENING

<b>Parking Lot Screening From Street<sup>3</sup>:</b>	Required; 3 ft. min./4 ft. max. height
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Refer to 12-12.3.A.9. for additional standards

## 12. FRONTAGES

<b>Permitted Private Frontages:</b>	Shopfront, Stoop, Forecourt, Porch
<b>Public Frontages:</b>	Sidewalk & Treewell

Refer to 12-12.3.A.10. for Frontage standards

## 13. SIGNAGE

<b>Permitted Signs:</b>	Awning, Canopy, Ground-mounted Small, Projecting, Wall
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Refer to 12-12.11. for Signage standards

## 14. NOTES

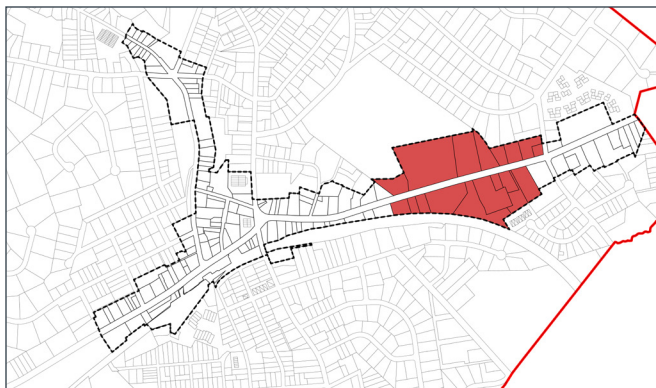
<sup>1</sup> For non-residential and mixed-use buildings, the area between the building facade and the sidewalk shall be hardscaped to match or complement the sidewalk.

<sup>2</sup> For non-residential uses located within a building designed to resemble a single-family residential building type with a Porch Frontage, required transparency may be reduced to 20%

<sup>3</sup> Parking lots with less than 5 spaces are exempt from this requirement.

## C. Standards Specific to Downtown Corridor Sub-district (D-Co)

### 1. Location Map



### 2. Description and Intent

The Downtown Corridor sub-district extends along Morristown Road east of the core and serves as a portion of the eastern gateway into Bernardsville. The area has a more auto-dependent character than other sub-districts. The intent is to limit the future expansion of this character while recognizing that the corridor will remain auto-oriented for the foreseeable future.



Downtown-Corridor Current Character

### 3. USE

<b>Permitted Uses:</b>	Refer to 12-12.3.A.1.(a)
<b>Conditional Uses:</b>	Refer to 12-12.3.A.1.(b)
<b>Prohibited Uses in addition to those listed in 12-12.3.A.1.(c):</b>	Residential on a ground floor

### 4. LOT

<b>Lot Coverage:</b>	80% max.
Refer to 12-12.3.A.2. for additional standards	

### 5. PLACEMENT

<b>Setbacks:</b>	
Street Build-to Zone:	15 ft. min./85 ft. max.
Side:	5 ft. min.
Rear:	20 ft. min.
<b>Distance Between Buildings on Same Lot:</b>	20 ft. min.
<b>Frontage Buildout:</b>	Min. 60% of the front facade shall extend along the Street Setback line
Refer to 12-12.3.A.3. for additional standards	

### 6. HEIGHT

<b>Principal Building:</b>	
Stories:	2.5 max.
Bottom of eave/top of parapet:	30 ft. max./35 ft. max.
<b>Accessory Buildings:</b>	2 stories max./30 ft. max. overall
<b>Ground Floor Above Sidewalk:</b>	
All uses:	0 ft.
<b>Ceiling Height:</b>	
Ground level:	12 ft. min.
Upper level:	8 ft. min.
Refer to 12-12.3.A.4. for additional standards	

### 7. BUILDING ARTICULATION

<b>Flat Facade - Primary Street:</b>	50 ft. max.
<b>Flat Facade - Secondary Street:</b>	50 ft. max.

<b>Permitted Attachments:</b>	Awnings/Canopies, Bay Windows, Balconies, Drive-throughs (Financial Institutions and Pharmacies only), Porches, Stoops
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Refer to 12-12.3.A.2., 3., and 8. for Attachment and additional standards

## 8. BUILDING TRANSPARENCY

### Required Openings:

Primary Street Ground level - Non-residential:	40% min./80% max. <sup>1</sup>
Secondary Street Ground level - Non-residential:	20% min./80% max.
Primary Street Ground level - Residential:	20% min./60% max.
Secondary Street Ground level - Residential:	15% min./60% max.
Upper level:	15% min./50% max.

Refer to 12-12.3.A.8.c. for additional standards

## 9. PARKING

### Parking Setbacks:

Primary Street:	5 ft. min. <sup>2</sup>
Secondary Street:	5 ft. min.
Rear:	5 ft. min.
Side:	5 ft. min.

### Access:

	Primary Street, Secondary Street, Alley
Primary Street Driveways:	2 max.
Secondary Street Driveways:	2 max.
Driveway Width:	24 ft. max.

Refer to 12-12.3.A.9. for additional standards

## 10. ARCHITECTURE

### Facades:

Permitted Foundation Materials:	Brick masonry, stone masonry, cement-parged concrete block
Permitted Facade Materials:	Brick masonry, stone masonry, stucco, wood siding/shingles (residential buildings only), Fiber-cement siding/shingles (residential buildings only)

Permitted Facade Accent Materials:	Cast stone, wood, fiber-cement trim and panels, composite trim and panels, architectural metal
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Refer to 12-12.3.A.8. for additional standards

## 11. LANDSCAPING AND SCREENING

<b>Parking Lot Screening From Street<sup>3</sup>:</b>	Required; 3 ft. min./4 ft. max. height
---	--

Refer to 12-12.3.A.9. for additional standards

## 12. FRONTAGES

<b>Permitted Private Frontages:</b>	Shopfront, Stoop, Porch
<b>Public Frontages:</b>	Sidewalk & Planter, Sidewalk & Planting Strip

Refer to 12-12.3.A.10. for Frontage standards

## 13. SIGNAGE

<b>Permitted Signs:</b>	Awning, Canopy, Small Ground-mounted, Large Ground-mounted Projecting, Wall
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Refer to 12-12.11. for Signage standards

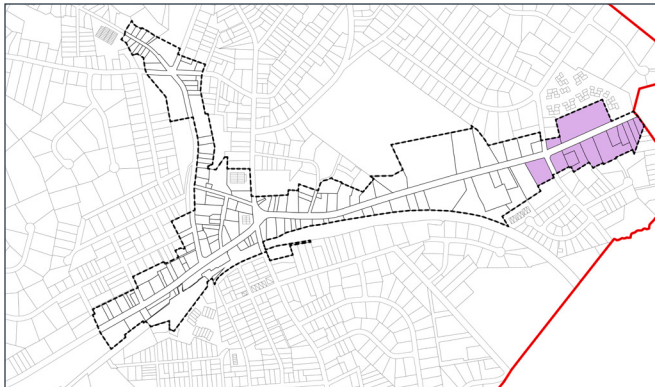
## 14. NOTES

- <sup>1</sup> For non-residential uses located within a building designed to resemble a single-family residential building type with a Porch Frontage, required transparency may be reduced to 20%
- <sup>2</sup> Surface parking is limited to one double-loaded aisle of parking between the building and the street.
- <sup>3</sup> Parking lots with less than 5 spaces are exempt from this requirement.



## D. Standards Specific to Downtown Gateway Sub-district (D-G)

### 1. Location Map



### 2. Description and Intent

The Downtown Gateway sub-district extends along Morristown Road near its intersection with Finley and east to the borough limits near Madisonville Road. This area serves as the eastern gateway into Bernardsville. The area has a more auto-dependent character than other sub-districts. The intent is to encourage a slightly more intense development pattern in this area—in particular, office uses, but with an appropriate transition to surrounding residential areas.



Downtown-Gateway Current Character

### 3. USE

<b>Permitted Uses:</b>	Refer to 12-12.3.A.1.(a)
<b>Conditional Uses:</b>	Refer to 12-12.3.A.1.(b)
<b>Prohibited Uses in addition to those listed in 12-12.3.A.1.(c):</b>	None

### 4. LOT

<b>Lot Coverage:</b>	85% max.
Refer to 12-12.3.A.2. for additional standards	

### 5. PLACEMENT

<b>Setbacks:</b>	
Street Build-to Zone:	15 ft. min./85 ft. max.
Side:	5 ft. min.
Rear:	20 ft. min.
<b>Distance Between Buildings on Same Lot:</b>	20 ft. min.
<b>Frontage Buildout:</b>	Min. 60% of the front facade shall extend along the Street Setback line
Refer to 12-12.3.A.3. for additional standards	

### 6. HEIGHT

<b>Principal Building:</b>	
Stories:	3 max.
Bottom of eave/top of parapet:	40 ft. max./45 ft. max.
<b>Accessory Buildings:</b>	2 stories max./30 ft. max. overall
<b>Ground Floor Above Sidewalk:</b>	
Non-residential uses:	0 ft.
Residential uses:	1.5 ft. min. within 25 ft. of front property line
<b>Ceiling Height:</b>	
Ground level - Non-residential:	12 ft. min./20 ft. max.
Ground level - Residential	9 ft. min.
Upper level:	8 ft. min.
Refer to 12-12.3.A.4. for additional standards	

### 7. BUILDING ARTICULATION

<b>Flat Facade - Primary Street:</b>	50 ft. max.
<b>Flat Facade - Secondary Street:</b>	50 ft. max.
<b>Permitted Attachments:</b>	Awnings/Canopies, Balconies, Bay Windows, Drive-throughs, Porches, and Stoops
Refer to 12-12.3.A.2., 3., and 8. for Attachment and additional standards	

## 8. BUILDING TRANSPARENCY

### Required Openings:

Primary Street Ground level - Non-residential:	60% min./80% max. <sup>1</sup>
Secondary Street Ground level - Non-residential:	20% min./80% max.
Primary Street Ground level - Residential:	20% min./60% max.
Secondary Street Ground level - Residential:	15% min./60% max.
Upper level:	15% min./50% max.

Refer to 12-12.3.A.8.c. for additional standards

## 9. PARKING

### Parking Setbacks:

Primary Street:	5 ft. min. <sup>2</sup>
Secondary Street:	5 ft. min.
Rear:	5 ft. min.
Side:	5 ft. min.

**Access:** Primary Street, Secondary Street, Alley

Primary Street Driveways:	2 max.
Secondary Street Driveways:	2 max.
Driveway Width:	24 ft. max.

Refer to 12-12.3.A.9. for additional standards

## 10. ARCHITECTURE

### Facades:

Permitted Foundation Materials:	Brick masonry, stone masonry, cement-parged concrete block
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Permitted Facade Materials:	Brick masonry, stone masonry, Stucco, wood siding/shingles (residential buildings only), Fiber-cement siding/shingles (residential buildings only)
Permitted Facade Accent Materials:	Cast stone, wood, fiber-cement trim and panels, composite trim and panels, architectural metal

Refer to 12-12.3.A.8. for additional standards

## 11. LANDSCAPING AND SCREENING

**Parking Lot Screening From Street<sup>3</sup>:** Required; 3 ft. min./4 ft. max. height

Refer to 12-12.3.A.9. for additional standards

## 12. FRONTAGES

<b>Permitted Private Frontages:</b>	Shopfront, Stoop, Porch
<b>Public Frontages:</b>	Sidewalk & Planter, Sidewalk & Planting Strip

Refer to 12-12.3.A.10. for Frontage standards

## 13. SIGNAGE

**Permitted Signs:** Awning, Canopy, Small Ground-mounted, Large Ground-mounted Projecting, Wall

Refer to 12-12.11. for Signage standards

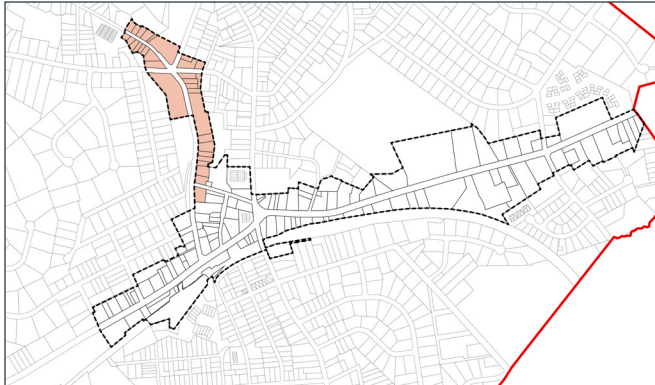
## 14. NOTES

<sup>1</sup> Surface parking is limited to one double-loaded aisle of parking between the building and the street.

<sup>2</sup> Parking lots with less than 5 spaces are exempt from this requirement.

## F. Standards Specific to Downtown Claremont Road Sub-district (D-CI)

### 1. Location Map



### 2. Description and Intent

The Claremont Road sub-district contains a mixture of uses in a form that creates an appropriate transition between the core of downtown and the single-family neighborhoods to the north. New development in the area would ideally feature a mixture of uses and be compatible in scale and character with existing development.



Downtown-Claremont Road Current Character

### 3. USE

<b>Permitted Uses:</b>	Refer to 12-12.3.A.1.(a)
<b>Conditional Uses:</b>	Refer to 12-12.3.A.1.(b)
<b>Prohibited Uses in addition to those listed in 12-12.3.A.1.(c):</b>	Artisan Manufacturing Public Parking Garages
Refer to 12-25 for standards related to Conditional Uses	

### 4. LOT

<b>Lot Coverage:</b>	80% max.
Refer to 12-12.3.A.2. for additional standards	

### 5. PLACEMENT

<b>Setbacks:</b>	
Street Build-to Zone:	10 ft. min./30 ft. max.
Side:	5 ft. min.
Rear:	5 ft. min./20 ft. min. adjacent to residentially zoned property
<b>Distance Between Buildings on Same Lot:</b>	10 ft. min.
<b>Frontage Buildout:</b>	Min. 70% of the front facade shall extend along the Street Setback line
Refer to 12-12.3.A.3. for additional standards	

### 6. HEIGHT

<b>Principal Building:</b>	
Stories:	2.5 max.
Bottom of eave/top of parapet:	30 ft. max./35 ft. max.
<b>Accessory Buildings:</b>	2 stories max./30 ft. max. overall
<b>Ground Floor Above Sidewalk:</b>	
Non-residential uses:	0 ft.
Residential uses:	1.5 ft. min.
<b>Ceiling Height:</b>	
Ground level - Non-residential:	10 ft. min./15 ft. max.
Ground level - Residential	9 ft. min.
Upper level:	8 ft. min.
Refer to 12-12.3.A.4. for additional standards	



## 7. BUILDING ARTICULATION

<b>Flat Facade - Primary Street:</b>	35 ft. max.
<b>Flat Facade - Secondary Street:</b>	50 ft. max.
<b>Permitted Attachments:</b>	Awnings/Canopies, Balconies, Bay Windows, Chimneys, Porches, and Stoops

Refer to 12-12.3.A.2., 3., and 8. for Attachment and additional standards

## 8. BUILDING TRANSPARENCY

### Required Openings:

Primary Street Ground level - Non-residential:	50% min./80% max./2.5 ft. max. sill height <sup>1</sup>
Secondary Street Ground level - Non-residential:	20% min./80% max.
Primary Street Ground level - Residential:	20% min./60% max.
Secondary Street Ground level - Residential:	15% min./60% max.
Upper level:	15% min./50% max.

Refer to 12-12.3.A.8.c. for additional standards

## 9. PARKING

### Parking Setbacks:

Primary Street:	Behind the principal building
Secondary Street:	5 ft. min.
Rear:	5 ft. min.
Side:	5 ft. min.

<b>Access:</b>	Primary Street, Secondary Street, Alley
Primary Street Driveways:	1 max.
Secondary Street Driveways:	1 max.
Driveway Width:	20 ft. max.

Refer to 12-12.3.A.9. for additional standards

## 10. ARCHITECTURE

### Facades:

Permitted Foundation Materials:	Brick masonry, stone masonry, cement-parged concrete block
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Permitted Facade Materials:	Brick masonry, stone masonry, stucco, wood siding/shingles, fiber-cement siding/shingles
Permitted Facade Accent Materials:	Cast stone, wood, fiber-cement trim and panels, composite trim and panels, architectural metal

Refer to 12-12.3.A.8. for additional standards

## 11. LANDSCAPING AND SCREENING

<b>Parking Lot Screening From Street:</b>	Required; 3 ft. min./4 ft. max. height
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Refer to 12-12.3.A.9. for additional standards

## 12. FRONTAGES

<b>Permitted Private Frontages:</b>	Shopfront, Stoop, Forecourt, Porch
<b>Public Frontages:</b>	Sidewalk & Treewell, Sidewalk & Planting Strip

Refer to 12-12.3.A.10. for Frontage standards

## 13. SIGNAGE

<b>Permitted Signs:</b>	Awning, Canopy, Small Ground-mounted, Projecting, Wall
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Refer to 12-12.11. for Signage standards

## 14. NOTES

- <sup>1</sup> For non-residential uses located within a building designed to resemble a single-family residential building type with a Porch Frontage, required transparency may be reduced to 20%
- <sup>2</sup> Parking lots with less than 5 spaces are exempt from this requirement.

## 12-12.4 Definitions

**ARTICULATION:** Treatment of a building Facade through the use of offsets, recesses, Attachments, and/or Openings to reduce the mass of the Facade.

**ARTISAN MANUFACTURING:** The shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods; food and bakery products; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

**ATTACHMENT:** A structure, excluding signage, attached to the facade of a building.

**BALCONY:** A covered or uncovered, occupiable platform attached to a building facade.

**BAY WINDOW:** A space with windows that projects outward from a building facade and forms a recess within.

**BUILD-TO ZONE:** Area of a specified depth, parallel to a lot line fronting a street or open space, within which a building Facade must be placed.

**BUILDING, ACCESSORY:** A subordinate building or structure, the use of which is clearly incidental and related to a Principal Building or use of the land, and which is located on the same lot as that of the principal building or use.

**BUILDING, PRINCIPAL:** A building in which the principal use of the lot it is located on is conducted.

**CEILING:** The upper finished surface of a story.

**DEVELOPMENT PLAN:** The documents necessary to demonstrate to the Zoning Official that proposed development, as defined in the Land Development Code, is in compliance with this section.

**ENTRANCE:** An opening intended for the entry or exit of pedestrians in a building.

**FACADE:** The face of a building.

**FACADE, BLANK:** The portion of a Facade per Story that is permitted to have no Articulation or Opening.

**FRONTAGE:** The area between a building Facade and a street, including built and planted elements. Private Frontage is located between a building Facade and lot line adjacent to a street. Public Frontage is located in the street right-of-way adjacent to a lot line.

**FRONTAGE BUILDOUT:** The portion of a building Facade built within the Build-to-Zone.

**LOT COVERAGE:** The percentage of lot area that is covered by impervious cover.

**OFFICES:** Shall include co-working spaces.

**OPENING:** A window or door within a building facade.

**PARAPET:** A low protective wall along the edge of a building roof.

**PORCH:** A covered, occupiable platform attached to a building facade near grade level.

**PRINCIPAL BUILDING:** A Building in which the primary use on the property is conducted.

**ROOF:** The structure forming the upper covering of a building including parapet walls.

**STOOP:** A covered platform attached to a building facade near a building entrance.

**STORY:** A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it. The following shall not be deemed a story:

- A basement or cellar if the finished floor level directly above is not more than six (6) ft. above the average adjoining elevation of finished grade; or
- An attic or similar space under a gable, hip, or gambrel roof, where the wall plates of any exterior walls, excluding dormers, are not more than two (2) ft. above the floor of such space.

**STREET, PRIMARY:** The fronting street of a lot; or when a lot fronts more than one street, the street with the wider right-of-way or that which carries the greater volume of traffic.

**STREET, SECONDARY:** Where a lot fronts more than one street, the street that has the narrower right-of-way or carries the lesser volume of traffic.

**TRANSPARENCY:** The portion of the building Facade made up of Openings.

**ZONING OFFICIAL:** The officer or other designated authority charged with the administration and enforcement of this chapter (syn. Zoning Officer, Zoning Enforcement Officer).

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