

ORDINANCE NO. 46-2011

**AN ORDINANCE OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
HARRISON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN
AMENDED REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7 FOR AN
AREA IN NEED OF REDEVELOPMENT**

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment project must be undertaken pursuant to a “Redevelopment Plan” adopted by a Township Ordinance and said Redevelopment Plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

WHEREAS, the Governing Body of the Township of Harrison directed the Planning Board of Harrison Township (“Planning Board”) to conduct a Preliminary Investigation to determine whether Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17; Block 3, Lots 1, 1.01, 2, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 3, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 8, 9; Block 4.01, Lots 1, 2; Block 22, Lots 1, 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 12.02, 12.03, 12.04, 13, 13.01, 14, 16; Block 23, Lots 1, 1.01; Block 24, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17; Block 24.01, Lot 1; Block 25, Lots 1, 2, 3, 4, 5, 6, 7, 7.01, 7.02, 8, 10, 10.01, 10.02, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20, 21, 23, 23.01, 23.02; and Block 30, Lot 1 (hereinafter “Redevelopment Area”) is an area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board held a public hearing on Thursday, August 7, 2008 at 7:30 p.m., and recommended that the Redevelopment Area be designated as an area in need of redevelopment; and

WHEREAS, the Governing Body approved the recommendations of the Planning Board and adopted a resolution designating the Redevelopment Area as an area in need of redevelopment; and

WHEREAS, the Planning Board also recommended to the Governing Body that they adopt the redevelopment plan for the Redevelopment Area entitled “Richwood Redevelopment Plan 2008,” prepared by the Planning Board’s Planner, Robert F. Melvin, PP, AICP (“Redevelopment Plan”); and

WHEREAS, the Governing Body of the Township of Harrison adopted the Redevelopment Plan of the Township of Harrison for the area referenced herein as the Redevelopment Area; and

WHEREAS, the Governing Body has determined that more specific plans are necessary in order to effectuate the redevelopment of the following blocks and lots within the redevelopment area: Block 2, Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17; Block 3, Lots 1, 2, 3; Block 22, Lots 4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 13, 13.01, 16; Block 23, Lots 1, 1.01; Block 24, Lots 2, 3, 4, 6, 7, 8, 9, 17; Block 24.01, Lot 1; Block 25, Lot 10; and Block 30, Lot 1; and

WHEREAS, the Governing Body has determined that it is in the best interest of the Township to adopt an amendment to the Redevelopment Plan; and

WHEREAS, the Planning Board has reviewed and approved this Ordinance and the proposed Plan Amendments; and

WHEREAS, the Redevelopment Plan Amendments meet the requirements of N.J.S.A. 40:12A-1 *et seq.* and are consistent with the Township’s Master Plan.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Township of Harrison, as follows:

Section 1. The Township hereby adopts the Amendment to the Richwood Redevelopment Plan as set forth as follows:

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1.0 INTRODUCTION

This Amended Redevelopment Plan describes the standards and procedures for the redevelopment of the following land specified in the Harrison Township Richwood Site Redevelopment Area Preliminary Investigation document to be known as the "Interior Richwood Redevelopment Area":

Block	Lot
2	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
3	1, 2, 3
22	4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 13, 13.01, 16
23	1, 1.01
24	2, 3, 4, 6, 7, 8, 9, 17
24.01	1
25	10
30	1

1.1 Purpose and Legislative Intent.

The purpose and legislative intent of this Amended Redevelopment Plan for the Interior Richwood Redevelopment Area, referred to herein as the "Plan," is to encourage design flexibility while permitting various land uses in a compact traditional neighborhood context in accordance with smart growth principles. Furthermore, the Plan encourages mixed land uses that are sensitive to the environmental characteristics of the land and that facilitate and promote the efficient use of public and private services. The Plan diversifies and integrates land uses within close proximity to each other and permits land uses that provide for the daily recreational and shopping needs of Township residents, visitors, and others. The Plan is designed to ensure the development of land that is a blend of regional commercial uses with traditional neighborhood design similar to other existing villages and older town centers in New Jersey. Physical design promoted by this Plan adopts the village and town center settlement patterns which were the norm in the United States from colonial times until the 1940's. The Plan also recognizes that Route 322 is a significant gateway to Harrison Township. As such, the quality of the landscape and pedestrian edge of Route 322 is important to the overall vision for the development of this portion of Harrison Township. More specifically, the Plan is characterized by the following design elements:

- A. Traditional neighborhoods that are limited in size and oriented toward predominately local vehicular traffic, pedestrian and bicycle activity, tree-lined streets and mixed land uses;
- B. A variety of housing types, job opportunities, shopping, services, and public facilities;
- C. Residences, shops, workplaces, civic buildings, and civic spaces and places interwoven within a village or town center atmosphere, all within close proximity to each other;
- D. A network of interconnecting streets and blocks that maintain respect for both the physical and natural landscape;
- E. Natural features and undisturbed areas that are incorporated into a planned open space system;
- F. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles;

-
- G. Well-configured squares, plazas, greens, landscaped streets, natural preserves, greenways, and parks woven into the pattern and fabric of the Interior Richwood Redevelopment Area and dedicated to the collective social activity, recreation, and visual enjoyment of the populace;
 - H. Civic buildings and spaces, open spaces, and other visual features shall act as landmarks, symbols, and focal points for community identity;
 - I. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable, harmonious, and diverse environment;
 - J. The creation of a main street with wide sidewalks and associated public spaces and amenities, providing access to a variety of commercial, civic, residential, recreational, and pedestrian uses and activities;
 - K. The provision for and incorporation of the Township's fair share of the regional need for low and moderate income housing and to encourage the provision of a diversity of housing types and lot sizes;
 - L. Green technologies, where appropriate, that are integrated into public spaces and private development parcels in order to achieve flood control, stormwater recharge, and water filtration in an effort to preserve indispensable natural resources;
 - M. The creation of a regional commercial area that is primarily auto dependent but respects integration into the walkable portion of the community;
 - N. The development of buildings that form a consistent distinct street edge and define the border between a street space and the block interior;
 - O. Preservation and respect of the land use integrity of adjacent residential neighborhoods, sites, and other land uses; and
 - P. Regional commercial uses that are designed as a high quality gateway that respect both regional and local scale.

This Plan encourages a mix of uses and building types of various sizes and scales within the Interior Richwood Redevelopment Area and places a large emphasis on the form and function of public and private realms. The Plan is not an architectural style code. It is not intended to advocate any one style in particular. Rather, it is intended to guide design that promotes the development and/or redevelopment of urban fabric through the regulation of building massing, rhythms of solid to void, parking locations and streetscapes and wherever possible, reinforce human scale. In so doing, the protection and enhancement of Harrison as a walkable and vibrant Township will be advanced and achieved.

1.2 Goals and Objectives

In December, 2006, Harrison Township adopted a Master Plan Re-examination Report that recommended the creation of a new Town Center, focused at the interchange at Routes 322 and 55 (Township of Harrison County of Gloucester Master Plan Re-examination Report, December 20, 2006, p. 4). This was considered a major node in the region and had already generated development interest, most notably on the part of Rowan University east of Route 55. Given the extent of undeveloped and underdeveloped land surrounding this intersection within Harrison Township, the Re-examination Report concluded that this area provided a unique opportunity to plan pro-actively and at a large scale. Moreover, the plan for a Town Center would be consistent with the principle of center-based growth as discussed in the State Development and Redevelopment Plan.

The most recent Master Plan Reexamination was completed in July 2008. The goals of this redevelopment plan are derived directly from the Township Master Plan policy and goal statements. The objectives are derived from applicable master plan elements.

FIGURE 1: Richwood Planned Village Center Site

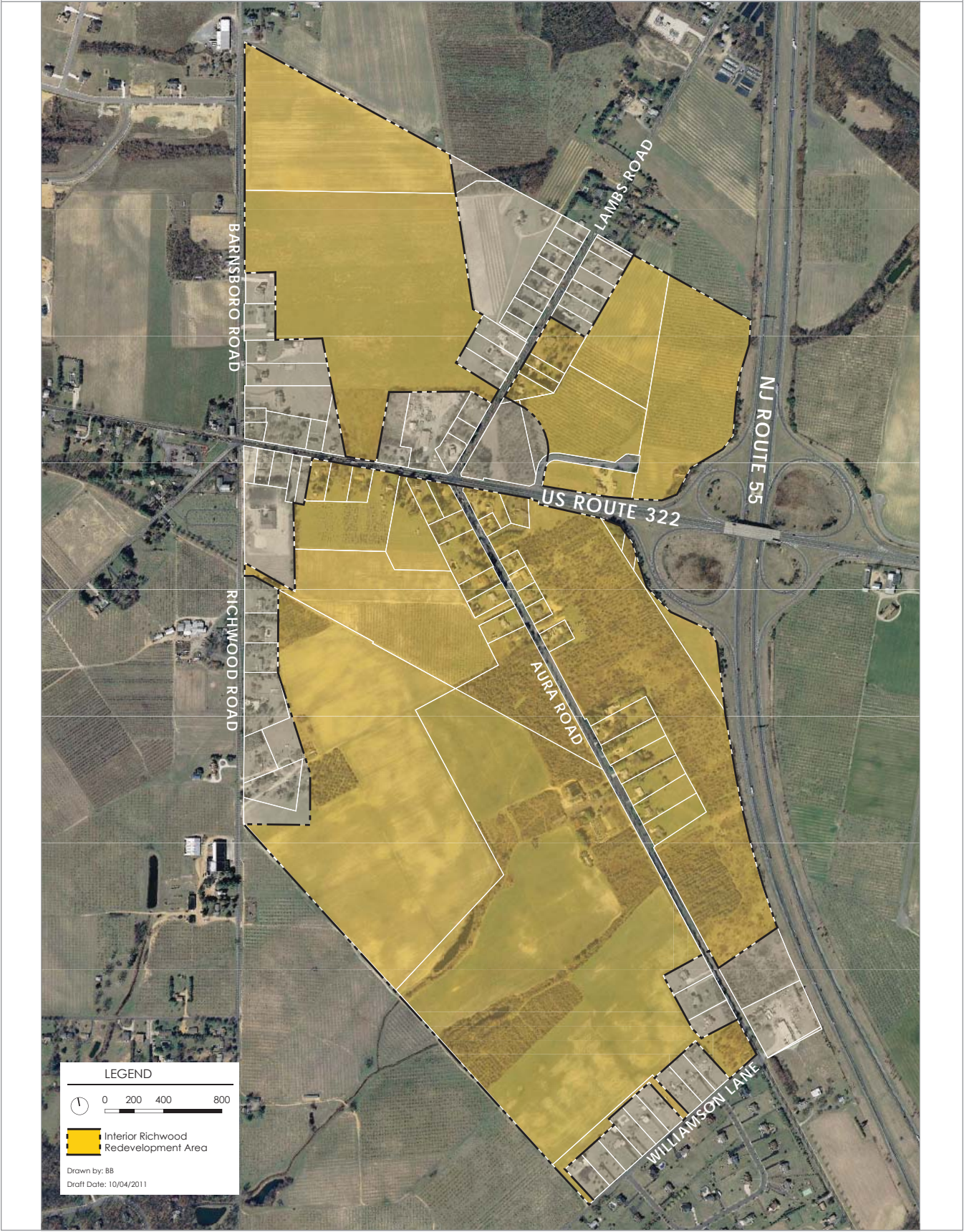


FIGURE 2: Vision Images Illustrating a Vibrant, Mixed-Use Community



FIGURE 3: Vision Images Illustrating a Vibrant, Mixed-Use Community



PLANNING & DEVELOPMENT GOALS

- A. Provide for the continued scenic and low density nature of the Township by guiding development and land uses to protect and enhance the character of the Township. Consider the importance of existing village centers to the present Township landscape and image and develop a land use plan and development regulations which protect their integrity.
- B. Protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate where necessary different types and intensities of land uses in the Township. Establish controls on the permitted disturbance of critical resources during land development. Work in collaboration with the appropriate County and State agencies to protect and establish development controls of critical natural resources of the Township. Utilize the natural boundaries to organize and direct different intensities of land uses in the Township.
- C. Encourage mixed uses such as residential, commercial, and industrial to create a well-integrated community. A mix is encouraged for the convenience of the residents and enhancement of the tax base of the Township. The land use plan and development regulations should be designed to minimize conflicts between activities so that one land use does not adversely affect neighboring land uses.

RESIDENTIAL DEVELOPMENT OBJECTIVES

- A. Provide a variety of dwelling unit types and densities to meet the varying needs of the current and future residents of the Township.
- B. Promote resident safety through design standards for streets, sidewalks, and crosswalks.

2.0 PLAN BACKGROUND

2.1 The Redevelopment Act

New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms blighted properties into healthier, more vibrant, or economically productive land areas. The process has been used successfully across the state to creatively improve properties meeting statutory redevelopment criteria. Projects approved for redevelopment are often eligible for certain types of technical and financial assistance from the state.

Harrison Township has identified the Richwood Redevelopment Area as an opportunity for redevelopment in accordance with the provisions of the LRHL. This Redevelopment Area encompasses the area bound by Route 55, Williamson Lane, Richwood-Barnsboro Road, and the Mantua Township municipal border.

2.2 Preliminary Investigation

Analysis of the parcels comprising this site demonstrated that the site qualifies as an Area in Need of Redevelopment as defined by statute (N.J.S.A. 40A:12A-5). The Planning Board held a public hearing on the Preliminary Investigation, which details the statutory criteria upon which the designation is based, on 8/7/2008 and recommended that the Governing Body designate the area an Area in Need of Redevelopment. The Governing Body accepted this recommendation and on 8/18/2008, so designated the area to be an Area in Need of Redevelopment.

The following is a list of parcels included in the entire Richwood Redevelopment Area:

Block	Lot
2	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
3	1, 1.01, 2, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 3, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 8, 9
4.01	1, 2
22	1, 1.01, 1.02, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 12.02, 12.03, 12.04, 13, 13.01, 14, 16
23	1, 1.01
24	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17
24.01	1
25	1, 2, 3, 4, 5, 6, 7, 7.01, 7.02, 8, 10, 10.01, 10.02, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19.01, 19.02, 19.03, 20, 21, 23, 23.01, 23.02
30	1

2.3 Description of Redevelopment Area

The entire Richwood Redevelopment Area is located adjacent to the intersection of Routes 55 and 322. It is bounded by Route 55 to the east, Williamson Lane to the south, Richwood/Barnsboro Road to the west, and the Mantua Township municipal border to the north. The site consists primarily of farmland, orchards and single-family residential units. Limited commercial uses are found along US Route 322, including a bank, post-office, vacant restaurant and pool store. Gloucester County Routes 609, 667, and 635 serve as the main roadways through the site in addition to Route 322.

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3.0 THE AMENDED REDEVELOPMENT PLAN

3.1 The Vision

The Interior Richwood Redevelopment Area mix of land uses, compact layout, diversity of housing types, and site design standards will foster social interaction, generate employment opportunities, create an economic center for the Township, and facilitate alternative modes of transportation, including walking and bicycling.

3.2 Applicability

This Plan shall apply to the following Blocks and Lots within the Richwood Village Center Redevelopment Area to be referred to as the “Interior Richwood Redevelopment Area”:

Block	Lot
2	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
3	1, 2, 3
22	4, 5, 6, 7, 8, 9, 10, 11, 11.01, 11.02, 12, 13, 13.01, 16
23	1, 1.01,
24	2, 3, 4, 6, 7, 8, 9, 17
24.01	1
25	10
30	1

The entirety of the Interior Richwood Redevelopment Area shall be classified as a planned development by the New Jersey Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq., and be eligible for General Development Plan (GDP) approval under N.J.S.D. 40:55D-45.1 through 45.8. The remaining parcels within the Richwood Village Center Redevelopment Area shall be governed by the Redevelopment Plan adopted by the Township Committee on 9/15/2008, incorporating Harrison Township’s Planned Village Center Ordinance, which promotes traditional neighborhood uses and design standards within a compact area. Figure 4 and Figure 12, representing the “Land Use/Transect Regulating Plan and “Circulation Regulating Plan”, respectively, shall apply to the Interior Richwood Redevelopment Area.

3.3 Regulating Plan

The Township Master Plan, Richwood Redevelopment Plan, and this Plan amendment present a comprehensive vision for the entire Redevelopment Area, which is comprised of various districts and public right-of-ways that have numerous forms and functions. The Land Use/Transect Regulating Plan presented in Figure 4 codifies the location of the Transect Zones of the Redevelopment Area, which determine the permitted building types and design regulations for any given parcel or lot in the Redevelopment Area. All Transect Zones are deemed to be fixed.

The Redevelopment Area shall be comprised of 4 individual Transect Zones which have been planned and designed based upon their respective existing and desired road layout, utilities, densities and land uses so as to promote the visions contained in the Township Master Plan and Richwood Redevelopment Plan and this Plan. The Transect Zones are set forth in the Land Use/Transect Regulating Plan. The permitted uses for each Transect Zone are set forth in Section 3.5 herein. The permitted Building Types for Transect Zone of the Interior Richwood Redevelopment Area are set forth in Section 3.8 of this Plan.

Transect Zones are administratively similar to the land use districts in conventional zoning codes, except that zones are defined primarily by their character rather than by the separation of land uses. In addition to the usual building use, density, height, and setback requirements, other elements of the intended zone are integrated, including those of the parcel or lot, building and roadway frontage. The boundaries of each Transect Zone are delineated. The following are detailed descriptions of each Transect Zone located within the Interior Richwood Redevelopment Area.

Totals may change per Transect but entire total build-out of the Interior Richwood Redevelopment Area may not exceed 1,200 dwelling units of residential and 1.1 million square feet of non-residential development.

A. Transect A: Life Style/Large Format

Two areas are located within the Life Style/Large Format Transect. The first is located just west of NJ Route 55, north of Route 322, east of Lambs Road, and south of the Mantua Township border. The second area is located west of NJ Route 55, south of Route 322, and north of one of the Transect C zones along Aura Road. The transect permits not more than 750,000 square feet of non-residential development.

B. Transect B: Mixed-Use/Retail, Office, Residential

This area serves as the center of the Redevelopment Area. It is located east of Richwood-Aura Road, is south and west of the Mixed-Use/Office, Residential Transect C, and north and west of the Residential Transect D. The transect permits not more than 250,000 square feet of non-residential development and not more than 320 dwelling units.

C. Transect C: Mixed-Use/Office, Residential

The Mixed-Use/Office, Residential Transect is located mainly in sections of the Redevelopment Area that will serve as a buffer between residential and non-residential land uses. The first area is located west of Lambs Road and north of US Route 322 and south of Residential Transect D. The second is located just south of US Route 322, bound by Richwood-Aura Road on the east, Richwood-Barnsboro Road to the west, and the Mixed-Use/Retail, Office, Residential Transect B to the south. The Transect permits not more than 100,000 square feet of non-residential development and not more than 200 dwelling units.

D. Transect D: Residential

This Residential Transect provides for a variety of housing types at center-appropriate densities. The first area is located east of Barnsboro Road, south of the Mantua Township border, and north and west of the Mixed-Use/Office, Residential Transect C. The second area is located south of the Mixed-Use/Retail, Office, Residential Transect B, west of Richwood-Aura Road, north of Transect E, and east of the Redevelopment Area boundary. The transect permits not more than 750 market rate dwelling units. In addition, affordable housing obligations shall be provided in this Transect.

E. Sub-Zones

Within three of the four zones, sub-zones were established for the purposes of articulating program and regulating residential densities. Figure 5 shows the approximate boundaries of the sub-zones. Totals may change per Transect but entire total build-out of the Interior Richwood Redevelopment Area may not exceed 1,200 dwelling units of residential and 1.1 million square feet of non-residential development.

FIGURE 4: Land Use/Transect Regulating Plan

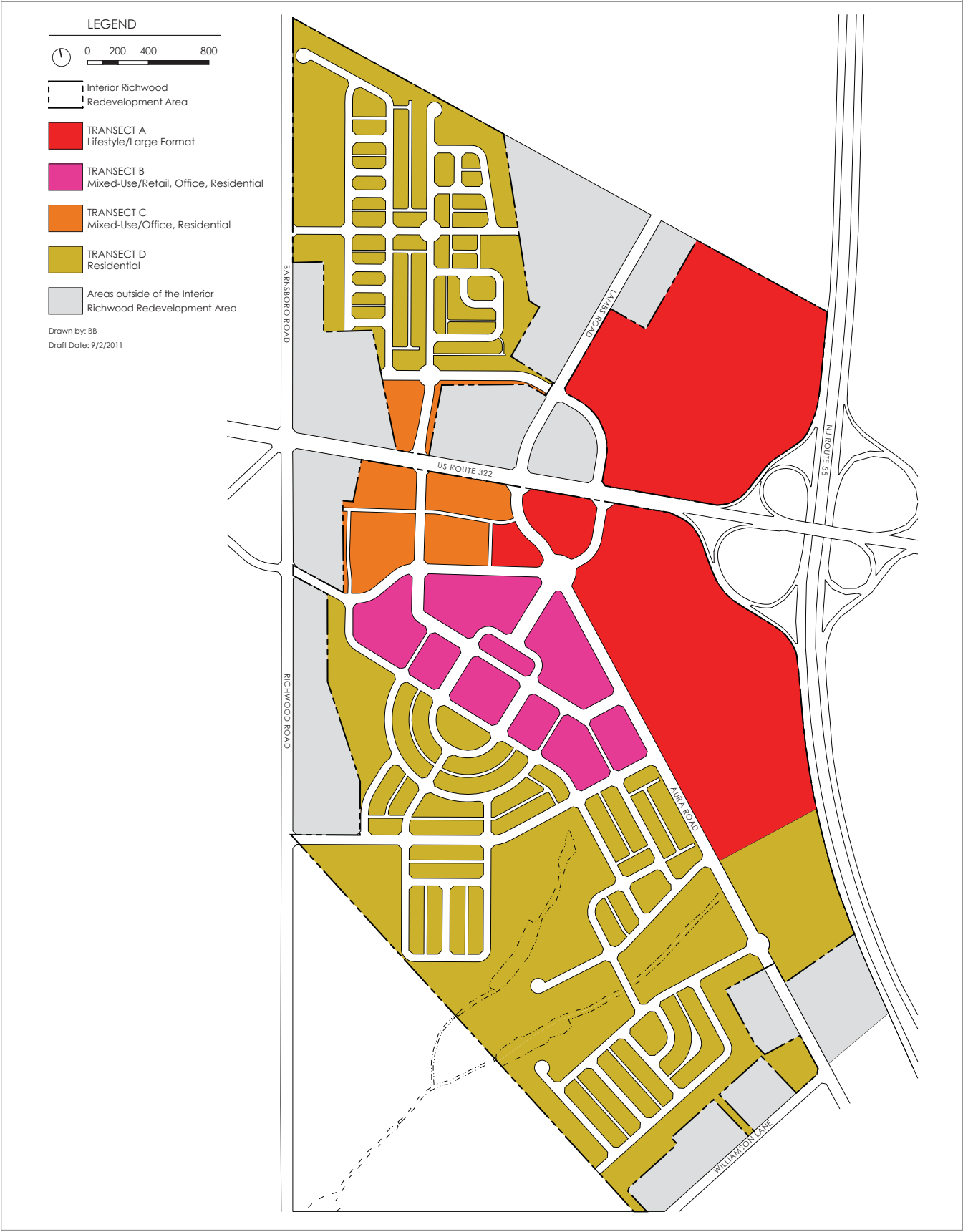


FIGURE 5: Transect and Subzone Regulating Plan

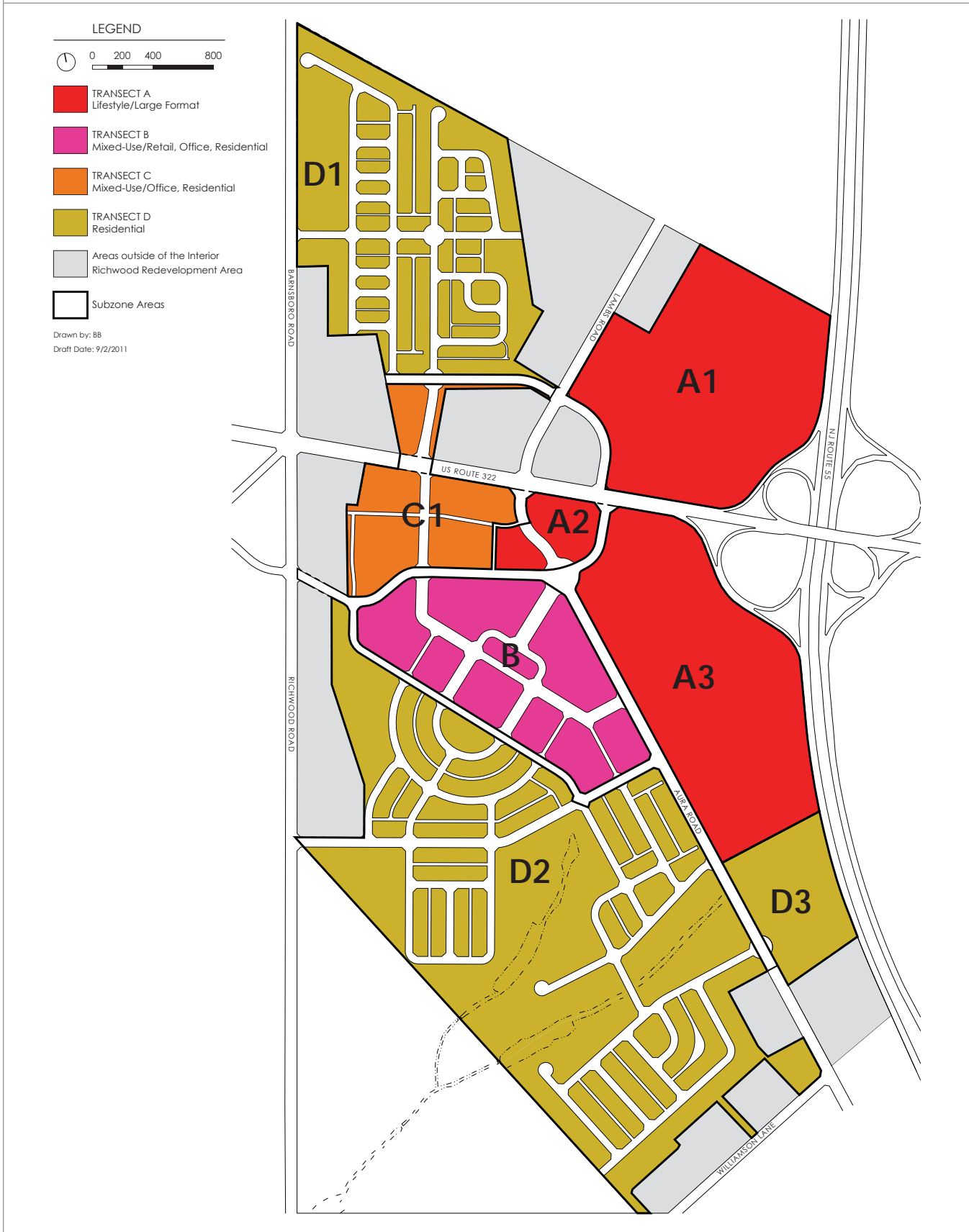


FIGURE 6: Illustrative Site Plan



3.4 Base Requirements

- A. Minimum GDP tract size: 200 acres.
- B. Maximum number of market rate dwelling units within the Interior Richwood Redevelopment Area: 1,200 units.
- C. Mix of permitted house types:
 - 1) Loft/Flats: 30% minimum / 40% maximum.
 - 2) Townhouse: 30% minimum / 40% maximum.
 - 3) Single-Family Detached: 30% minimum / 40% maximum.
- D. Minimum proportion of the total land area in the Interior Richwood Redevelopment Area to be used for business uses: 10%.
- E. Minimum office/retail requirement: 900,000 square feet.
- F. Minimum open space: 25% of total land area in the Interior Richwood Redevelopment Area.
- G. Minimum area devoted to institutional uses such as schools, post office, civic and municipal buildings and facilities and the like: 8.5 acres.
- H. A homeowner's association or other such associations shall be created, subject to the review and approval of the Planning Board, which association(s) shall become the owner of all lands dedicated to recreation and open space, and/or wetlands, and which association(s) shall be responsible for the maintenance of all public areas and other pervious surfaces, including but not limited to alleys, stormwater basins, and landscaped median strips located within various streets.

Refer to Section 3.3 for permitted maximum residential density, total number and type of dwelling units and maximum non-residential square footage.

Figure 6 is an illustrative site plan that adheres to the Land Use/Transect Regulating Plan. It provides a generalized image of a conforming plan. Specifically, it provides permitted locations and conditions for perimeter lots.

3.5 Permitted Principle Uses

A building or buildings may be erected, altered or used on a lot for any one of the following uses, or a combination of the uses enumerated below, provided they are situated within a Transect as stipulated in Figure 7.

- A. Residential uses.
 - 1) The following types of single-family detached units are permitted:
 - a) Village house – a dwelling that is typically accessed from an alley or side street.
 - b) Perimeter house – a dwelling on the edge of a residential community, which is usually accessed from the fronting street.
 - c) Age-restricted house – a dwelling occupied by age-restricted residents.
 - 2) Attached dwelling units including townhouses, stackable townhouses, twin units, or other configurations.
 - 3) Flats or lofts with elevators.
 - 4) Flats or lofts only located above the first floor in a mixed-use building with elevators.
 - 5) Affordable housing units to be distributed within the Interior Richwood Redevelopment Area to the satisfaction

of the Planning Board. Affordable housing units shall meet all State standards.

6) Age-targeted housing units located within attached and multifamily dwellings.

B. Business uses.

1) Food market.

2) Drugstore.

3) Bakery.

4) Clothing.

5) Shoe store and repair.

6) Jewelry store.

7) Gift shop.

8) Tailors and dressmaker shops.

9) Self-service laundry.

10) Newspaper and magazine sales.

11) Personal services, such as: barbershop, beauty shop, spas.

12) Laundry drop-off/pickup and dry cleaner's, provided no on-site processing.

13) Travel agency.

14) Physical fitness and martial arts centers.

15) Banks and similar financial institutions, including walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building.

16) Dance studio.

17) Photography or artist studio or gallery.

18) Ice cream parlor.

19) Retail stores and boutiques for the sale of antiques, jewelry, flowers, books and stationary, clothing, dry goods and notions, hardware, sporting goods, newspapers and magazines, cameras, luggage, gourmet food, cosmetics, tobacco products, craft and hobby shop, radio, television and music equipment and entertainment systems, confections, and general gifts.

20) Substation, telephone, electric and gas utilities, sewerage lift stations, water pumping stations, or similar public utilities facilities.

21) Variety store.

22) Veterinary clinic.

23) Large retail establishments; magnet store or anchor tenant.

C. Office uses.

-
- 1) Physicians licensed by the State of New Jersey and generally engaging in all healing and caring for the sick and ill.
 - 2) Dentists licensed by the State of New Jersey and all forms of dentistry.
 - 3) Surgeons licensed by the State of New Jersey and generally engaging in all surgery procedures related to their occupation.
 - 4) Opticians licensed by the State of New Jersey and all forms of optician-related-type care.
 - 5) Insurance agency engaging in any and all forms of insurance.
 - 6) Licensed real estate agency or office.
 - 7) Stock brokerage or investment firms.
 - 8) Attorneys.
 - 9) Engineers.
 - 10) Land surveying.
 - 11) Office use relating to mortgages, financing, and lending.
 - 12) Accountants.
 - 13) Architects and Planners.
 - 14) Management firms.
 - 15) Administrative offices.

D. Other uses.

- 1) Recreational and/or open space uses and facilities, including but not limited to walkways, court yards, community greens, plazas, fountains, squares, community gardens and parks.
- 2) Assisted living/congregate care units which beds shall not be counted against the allowable gross density.
- 3) Lodging such as hotels and extended stay hotels (which may include a restaurant and/or conference center), but not motels or motor courts or other such lodging with individual unit doors which open to or face a parking lot.
- 4) Bed and breakfast inn.
- 5) Restaurant, including drive-thru, provided that no restaurant or similar use shall be conducted as a drive-in service establishment or refreshment stand (sometimes called snack bar, dairy bar, hamburger stand or hot dog stand), where customers and patrons are served food and/or drinks for immediate consumption outside the building in which the business is conducted. A maximum of 4 drive-thru establishments are permitted in Transect A only.
- 6) Restaurant, other than drive-thru, to include sidewalk café or outdoor seating.
- 7) Full-Service restaurants licensed, pursuant to Title 33 of the New Jersey Revised Statutes, to sell alcoholic beverages by the glass or other open container for consumption on the premises only. Full-service restaurants shall be required to provide full menu service and seating for not less than 150 patrons, with at least 80% of the seating at tables. Full-service restaurants shall not be permitted in any other zoning district.

-
- 8) Coffee shop or tea room, other than drive-thru, to include sidewalk café or outdoor seating.
 - 9) Indoor fitness centers.
 - 10) Recreational facilities which relate to sporting activities, such as ice-skating rinks, soccer fields, tennis courts, swimming pools, handball courts, etc. or such other facilities as the Planning Board determines to be of equal or needed recreational value to the residents of the development.
 - 11) Amusement.
 - 12) Municipal services that are generally designed for public access, including but not limited to municipal offices, library, post office, schools, community center, fire, emergency and police station facilities.
 - 13) Farm and open-air markets.
 - 14) Theaters for motion pictures and live performances.
 - 15) Public transportation stations and shelters.
 - 16) Civic buildings and uses, including museums, art galleries, and other cultural facilities of a similar nature which may incorporate outside display areas in civic spaces.
 - 17) Commercial instructional activities.
 - 18) Community residences for the developmentally and/or physically disables.
 - 19) Independent medical and specialty care.
 - 20) Long-term care and/or nursing home.
 - 21) Day care or nursery facilities.
 - 22) Educational, religious, or philanthropic uses.
 - 23) Convenience store.
 - 24) Undertaking establishments and funeral homes.
 - 25) Community center buildings or clubhouses.
 - 26) Mixed-use retail/commercial buildings and mixed-use retail/residential buildings.

FIGURE 7: Permitted Uses

		TRANSECT			
	USE	A	B	C	D
	Residential				
1	Village House	NP	NP	NP	P
2	Perimeter House	NP	NP	NP	P
3	Age-Restricted House	NP	P	P	P
4	Townhouse	NP	P	P	P
5	Flats or Lofts with Elevator	NP	P	P	NP
6	Flats or Lofts in Mixed-Use Buildings with Elevator	NP	P	P	NP
7	Affordable Housing Unit	NP	P	P	P

P – Permitted NP – Not Permitted

Permitted Uses

USE		TRANSECT			
		A	B	C	D
	Business Uses				
8	Bakery, Ice Cream Parlor, Food Market	P	P	NP	NP
9	Drugstore	P	P	NP	NP
10	Clothing	P	P	NP	NP
11	Shoe Store and repair	P	P	NP	NP
12	Jewelry Store	P	P	NP	NP
13	Gift Shop	P	P	NP	NP
14	Tailors and Dressmaker Shops	P	P	NP	NP
15	Self-Service Laundry	P	P	NP	NP
16	Newspaper and Magazine Sales	P	P	NP	NP
17	Personal Services	P	P	NP	NP
18	Laundry Drop-Off/Pickup	P	P	NP	NP
19	Travel Agency	P	P	NP	NP
20	Physical Fitness and Martial Arts Centers	P	P	NP	NP
21	Banks and other Financial Institutions	P	P	P	NP
22	Dance Studio	P	P	NP	NP
23	Photography or Artist Studio or Gallery	P	P	NP	NP
24	Retail Stores and Boutiques	P	P	NP	NP
25	Veterinary Clinic	P	P	P	NP
26	Public Utilities Facilities	P	P	P	P
27	Variety Store	P	P	NP	NP

P – Permitted NP – Not Permitted

Permitted Uses

		TRANSECT			
	USE	A	B	C	D
	Office Uses				
28	Physicians	P	P	P	NP
29	Dentists	P	P	P	NP
30	Surgeons	P	P	P	NP
31	Opticians	P	P	P	NP
32	Insurance Agency	P	P	P	NP
33	Real Estate Agency or Office	P	P	P	NP
34	Stock Brokerage or Investment Firm	P	P	P	NP
35	Attorneys	P	P	P	NP
36	Engineers	P	P	P	NP
37	Land Surveying	P	P	P	NP
38	Mortgage, Financing, Lending Office	P	P	P	NP
39	Accountants	P	P	P	NP
40	Architects and Planners	P	P	P	NP
41	Management Firm	P	P	P	NP
42	Administrative Offices	P	P	P	NP

P – Permitted NP – Not Permitted

Permitted Uses

		TRANSECT			
USE		A	B	C	D
	Other Uses				
43	Large Retail Establishments ¹	P	NP	NP	NP
44	Recreational and/or Open Space Uses	P	P	P	P
45	Assisted Living/Congregate Care	NP	NP	P	P
46	Hotels and Extended Stay Hotels	P	P	P	NP
47	Bed and Breakfast Inn	NP	NP	P	NP
48	Restaurants, including Drive-Thru ²	P	NP	NP	NP
49	Full-Service Restaurants	P	P	NP	NP
50	Restaurants including Sidewalk Café	P	P	NP	NP
51	Coffee Shop or Tea Room	P	P	P	NP
52	Indoor Fitness Centers	P	P	P	NP
53	Recreational Facilities	P	P	P	P
54	Amusement ³	NP	P	NP	NP
55	Municipal Services	P	P	P	P

P – Permitted NP – Not Permitted

1. Permitted with accessory gasoline station south of Route 322. Total of one accessory gas station permitted.

2. Maximum of 2 permitted north of Route 322 and maximum of 2 permitted south of Route 322.

3. Shall include theaters, bowling alleys, and eating establishments.

Permitted Uses

		TRANSECT			
	USE	A	B	C	D
	Other Uses (continued)				
56	Farm and Open-Air Markets	NP	P	NP	NP
57	Theaters for Motion Pictures and Live Performances	NP	P	NP	NP
58	Public Transportation Stations and Shelters	P	P	P	P
59	Civic Buildings	NP	P	P	NP
60	Commercial Instructional Activities	P	P	P	NP
61	Community Residences for Persons Living With Disabilities	NP	NP	NP	P
62	Independent Medical and Specialty Care	NP	NP	P	NP
63	Long-Term Care and/or Nursing Home	NP	NP	P	NP
64	Day-Care or Nursery Facilities	NP	P	P	NP
65	Educational, Religious, or Philanthropic Uses	NP	NP	P	NP
66	Convenience Store	P	P	NP	NP
67	Undertaking Establishments and Funeral Homes	NP	NP	P	NP
68	Community Center Buildings or Clubhouses	NP	P	NP	P
69	Mixed-Use Buildings	P	P	P	NP

P – Permitted NP – Not Permitted

3.6 Prohibited Uses

The following uses are specifically not permitted:

- A. Tattoo or piercing parlors.
- B. Pawn shops.
- C. Establishments dedicated, in whole or in part, to adult entertainment use such as bookstores, theaters or shops having a substantial or significant portion of their stock in trade books, publications, tapes, films or other items which are distinguished or characterized by the emphasis on matter depicting or relating to sexual activities and anatomical genital areas.
- D. Commercial kennels.
- E. Any use requiring the primary utilization or storage of vans, trucks or delivery vehicles as an overall part of the business.
- F. Free-standing cell phone towers.
- G. Self-Service storage facilities (mini-warehouses).
- H. Automobile washing.
- I. Automobile graveyard.
- J. Automobile sales.
- K. Automobile specialty business.
- L. Automobile repair business.
- M. Outdoor equipment repair services, except as part of a large retail establishment.
- N. Outdoor equipment sales, except as part of a large retail establishment conducted within a fully enclosed building.
- O. Recycling center.
- P. Fleet vehicle storage or storage of school buses, ambulances, taxis, etc.
- Q. Check cashing establishments.
- R. Outdoor bins.
- S. Basketball poles and street hockey goals/nets (temporary or otherwise) located curbside and within public and semi-public rights-of-ways. This restriction shall be placed in the project's homeowner's association documents.
- T. Outdoor storage of commercial trucks, tractor trailers, recreational vehicles, campers and boats, retail merchandise, outdoor equipment, building materials, except for garden centers within an area enclosed by a decorative fence or wall consistent with the architectural treatment for the principal building.
- U. Any use not permitted in this district.
- V. Uses determined by the Planning Board to be similar in nature to the prohibited uses listed in this section.

3.7 Permitted Accessory Uses and Structures.

- A. Street furnishings such as benches, street lamps, bicycle racks and sheltered bicycle storage racks, trash receptacles, tree grates, bus shelters and stops, landscape planters, hanging baskets, seasonal decorations, and table games.

-
- B. Carports for residential uses only.
 - C. One-story detached garages.
 - D. Off-street parking located underneath a building and fully screened from an existing public right-of-way.
 - E. Parking structures, subject to meeting all of the requirements of Section 3.13.E.
 - F. Drive-thru facilities, subject to meeting all of the requirements of Section 3.28.
 - G. Sidewalk cafes or outdoor seating, subject to meeting all of the requirements of Section 3.29.
 - H. Kiosks, community bulletin boards such as kiosks including an electronic display screen or message center with chargeable type only for the purpose of conveying information about community events (animated type signs shall not be permitted), sidewalk displays, stalls or merchandise stands for the outdoor sale of goods in conjunction with and along the street frontage of retail stores and/or shops and located such that a minimum of 5 feet of clear public access is provided along a sidewalk.
 - I. Fences and walls which shall be uniform in size and materials and complement the architectural style, type and design of the building and overall project design, as established during subdivision and/or the site plan review and approval process. All fences and walls shall be constructed when the development is constructed or design standards shall be prepared by the applicant, subject to Planning Board approval.
 - J. Porches, decks, patios and terraces which complement the architectural style and design of the building and the overall project design established during the site plan review and approval process.
 - K. Residential accessory storage structures provided they are attached to the principal dwelling or a detached garage except for a perimeter house, where they shall be permitted as freestanding accessory structures. Such structure shall be designed as an integral part of the structure to which it is attached, including the same exterior materials and color. The yard setback requirements for such structure shall be the same as the structure to which it is attached.
 - L. Other accessory structures (i.e., gazebo, arbor/trellis, pergolas) shall be addressed in design standards prepared by the applicant, which shall be subject to the Planning Board approval.
 - M. Trash and garbage collection areas and recycling containers that are fully screened and constructed of materials that are compatible with the structure to which it is associated.
 - N. Loading areas that are fully screened such that the screening materials are compatible with the structures to which they are associated.
 - O. Clock towers.
 - P. Signs, subject to meeting all of the requirements of Section 3.20.
 - Q. Temporary construction trailers.
 - R. Home industry or professional offices, subject to meeting all of the requirements of Section 225-139.
 - S. Solar panels erected on the roof of a building, parking structure, over a parking lot or on the ground, subject to meeting all of the requirements of Section 225-132.1.
 - T. Communication antennas, other than satellite dishes, that are integrated into the architecture of the development.
 - U. Satellite dishes that are screened from public view and are not permitted on a front building façade.
 - V. One accessory service station is permitted in Transect A, south of Route 322. The structure must be setback a minimum of 250 feet from Route 55, 450 feet from Aura Road and 900 feet from Route 322. Circulation around the site shall be defined by landscape islands a minimum of 15 feet wide. A free standing sign is not permitted.

FIGURE 8: Accessory Uses

	USE	TRANSECT			
		A	B	C	D
1	Street Furniture	P	P	P	P
2	Carports for Residential Uses only	NP	P	P	P
3	One-Story Detached Garages	NP	NP	P	P
4	Off-Street Parking Beneath a Building	P	P	P	NP
5	Parking Structures	P	P	P	NP
6	Drive-Thru Facilities	P	NP	P	NP
7	Sidewalk Cafes or Outdoor Seating	P	P	NP	NP
8	Kiosks and Sidewalk Displays, Stalls and Merchandise Stands	P	P	NP	NP
9	Fences and Walls	P	P	P	P
10	Porches, Decks, Patios, Terraces	P	P	P	P
11	Residential Accessory Storage Structures	NP	NP	P	P
12	Trash and Garbage Collection Areas	P	P	P	P
13	Loading Areas	P	P	P	NP
14	Clock Towers	P	P	P	NP
15	Temporary Construction Trailers	P	P	P	P
16	Home Industry or Professional Offices	NP	P	P	P
17	Solar Panels	P	P	P	P
18	Satellite Dishes	P	P	P	P
19	Antennas	P	P	P	P

P – Permitted NP – Not Permitted

3.8 Building Types: Definition and Permitted Locations.

This section contains the purpose and definition for specific building types permitted in the Interior Richwood Redevelopment Area, as well as the rules that govern in which Transect each building type is permitted. A building type is a structure that may contain one or more uses, depending on its purpose and definition. Each building type is also required to incorporate certain aesthetic and functional elements that are meant to encourage high quality design and construction, while meeting the contemporary needs of the occupant. A Transect Zone regulates the permitted locations of each building. Required building elements are regulated in the Transect charts and General Design Standards to ensure that buildings respect the pedestrian scale of the Interior Richwood Redevelopment Area. To meet the regulated standards, refer to Sections 3.9, 3.10, and 3.11.

A. Building Types Definition.

1) Government/Civic/Institutional.

Purpose and Definition.

A building that contains governmental, civic, institutional or religious uses. They are typically significant buildings that may have large setbacks, monumental and unique design characteristics, public art installations and/or public space areas. Examples include courthouses, government administration offices, schools, libraries, museums, and places of worship. They do not contain commercial, residential or industrial uses and are typically fully detached.

To address the fact that these buildings tend to be large, vertical and horizontal breaks in the architecture are required. Front doors must address the street while parking is generally restricted to rear yards.

2) Mixed-Use.

Purpose and Definition.

A 3 to 5 story building that includes more than one use; typically having different uses or users on the first floor and the upper floors of the building. A common example is ground floor retail with residential or office uses on upper floors. Typically, an upper floor office unit or a residential unit is provided on a single level. Entrances to all upper floor office and residential units are required to be provided from a common internal corridor serviced by elevators. It is an important building type defining the town center's walkable main street. A common lobby is also a requirement of this building type.

These buildings typically occupy large areas of street frontage. In addition to vertical and horizontal breaks, articulation of the ground floor is critically important to guarantee that the design of the building promotes a lively street environment and pedestrianism. As such, ground floors are required to have large percentages of fenestration, store fronts are required to have direct access to public streets and midblock passageways are required to encourage movement between parking areas and public sidewalks. Elements such as awnings and overhangs are encouraged on ground floors. Parking is restricted to rear yards.

3) Large Format or Retail Establishments.

Purpose and Definition.

A single building or multi-tenant building that addresses a multitude of regional commercial needs in a lifestyle land use configuration. These buildings are defined as having more than 200 linear feet of primary building façade.

These tend to be large buildings. Vertical and horizontal breaks as well as strategic use of fenestration are prescribed to mitigate the impact of the building's scale. Buildings tend to face a large parking field and are lined by generous, pedestrian friendly sidewalks.

4) Medium or Small Retail Format.

Purpose and Definition.

A single building or multi-tenant building that addresses a multitude of regional commercial needs in a lifestyle land use configuration. These buildings are defined as having 65 to 200 linear feet of primary building façade.

Buildings tend to be single story structures that face a large parking field and are lined by generous, pedestrian friendly sidewalks.

5) Inline Format.

Purpose and Definition

A single building or multi-tenant building that addresses a multitude of commercial needs. These buildings are defined as having less than 65 linear feet of primary building façade.

Buildings tend to be single story structures that face large parking fields and are lined by generous pedestrian friendly sidewalks.

6) Pad

Purpose and Definition.

A single story building, with or without a drive-thru, that is typically located within or at the edge of a large format or regional center parking field.

When at the edge of a parking field, buildings and their associated front doors are encouraged to face perimeter streets, separated by a prescribed buffer and up to a maximum of a single row of parking.

7) Drive-Thru

Purpose and Definition.

An attached or detached canopy like structure that services a principal building. A drive-thru is usually associated with a drug store, restaurant, and bank. Associated improvements are stacking lanes and direction signage. Drive-thrus are only permitted in the following locations: Two in Transect A north of Route 322 and two in Transect A, south of Route 322.

Drive-thrus are on the rear of buildings and do not face public streets. Buffers and pedestrian accommodations are important aspects of site design.

8) Amusement.

Purpose and Definition.

A single building or multi-use building that addresses a multitude of regional entertainment and/or recreational needs in a walkable town center configuration.

These buildings tend to be large. Vertical and horizontal breaks as well as strategic use of fenestration are prescribed to mitigate the impact of the large scale. Building fronts face public sidewalks, although porte-cochères and other forms of vehicle drop-off are permitted on the front façade. Multiple doors to individual tenants and outdoor café space are permitted. Distinctive signage incorporated into the architecture is also a typical component of the building type.

9) Residential Elevator Flat.

Purpose and Definition.

A 3 to 5 story residential building containing 2 or more dwelling units attached with one or more common roofs, walls, or floors. A maximum of 100 units per building is permitted. Typically, the unit's habitable area is provided on a single level. Entrances provided to individual units are to be from a common corridor. Elevators are required to serve units above grade. A common lobby is also a requirement of this building type. Flats or lofts may be contained in a residential building.

These buildings typically occupy large areas of street frontage. In addition to vertical and horizontal breaks and architectural articulation, strategic use of fenestration is critically important to guarantee that the design of the building promotes a lively street environment and pedestrianism. As such, ground floors are required to have common lobbies whose primary entrance is onto the public street. Parking is generally in the rear of the building.

10) Office/Commercial.

Purpose and Definition.

A 2 to 5 story single or multi story building devoted solely to commercial uses. They may be designed as walkups or elevator buildings depending on the number of floors. The ownership structure may be condominium or rental. Common entrances and other spaces may be shared. Primary access is to be provided from the primary street frontage. Additional access is permitted from courtyards or internal corridors. Parking is permitted inside the ground floor of the building but shall not be adjacent to the primary street frontage. Side yard parking equal to one row of parking plus drive aisle is permitted, however the majority of parking is to be in rear yards. Buildings may be new construction or adaptive reuse of an existing building, such as a single-family dwelling conversion.

11) Townhouse (including Stackable).

Purpose and Definition.

A one-family dwelling unit with a private entrance, attached horizontally with other dwelling units in a linear arrangement. They are located as individual homes and are separated from other dwelling units by an approved wall, extending from the foundation through the roof that is independent of the corresponding wall of the adjoining unit. They have a totally exposed front and rear wall to be used for access, light and ventilation. A variation of the Townhouse is the Stacked Townhouse, with two, similarly sized one-family dwelling units integrated into the footprint of a Townhouse. Vehicular access and parking is through rear alleys.

12) Village House (Single-Family Detached).

Purpose and Definition.

A detached single family unit on its own individual lot designed for or used exclusively by one family. Vehicular parking is accessed through alleys located at the rear of the property except for corner lots which may have access to side streets.

13) Perimeter House (Single-Family Detached).

Purpose and Definition.

A detached single family unit on its own individual lot designed for or used exclusively by one family. Vehicular parking is through driveways accessed at the front of the property. Garages shall read as secondary to the

structure whose principal purpose is a dwelling.

14) Garage (Private-Detached).

Purpose/definition.

An accessory building used for the storage of motor vehicles.

B. Building Types: Permitted Locations.

Figure 9 below regulates in which of the 4 identified Transects each Building Type is permitted.

FIGURE 9: Building Types: Permitted Locations

BUILDING TYPE		TRANSECT			
		A	B	C	D
1	Government/Civic/Institutional	P	P	P	P
2	Mixed-Use	P	P	P	NP
3	Large Format or Retail Establishments	P	NP	NP	NP
4	Medium or Small Retail Format	P	NP	NP	NP
5	Inline Format	P	NP	NP	NP
6	Pad	P	NP	NP	NP
7	Drive-Thru	P	NP	NP	NP
8	Amusement	NP	P	NP	NP
9	Residential Elevator Flat	NP	NP	P	NP
10	Office/Commercial	P	P	P	NP
11	Townhouse (including Stackable)	NP	P	P	P
12	Village House with Alley (SF Detached)	NP	NP	NP	P
13	Perimeter House	NP	NP	NP	P
14	Garage (Private-Detached)	NP	NP	NP	P

P – Permitted NP – Not Permitted

3.9 Building Site Disposition Standards

Figure 10 below provides bulk and permitted off-street parking location requirements for each building type defined in Section 3.8.

FIGURE 10: Building Site Disposition Standards

BUILDING SITE DISPOSITION STANDARDS			BUILDING TYPES												
			Government / Civic / Institutional	Mixed-Use	Large Format or Retail Establishments	Medium or Small Retail Format	Inline Format	Pad	Drive-Thru	Amusements	Residential Elevator Flat	Office / Commercial	Townhouse (including Stackable)	Village House with Alley (SF Detached)	Perimeter House
BULK STANDARDS	A	Lot Size	Min	2 ac	--	See Illustrative Site Plan				--	--	--	1500 sf	4500 sf	5500 sf
			Max	--	--					--	--	--	--	--	--
	B	Front Yard Setback ²	Min	30 ft	0 ft					0 ft	0 ft	0 ft	10 ft	10 ft	10 ft
			Max	90 ft	5 ft					25 ft	15 ft	10 ft	15 ft	20 ft	20 ft
	C	Side Yard Setback ²	Min	10 ft	10 ft					0 ft	0 ft	0 ft	0 ft	5 ft	5 ft
			Max	--	--					10 ft	--	--	5 ft	--	--
	D	Rear Yard Setback	Min	20 ft	20 ft					20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
			Max	--	--					--	--	--	--	--	--
	E	Frontage Percentage (%)	Min	70%	90%					70%	90%	70%	50%	--	--
			Max	100%	100%					100%	100%	100%	80%	80%	80%
	F	Bldg Lot Coverage (%)	Min	70%	70%					70%	70%	70%	--	--	--
			Max	100%	100%					100%	100%	100%	100%	65%	60%
	G	Building Height or Number of Stories	Min	2 st	3 st	25 ft	20 ft	20 ft	18 ft	N/A	20 ft	3 st	2 st	24 ft	24 ft
			Max	5 st	5 st	40 ft	35 ft	35 ft	35 ft	1 st	50 ft	5 st	5 st	45 ft	35 ft
	H	Lot Width	Min	N/A									20 ft	45 ft	50 ft
			Max										--	--	--
	I	Lot Depth	Min										75 ft	100 ft	100 ft
			Max										--	--	--
	J	Garage (private- detached) Setback from Principal Bldg	Min										10 ft	10 ft	10 ft
			Max										--	--	--
	K	Garage (private- detached) Sideyard Setback	Min										5 ft	5 ft	5 ft
			Max										--	--	--
	L	Garage (private- detached) Rearyard Setback	Min										5 ft	5 ft	5 ft
			Max										--	--	--
	M	Garage Height	Min										--	--	--
			Max										25 ft	25 ft	25 ft
	N	Front Yard Parking	N	N	Y	Y	Y	Y	N/A	N	N	N	N	N	N ¹
	O	Side Yard Parking	N	N	Y	Y	Y	Y	N/A	N	N	N	N	Y ³	Y
	P	Rear Yard Parking	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y

1. See Setback Standards.

2. See Standards for Setbacks from Route 322 and County Roads.

3. Yes for corner lots only.

3.10 Architectural Articulation Standards

Figure 11 below provides design standards for each building type defined in Section 3.8.

FIGURE 11: Architectural Articulation Standards

BUILDING ARCHITECTURAL ARTICULATION STANDARDS			BUILDING TYPES												
			Government / Civic / Institutional	Mixed-Use	Large Format or Retail Establishments	Medium or Small Retail Format	Inline Format	Pad	Drive-Thru	Amusement	Residential Elevator Flat	Office/Commercial	Townhouse (including Stackable)	Village House (SF with Alley (SF Detached)	Perimeter House
DESIGN STANDARDS	A	First Story Clear Height	Min	10 ft	12 ft	15 ft	15 ft	12 ft	12 ft	12 ft	10 ft	10 ft	9 ft	9 ft	9 ft
			Max	--	--	--	--	--	--	--	--	--	--	--	--
	B	Ground Floor Front Façade Fenestration (%)	Min	15%	60%	7%	10%	15%	15%	--	15%	15%	15%	10%	10%
			Max	60%	80%	25%	50%	50%	50%	--	60%	60%	60%	30%	30%
	C	Ground Floor Side/Rear Façade Fenestration (%)	Min	15%	10%	0%	1%	1%	1%	--	5%	10%	10%	5%	5%
			Max	60%	60%	25%	50%	50%	50%	--	40%	60%	60%	30%	30%
	D	Upper Floor Front Façade Fenestration (%)	Min	15%	15%	7%	10%	15%	15%	--	15%	15%	10%	10%	10%
			Max	60%	60%	25%	50%	50%	50%	--	60%	60%	60%	30%	30%
	E	Distance btwn Roofline Offsets	Min	--	--	--	--	--	--	--	--	--	--	--	--
			Max	100 ft	80 ft	--	--	--	--	--	80 ft	--	80 ft	--	--
	F	Distance btwn Horizontal Façade Breaks	Min	--	--	--	--	--	--	--	--	--	--	--	--
			Max	12 ft	12 ft	15 ft	12 ft	12 ft	--	15 ft	12 ft	12 ft	10 ft	10 ft	10 ft
	G	Distance btwn Vertical Façade Breaks	Min	--	--	--	--	--	--	--	--	--	--	--	--
			Max	40 ft	40 ft	80 ft	65 ft	45 ft	35 ft	--	50 ft	40 ft	40 ft	24 ft	30 ft
	H	Front Façade Encroachments	Min	--	--	--	--	--	--	--	--	--	--	--	--
			Max	4 ft	4 ft	4 ft	4 ft	4 ft	--	4 ft	4 ft	4 ft	5 ft	5 ft	5 ft
	I	Pedestrian Realm Width	Min		12 ft	12 ft	12 ft	12 ft	--	12 ft	12 ft	12 ft	10 ft	8 ft	8 ft
			Max	25 ft	25 ft	25 ft	25 ft	25 ft	--	25 ft	20 ft	25 ft	15 ft	12 ft	12 ft
	J	Storefront Width	Min	--	15 ft	--	--	--	--	--	--	--	--	--	--
			Max	--	30 ft	--	--	--	--	--	--	--	--	--	--

3.11 Design and Architectural Standards

A. Government/Civic/Institutional Building Types.

1) Design Standards.

- a) Building fronts shall be oriented to the primary street upon which the structure is sited.
- b) All buildings shall have pedestrian access (i.e. public access) on the street frontage side of the building (typically the "front").
- c) All HVAC and telecommunication systems shall be screened or minimized from public view and from adjacent properties. Screening shall be designed to blend with the architecture of the principal building.
- d) Blank facades shall be prohibited. Facades shall use material variety and changes in massing. All facades shall provide windows, facade offsets, and breaks.
- e) Building roofs visible to the public are to be uncluttered. Vertical roof projections such as vents, stacks, elevator shafts, or roof mounted equipment shall be screened from public view or otherwise integrated into the architecture. All penetrations through the roof (i.e., mechanical equipment or skylights) shall be organized in a manner that is compatible with the architectural form of the building and/or screened from view by parapet walls or an approved enclosure. Screening shall reflect and complement the architecture of the building.
- f) All utility and related appurtenances shall be located underground, inside the principal building or structure, or screened from public view by appropriate architectural or landscape materials (preferably both).
- g) While the overall character of buildings will generally have a "traditional" character, strategic incorporations of alternative or "modern" architectural facades are acceptable. Incorporation of such acceptable alternatives adds to the character and authenticity of the development as a whole.

2) Horizontal divisions. Buildings designed to reflect a traditional character shall be comprised of a visually distinct base, middle, and top. Adopting a base-middle-top strategy is appropriate for relating the building to the pedestrian experience (base), providing signage and creating architectural massing (middle), and creating unique identity where the building meets the sky (top).

- a) Buildings shall have a 1' to 3'-6" sub-base accompanied by a 10'-15' "pedestrian zone" base with architectural detailing scaled to the pedestrian. This pedestrian zone base shall be composed of glazing, durable materials, entries, lighting, awnings, and signage.
- b) The base shall be made of durable materials such as stone, brick, or precast concrete. It shall be durable enough to withstand heavy pedestrian activity.
- c) The horizontal components of the base may be interrupted by windows and doors where appropriate. The middle of a typical two story building is generally composed of an organized composition of windows, awnings, doors, signage, decorative lighting, and wall materials.
- d) The top of a building shall include at least one of the following: an entablature, cornice, parapet, pitched roof, and/or eave.
- e) The cornice shall be proportional to the building height, and no less than 1/10 the height of the building.

3) Vertical divisions. Buildings shall have architectural breaks and massing that visually breakup and reduce

the building scale and create variety along the streetscape. Massing and rhythm are vertical organizing principles and are established on a macro-scale by designing and analyzing the volumetric facades and building strings as compositions.

- a) Architectural compositions shall address the principles of massing and rhythm through changes in planes, materials, horizontal bands, cornices, and varied window openings.
 - b) Towers or other vertical architectural massing which emphasize the main building entrance or corners may exceed the maximum height of the building by as much as 30%.
- 4) Facade hierarchy. Not all facades are equally important. Primary facades and other façades visible to public view shall be designed with greater attention to detail, quality of material, and respect for the pedestrian experience. Standards for secondary facades are somewhat less strict.
- a) The primary facades of all buildings shall be designed to a pedestrian scale, most importantly the base.
 - b) Secondary and tertiary building facades shall not have extensive, uninterrupted lengths without a recess or projection.
 - c) Loading zones shall be screened from view at the pedestrian level by walls, fencing, and/or landscaping.
 - d) Secondary and tertiary facades shall be designed to avoid a massive or uniform appearance. Vertical and horizontal articulation and massing are required, including piers, pilasters, canopies, recesses/projections, etc.
 - e) Materials used for primary facades shall continue around the corner onto secondary facades (minimum 24") and be terminated at a natural massing or architectural break rather than ending arbitrarily.
 - f) Plantings and buffers shall be used to screen secondary and tertiary facades.
 - g) Mechanical equipment and loading shall not occur on primary facades.
- 5) Roofs, cornices, and eaves. Large structures may generally have flat roofs. Architectural design elements such as cornices, pitched roof corner towers, and pent roofs are critical to creating a positive visual experience. Smaller structures often have pitched roofs. A careful mix of these elements is encouraged.
- a) The scale of the cornice shall be proportional to the height of the building.
 - b) Main roof materials and slope shall remain consistent for a single building. Minimum slope for a hipped roof shall be 5/12.
 - c) Exposed gutters are not permitted on primary facades of buildings.
 - d) Towers, projecting roofs and pediments shall return toward the building rear and be designed as three-dimensional elements.
- 6) Materials. Consistency of materials is encouraged to create a uniform and recognizable identity. Buildings shall reflect earth tone materials and colors. Exterior building facades are typically composed of one dominant material and not more than two additional materials. Although nearly anything is possible with modern engineering, the natural structural properties and limits of materials should be kept in mind when designing.
- a) Primary facade colors should be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors (metallic colors, black and/or fluorescent colors) are not permitted. Building trim, accents, and signage may use brighter colors.

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- b) The dominant exterior material shall comprise 60% or more of the total primary building facade area and 30% or more of the total secondary building facade area.
 - c) Expansion joints shall be concealed by pilasters or located at other natural massing changes, coordinated with the building rhythm.
 - d) Permitted exterior building materials:
 - (i) Wood or composite trim
 - (ii) Brick and Quick Brick
 - (iii) Stone or Cast Stone
 - (iv) Clear Glass (frosted, etched or opaque glass are limited to 10%)
 - (v) Wood or Concrete Plank Siding (limited as a secondary or accent materials and limited to upper floors only)
 - (vi) Exterior grade MDF (medium density fiberboard)
 - e) CMU (Concrete Masonry Unit or Concrete Block) shall be permitted as accent on base. Stucco or EFIS permitted as secondary material on upper floors only and limited to 20% of individual façade surface area.
 - f) Permitted Roofing materials within pedestrian view:
 - (i) Architectural grade asphalt shingles
 - (ii) Standing seam metal roof, including prefabricated standing seam
 - (iii) Slate (including runner or polyethylene simulated slate)
 - g) Prohibited exterior building materials:
 - (i) Aluminum siding
 - (ii) Textured plywood siding
 - (iii) Highly reflective glass
- 7) Awnings. Windows may be shaded by either an awning or solar screen for function and/or aesthetic purposes. Awning heights shall vary and may be placed on opaque bulkheads.
- a) Mounted heights and projections of awnings shall not interfere with pedestrian traffic. Minimum height of bottom of awning is 8' in pedestrian/public zones.
 - b) No fabric awnings will be permitted beneath covered arcades.
 - c) Awnings with closed, illuminated soffits or that are translucent and internally illuminated are not permitted.
 - d) Frame colors shall be black, natural metal color, or match awning color.
 - e) Awnings shall be fabric.
- 8) Doors and windows. Buildings shall be designed to maximize visibility into the interior space.
- a) Designs shall maximize the use of clear glass that encourages maximum transparency.
 - b) Framing materials are to be high quality, durable finishes with minimal maintenance requirements.

Permitted framing materials include aluminum/kylar finish, stainless steel, brass, and copper.

- c) Windows shall be un-tinted glass. Mirrored or reflective glass is not permitted.
- d) Sandblasted, frosted, etched, textured, and leaded glass is permitted, but shall be limited to 10% of the façade glass. Applicants shall demonstrate that glass enhancements add to the positive quality of the building and overall streetscape. Large expanses of full height opaque glass areas shall be minimal and are highly discouraged.
- e) Doors and windows shall be recessed a minimum of 4 inches from the building façade, to create shadow lines and add visual depth and interest.

B. Large Format, Amusement, Medium or Small Retail Format, Inline Format, Pad, and Drive-Thru Building Types.

1) Design Standards.

- a) Building fronts shall be oriented to the primary street or parking upon which the structure is sited.
- b) All buildings shall have pedestrian access (i.e. public access) on the street frontage or primary parking side of the building (typically the "front").
- c) All HVAC and telecommunication systems shall be screened or minimized from public view and from adjacent properties. Screening shall be designed to blend with the architecture of the principal building.
- d) Blank facades on pad site buildings shall be prohibited. Facades shall use material variety and changes in massing. All facades shall provide windows, facade offsets, and breaks.
- e) Building roofs visible to the public are to be uncluttered. Vertical roof projections such as vents, stacks, elevator shafts, or roof mounted equipment shall be screened from public view or otherwise integrated into the architecture. All penetrations through the roof (i.e., mechanical equipment or skylights) shall be organized in a manner that is compatible with the architectural form of the building and/or screened from view by parapet walls or an approved enclosure. Screening shall reflect and complement the architecture of the building.
- f) All utility and related appurtenances shall be located underground, inside the principal building or structure, or screened from public view by appropriate architectural or landscape materials (preferably both).
- g) While the overall character of large format establishments will generally have a "traditional" character, strategic incorporations of alternative or "modern" architectural retail facades are acceptable. Incorporation of such acceptable alternatives adds to the character and authenticity of the development as a whole.

2) Horizontal divisions. Buildings designed to reflect a traditional character shall be comprised of a visually distinct base, middle, and top. Adopting a base-middle-top strategy is appropriate for relating the building to the pedestrian experience (base), providing signage and creating architectural massing (middle), and creating unique identity where the building meets the sky (top).

- a) Buildings shall have a 1' to 3'-6" sub-base accompanied by a 10'-15' "pedestrian zone" base with architectural detailing scaled to the pedestrian. This pedestrian zone base shall be composed of glazing, durable materials, entries, lighting, awnings, and signage.
- b) The base shall be made of durable materials such as stone, brick, or precast concrete. It shall be durable enough to withstand heavy pedestrian activity.

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- c) The horizontal components of the base may be interrupted by windows and doors where appropriate. The middle of a typical one story building is generally composed of an organized composition of windows, awnings, doors, signage, decorative lighting, and wall materials.
 - d) The top of a building shall include at least one of the following: an entablature, cornice, parapet, pitched roof, and/or eave.
 - e) The cornice shall be proportional to the building height, and no less than 1/10 the height of the building.
- 3) Vertical divisions. Buildings shall have architectural breaks and massing that visually breakup and reduce the building scale and create variety along the streetscape. Massing and rhythm are vertical organizing principles and are established on a macro-scale by designing and analyzing the volumetric facades and building strings as compositions.
- a) Architectural compositions shall address the principles of massing and rhythm through changes in planes, materials, horizontal bands, cornices, and varied window openings.
 - b) Towers or other vertical architectural massing which emphasize the main building entrance or corners may exceed the maximum height of the building by as much as 30%.
- 4) Facade hierarchy. Not all facades are equally important. Primary facades and other façades visible to public view shall be designed with greater attention to detail, quality of material, and respect for the pedestrian experience. Standards for secondary facades are somewhat less strict.
- a) The primary facades of all buildings shall be designed to a pedestrian scale, most importantly the base.
 - b) Side and rear building facades shall not have extensive, uninterrupted lengths without a recess or projection.
 - c) Mechanical equipment and loading zones shall be screened from view at the pedestrian level by walls, fencing, and/or landscaping.
 - d) Side and rear building facades shall be designed to avoid a massive or uniform appearance. Vertical and horizontal articulation and massing are required, including piers, pilasters, canopies, recesses/projections, etc.
 - e) Facades that face County Roads shall be designed and articulated as if they are finished public facades.
 - f) Materials used for primary facades shall continue around the corner onto secondary facades (minimum 24") and be terminated at a natural massing or architectural break rather than ending arbitrarily.
 - g) Plantings and buffers shall be used to screen secondary and rear facades.
 - h) Mechanical equipment and loading shall not occur on primary or front facades.
- 5) Roofs, cornices, and eaves. Large structures may generally have flat roofs. Architectural design elements such as cornices, pitched roof corner towers, and pent roofs are critical to creating a positive visual experience. Medium or small retail format buildings and pads often have pitched roofs. A careful mix of these elements is encouraged.
- a) The scale of the cornice shall be proportional to the height of the building.
 - b) Main roof materials and slope shall remain consistent for a single building. Minimum slope for a hipped roof shall be 5/12.

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- c) Exposed gutters are not permitted on primary facades of buildings.
 - d) Towers, projecting roofs and pediments shall return toward the building rear and be designed to look three-dimensional.
- 6) Materials. Consistency of materials is encouraged to create a uniform and recognizable identity. Buildings shall reflect earth tone materials and colors. Exterior building facades are typically composed of one dominant material and not more than two additional materials. Although nearly anything is possible with modern engineering, the natural structural properties and limits of materials should be kept in mind when designing.
- a) Primary facade colors should be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors (metallic colors, black and/or fluorescent colors) are not permitted. Building trim, accents, and signage may use brighter colors.
 - b) The dominant exterior material shall comprise 60% or more of the total primary building facade area and 30% or more of the total secondary building facade area.
 - c) Expansion joints shall be concealed by pilasters or located at other natural massing changes, coordinated with the building rhythm.
 - d) Permitted exterior building materials:
 - (i) Wood or composite trim
 - (ii) Brick and Quick Brick
 - (iii) Stone or Cast Stone
 - (iv) Clear Glass (frosted, etched or opaque glass are limited to 10%)
 - (v) Wood or Concrete Board Siding (limited as a secondary or accent materials)
 - (vi) Exterior grade MDF (medium density fiberboard)
 - e) CMU (Concrete Masonry Unit or Concrete Block) shall be permitted as accent on base. Stucco or EFIS permitted as secondary material on upper portions of facade only and limited to 20% of individual façade surface area (upper portions is defined as area of façade at least 16 feet above grade).
 - f) Permitted Roofing materials within pedestrian view:
 - (i) Architectural grade asphalt shingles
 - (ii) Standing seam metal roof, including prefabricated standing seam
 - (iii) Slate (including runner or polyethylene simulated slate)
 - g) Prohibited exterior building materials:
 - (i) Aluminum siding
 - (ii) Textured plywood siding
 - (iii) Highly reflective glass
- 7) Awnings. Storefront windows shall be shaded by either an awning or solar screen for function and/or aesthetic purposes. Awning heights shall vary and may be placed on opaque bulkheads. Tenant may install metal or canvas awnings with tenant's logo or signage.

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- a) Mounted heights and projections of awnings shall not interfere with pedestrian traffic. Minimum height of bottom of awning is 8' in pedestrian/public zones.
 - b) No fabric awnings will be permitted on storefronts beneath covered arcades.
 - c) Awnings with closed, illuminated soffits or that are translucent and internally illuminated are not permitted.
 - d) Frame colors shall be black, natural metal color, or match awning color.
- 8) Doors, windows and storefronts. Storefronts are to be a continuation of the tenant's unique character and personal image and shall be designed to maximize visibility into the store interior space and the display of merchandise.
- a) Designs shall maximize the use of clear glass with the storefront area that encourages maximum transparency.
 - b) Storefront framing materials are to be high quality, durable finishes with minimal maintenance requirements. Permitted storefront framing materials include aluminum/kylar finish, stainless steel, brass, and copper.
 - c) Windows shall be un-tinted glass. Mirrored or reflective glass is not permitted.
 - d) Sandblasted, frosted, etched, textured, and leaded glass is permitted, but shall be limited to 10% of the façade glass. Applicants shall demonstrate that glass enhancements add to the positive quality of the individual storefront and overall streetscape. Large expanses of full height opaque glass areas of the storefront shall be minimal and are highly discouraged.
 - e) Storefront doors and windows shall be recessed a minimum of 4 inches from the building façade, to create shadow lines and add visual depth and interest.

C. Mixed-Use, Residential Elevator Loft/Flats, and Office/Commercial Building Types.

- 1) Design Standards.
- a) Building fronts shall be oriented to the primary street.
 - b) All buildings shall have pedestrian access (i.e., public access) on the street frontage and the primary parking side of the building.
 - c) All HVAC and telecommunication systems must be screened or minimized from public view.
 - d) Blank facades shall be prohibited. Facades shall use material variety and changes in massing. All facades shall provide windows, offsets and breaks.
 - e) Building roofs visible to the public are to be uncluttered. Vertical roof projections such as vents, stacks, elevator mechanical rooms, or roof mounted equipment including renewable energy systems shall be screened from public view or otherwise integrated into the architecture. All penetrations through the roof (i.e., mechanical equipment or skylights) shall be organized in a manner that is compatible to the architectural form of the building and/or screened from view by parapet walls or an approved enclosure. Screening shall reflect and complement the architecture of the building.
 - f) All utility and related appurtenances shall be located underground, inside the main building or structure, or screened from public view by appropriate architectural or landscape materials (preferably both).
- 2) Horizontal Divisions. Buildings shall conform to a "base, middle, top" design strategy patterned after the

traditional character of town center buildings found in the Northeastern portion of the United States. Unlike large format buildings, Mixed-use loft/flat buildings will to be multi-story which lend themselves to a rich variety of design options.

- a) Buildings shall have a 1' to 3-6" sub-base accompanied by a 10'-15' "pedestrian zone" base with architectural detailing scaled to the pedestrian. The pedestrian zone base shall be composed of glazing, durable materials, entries, lighting, awnings, and signage.
 - b) Design details for the middle of the building shall include windows and building materials organized in a rhythm that relates to the base. Other permitted and encouraged details include trellises, awnings, alcoves, balconies, pilasters, columns, and window boxes.
 - c) Unfenestrated facades are not permitted.
 - d) Uninterrupted horizontal window banding across a façade is not permitted.
 - e) Design details for the top of a building shall include cornice lines, parapets, eaves, brackets, roofs, and other detailing. These shall be consistent with known traditional architectural styles and relate in material, character, and proportion to the middle and base.
- 3) Vertical divisions. Buildings shall contribute to a streetscape that has a balanced horizontal and vertical rhythm of windows, offsets, roof lines, materials and entrances highlighted by massing variety that includes layers, vertical undulations, corner or entry highlights, and horizontal banding of material.
- a) The main entrance to a building shall be clearly identifiable and appropriately articulated.
 - b) Architectural elements that create rhythm and variety shall be integral parts of the building façade and shall continue around the corners.
 - c) Large buildings shall be visibly broken into smaller storefronts through façade breaks, roof line breaks, and changes in architectural detailing.
- 4) Façade hierarchy. Buildings shall conform to traditional main street designs where primary facades fronting public roads shall have more architectural detailing than secondary facades.
- a) The ground floor of primary facades of all buildings shall be designed to a pedestrian scale.
 - b) Where, on side elevation, the construction of a blank or substantially blank wall is necessary, such facades shall be articulated by the provision of articulated masonry, variety of material, soldier course, or if the building is occupied by a commercial use, recessed or projecting display window cases. Complementary landscaping in the form of foundation plantings, espaliers and green walls shall also be used if possible when deemed appropriate.
 - c) Mechanical equipment and loading shall be screened from view at the pedestrian level by walls, fencing, and softened with landscaping.
 - d) Rear facades shall not be blank. Elements such as cornices, soldier course, parapet walls, and pent roofs shall be used, and doors shall be articulated with surrounds and/or projecting door canopy. Rear facades shall also use landscaping to help soften large spans.
- 5) Roofs, cornices, and eaves. The roof roofline compositions shall provide visual interest and shall be consistent with the building's architectural character. Flat roofs are permitted provided they are accompanied by a strong, attractively detailed cornice and/or parapet wall.

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- a) Roofs shall either be "flat" with a decorative cornice or shall have a minimum pitch of 6 to 12.
 - b) The cornice height on all buildings shall be within 15% of a 1 to 10 ratio of the building height.
 - c) The cornice shall project no less than 80% of the cornice height.
 - d) Cornices shall be designed to reflect historically accurate styles or be an acceptable modern interpretation.
- 6) Materials. Materials shall be used in a sensitive and complementary manner to achieve a consistent architectural character as follows:
- a) Permitted exterior building materials:
 - (i) Brick and Quick Brick
 - (ii) Stone and cast stone
 - (iii) Wood and cellular PVC (i.e., Azek Edge Trim)
 - (iv) Siding – wood, cement-board and vinyl siding
 - (v) Stucco – Traditional Stucco and EFIS
 - (vi) CMU as accent on base.
 - b) Prohibited exterior building materials:
 - (i) Wall-applied asphalt shingles
 - (ii) T111 and other similar textured wood siding
 - (iii) Flat concrete masonry units (CMU) and corrugated metal except as modified above.
 - (iv) Aluminum siding
 - (v) Highly reflective glass
 - c) Stucco (traditional stucco and E.F.I.S.) and vinyl siding shall not be permitted as primary materials. They are permitted as secondary materials on upper floors only and are limited to a maximum of 20% of individual façade surface area.
 - d) The use of high intensity, metallic colors, or fluorescent colors shall not be permitted.
 - e) Building trim, accent areas, and signs may feature brighter colors, including primary colors.
 - f) Expansion joints shall be concealed by pilasters, located at changes in plane, or integrated into the architectural rhythm of the building.
 - g) Exterior building walls of wood, hardboard or vinyl shall have openings trimmed in material 4 inches to 6 inches nominal width (with the exception of side trim on windows with shutters which may be less than 2 inches) and corners trimmed in material of 4 inches to 8 inches nominal width. Trim shall protrude from the siding surface to create a shadow line. Doors may have wider trim. Trim and corner boards shall be "Avek" or equivalent. Cornices shall be designed to reflect historically accurate styles or be an acceptable modern interpretation.
 - h) Permitted roofing materials (for areas of roof within public view) shall be the following: architectural grade asphalt shingles, standing seam metal roof (limited to zinc or copper or lesser material in a zinc

color) and slate (including runner or polyethylene simulated slate).

- 7) Awnings, structural canopies, and special elements. These elements shall add architectural interest according to the following guidelines:
 - a) Awnings shall be attached to the inside return of the wall elements. These elements are to project a maximum of 4 feet from the building face.
 - b) Fabric awnings underneath covered arcades are not permitted.
 - c) Awnings with closed, illuminated soffits are not permitted.
 - d) A minimum 8 feet vertical clearance shall be provided above any sidewalk or other walkway.
 - e) Awnings, upper floor balconies, and bay windows may encroach into setbacks up to 4 feet.
- 8) Doors, windows and storefronts. Shops shall front the primary street(s) and utilize glazing and architectural detail to create variety and visual interest on the façade.
 - a) Ground floor storefronts shall be a minimum 60% transparent.
 - b) Storefronts shall be coordinated with the architectural rhythm and bays of the building.
 - c) Tenant storefront window construction shall either extend from the floor slab to spandrel above or sit above a 24 inch minimum durable (masonry) base.
 - d) All storefront materials are to be high quality, durable finishes with minimal maintenance requirements. The following materials are acceptable:
 - (i) Aluminum-kynar finish or equivalent
 - (ii) Stainless steel, solid brass and copper
 - (iii) Wrought iron, cast iron, and steel
 - (iv) Marble, granite, limestone, brick, textured masonry
 - (v) Finished/protected premium grade hardwoods
 - (vi) Precast concrete, cast stone, glass fiber reinforced gypsum (GFRG)
 - (vii) Sandblasted, frosted, etched, textured, leaded glass shall be limited to 10% of the facade glass if used as a decorative element. Applicants must demonstrate that glass enhancements add to the positive quality of the individual store front and overall streetscape.
 - e) The following materials are prohibited:
 - (i) Plastic/metal laminates plastic panels
 - (ii) Mill finishes anodized aluminum
 - (iii) Mirror finishes, plexiglass
 - f) Storefront doors and windows shall be recessed a minimum of 8 inches from the building façade.
 - g) Divided light windows and doors, if used, shall match the architectural style chosen. True divided light windows are encouraged. Mullions provided between two sheets of glass of an insulated window provided that the minimum width of each mullion is 3/8 inch, and the mullion is made of wood, fiberglass, aluminum, or an acceptable composite material. Plastic shall be prohibited.

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- h) Lintels shall adhere to traditional standards in their visual application.
 - i) Stone and cast stone lintels and brick jack arches shall be no thinner than a 1 to 6 ratio of height to width and brick lintels shall follow traditional application. Roof cornice shall be a minimum 12" above the top floor of upper floor windows.
 - j) Keystones shall appear structural in their application and not decorative only.
 - k) Traditional columns shall be within 20% of a 1:8 width to height ratio.
 - l) Roof cornice shall be a minimum of 12 inches above the top floor of upper floor windows.

D. Townhouse (including stackable), Village House, and Perimeter House.

1) Design Standards specific to Single Family Detached Homes (Village, Perimeter Lots)

- a) Principal building requirements (see Figure 6: Illustrative Site Plan for permitted locations).
 - (i) The building shall be oriented to the primary street and provide pedestrian access from the primary street.
 - (ii) Porches shall address the primary street.
 - (iii) A minimum 80% of homes on a given street shall have their primary façade built to within 5 feet of the minimum setback line.
 - (iv) Blank facades are not permitted on the principal building. Any façade facing a public street shall incorporate fenestration for a minimum of 10% of the façade area. All other facades shall incorporate fenestration for a minimum of 5% of the façade area.
 - (v) Foundation plantings are required to screen primary façade foundation walls.
- b) Garages and other Accessory Structures.
 - (i) Each unit shall have a minimum of a one car garage.
 - (ii) The architectural design of all garages shall be consistent in material, roof pitch, exterior materials, color, etc. to the primary building.
 - (iii) A Village House is permitted to have either of the following setbacks from an alley:
 - (a) A maximum of 5 feet provided that the property is deed restricted against the parking of any motor vehicles in the driveway. In addition, there shall be sufficient on-street parking in the immediate vicinity so that there is sufficient parking for the neighborhood.
 - (b) A minimum of 20 feet.
 - (iv) Attached garages shall be recessed from the front of the house a minimum of 20 feet and appear secondary in massing to the principal building. If there is a porch on the front of the house, the garage shall be recessed a minimum of 20 feet from the front of the porch.
 - (v) A front loaded garage shall require doors no wider than 9 feet.
 - (vi) Detached garages shall be located behind the principal building.
 - (vii) Sidewalk material shall continue uninterrupted by driveway material.
 - (viii) Sheds are permitted on perimeter lots only, and shall be behind the principal building.

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- (ix) All garages shall be deed restricted against being converted to any other use.
 - (x) Front yard driveways are permitted on perimeter lots only, where driveways shall be no more than 10 feet wide at the curb and continue through the front yard. Driveways shall be set back a minimum of 3 feet from side property lines.
- 2) Design Standards specific to Single Family Attached Homes (Townhome Lots)
- a) Principal building requirements. (See Figure 6: Illustrative Site Plan for permitted locations).
 - (i) Principal buildings must be oriented to the primary street and provide pedestrian access from the primary street.
 - (ii) Entries including porches shall address the primary street.
 - (iii) A minimum of 50% of a building's front façade shall be built to the minimum setback line.
 - (iv) Blank facades are not permitted on the principal building. Any façade facing a public street shall incorporate fenestration for a minimum of 10% of the façade area. All other facades shall incorporate fenestration for a minimum of 5% of the façade area.
 - (v) Townhouse buildings are limited to a maximum of 8 townhouse units in a row before there is a required mid-block break. The break shall be a minimum of 20 feet wide and landscaped and have a sidewalk connector. At the Planning Board's discretion, the sidewalk connections may be in a private easement.
 - (vi) End units on townhouse buildings are permitted to have front door entries on the side of the unit.
 - (vii) Townhouse buildings must provide 2 feet façade offsets at least every 48 feet or 3 units, whichever is greater.
 - b) Garages and Accessory Structures
 - (i) Attached home garages must be rear-loaded and shall have a maximum capacity of 2 cars.
 - (ii) Each market rate dwelling unit shall have a one or more car garage with the intent of having 2 onsite vehicle spaces. Dwelling units intended for low and moderate income occupancy are exempt from this requirement.
 - (iii) All garages shall be deed restricted against being converted to any other use.
 - (iv) A Townhouse is permitted to have either of the following setbacks from an alley:
 - (a) A maximum of 5 feet provided that the property is deed restricted against the parking of any motor vehicles in the driveway. In addition, there shall be sufficient on-street parking in the immediate vicinity so that there is sufficient parking for the neighborhood.
 - (b) A minimum of 20 feet.
 - (v) Detached garages behind the principal building are permitted.
 - (vi) Garages within the townhouse footprint are permitted.
 - (vii) Sheds are not permitted on townhouse lots.
 - (viii) Driveways shall be setback a minimum of 1.5 feet from side property lines and setback areas shall include landscaping.

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- 3) Massing, scale and variety for Townhouse, Village House and Perimeter House.
- a) Building massing shall be varied by employing a variety of architectural elements such as porches, bay windows, dormers, and varying planes or setbacks.
 - b) Outdoor spaces and entry porches are integral components of a residence.
 - c) Façade components shall be in proportion to related components (i.e., the proportion of a column to its base and entablature and the width of a column to its height).
 - d) To avoid excessive uniformity, adjacent identical facades are not permitted for single family detached houses.
 - e) Not more than one construction permit shall be issued for any particular single-family detached home design when the homes are substantially alike in exterior design and appearance unless such homes on the same street are separated by a distance of at least 2 homes. Homes will be considered as substantially alike if they are the same model, same elevation alternate and same basic materials.
 - f) End unit elevations for single-family attached units shall have a minimum of three architectural features such as windows, doors, pent roofs, dormers, and chimneys. Blank side facades are not permitted.
- 4) Roofs for Townhouse, Village House and Perimeter House. Roofs shall be compatible with the structures to which they visually relate and shall be consistent with and be a defining aspect of its architectural style. Variation in roof forms between buildings assures variety and creates interest in massing compliance.
- a) Permitted roofing materials:
 - (i) Standing metal seam
 - (ii) Copper
 - (iii) Parging, or approved similar product
 - (iv) Cedar
 - (v) Shakes
 - (vi) Natural or artificial slate
 - (vii) Architectural asphalt shingles
 - b) Roof forms shall be simple without excessive street facing gables, and be appropriate to the style of the house
 - c) The pitch of gable and hip roof shall be between 7 to 12 through 14 to 12 with the exception of stoops and porches which may be a minimum of 3 to 12.
 - d) Shed roofs shall be permitted only when the ridge is attached to an exterior wall of the building. The pitch shall be between 3 to 12 and 14 to 12.
 - e) Vertical or pseudo mansard type of roof forms and bubble-type skylights are prohibited.
 - f) Dormers are permitted provided they adhere to the typical design of the applied style. Roofs with a minimum slope of 3 to 12 or hipped or gabled with a slope that matches the principal roof.
 - g) Roof vents or projections are not encouraged, however, such projections shall be painted to match the color of the main roof.

-
- h) Gutters shall be of half-round design; downspouts and leaders shall be of round design; and shall be copper, painted aluminum, or painted galvanized metal and may be covered.
- 5) Cornices and Eaves for Townhouse, Village House and Perimeter House.
- a) All eaves shall be continuous, unless overhanging a porch or balcony.
 - b) Cornices shall appropriately reflect traditional proportioning and detailing consistent with the style of the building.
 - c) Eaves of the main roof shall project a minimum of 8 inches from the point at which the roof meets the exterior wall. Eaves on dormers and other special elements may vary in size based on style of architecture.
- 6) Materials for Townhouse, Village House and Perimeter House. Permitted material usage shall be as follows:
- a) Building walls shall have an exterior finish of the following materials or approved equivalent:
 - (i) Smooth cut cedar shingles (4 inches to 8 inches exposed to weather) shall be permitted on all house types except that it shall not be permitted on the first or ground floor front of Townhouse buildings.
 - (ii) Wood clapboard siding (4 inches to 8 inches exposed to weather) shall be permitted on all house types except that it shall not be permitted on the first or ground floor front of Townhouse buildings.
 - (iii) Wood beaded siding (7 inches exposed to the weather) shall be permitted on all house types except that it shall not be permitted on the first or ground floor front of Townhouse buildings.
 - (iv) Vinyl siding (minimum of .042 inches thick) which shall be Dutch Lap, cedar, half round, shingle or staggered shingle except that vinyl siding shall not be permitted on the first or ground floor front or side façades of townhouse buildings and shall not include long, uninterrupted expanses of material. Beaded vinyl siding is permissible on Victorian style homes. See (c) below for trim specifications.
 - (v) Brick or stone. Mortar joints shall not exceed ½ inch.
 - (vi) Cement fiber clapboards or shingles, such as Hardiplank (four inches to eight inches exposed to weather) or approved equal material shall be permitted on all house types except that it shall not be permitted on the first or ground floor front of Townhouse buildings.
 - (vii) Stucco, parging, or approved similar products shall be permitted subject to the condition that for all residential there shall be no long, uninterrupted expanses of the material and that predetermined location of any necessary expansion joints shall be carefully considered for architectural appropriateness.
 - b) House foundation walls of poured concrete or concrete masonry units (CMU) which face a street shall be exposed no more than 24 inches above the ground unless the walls show a finish of brick, local fieldstone, finished poured concrete or patterned brick-form poured concrete.
 - c) Exterior building walls of wood, vinyl or hardboard shall have openings trimmed in material 4 inches to 6 inches nominal width (with the exception of side trim on windows with shutters which may be less than 2 inches) and corners trimmed in material of 4 inches to 8 inches nominal width. Trim shall protrude from the siding surface to create a shadow line. Doors may have a wider trim. Trim and corner board shall be Azek or equivalent.
 - d) The combination of materials on a building façade shall be appropriate to its style and design. Front and side facades of any building on a corner lot shall be made of the same materials and shall be similarly detailed.

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- e) Cultured stone shall be of a high quality that successfully mimics natural materials.
 - f) A change in the dominant facade material may only be made when there is at least a 6 inch break in the façade of that building or a nominal 6 inch wide piece of trim is used to separate materials.
 - g) Garage doors shall be built of wood, embossed hardboard, embossed steel, aluminum or fiberglass and shall have clear glass and/or raised panels.
 - h) Any exposed foundation that is patterned brick (formed concrete) shall be painted the same color as the primary façade material.
 - i) Transitions between materials shall be architectural and part of the overall design of the façade. Where brick (or stone) meets siding, or where stone meets brick, there should be a cap on the lower material. Where siding meets another material (shingles for example, on a gable), there should be trim board at the transition, generally double the width of the corner trim boards.
- 7) Windows and doors for Townhouse, Village House and Perimeter House. Fenestration shall be architecturally compatible with the style, materials, colors and details of the building. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
- a) Windows on elevations facing a street or sidewalk shall be no closer than 24 inches to the corners of the building. Windows on corner houses shall be required on both the first and second story of both elevations, which face public right-of-ways.
 - b) The exterior face of windows and doors shall be recessed by at least 2 inches from the plane of the façade in which they are placed in order to create shadow lines and a more interesting façade.
 - c) Window and door treatments shall be of uniform character:
 - (i) Patterns of glazing shall be appropriate to the style of the architecture.
 - (ii) Dormer windows shall be consistent with lower level window style.
 - (iii) Shutters shall be applied to all or none of the typical windows of any given elevation. If shutters are applied on a corner house with two primary facades, they shall be applied on both sides.
 - (iv) Shutters for the first floor shall be paneled design, shall be ideally on-half the width of the opening, and shall be the same height as the opening. Louvered shutters are permitted on the second and third floors.
 - (v) Shutters shall not be applied to box or bay windows.
 - d) Divided light windows and doors are permitted if they are true divided lights. Mullions provided between two sheets of glass of an insulated window provided that the minimum width of each mullion is 3/8 inch and the mullion is made of wood, fiberglass, aluminum, or other acceptable composite material. Plastic shall be prohibited.
 - e) Windows, shutters, or blinds should be of a color inherent of a traditional architectural style. Patterns of glazing must be appropriate to the style of the architecture.
 - f) Roof cornice or soffit shall be a minimum of 12 inches above upper floor windows.
 - g) Front doors shall be wood, steel, or fiberglass paneled in a traditional style.
 - h) The head of the door assembly shall align with head of windows on first floor.

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- 8) Porches, decks, and columns for Townhouse, Village House and Perimeter House. Historically, residential porches in their many forms (stoop, porticos, terraces, entrances courtyard, porte cocheres, patios or verandas) serve a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls, they defined a semi-public area to help mediate between the public street areas and the private area within the home, and they provided an architectural focus to help define entry ways and allow for development of architectural detail. Porch design, scale and detail vary widely between architectural styles.
- a) All front steps should be masonry. No wood front steps are permitted.
 - b) A minimum of 50% of all single family detached residences shall have a porch or portico.
 - c) The front entry porch should serve as a transitional element from the public realm of the sidewalk to the private realm of the home. The scale and size should reflect this idea.
 - d) There are no requirements to provide porches on single family attached residences or townhouses. If porches are provided, however, there shall be a minimum separation of 10 feet between porches and adjacent units.
 - e) Porches shall generally be located on the front of the residence (front entry porch) facing the sidewalk, but may occasionally be located on the side of a dwelling. The size of porches shall be a minimum of 6 feet deep from the front wall of the dwelling to the enclosed porch rail and a minimum of 10 feet long. Porches must meet all required setbacks.
 - f) Porch railings shall be a traditional style of wood, wrought iron, composite or steel, and shall be painted or stained. Pressure-treated railings are prohibited.
 - g) The space below decks and porches which is visible from nearby public property and/or rights-of-way shall be skirted by wood or vinyl lattice with not greater than 2 inch spaces between the boards.
 - h) Columns shall match the overall proportions of the house. The style and design of the column shall be consistent with traditional detailing and shall match the design and style of the overall house. Columns shall be a minimum 5" by 5" square or a minimum of 8" diameter.
 - i) Durable wood, or an approved equivalent, concrete, masonry, or suitable synthetic wood products which appear to be traditional wood flooring are to be used for porch and covered portico flooring that are visible from a public right-of-way. Pressured treated wood flooring is prohibited.
 - j) Patio materials shall be stone, slate, brick, poured concrete or decorative paver.
 - k) Patios may be located in side and rear yards not readily visible from a public right-of-way (except for alleys) or sidewalks and pathways.
 - l) Decks shall be located in rear yards and designed to be compatible with the house and lot. Decks shall meet the minimum setbacks of the accessory structures on the lot. Privacy fences alongside property lines shall be provided for townhouse dwellings..
 - m) Decks shall be made of wood or an acceptable composite material such as Trex (or approved equal). Decks and stairs built of pressure-treated wood and readily visible from public property and/or right-of way (excluding alleys) must be painted or stained. Privacy fences alongside property lines shall be provided for townhouse dwellings.
 - n) For purposes of this section, a portico shall be defined as a roofed front entry with a minimum size of 4 feet

by 4 feet and a raised masonry platform of at least 12 inches. Porticos may encroach into front setbacks up to 5 feet.

- o) Porches shall be defined as roof structures supported by columns as regulated in (g) above. Roofs shall be pitched forward with a slope of 3:12.

3.12 Transportation Standards

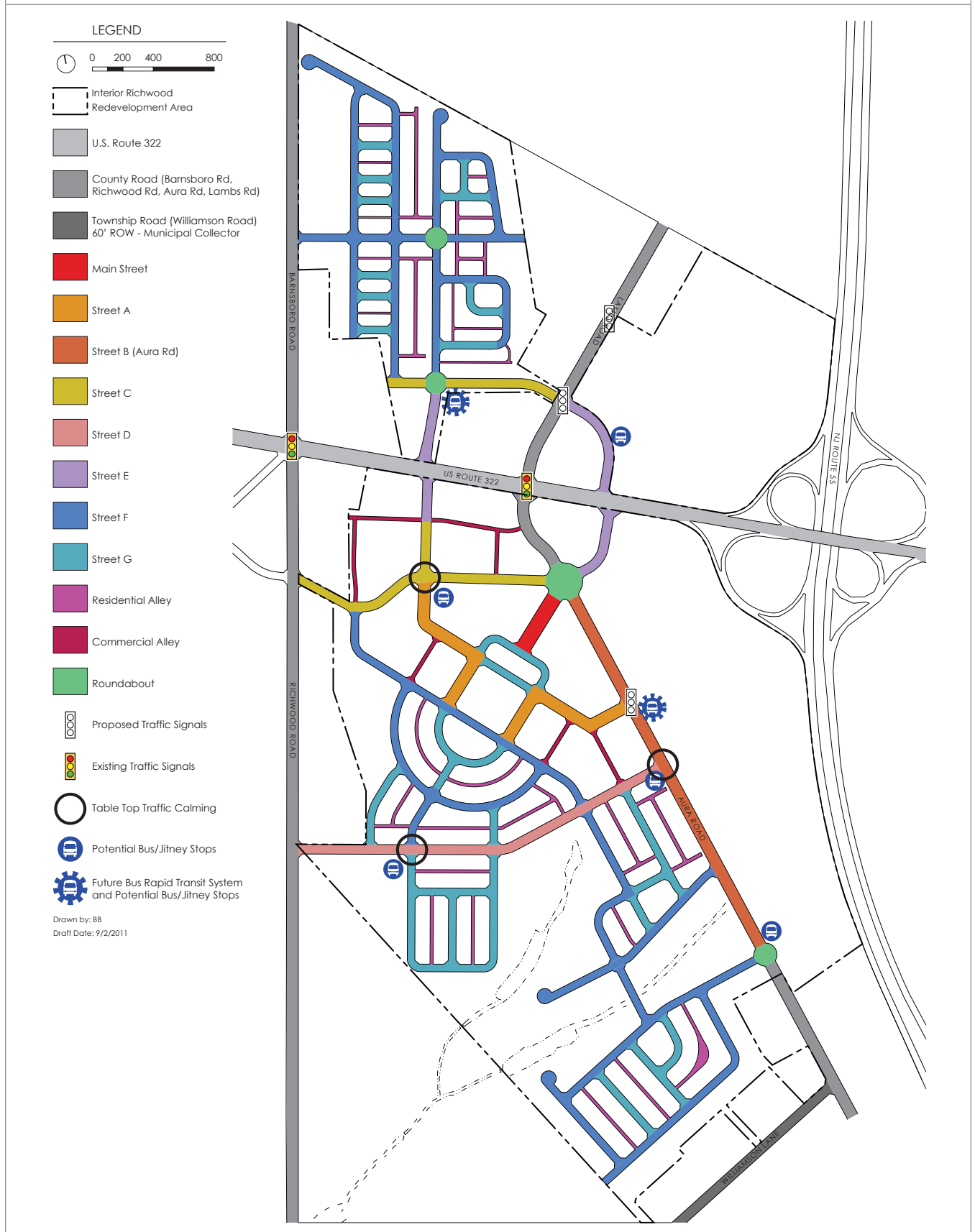
A. General requirements.

- 1) There shall be an interconnected network of streets, loosely based on a porous grid system, which disperses traffic by providing a variety of alternatives and thus reduces the need for large, high volume streets.
- 2) Streets shall be relatively narrow and shaded by rows of trees. This slows traffic while creating an environment suitable for pedestrians and bicycles.
- 3) There shall be a hierarchy of streets.
- 4) There shall be easy access within and between neighborhoods.
- 5) Surface parking lots shall be located behind buildings except for large retail establishments that are located within Transect A.
- 6) There shall be pedestrian friendly design solutions, including bump-outs and smaller curb radii, to create shortened pedestrian crossings.
- 7) Intersections shall be designed to slow vehicles and make it safe for pedestrians and bicyclists to negotiate.
- 8) Viable solutions shall be provided for pedestrians and cyclists to safely cross Route 322 (e.g, alternative paving materials, pedestrian specific signalization system and/or refuge islands).
- 9) A new roadway system of streets parallel to Route 322 shall provide local traffic with an alternative to traveling on Route 322.
- 10) Bike lanes and bicycle compatible roadways shall be designed in accordance with AASTHO policies and NJDOT standards.
- 11) Traffic signals and associated hardware shall be black in color.
- 12) Mass transit systems shall be accommodated within the Redevelopment Area by way of stops, shelters, pull-offs, signage, etc.
- 13) An integrated system of streets, green linkages, pedestrian/bicycle paths and sidewalks shall be developed to assure that transportation and open space work in tandem to provide interconnected mobility throughout the community and into its adjacent environments for both pedestrian and vehicular needs.
- 14) Transportation planning shall be coordinated with open space planning.
- 15) Landscaping, hardscape, and paving materials (i.e., concrete, stamped concrete, floated aggregate, and/or pavers) shall be selected with the goal to provide both points of interest and variety in an effort to create context and uniqueness between neighborhoods.

- #### B. Roadways, Alleys, Roundabouts, and Traffic Calming.
- The standards that follow are minimum standards and may be exceeded in accordance with an approved subdivision and/or site plan.

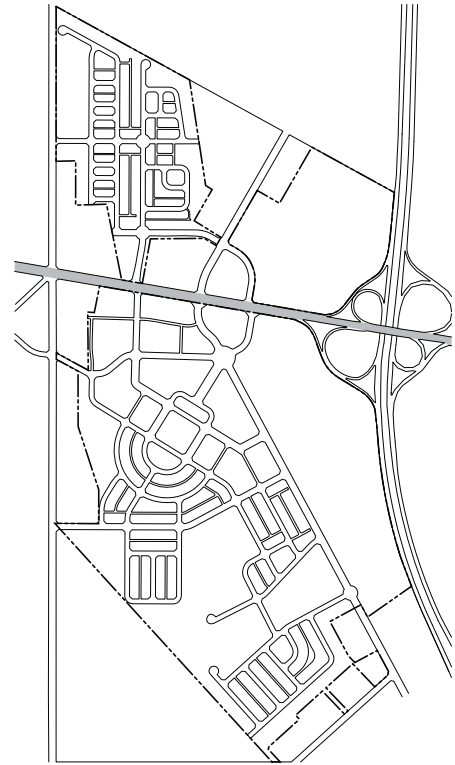
Figure 12 depicts the Circulation Regulating Plan. Roadways and other circulation improvements depicted on the plan are deemed fixed. Any exceptions from these improvements shall be subject to the review and approval of the Planning Board.

FIGURE 12: Circulation Regulating Plan

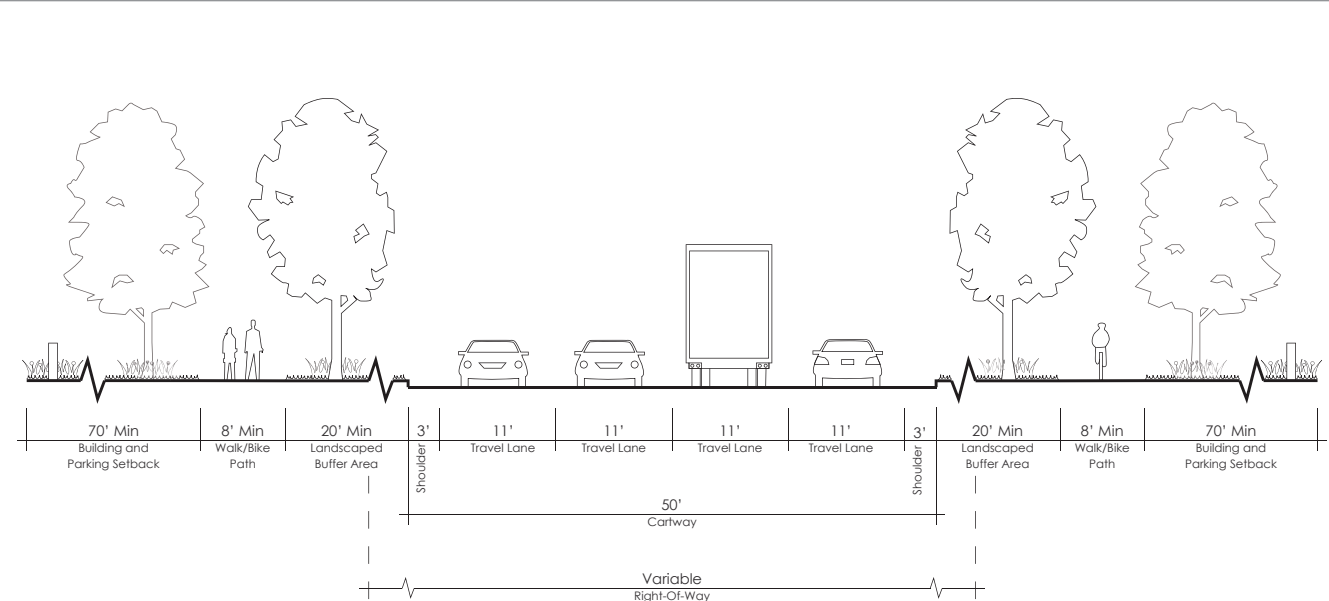


1) U.S. Route 322.

- a) The road right-of-way is variable as the illustrative cross section shows.
- b) 2 travel lanes and a paved shoulder shall be provided for each direction.
- c) A minimum 70 foot wide landscaped buffer area shall be provided adjacent to the right-of-way.
- d) An 8 foot wide paved pathway shall be located within and/or outside the landscaped buffer area.
- e) A minimum 20 foot wide landscaped area shall be located between the curb line/edge of pavement and the pathway.
- f) Street trees, to be installed at 50 feet on-center, shall generally be planted between the pathway and the curb line/edge of pavement.
- g) There shall be no on-street parking.



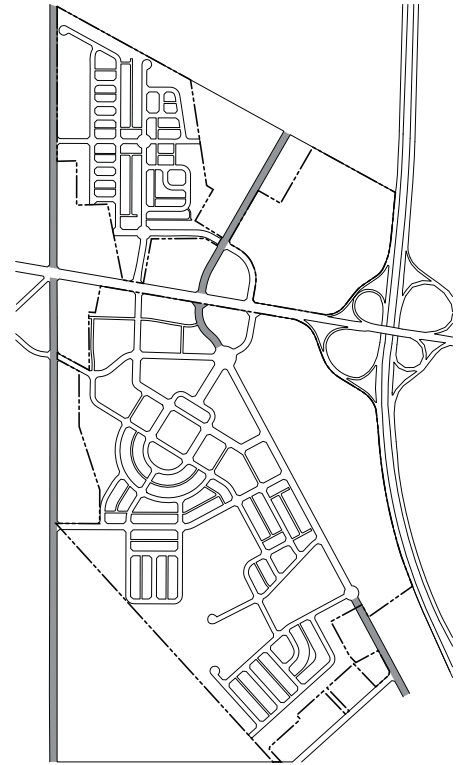
3.12.1 - U.S. Route 322



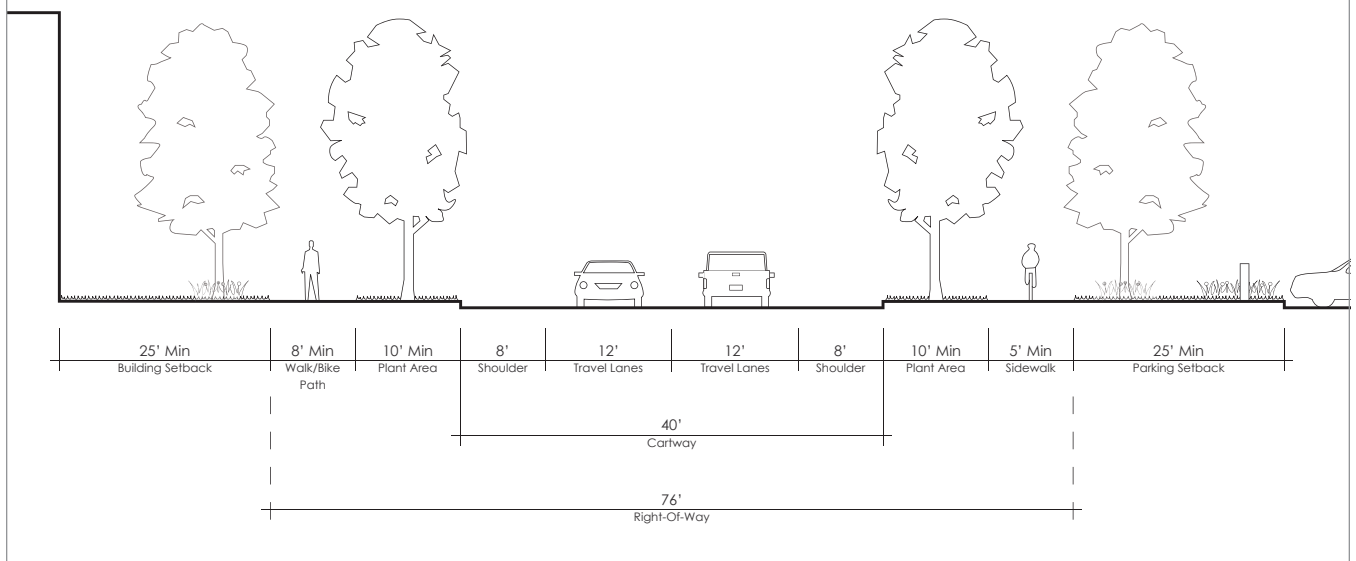
1. Dimensions within cartway are consistent with County improvement plans.

2) County Road (Barnsboro Road, Richwood Road, Lambs Road, and parts of Aura Road).

- a) The road right-of-way shall be 76 feet wide as the illustrative cross section shows.
- b) 1 travel lanes and a paved shoulder shall be provided for each direction.
- c) A minimum 25 foot wide landscaped buffer area shall be provided adjacent to the right-of-way.
- d) An 8 foot wide paved pathway shall be located within and/or outside the landscaped buffer area on one side. A 5 foot sidewalk shall be on the other side.
- e) A minimum 10 foot wide landscaped area shall be located between the curb line/edge of pavement and the pathway.
- f) Street trees, to be installed at 50 feet on-center, shall generally be planted between the pathway and the curb line/edge of pavement.
- g) There shall be no on-street parking.



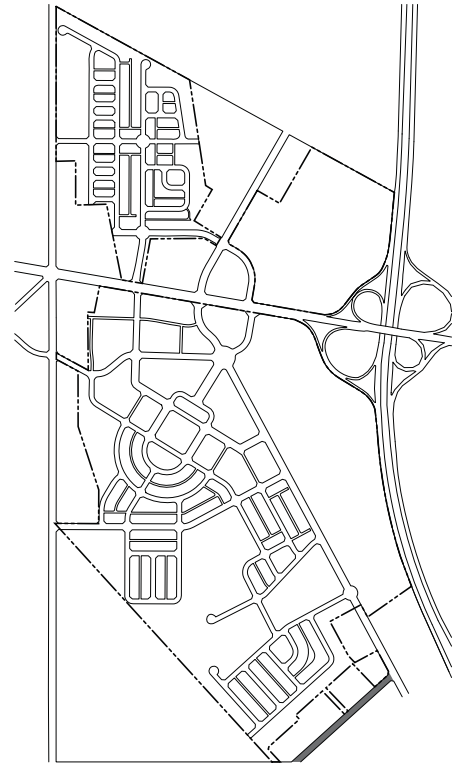
3.12.2 - County Roads (Barnsboro Road, Richwood Road, Aura Road, and Lambs Road)



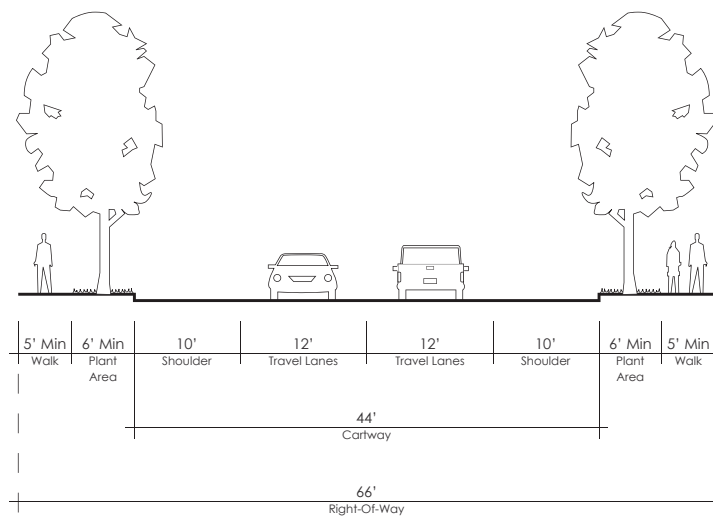
- 1. The minimum landscaped buffer area along Lambs Road shall be 40 feet.
- 2. The minimum building setback from Lambs Road shall be 100 feet.

3) Township Road (Williamson Lane).

- a) The road right-of-way shall be 66 feet wide as the illustrative cross section shows.
- b) 1 travel lane shall be provided for each direction.
- c) A minimum 11 foot wide landscaped buffer area shall be provided adjacent to the right-of-way.
- d) A 5 foot wide concrete sidewalk shall be located within and/or outside the landscaped buffer.
- e) A minimum 6 foot wide landscaped area shall be located between the curb line/edge of pavement.
- f) Street trees, to be installed at 40 feet on-center, shall generally be planted between the sidewalk and the curb line/edge of pavement.
- g) There shall be no on-street parking.

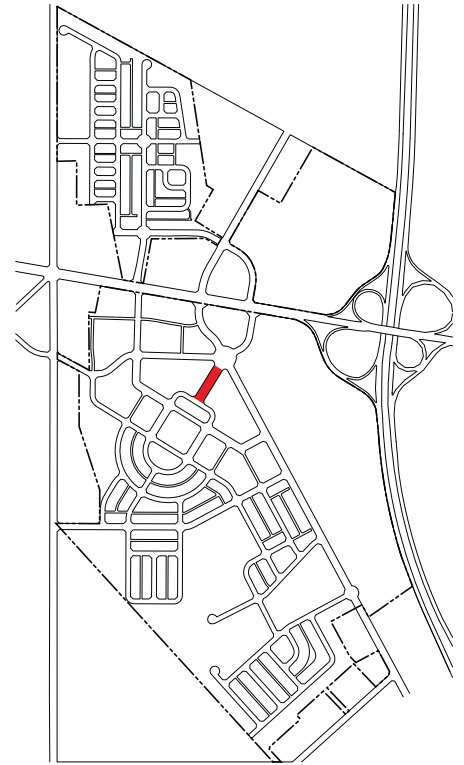


3.12.3 - Township Road (Williamson Lane)

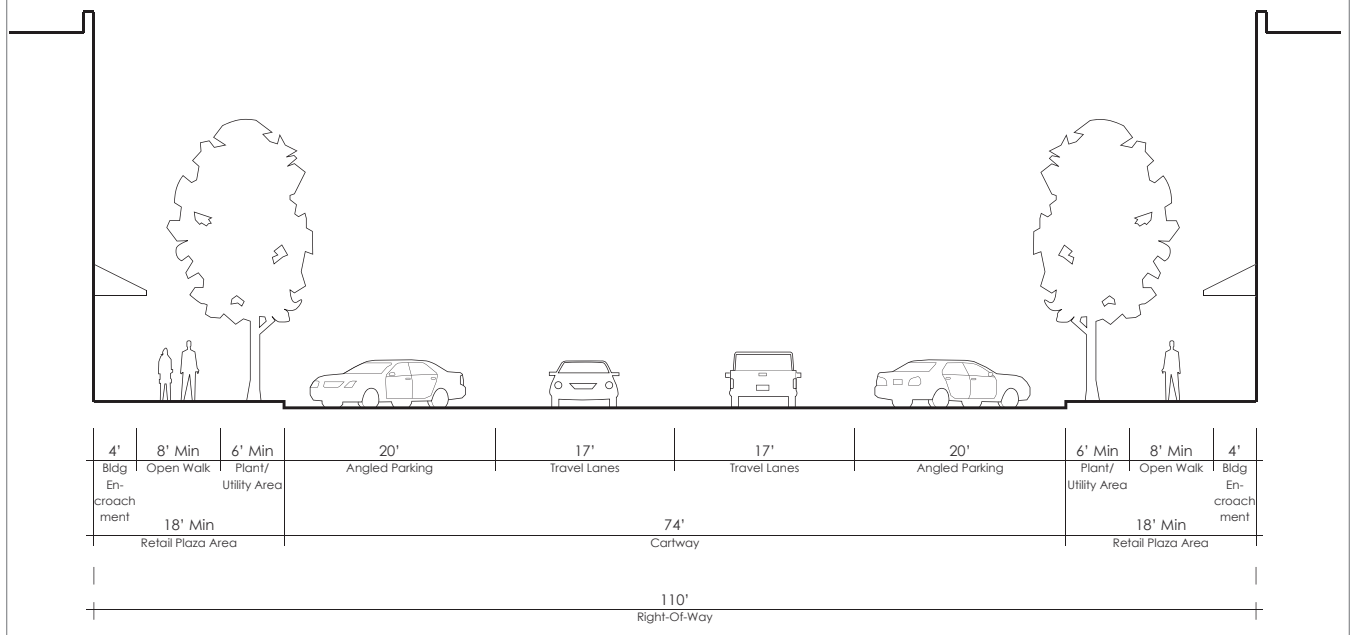


4) Main Street.

- a) The street right-of-way shall be 110 feet wide as the illustrative cross section shows.
- b) 1 travel lane shall be provided for each direction.
- c) An 18 foot wide sidewalk/plaza area shall be provided between the curb line and the building setback line to include floated aggregate concrete sidewalk, concrete, stamped concrete, brick paver sidewalk or a combination of the four, subject to Planning Board approval.
- d) Street trees, to be installed at 40 feet on-center within tree grates, shall be planted within a 6 foot wide utility area located adjacent to the curb line.
- e) Angled on-street parking shall be provided along both sides of the street.
- f) Landscaped bump-outs shall be provided at street cross-walk locations.

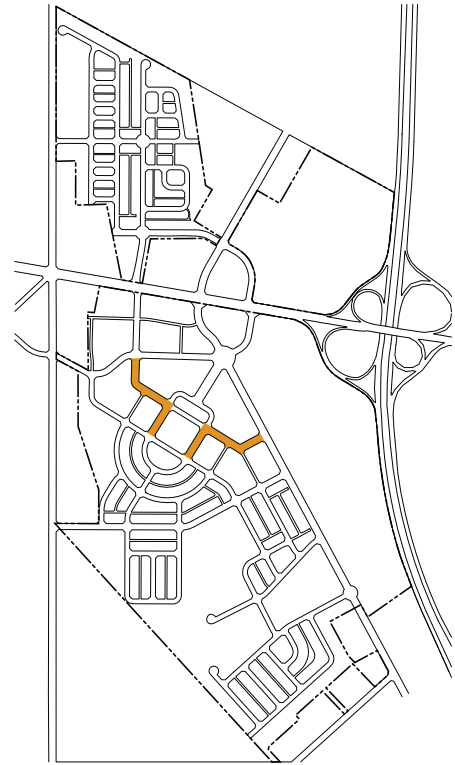


3.12.4 - Main Street

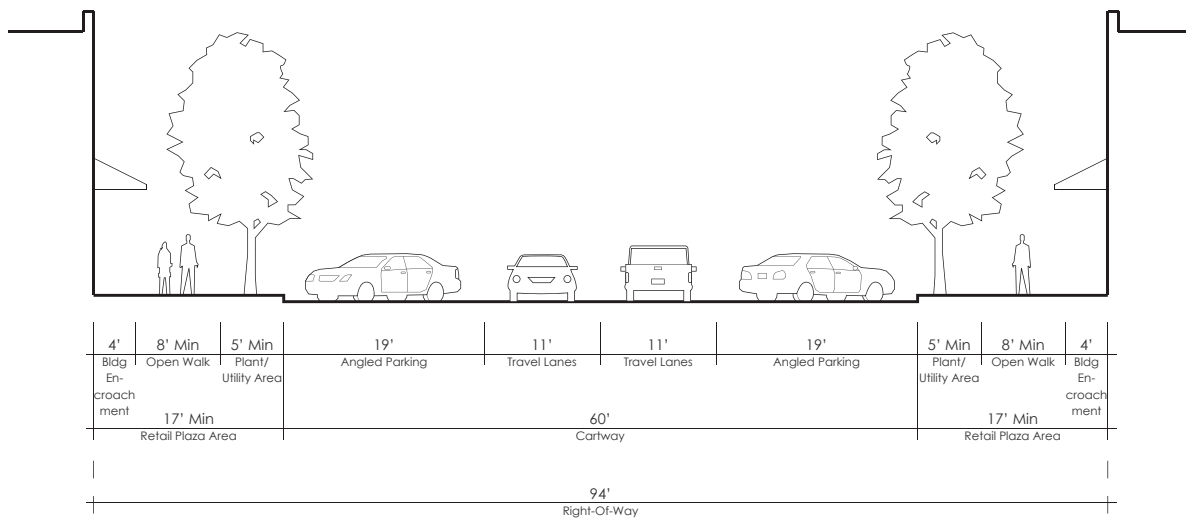


5) Street A.

- a) The street right-of-way shall be 94 feet wide as the illustrative cross section shows.
- b) 1 travel lane shall be provided for each direction.
- c) A 17 foot wide sidewalk/plaza area shall be provided between the curb line and the building setback line.
- d) Street trees, to be installed at 40 feet on-center within tree grates, shall be planted within a 5 foot wide utility area located adjacent to the curb line.
- e) Angled on-street parking shall be provided along both sides of the street.
- f) Landscaped bump-outs shall be provided at street cross-walk locations.

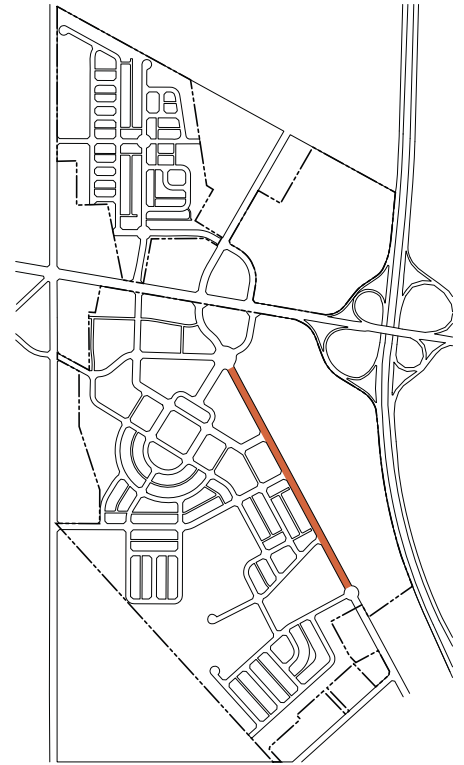


3.12.5 - Street A

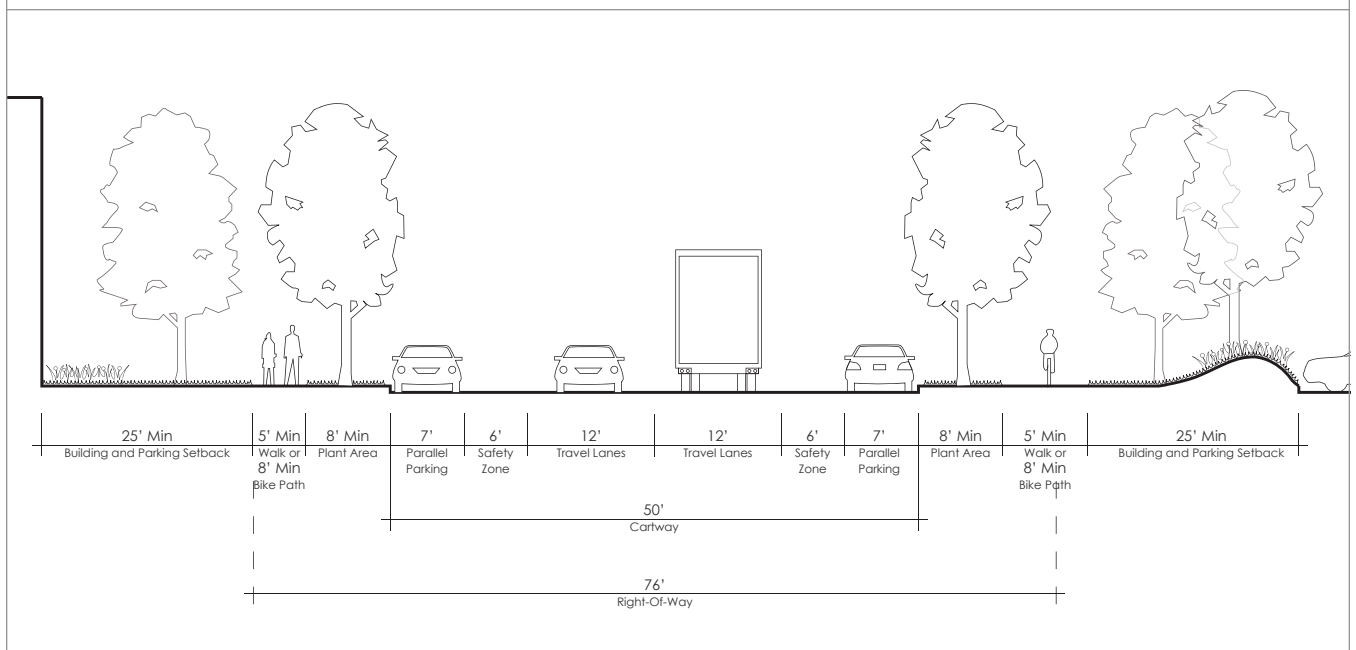


6) Street B (Aura Road).

- a) The street right-of-way shall be 76 feet wide as the illustrative cross section shows.
- b) 1 travel lane shall be provided for each direction.
- c) A 5 foot wide sidewalk or 8 foot wide paved pathway shall be provided between the curb line and the building and/or off-street parking setback line.
- d) Street trees, to be installed at 40 feet on-center, shall be planted between the sidewalk/paved pathway and the curb line.
- e) Parallel on-street parking shall be provided along both sides of the street including a safety zone located between the parking spaces and the travel lane.
- f) Building structures and surface parking lots shall maintain a 25 foot wide landscape buffer adjacent to the street right-of-way line.

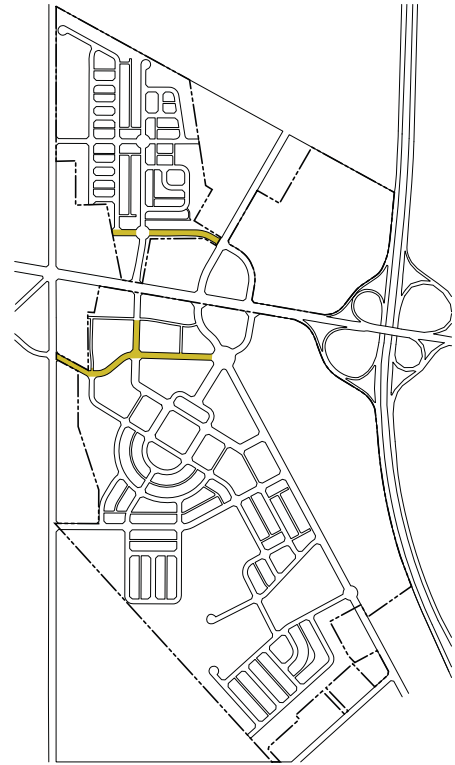


3.12.6 - Street B (Aura Road)

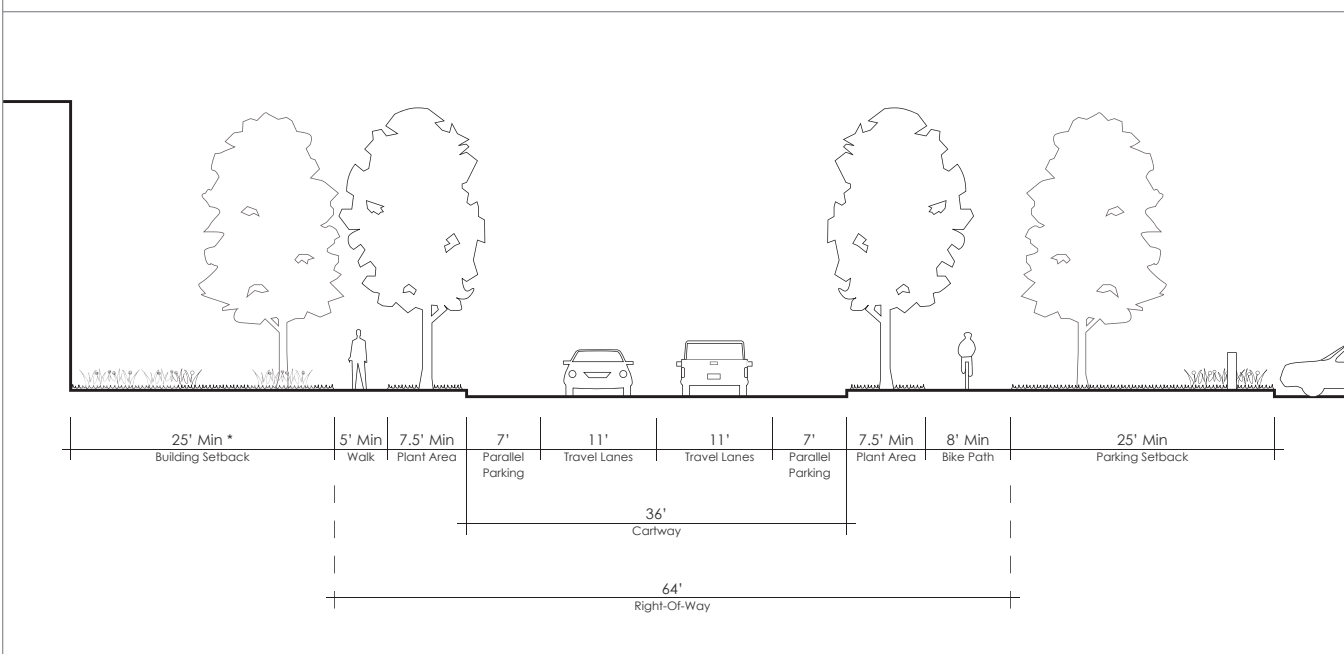


7) Street C.

- a) The street right-of-way shall be 64 feet wide as the illustrative cross section shows.
- b) 1 travel lane shall be provided for each direction.
- c) The street cross section is asymmetrical where one side of the street will serve pedestrians with a 5 foot wide sidewalk and the other side will be served with an 8 foot wide bike path.
- d) Street trees, to be installed at 40 feet on-center, shall be planted between the sidewalk and the curb line.
- e) Parallel on-street parking shall be provided along both sides of the street including a safety zone located between the parking spaces and the travel lane.
- f) Buildings structures and surface parking lots shall maintain a 25' wide landscape buffer adjacent to the street right-of-way line.



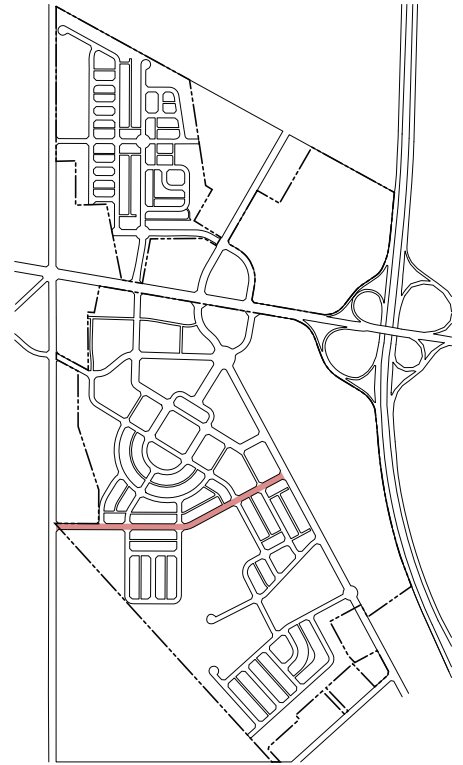
3.12.7 - Street C



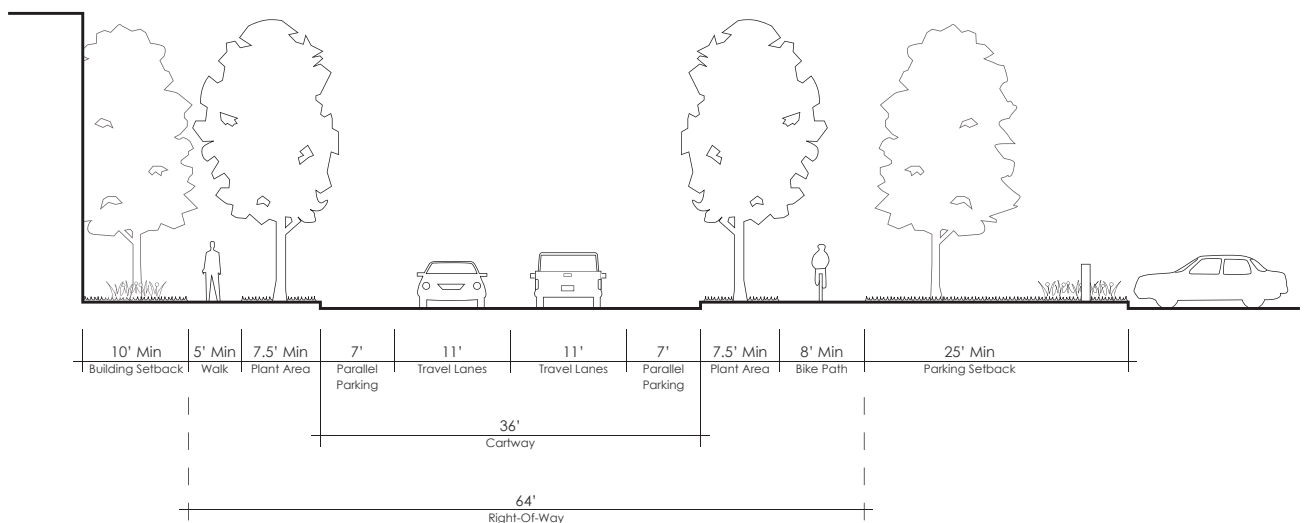
* 10 foot minimum setback if front door of non-residential building.

8) Street D.

- a) The street right-of-way shall be 64 feet as the illustrative cross section shows.
- b) 1 travel lane shall be provided for each direction.
- c) The street cross section is asymmetrical where one side of the street will serve pedestrians with a 5 foot wide sidewalk and the other side will provide an 8 foot wide bike path.
- d) Street trees, to be installed at 40 feet on-center, shall be planted between the sidewalk/paved pathway and the curb line.
- e) Parallel parking shall be provided along both sides of the street.
- f) Minimum setback for permitted building structures shall be 10 feet.
- g) Surface parking lots shall be setback a minimum of 25 feet and maintain a landscape buffer.

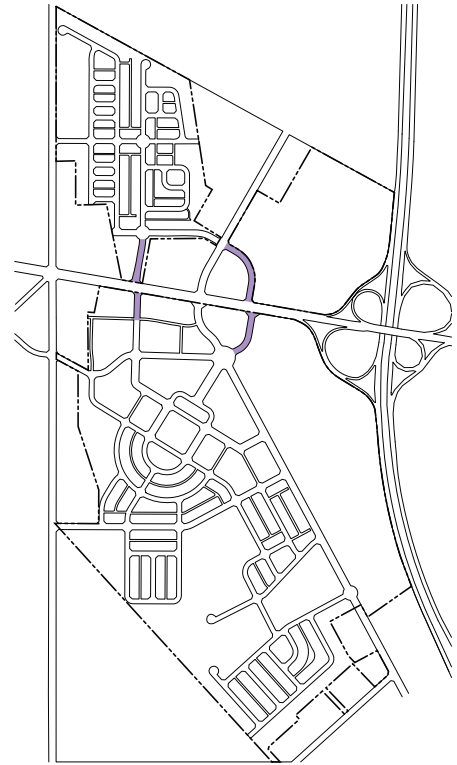


3.12.8 - Street D

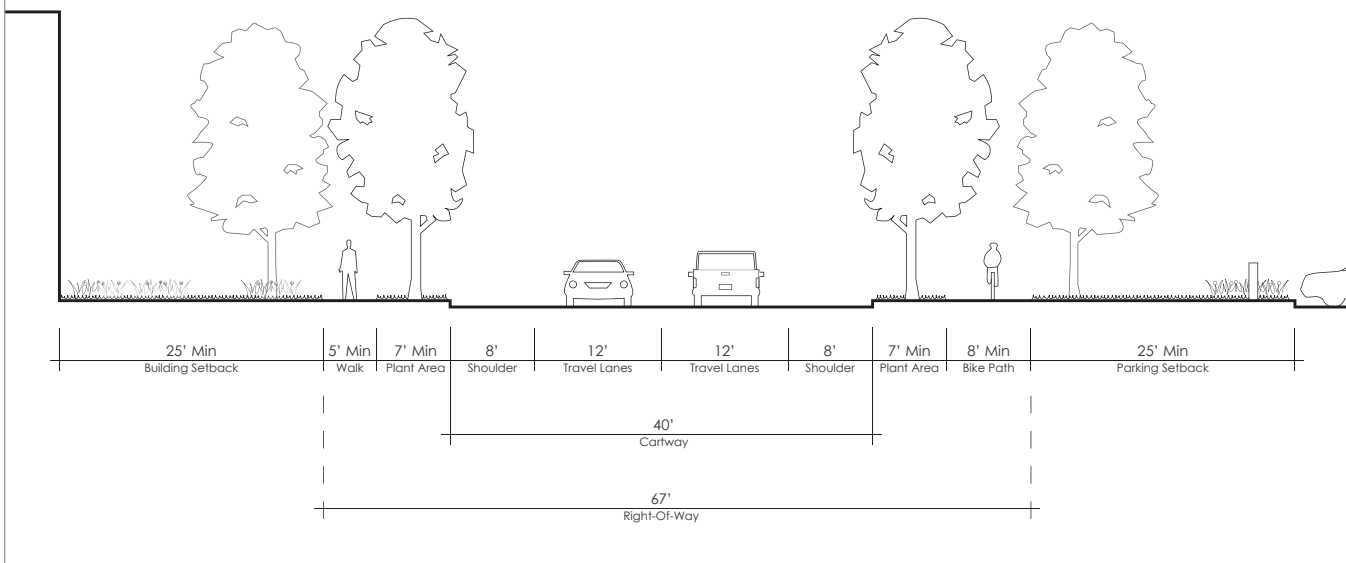


9) Street E.

- a) The street right-of-way shall be 64 feet as the illustrative cross-section shows.
- b) 1 travel lane shall be provided for each direction.
- c) A 7 foot plant area and either 5 foot sidewalk or 8 foot pathway provided between the curb line and the building setback line.
- d) Street trees, to be installed at 40 feet on-center, shall be planted between the sidewalk/paved pathway and the curb line.
- e) A paved shoulder shall be provided on both sides of the street.
- f) There shall be no on-street parking.
- g) Building structures and surface parking lots shall maintain a 25 foot wide landscape buffer adjacent to the street right-of-way line.

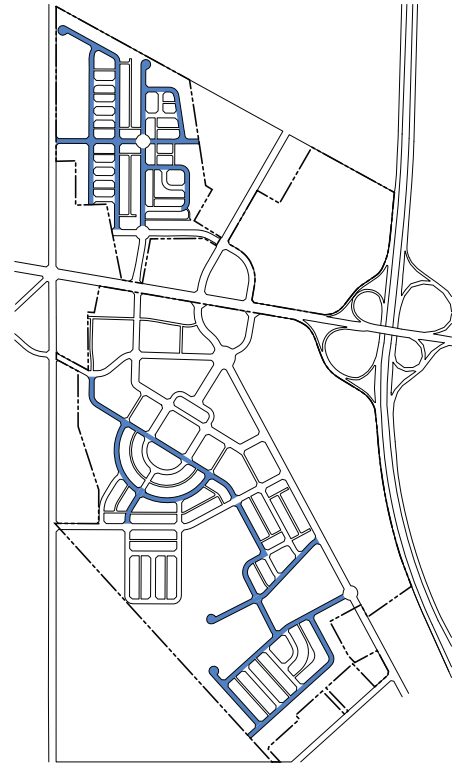


3.12.9 - Street E

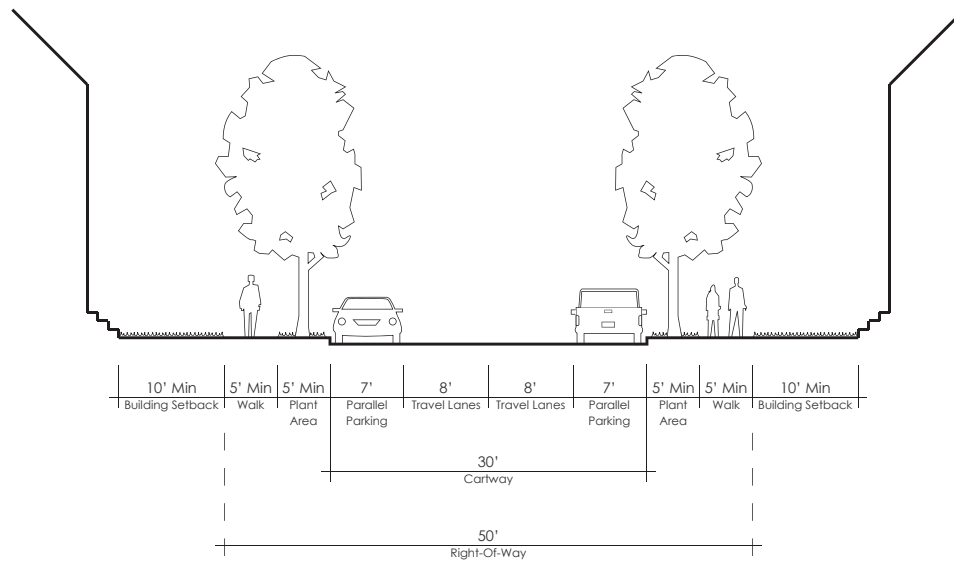


10) Street F.

- a) The street right-of-way shall be 50 feet as the illustrative cross-section shows.
- b) 1 travel lane shall be provided for each direction.
- c) A 5 foot minimum plant area and 5 foot sidewalk shall be provided between the curb line and the building setback line.
- d) Street trees, to be installed 40 feet on-center, shall be provided between the sidewalk and the curb line.
- e) Parallel parking shall be provided along both sides of the street

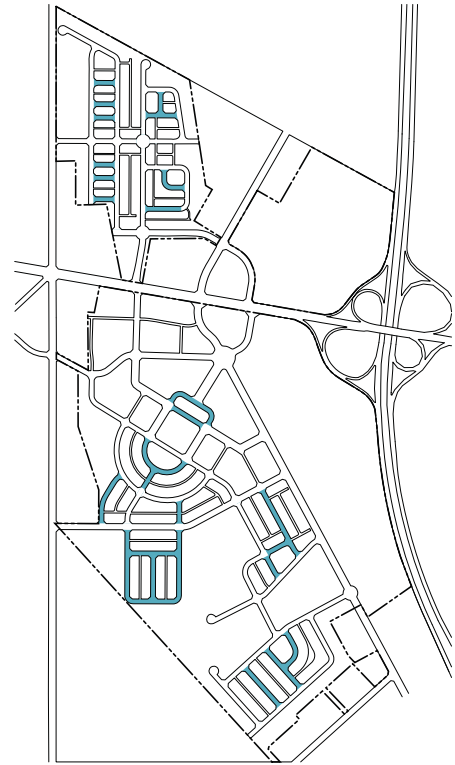


3.12.10 - Street F

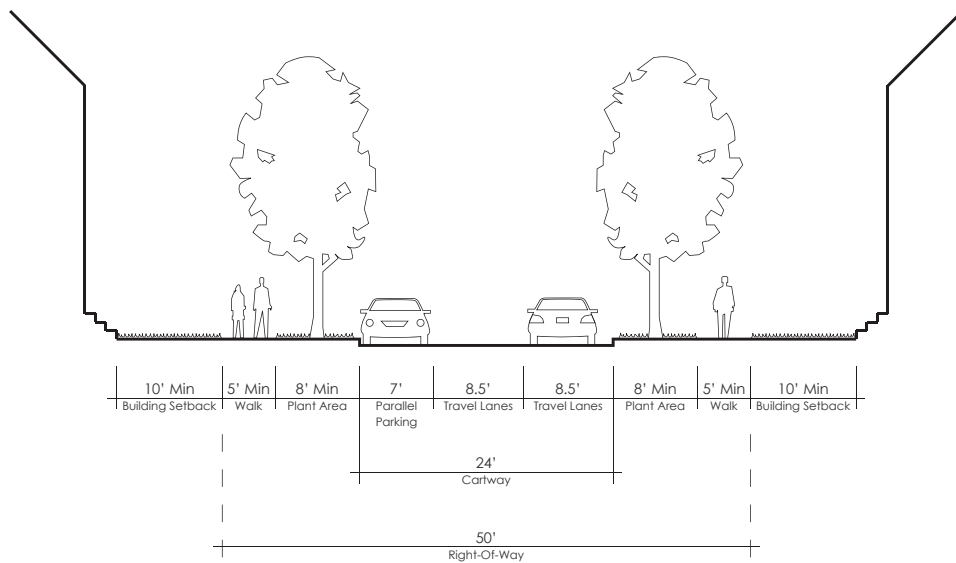


11) Street G.

- a) The street right-of-way shall be 50 feet as the illustrative cross-section shows.
- b) 1 travel lane shall be provided for each direction.
- c) An 8 foot plant area and a 5 foot sidewalk shall be provided between the curb line and the building setback line.
- d) Street trees, to be installed 40 feet on-center, shall be provided between the sidewalk and the curb line.
- e) Parallel parking shall be provided on only one side of the street.

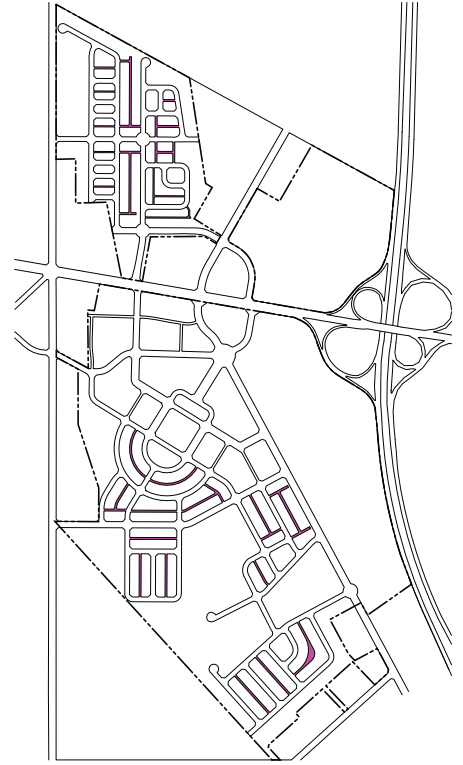


3.12.11 - Street G

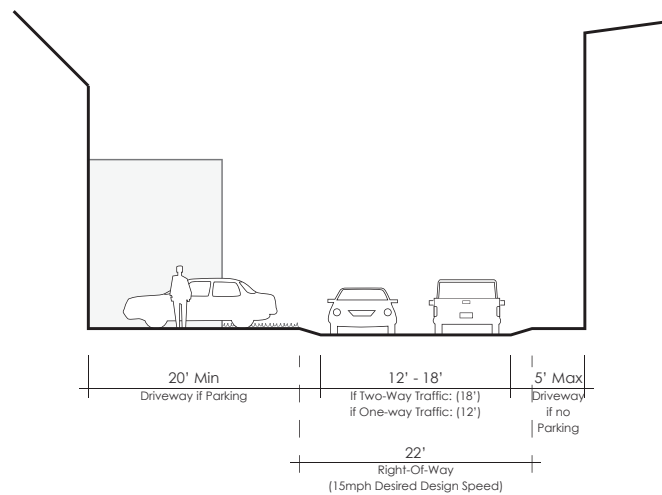


12) Residential Alleys.

- a) The alley right-of-way shall be 22 feet as the illustrative cross-section shows.
- b) 1 travel lane shall be provided for each direction with an 18 foot pavement area.
- c) One-way circulation shall be provided with a 12 foot pavement area.
- d) A maximum 5 foot garage setback shall be provided between the right-of-way and the garage face if no driveway parking area is provided.
- e) A minimum 20 foot driveway setback shall be provided between the right-of-way and the garage face if an off-street parking space is provided.

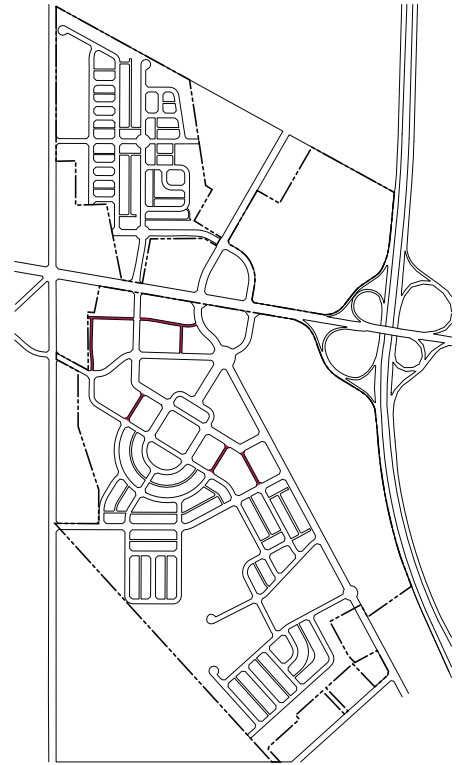


3.12.12 - Residential Alleys

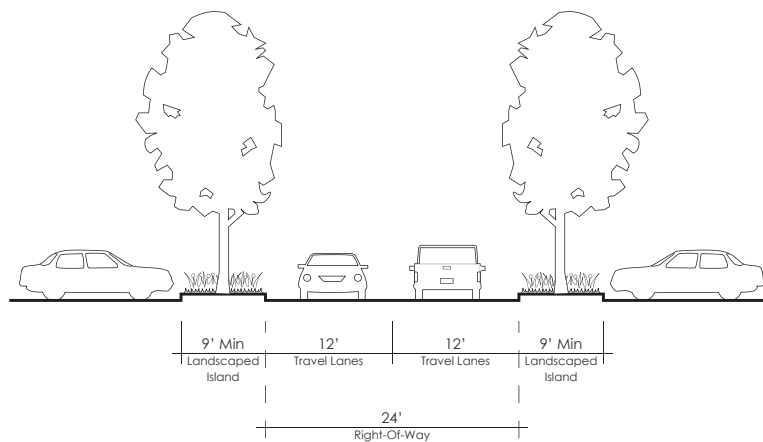


13) Commercial Alleys.

- a) The alley shall be 24 feet as the illustrative cross-section shows.
- b) 1 travel lane shall be provided for each direction.
- c) Street trees, to be installed 40 feet on-center, shall be provided along both sides of the travel lane with landscaped islands.

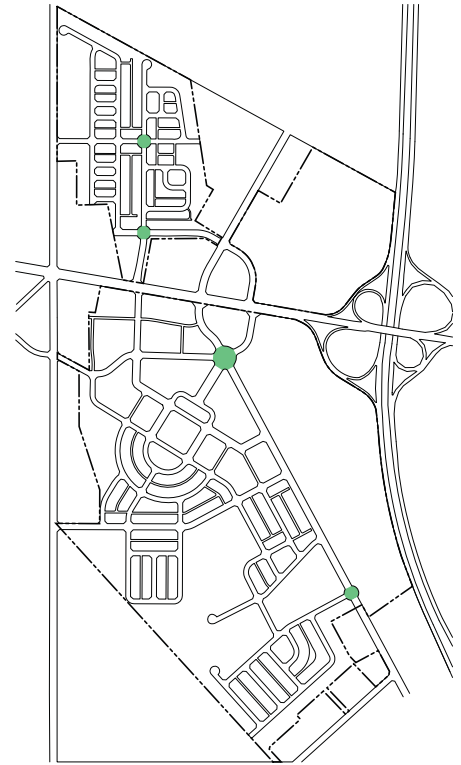


3.12.13 - Commercial Alleys

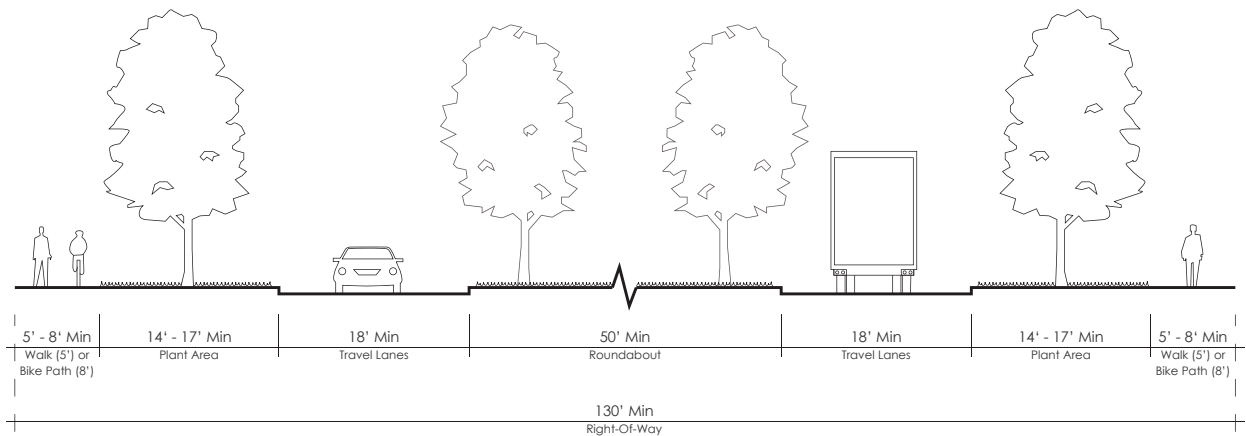


14) Roundabouts.

- a) A roundabout shall have a minimum 130 foot right-of-way as the illustrative cross-section shows.
- b) The landscaped central area of the roundabout shall have a 50 foot diameter.
- c) A minimum 18 foot wide travel lane shall be provided between the landscaped central area and the outside planting area.
- d) The outside planting area shall be 14 or 17 feet wide and planted with street trees, to be installed 40 feet on-center.
- e) A 5 foot wide sidewalk or an 8 foot wide paved pathway shall be provided on the outside of the roundabout.
- f) There shall be no on-street parking.
- g) Roundabouts shall be designed in accordance with FHWA publication entitled: "Roundabouts: An Informational Guide", current edition.



3.12.14 - Roundabouts



15) Traffic Calming.

- a) A table top traffic calming intersection shall be provided as required by the Planning Board as the illustrative design shows.
- b) The raised intersection shall have an asphalt pavement with decorative or scored concrete crosswalks.
- c) A 4 inch vertical transition of 10 foot wide concrete shall exist between the roadway and the intersection.
- d) Intersection bump-outs may be used to calm traffic.

C. Vehicular access to each Village single-family lot is permitted from an alley or a side street. Access from the fronting street is only permitted if the garage is located to the rear of the principal structure. Perimeter houses are permitted to have access from the fronting street to minimize unnecessary alley paving; however, the garage must be set back from the front façade by a minimum of 20 feet.

D. The following shall apply to all streets:

- 1) Parallel parking shall be provided on types of streets unless designated otherwise. Diagonal head-in parking may be permitted along the front of commercial uses and/or a community green, plaza or square. Curbside parking shall not be permitted within 25 feet of an intersection.
- 2) Sidewalks shall have a minimum width of 5 feet, except along commercial uses where the sidewalk in commercial areas shall be larger. At corners, handicapped ramps shall be provided. Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.

E. The applicant shall actively pursue public transportation service in conjunction with bus stops and/or shelters to be planned within each transect. Bus stop locations shall be coordinated with NJ Transit, NJ DOT and the County. The Planning Board may require shelters and pull-outs. These kinds of facilities shall have adequate lighting, landscaping, signage and benches and shall be maintained by the developer and/or assigns for the life of the development project.

3.13 Parking Standards

A. General requirements.

- 1) The principal design objective of any off-street parking lot is the provision of safe customer service and convenience coupled with minimal interference to traffic flow.
- 2) On-site parking and service access shall be designed to avoid the backing in and out of vehicles onto street rights-of-way.
- 3) Parking lots shall be designed to be interconnected with adjacent properties and shall utilize common driveway entrances and exits where feasible to minimize access points to the street. Such interconnections shall be established through an appropriate cross-access easement. The use of rear alleys, lanes, or service roads is encouraged to avoid individual curb cuts.
- 4) Parking lots shall be located behind existing and/or proposed buildings except in Transect A where parking may be permitted in the front of a building and in other locations as approved by the Planning Board. In Transect A, a maximum of a single row of single loaded parking is permitted between the front of a building and a street R.O.W.
- 5) Shared parking shall be encouraged. The Planning Board may approve an equivalent parking ratio based upon shared parking and use of cross-access easements with the off-street parking of an adjacent tract,

parcel, or lot.

- 6) If a development plan provides for new street construction with on-street parking, then the on-street parking created may be credited toward the total off-street parking requirement for the development. Similarly, existing on-street parking directly fronting a lot may count toward fulfilling the off-street parking requirement.
- 7) The designation of parking for employees is encouraged along the side or rear of buildings and in remote locations.

B. Off-Street parking.

- 1) Off-street parking shall not be located between a building and the street unless the visual impact has been minimized by the construction of walls, fences, berms and/or the installation of appropriate landscaping.
- 2) No outside storage or overnight parking of commercial vehicles or boats, recreational vehicles, trailers or similar conveyances shall be permitted, unless the commercial vehicle is part of a commercial use and is parked in a designated area, screened and shielded from any roadway or residential use.
- 3) Off-street parking shall have a minimum set back from property lines as follows:
 - a) Street setback: See roadway cross sections.
 - b) Interior setback: 10 feet, except where parking on adjacent lots is connected as one lot, in which case, no minimum shall apply.
- 4) All parking lots or areas shall serve dwelling units and other uses located within the Interior Richwood Redevelopment Area.

C. Parking ratios.

- 1) Each building site shall include adequate off-street parking per the ratios established in Section 225-85 and 225-86 of the Harrison Township land use code with the exception of the following parking ratios which shall be cumulative for mixed-use structures:
 - a) RSIS for all residential units.
 - b) 2 off-street spaces per live/work unit.
 - c) 3.5 spaces per 1,000 square feet of nonresidential floor area, which may be provided in a combination of off-street spaces and on-street spaces in reasonable proximity to the nonresidential uses.
- 2) 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 400 feet of the property for customer or client parking and within 800 feet of the property for employee parking. The Planning 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.
- 3) Except for flats, each market rate dwelling unit shall have 1 or more car garage with the intent of having 2 on site vehicle spaces. Dwelling units intended for low and moderate income occupancy are exempt from this requirement, however, affordable dwelling units shall have adequate off-street parking.

D. Parking lot landscaping, buffering, and screening.

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- 1) Plantings, a fence, wall or combination thereof, not less than 4 feet in height shall be provided between an off-street parking lot and any public right-of-way except where a building intervenes. This screening design shall achieve 75% opacity with a height of 4 feet after 5 years' growth.
 - 2) Planting islands shall conform to the following standards:
 - a) One (1) planting island a minimum of 9 feet wide by 18 feet long, spaced not more than every 10 parking stalls, in single or double bays or 1 diamond tree pit, a minimum of 9 square feet, spaced not more than 45 feet apart or every 5 parking stalls in double bays, which shall be placed at a 45% angle to the stalls, at the conjunction of 4 adjacent stalls, shall be provided at the discretion of the Planning Board.
 - b) Islands shall be placed opposite each other in adjacent rows of parking in order to reduce the number of raised islands and increase the area available for tree roots.
 - c) The last parking stall in a row shall be separated from drive aisles by a planting island with a minimum width of 9 feet.
 - d) Each planting island shall contain 1 shade trees, at the discretion of the Planning Board, along with groundcover, grasses, shrubbery and/or perennials, so as to cover the entire area when installed.
 - e) Each diamond tree pit shall contain 1 tree along with groundcover.
 - f) Shrubby shall be less than 3 feet in height and shade trees shall have foliage of 7 feet or higher in order not to impede sight distances of motorists, bikers and pedestrians.
 - g) Landscaping in parking lots shall be designed to avoid blocking required site lighting to the greatest extent possible.
 - 3) Parking lots for loft/flat residential buildings and nonresidential and mixed-use buildings shall balance the functional requirements of parking with the provision of pedestrian amenities. A minimum of 1 dedicated parking space per residential unit shall be provided for loft/flat residential buildings and mixed-use buildings. Access to dedicated parking lots for such buildings shall be through a controlled access method.
 - 4) Parking lot layout, landscaping, buffering, and screening shall be provided to minimize the direct view of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent residential properties, and provide the parking area with a reasonable measure of shade, when trees are anticipated to reach maturity (in order to achieve these objectives, parking lots exposed to pedestrian and vehicular views shall be surrounded by a minimum of a 4 foot high, year-round visually impervious screen, hedge, or decorative wall). The height of any required screen, hedge, or wall 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 around visually impervious hedge or masonry wall.
 - 5) 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 10 or less spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. Choice of plant materials, type of screening, location, and frequency of tree planting shall be flexible, provided these objectives are designed to the satisfaction of the Planning Board.
 - 6) Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and where appropriate, shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Transition areas between parking and civic, commercial,

or residential buildings shall be designed with paving, landscaping, and street furniture approved by the Planning Board.

E. Parking structures and carports.

- 1) Structured parking shall be faced with other uses such as retail or be designed to hide the utilitarian appearance.
- 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 facade.
- 3) Parking entrances shall be identified through increasing massing, increased detail, material change or signage and shall be clearly visible from surrounding streets.
- 4) Structured parking layouts shall take into consideration pedestrian and bicycle circulation and connections to adjacent building uses.
- 5) Structured parking facades shall be articulated to be similar to and coordinated with adjacent buildings. Building colors shall also be coordinated 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 amenities to create the appearance of an occupied building. Blank walls shall not be permitted.
- 7) Parked cars shall be visually screened from adjacent buildings and the street and such screening shall be in keeping with adjacent building architecture style and materials.
- 8) Locating a parking structure at the interior of a block, surrounded by buildings, is the preferred method.
- 9) Access ramps to the different levels of a parking structure shall be contained entirely within the parking structure and shall not be attached to various points on the outside.
- 10) Stairwells and elevator shafts shall be designed such that activities may be observed within them from at least one vantage point from the outside of the parking structure or else continuous aural monitoring of such areas by security personnel shall be required.
- 11) Vehicular access to structured parking shall be from alleys or streets, placed underground, placed in structures above the ground, or located behind or to the side of a building. Signage shall be provided to direct the driver to the parking lot entrance.
- 12) A parking structure shall not exceed 50 feet in height.
- 13) Photo-voltaic panels (solar cells) shall be permitted on the roof of a parking structure.
- 14) Carports for mixed-use, loft/flat, and residential elevator flat buildings located within parking lots are permitted. Their design shall compliment the principal structure and may be used as a buffer to single-family houses, twins, townhouses adjacent streets, and other uses.

F. Shared parking.

- 1) Shared parking shall be encouraged. Where necessary, in parking lots which are serving mixed-use commercial or residential buildings, the Planning Board may, at its discretion, permit a limited amount of parking to be reserved for either residential or specified commercial uses only. A minimum of 1 dedicated parking space per residential unit shall be required.

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- 2) 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 the most current shared parking methodology published by the Urban Land Institute or the Institute of Transportation Engineers.
 - 3) The report may adjust projected parking demand based on an analysis of captured parking using procedures presented in the most recent version of the Trip Generation Handbook published by the Institute of Transportation Engineers (ITE).
 - 4) A captured and shared parking study report shall:
 - a) Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of three ITE Informational Report Parking Generation.
 - b) 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 variance.
 - c) Calculate the peak parking accumulation for the development, making use of shared parking procedures.
 - d) Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity for spaces for the turnover of vehicles.
 - e) Determine the number of on-site parking spaces that will be supplied.
 - f) Determine the number of on-street parking spaces that are available to the development in accordance with the procedures established in this section.
 - g) Determine whether additional parking spaces will be needed to serve the development and if so how they will be supplied.
 - h) 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, and/or the establishment of a valet parking service making use of an identified off-street parking lot.
 - 5) All parking areas must serve dwelling units and uses located within the Township.

3.14 Open Space and Recreation Standards

A. General requirements.

- 1) Passive and active recreation shall be convenient to every dwelling unit with the goal that an open space and/or park element shall be located within an 800 foot radius of every dwelling unit. Passive and active recreation areas are defined as follows:
 - a) Passive recreation areas shall include a paseo or tweeten, linear parks that interconnect parts of a single neighborhood, and pocket parks. These areas shall not include any environmental impediments, but they may cross over or engage a specific environmental area to provide contact to the user with the preserved environmental resource. These areas engage residents in more private intimate ways than active areas and can best be categorized as a good place to read the Sunday paper or get to a neighbor's house without getting into a vehicle. The slope within passive recreational areas shall not exceed 8%. The landscape of passive recreational areas shall be designed to promote a more private, intimate experience for the user.

b) Active recreation areas include neighborhood parks, focal point parks within retail centers, major recreational opportunities adjacent to specific uses, a town square, and major linkages that interconnect two or more neighborhoods. These areas shall not include any environmental impediments such as wetlands and their buffers, floodplains, forest conservation areas, steep slope areas, or required stormwater management facilities. These areas are located near the residents which they serve, ideally within a ¼ mile walking distance. These areas are generally flat with a slope not to exceed 5% once implemented. Finally, these areas are designed to include a variety of recreational facilities from tot-lots, to benches, to open lawn areas that can accommodate a variety of "pick-up" sporting games (i.e., football, soccer, lacrosse, field-hockey, baseball/softball, frisbee, etc.) that do not require regulation sized fields based on the number or ability of the participants.

- 2) Open spaces shall be distributed throughout the entire Interior Richwood Redevelopment Area by way of parks, greens, squares, plazas and/or greenways and interconnected both within and by the street grid and off the street grid.
- 3) Most recreational needs of the residents of all ages shall be met through the construction of facilities (i.e., neighborhood parks, athletic fields, basketball and/or tennis courts, skating rink, tot lots, community gardens and seating, picnicking areas, etc.) within and adjacent to a development.
- 4) Parks and open spaces shall be accessible to residents, workers, visitors and the general public, where appropriate.
- 5) Open spaces shall be designed to preserve the natural features on a given site as much as possible.
- 6) The open space and recreation system shall be used as a major design element to bring identity and context to sub-neighborhoods within the Interior Richwood Redevelopment Area.
- 7) The open space and recreation system shall be integrated into the fabric of the entire Interior Richwood Redevelopment Area and work in conjunction with the circulation system and storm water management system. The open space and recreation system shall help to unify the various sub-neighborhoods.
- 8) Adequate landscaping and/or landscape features such as decorative walls and fences and grade changes shall be employed in the design of parks and open spaces to provide transitions between parks and adjacent uses and to define the spaces within each park and open space area to provide an identifiable context for each open space or group of open spaces.
- 9) Neighborhoods shall generally be organized around neighborhood parks and their edges shall be defined by streets in order to promote openness as well as being proximate to an adequate amount of parking.

B. Minimum Open Space.

- 1) A minimum of 25% of the total land area of the Interior Richwood Redevelopment Area shall be dedicated for open space uses, which may include areas open to the public at large, areas intended for the common use of residents and guests only, open space facilities, conservation, passive recreation and areas designated for active recreation use and recreational facilities, plazas, pocket parks, greens, squares or piazzas, greenways, enhanced pedestrian corridors along streets and between buildings defined by 15 foot wide sidewalk enhancements (floated aggregate concrete or brick pavers) along building facades to include 1 tree for every 50 feet (tree locations shall be determined so as not to adversely impact retailers), and stormwater management facilities. No more than 50% of the required open space shall be in the form of wetlands, wetlands buffers, flood plain, swales, recharge areas, and detention and retention basins if designed as an aesthetic feature. Open space or green areas, whether in or outside parking fields/areas, must be a

minimum of 25 feet wide and a minimum of 1,000 square feet in area in order to be credited toward the minimum open space requirement.

- 2) Non-residential areas in the Interior Richwood Redevelopment Area shall have at least one town park and plazas, greens, squares, and/or greenway.
- 3) All land set aside for open space within a residential development shall be developed with active and/or passive recreational facilities and uses to service the needs of the residents. The Planning Board shall have complete and final determination as to the adequacy, usefulness and functionalism of the lands set aside for open space. Active and passive recreational facilities shall include, but not be limited to, ball fields, soccer and football, multipurpose fields, tennis courts, and multipurpose court areas, children's playground equipment including tot lots, passive picnic or sitting areas, swimming pools, bicycle paths and hiking trails, barrier-free designs for the disabled, community center building or clubhouse and other amenities like benches and sitting areas along pathways, and garden plots.
- 4) Facilities associated with a community center building shall include an open flex room, small kitchen, a storage room, and restrooms. The building shall be a maximum 2 stories in height and the exterior design shall be governed by the architectural design standards contained in this article. The size of a community center building or clubhouse shall depend on the total number of anticipated customers but shall not be smaller than 2,500 square feet. All or some of the following shall be implemented on the site: a community garden, ancillary recreational opportunities such as a tot lot and/or multi-purpose courts. The community center site shall include a junior Olympic sized swimming pool with a minimum of 6 designated swimming lanes and a small "dipping" pool for tots and seniors. Construction of these improvements by the developer shall begin prior to the issuance of the 400th residential building permit and shall be complete when 50% of the dwellings south of Route 322 and west of Aura Road are complete (Transect D2 and B).
- 5) Land to be devoted to public purposes may be offered to the Township or may be owned and maintained by an open space organization. Any lands intended to be offered to the Township for public purposes shall be so declared prior to preliminary approval. All lands not offered to and/or not accepted by the Township shall be owned and maintained by an open space organization, subject to Planning Board approval.
- 6) A major village green, plaza, square or plaza shall be constructed in Transect B. It shall approximately be 100 feet wide and 400 feet long and be the visual terminus from planned roadways and pedestrian systems. Within this area, ancillary uses are envisioned to include festive carts that can be wheeled in and out of the area each day and possibly the permitted introduction of an ancillary commercial building not to exceed 3,000 square feet and/or an outdoor skating rink. If the applicant requests the flexibility to incorporate these ancillary retail uses, they must illustrate on the preliminary site plan where they could be installed at a future date.
- 7) Offsite Active Recreation Area: Although not part of the Redevelopment Area, an area has been identified to accommodate the future regional active recreational needs of Richwood and Harrison Township. Improvements will include: enhanced landscaping, open play area, seating/benches, multi-purpose courts, multi-purpose fields, parking, softball/baseball, volleyball, etc. Construction by the developer of these improvements shall commence prior to the issuance of the 250th residential building permit and shall be 50% complete the earlier of the 400th residential building permit or within 5 months of the construction of the new school (whichever is earlier). The improvements shall be 100% complete prior to the 600th residential building permit or the completion of the new school (whichever is earlier).

C. Standards for passive and active open space areas.

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- 1) Street Frontage – Park Perimeter
 - a) An allée of street trees on both sides of an 8 foot wide walkway.
 - b) Shrubs and a wall system shall be utilized to screen parking lots.
 - c) Entrance signage/wall system with flowering trees, evergreen and seasonal shrubs.
 - 2) Enhanced Streetscape
 - a) 15 foot wide sidewalk i.e., scored or stamped concrete, floated aggregate or brick.
 - b) Street trees located within 5 foot tree grates or large lawn panel.
 - c) Bike racks, benches, trash receptacles and decorative street lights.
 - d) Street trees shall be provided per street standard, Section 3.12.
 - 3) Pocket Park
 - a) 5,000 square foot minimum size; 50 foot minimum dimension.
 - b) Typically has frontage on one public street and in some cases a parking lot.
 - c) Each shall include one adult activity (i.e., seating or barbeque pits) and one children's activity (fountain, small play equipment).
 - d) Access shall be provided into and from a Pocket Park to surrounding areas.
 - e) Park shall be fully landscaped with a combination of trees and shrubs.
 - 4) Linear Park
 - a) May be a contiguous parcel or a series of non-contiguous open spaces along a pedestrian/bicycle route.
 - b) Shall include landscaping along 8 foot wide multi-purpose pathway and seating areas.
 - c) Landscaping to include variety of deciduous trees, manicured lawn, ornamental/flowering trees, natural grasses and shrubs.
 - d) Benches/seating areas shall be provided.
 - 5) Village Green/Plaza
 - a) Surrounded by public streets.
 - b) Minimum size shall be as determined by the Open Space plan for the Interior Richwood Redevelopment Area.
 - c) A minimum of 25% and a maximum of 35% of the park perimeter of a Village Green shall be enclosed with plant materials and/or fencing and wall systems to provide definition for recreational uses.
 - d) Village Green landscaping and lawn areas shall be irrigated.
 - e) A variety of deciduous canopy trees shall be planted around the Village Green perimeter.
 - f) Walkways, sidewalks, and plaza hardscape shall be located within the Village Green.
 - g) Ancillary commercial uses are allowed on the edges of the Village Green provided that there is a

minimum of 20,000 square feet of contiguous open space.

- h) Benches/seating areas shall be provided.
 - i) Features within a Village Green shall include, but not be limited to, sculpture/public art, a plaza, pergola or trellis, play equipment, and a fountain.
 - j) Park edge shall be defined by deciduous canopy trees spaced an average of 50 feet on center in addition to street tree requirement.
- 6) Neighborhood Park
- a) Usually surrounded by streets.
 - b) Minimum size shall be substantially similar to the Illustrative Site Plan.
 - c) Park edge shall be defined by deciduous canopy trees spaced an average of 40 feet on center in addition to street tree requirement.
 - d) Amenities within a Neighborhood Park shall include, but not be limited to, tot lot and seating, a fountain and seating plus trees and shrubs, gazebo, open play area, picnic tables, etc.
 - e) A Neighborhood Park shall be at least 150 feet in width.
 - f) A minimum of 25% and a maximum of 35% of the park perimeter of a Neighborhood Park shall be enclosed with plant materials and/or fencing and wall systems to provide privacy for recreational uses.
- 7) Paseo/Tweeten
- a) A 5 foot access pathway/sidewalk shall be provided in the middle of this park-like feature which shall be a minimum of 20 feet wide.
 - b) Landscape barriers shall be erected to adjacent residential neighbors or other land uses.
 - c) Deciduous and flowering trees and shrubs shall be installed.
 - d) Walls and/or fencing shall be provided for along property line edges.
 - e) A pathway/sidewalk entrance statement, i.e., pergola, benches, lighting, etc., shall be provided at the entrance to this park-like feature.
- 8) Community Center
- a) A community center building and parking for the residents of the community.
 - b) Community gardens shall be provided with 10 foot by 20 foot individual plots including common storage and hose bib connections located within a fenced area.
 - c) Recreational facilities shall include softball/baseball fields, picnic shelter(s), a community pool, barbeque pits, sculpture/public art, and tot lots.
 - d) Open play areas shall be provided.
 - e) Benches/seating areas shall be provided.

3.15 Landscaping Standards

A. General requirements.

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- 1) Landscaping shall be used as a design element to emphasize the uniqueness to each neighborhood and sub- neighborhood.
 - 2) The use of native species shall be encouraged.
 - 3) Species requiring less water shall be encouraged.
 - 4) Long-lived species shall be encouraged.
 - 5) Street trees shall be used to distinguish neighborhoods. It is acceptable to mass trees of one species. A 'block' approach is preferable to an alternating species approach.
 - 6) Lawn areas shall generally be minimized.
 - 7) Entrances to the community and to a neighborhood or sub-neighborhood shall be emphasized with landscaping.
 - 8) Landscape plantings shall provide for a variety of plant types and species. The varieties used shall take into consideration susceptibility to disease, color, seasonal interest, texture, shape, blossoms, and foliage.
 - 9) Adequate area for plants to grow shall be provided with the understanding that all natural "man made landscapes" require maintenance.
 - 10) Landscaping shall be provided between uses within the Redevelopment Area and any existing off-site buildings and uses.
 - 11) Off-site landscaping shall be considered at the Route 322/Route 55 interchange to enhance the proposed community.
 - 12) Landscaping shall be designed in accordance with Section 174-14.C of Harrison Land Use Code.
- B. All developments requiring site plan or major subdivision approval shall submit a landscape plan prepared by a licensed New Jersey professional landscape architect. Landscape plans shall be conceived holistically and be designed to achieve a thorough integration of the various elements of site design, including building and parking placement, the natural features of the site, and the preservation of pleasing and/or aesthetic views. Landscaping shall be used to accent and complement the type of building(s) proposed.
- C. All land areas not covered with buildings, parking, or other impervious surfaces shall be landscaped with suitable materials as part of a landscape plan. Landscaping shall consist of trees, shrubs, ground cover, perennials, and annuals in combination with inanimate materials such as mulch, stones, rocks, water, sculpture art, walls, fences, and paving materials.
- 1) Landscaping shall be required in those areas that are designated as required landscaped setback areas, areas within parking lots, areas not used for ingress, egress, parking, or storage, and areas subject to grading and re-contouring. Although each site could have a different building configuration and use, and in some cases individual owners, an overall landscape theme dealing with major design elements shall be established. Plans shall include the following:
 - a) Setback and buffer areas along streets as well as adjacent to residentially zoned areas and properties.
 - b) Parking lots and areas around buildings.
 - c) Landscaping to be integrated with other functional ornamental site design elements, where appropriate, such as recreational facilities, paths and walkways, foundations, trellises, pergolas, gazebos, fences, walls, street furniture, public art, etc.

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- d) Landscaping to include seasonal flowers in planters, planting beds, and hanging baskets.
- 2) In commercial areas, high-maintenance lawn areas that do not support active or passive recreation shall be minimized in order to reduce the need for irrigation and mowing. Drought tolerant, noninvasive, native groundcovers and grasses shall be used as a substitute for fine lawn areas.
 - 3) Soil moisture-sensing irrigation systems shall be limited throughout the Interior Richwood Redevelopment Area to fulfill the goals of sustainability. Greywater shall be reused to the extent practicable. The following areas shall be irrigated: the Route 322 frontage; major retail, town center and residential entrances; the major town green or plaza; and the community center recreation area.
 - 4) Plant suitability, maintenance and compatibility are critical factors which shall be considered when preparing a landscape plan.
 - 5) Plantings shall be drought tolerant, noninvasive, and native species.
 - 6) Only nursery grown plant materials shall be acceptable and all trees, shrubs and groundcovers shall be planted according to accepted horticultural standards.
 - 7) Trees and shrubs shall be planted according to the following minimum caliper, height and spread requirements:
 - a) Street trees: 2 ½ to 3 inch caliper
 - b) Other deciduous trees: 2 ½ to 3 inch caliper
 - c) Ornamental trees: 8-foot height
 - d) Evergreen trees: 8-foot height
 - e) Shrubbery, both deciduous and evergreen: prostrate (spreading) - 18 to 24 inches in spread; small (mature size under three feet in height) - 18 to 24 inches in height; large (mature size three feet or greater in height) - 24 to 30 inches in height.
 - 8) All plant material shall be guaranteed with an appropriate surety for a period of 2 years after final Township inspection. The developer shall be responsible for the required maintenance and watering for the initial 2 years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owner or their agents.
 - 9) All landscaping shall be maintained in excellent condition by the property owners or their agents, or development association by cutting, trimming, feeding, watering, and weeding as necessary.
 - 10) Landscaping shall be installed upon the substantial completion of the building, weather and season permitting, and an underground irrigation system may be required by the Planning Board in some landscaped areas.
 - 11) Tree plantings shall be substantially uniform in size and shape and shall have straight trunks.
 - 12) Tree pits shall be at least 1/3 larger in width and in depth than the existing root ball of the particular tree to be planted. The pit in which the tree is to be planted shall contain proper amounts of topsoil and peat moss, but no chemical fertilizer shall be added until the tree has been planted for 1 year.
 - 13) Subsequent or replacement trees shall conform to the type of existing tree in a given area.
 - 14) Within sight triangles, a tree may be permitted only with the site-specific approval of the Planning Board.
 - 15) Root barriers shall be placed along the tree side of a sidewalk for a distance of 12 feet, centered on the trunk.

D. Street trees.

- 1) In the design process, the eventual maturity of street trees shall be considered for its effect on circulation patterns, solar access, site lighting, drainage, emergency access, above ground and below ground utilities and the relationship to buildings and the streetscape.
 - 2) All street trees shall be planted at predetermined intervals along streets. The precise tree spacing may vary to within 10 feet of the required interval to avoid interference with utilities, roadways, sidewalks, on-street parking spaces, sight easements, street lights, and driveways.
 - 3) Street trees shall be typical in size and weight for their species and shall conform to the standards of the American Association of Nurserymen for quality and installation. All trees shall be tolerant of site specific conditions.
 - 4) Street trees shall be properly planted and shall follow the most recent edition of the American Standard for Nursery Stock and be under the supervision of a qualified nurseryman or landscape architect. All trees shall be from certified healthy stock and balled and burlapped. All trees shall be stabilized at the root ball with Tree Staples (no tree stakes). Upon planting, all synthetic tie straps or twine shall be removed. Wire baskets shall be snipped. Trees shall be substantially uniform in size and shape and have straight trunks. Provisions shall be made for regular watering and maintenance until trees are established. Dead or dying trees shall be replaced by the next suitable planting season.
 - 5) Street trees shall be required along all existing or proposed public or private streets and shall be located within the public realm of a subdivision or site plan. The number of street trees shall be considered in addition to other required plantings. Street tree easements shall be provided as necessary.
 - 6) Street tree requirements may be waived by the Planning Board where existing preserved vegetation is considered sufficient to meet these requirements and is reasonably assured of continued survival.
 - 7) Street trees shall be nursery grown stock and shall have a root ball wrapped in burlap with a replacement guarantee by the nursery of 2 years.
 - 8) Street tree species selection may vary depending on the desired overall effect. As a rule, all street trees shall be large deciduous trees except as needed to obtain special effects. All street trees shall be in single stem form. Preferred street trees are as follows: Hedge Maple, Red Oak, American Linden, Willow Oak, Male Ginko, Princeton Sentry Maidenhair, Thornless Honeylocust, Bur Oak, Littleleaf Linden, "Drake" Chinese (Lacebark) Elm, and Sycamore. Additional street trees shall be permitted, subject to Township approval, that are native to the Township area and fulfill the design goals of each type. In addition, street trees adjacent to all sidewalks and pathways shall be installed concurrent with the installation of the sidewalk and the pathway.
- E. In order to celebrate and reinforce a sense of place and for ecological benefit, a maximum of 25% of all plantings may be non-native, non-invasive species. Lawns shall not be used as a ubiquitous ground cover but primarily for places for active recreation and occupation. Lawns shall cover a maximum of 50% of all planted areas. Exceptions to this standard are allowed for parks for active recreation where lawns would be expected. Fertilization and maintenance of planting shall be as ecologically sustainable as possible, by engaged organic methods and low spray or no spray and toxicity protocols wherever feasible.
- F. Hedges, privacy or ornamental fences of varying heights, and in some cases landscaped berms, shall be used to block views of parking lots, storage areas, loading docks or other utilitarian views from residential or public areas. No "cyclone" or "chain link" fencing shall be permitted.

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- G. A plant's susceptibility to disease, their color, texture, shape, blossom, and foliage characteristics shall be considered in the overall design of the landscape plan. Local soil conditions and water availability shall be considered in the choice of landscaping.
- H. Landscaping shall be located to provide effective climatic control. The east and west walls of a building shall be most heavily vegetated to provide shade from the summer sun and the north and northwest walls for winter prevailing winds. The southerly facing side of a building shall be shaded from the summer sun but open for solar gain during the winter.
- I. To the greatest extent practical all healthy existing trees 18 inches DBH (diameter-at-breast height, measured 4 ½ feet above ground level) or more shall be preserved. Tree removed shall be permitted in accordance with Sections 174-14.E and 225-138.G.
- J. Numerous alternative typical individual lot landscape plans (a.k.a. foundation planting plans) shall be prepared for all forms of housing and specifically for single-family detached, and townhouse structures. The plans shall address foundation plant materials as well as screening and additional tree plantings. The number of plantings shall be considered over and above required street tree, buffer, and basin landscape designs.
- K. The stormwater management plan shall include detention or retention basins that are designed to enhance the aesthetic attributes of the proposed development, including water features, fencing, and landscaping which creates an attractive visual appearance. In public spaces, use passive systems such as cisterns and water gardens to collect rainwater for irrigation to the extent feasible. If fencing is deemed necessary by the Planning Board it will be durable black metal picket or 3-rail wooden fences with wire mesh to surround a basin to accentuate visually prominent basin locations and to promote safety. Stormwater design shall be in accordance with Section 174-14.F.
- L. The stormwater management plan shall utilize, to the greatest practical extent, low impact development techniques. These techniques promote the view of rainwater as a resource to be preserved and protected, not a nuisance to be eliminated. These techniques not only address runoff quantity, but also runoff quality; minimizing pollutants to the watershed such as trash, sediment, nutrients, pesticides, road salt and petroleum hydrocarbons. Low impact development techniques include the use of both structural and non-structural measures. Non-structural measures that may be used are as follows:
- 1) Preservation of natural areas.
 - 2) The use of native ground covers.
 - 3) The use of vegetative filters and buffers.
 - 4) Minimizing parking and driveway areas.
 - 5) Minimizing impervious surfaces.
 - 6) Providing disconnects between impervious areas.
 - 7) The use of vegetated roofs.
 - 8) The use of porous paving materials.
 - 9) The use of vegetated conveyance systems (swales and channels). Structural measures can be considered as a low impact development technique if located close to the source of the runoff. Unlike typical structural measures, these measures are typically dispersed throughout a site and provide ways to more closely mimic the sites pre-developed hydrology. Included in this category are items such as drywells, infiltration systems,

bio-retention basins and both surface and sub-surface detention basins.

3.16 Buffer Standards

- A. The primary purpose of buffers are to eliminate views and reduce noise perception beyond a lot line.
- B. Buffers are required in the following locations:
 - 1) Along all lot lines separating lots used exclusively for parking.
 - 2) Along all lot lines separating any building from utility or telecommunication equipment.
 - 3) Along edges where parking lots share property lines with public streets or other parcels.
 - 4) At service and loading areas for non-residential uses.
- C. There shall be a tract perimeter buffer of 25 feet from any existing adjacent residential areas or zones consisting of preserved existing and supplemental landscape material and/or fences and walls to provide a reasonable visual buffer. The tract perimeter buffer for all other locations shall be 15 feet.
- D. The location and design of buffers shall consider the building or parking spaces being screened, its distance from a lot line, and differences in elevation grades.
- E. Buffer widths shall be in addition to any required minimum building setbacks.
- F. No structure, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.
- G. Buffers shall be identified on site and subdivision plans.
- H. Shade trees shall be provided in the buffer area at the rate of at least 1 tree per 1,000 square feet of buffer zone.
- I. Buffer designs shall insure a year round high and low visual screen and consist of evergreen and deciduous trees and shrubs.
- J. More than 1 species of evergreen and deciduous tree shall be provided within a buffer area to reduce the effects of potential tree disease.
- K. Low bushes such as Hollies, Japanese Barberry (*Berberis thunbergii*), William Penn Barberry (*Berberis gladiolifolia* 'William Penn'), Rutgers Firethorn (*Pyracantha coccinea* 'Rutgers'), Mohave Firethorn (*Pyracantha coccinea* 'Mohave') and other thorn bearing bushes shall be utilized to prevent pedestrian traffic through the buffer area.
- L. Additional buffering features shall be provided as determined necessary by the Planning Board.
- M. Except as modified below, buffers shall have a minimum width of 25 feet and consist of a living fence that is comprised of a combination of plantings, decorative fencing, masonry walls or landscaped berms. Chain link fences are prohibited. Fences and walls shall have a minimum height of 6 feet and a maximum height of 8 feet. Buffers that incorporate vegetation shall be designed to achieve 75% opacity within a height of 6 feet after 5 years growth.

3.17 Fences and Walls

- A. Fences and walls may be used for screening and buffering purposes. In addition they may also be used on the perimeter of private patios and courts and associated with recreational areas and other areas as deemed necessary and appropriate by the Planning Board. All fences and walls shall be designed as integral parts of the overall architectural and site design of a development project.
- B. Fences, hedges, and walls in a front yard shall be limited to a maximum of 3 ½ feet in height and shall conform

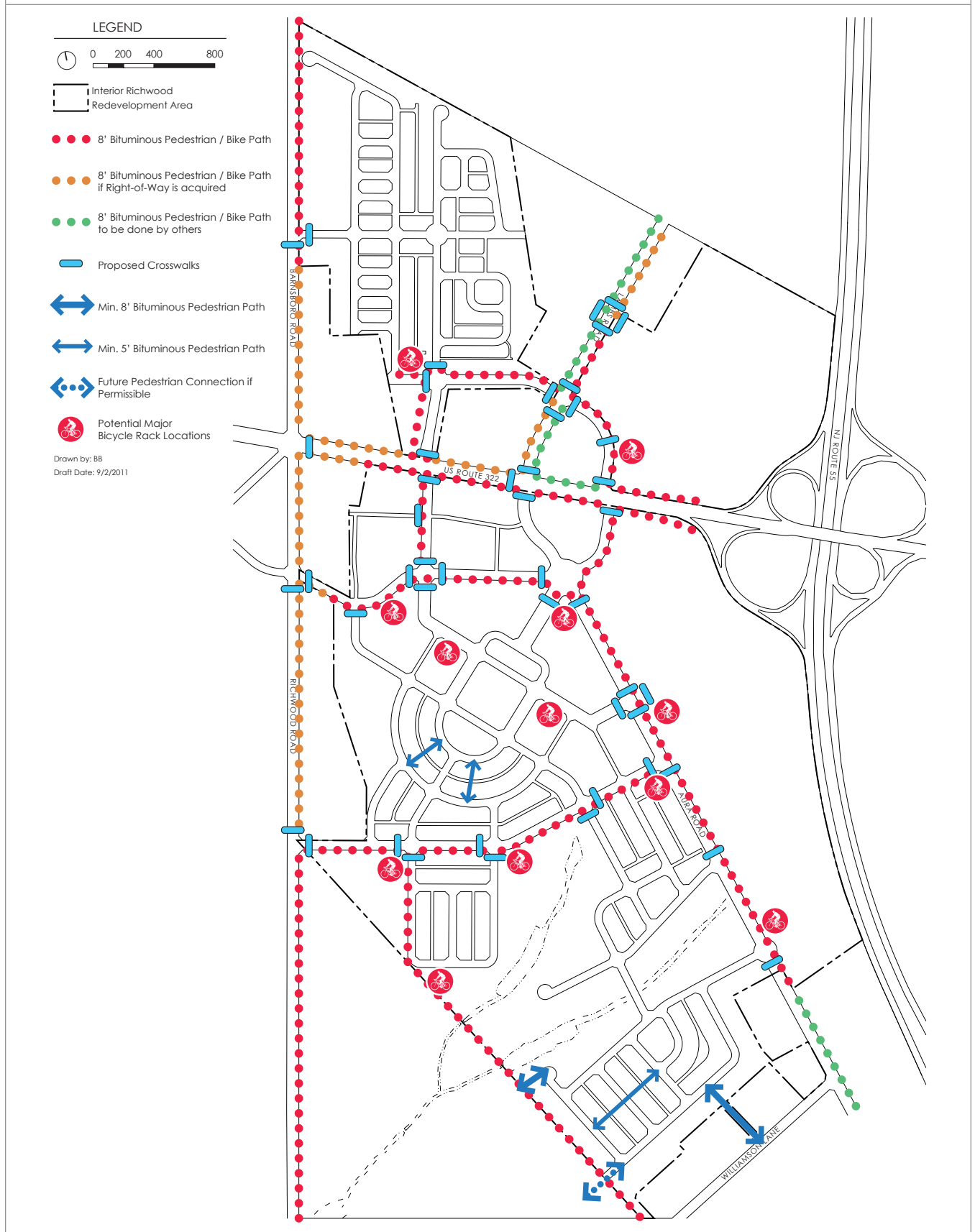
to permitted fence and gate types and materials.

- C. Fences and walls shall be architecturally compatible with the style, materials, and colors of the principal building on the same lot.
- D. Fences and walls shall not be located where they impede pedestrian and bicycle circulation through and between site areas.
- E. No hedge, wall or fence of any type shall be erected or maintained if it is deemed a safety hazard by obstructing the view of motorists.
- F. Fences and walls not used for buffering purposes shall have a maximum height of 6 feet.
- G. Side and rear yards may be defined by a masonry wall, wooden fence, trellis, lattice, vegetative hedge, garage and/or outbuilding walls, or some combination thereof. The height of such yard or patio enclosure shall not exceed 6 feet except that an 8 foot high privacy fence may be constructed along the common side property line of adjacent single-family attached units. This 8 foot tall fence shall extend a maximum of 12 feet from the rear of the building and shall be a two-sided fence (such as board-on-board).
- H. Retaining walls shall be brick, stone, modular stone, or similar materials.
- I. Fences shall be natural wood, painted wood, wrought iron, steel or extruded aluminum, and white vinyl matte.
- J. Prohibited Fence Types:
 - 1) Gloss white vinyl
 - 2) Stockade
 - 3) Contemporary safety fencing (i.e., chain-link)
 - 4) Barbed wire
 - 5) Razor
 - 6) Concrete masonry unit (i.e., cinder block)

3.18 Sidewalks, Bicycle Pathways, and Curbing

- A. The vehicular, sidewalk and bicycle systems shall be interwoven.
- B. Viable and acceptable developer solutions shall be provided for pedestrians and cyclists to safely cross all streets.
- C. Sidewalks and bicycle pathways shall be designed to address the needs of multiple and often diverse user groups. Both shall be provided to meet the needs of on-site users.
- D. Buildings and building entrances shall be oriented toward the primary pedestrian means of access, with secondary entrances facing other means of access, such as parking lots. Similarly, physical barriers to pedestrian activity (such as excessive setbacks, improperly placed buffers and berms, and excessive street widths which encourage vehicular speed over pedestrian safety) shall be discouraged.
- E. Common areas shall be accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system. Clearly defined buffers enhance the attractiveness of the streetscape and promote pedestrian safety. Sidewalks and plazas shall be made comfortable for use by pedestrians through the use of landscaping, overhangs, and canopies in order to provide shade and non-heat absorbing materials. Pedestrian circulation layout on any development site shall take into account all off-site generators of pedestrian movement, such as open spaces, schools, retail uses, and bus stops.

FIGURE 13: Pedestrian and Bicycle Regulating Plan



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- F. The visual and surface properties of a proposed paving material shall be designed to enhance overall pedestrian circulation throughout the Interior Richwood Redevelopment Area. Pavement intended for pedestrian traffic shall be stable, firm and skid resistant and shall not have an irregular surface that is uncomfortable or dangerous to walk on.
 - G. Sidewalks shall be a minimum of 15 feet wide in commercial and mixed use areas and 5 feet wide in residential areas. The need for even wider sidewalks shall be reviewed at site plan. Sidewalks shall be primarily concrete, with 25% of the surface area of sidewalks consisting of floated aggregate concrete, brick, colored concrete, or unit pavers.
 - H. All combined pedestrian and bicycle pathways as depicted in Figure 13 shall be 8 feet wide and designed in accordance with NJDOT recommended standards. Asphalt shall be utilized in the construction of a pathway to include the installation of a steel edging restraint system.
 - I. Sidewalks and bicycle pathways shall connect focal points of activity such as, but not limited to, transit stops, street crossings, building and entry points, and they shall be designed to incorporate features like trees, shrubs, benches, flower beds, ground covers, and other such materials.
 - J. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or bicycle pathway circulation systems.
 - K. Crosswalks shall be clearly delineated by a material different from the surrounding road surface by the use of durable, low-maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian and cyclist safety and comfort. Some crosswalks may be painted with tiger strip markings, i.e., painted bars running perpendicular to the curb and parallel painted bars running parallel with the curb.
 - L. Bump-outs and refuge islands shall be used where appropriate to provide safe pedestrian access across a street and through parking lots and internal roadways. Raised sidewalks and speed tables may be required to reduce potential auto/pedestrian conflicts as determined by the Planning Board.
 - M. Sidewalks, crosswalks, curb cuts, parking areas and plazas shall be accessible to those with disabilities in accordance with applicable ADA codes and standards.
 - N. Sidewalk cafes, eating and drinking establishments are permitted and encouraged. Said cafes may be located anywhere on the sidewalk as long as a 5 foot throughway is maintained.
 - O. Awnings may project over a sidewalk by no more than 4 feet so long as an 8 foot clear height is maintained.
 - P. Archways may extend over streets and sidewalks provided adequate clearance is maintained for pedestrians at 8 feet and vehicles at 15 feet.
 - Q. No motorized vehicles shall be allowed along a pedestrian and bicycle path, except for police, motorized wheelchairs and vehicles providing path maintenance. A system of bollards shall be installed to ensure this result.
 - R. All curbing shall be constructed of either Belgian block, granite block or an approved equal by the Planning Board. Curbing shall be installed and maintained in order to channel pedestrian and vehicular movement and/or to contain grades or direct stormwater.

3.19 Lighting Standards

- A. General requirements.
 - 1) Locations where vehicular, pedestrian, and bicycle traffic interface shall be lit for safety.

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- 2) Lighting shall be provided in public areas, parking lots, and service areas in a way that minimizes glare and spillage onto adjacent uses and lots.
 - 3) Street and parking lots shall have uniform lighting themes.
 - 4) Light fixtures along sidewalks and bicycle pathways shall have a maximum luminaire mounting height of 14 feet. A bollard lighting design shall be permitted. By way of example, an acceptable design shall be the BOR80 Bollard manufactured by Philips Lumec, mounting to be flush with grade, and color to be black.
 - 5) All lighting shall be serviced by underground wiring.
 - 6) Spotlight-type light fixtures attached to building shall be prohibited.
 - 7) Lights shall be properly shielded and/or mounting heights reduced where lights along lot lines will be visible from the interior of an adjacent building.
 - 8) All lighting shall be designed and installed to avoid off-site spillage to the greatest extent reasonably possible and consistent with safety. Light sources shall not be visible from outside the boundaries of a site.
 - 9) All lighting shall be encouraged to be LED (light emitting diode) or equivalent energy saving technology available at the time of construction to encourage and support sustainability.
 - 10) All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The lighting plan shall indicate average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.
 - 11) The use of string lighting in trees, up-lighting of trees or other special effect lighting and other after-hours lighting is permitted in Transects A, B and C.
 - 12) Lighting shall be designed in accordance with Section 174-14.B and color to be black.

B. Building mounted lighting.

- 1) All exterior building mounted light fixtures (except for façade accent fixtures) shall be permanently fixed to aim straight down and shall be baffled and/or fitted with cut-off optics to mitigate light trespass and glare.
- 2) Storefronts may have lighting in the soffit area in the form of recessed downlights.
- 3) Exterior building mounted lighting fixtures shall be located at a luminaire mounting height not greater than 20 feet and not less than 8 feet.
- 4) Emergency lighting fixtures mounted on a building exterior shall be automatically illuminated only during times when normal building lights have failed.
- 5) No interior lighting fixtures shall be aimed directly out through a window or other building aperture.
- 6) All building mounted lighting designs shall be coordinated with the architectural design of the building. By way of example, an acceptable building mounted light design shall be the Domus Model manufactured by Philips Lumec, mounted to a wall utilizing an MR bracket, and color to be black.

C. Parking lot lighting.

- 1) All parking areas shall be adequately illuminated to provide a safe pedestrian, bicycle, and vehicle operating environment.
- 2) The luminaire mounting height of parking lot light fixtures shall not exceed the height of the tallest building

fronting on the parking area or 30 feet, whichever is less.

- 3) All parking lot lighting shall be shielded and directed downward to minimize incidence of sky glow and to minimize impact on residential areas.
- 4) By way of example, an acceptable parking area light design shall be the Domus Model manufactured by Philips Lumec, mounted flush with grade, and color to be black.

D. Street lighting.

- 1) All streets and plazas, parks and squares shall be adequately illuminated to provide a safe pedestrian, bicycle, and vehicular operating environment.
- 2) Main Street (located in Transect B) and residential neighborhood streets, sidewalks, and plaza and park areas shall be illuminated by light poles no greater than 14 feet in height, spaced at least between 75 feet and 120 feet on center or varied as appropriate.
- 3) County streets shall be illuminated by light poles no greater than 20 feet in height, spaced at least 100 feet on center or varied as appropriate.
- 4) Street intersections shall be illuminated in accordance with their function, with light poles not to exceed 30 feet in height.
- 5) By way of example, an acceptable street light design shall be the Esplanade Model manufactured by Holophane with a Salem Cast Iron Pole and a Camden Series Arm, and color to be black.

E. Prohibited lighting characteristics.

- 1) The use of outdoor strobe lighting.
- 2) Outdoor lights that flash, pulse, rotate, move or simulate motion.
- 3) Outdoor lighting that could interfere with the safe movement of motor vehicles.
- 4) Searchlights or flashing or animated lights.
- 5) Bad lighting fixtures, i.e., "wallpack" type, an "acorn" luminaire that generates a lot of glare and spotlight, lights that have more than 3% or 4% of the total lamp lumens rising upward above the horizon, head luminaire fixtures, floodlights, and spotlights.
- 6) Lighting that significantly alters nighttime view sheds or vistas from existing residential or public properties.
- 7) Newly installed fixtures which are not full-cutoff fixtures.
- 8) Lighting which presents a clear hazard to cyclists or pedestrians.
- 9) The use of laser source light or any other similar high intensity light for outdoor advertising or entertainment.
- 10) Outdoor lighting shall limit upward light spillage so as not to contribute to light pollution.

3.20 Sign Standards

A. General requirements.

- 1) Promote creativity in signage design, utilizing high quality and enduring materials and craftsmanship to develop an attractive and distinctive image.
- 2) Encourage efficient use of signage to avoid visual clutter.

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- 3) Protect the public health, safety and welfare by promoting signage that effectively identifies establishments and is visible to both pedestrians and motorists alike.
 - 4) Create a lively, colorful atmosphere, establish the identity of tenants, and give clear and functional information.
 - 5) Require the highest quality design and construction.
 - 6) Identify specific land uses within the Interior Richwood Redevelopment Area utilizing the most appropriately sized sign and lettering that is reflective of the land use presented.
 - 7) Signs shall be illuminated by a variety of light sources including ground mounted lights, internally illuminated channel letters, and/or halo lit pinned off letters. The illumination shall only be that which is necessary.
 - 8) Landscaping that surrounds and embraces signs is critical to provide a complete environment. To this end, a landscape plan shall be provided for some free-standing signs as directed and approved by the Planning Board.
 - 9) Each sign shall be thoroughly designed and presented during the preliminary site plan approval process.
 - 10) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.
 - 11) Signs shall be designed to complement the overall architectural tone of both the individual retail building and the commercial mixed-use street as a whole and, specifically, façade signage shall be mounted onto the building. Bright colorful backgrounds, inconsistent with the overall color pallet of the retail center shall be prohibited. The background field upon which the façade sign is mounted shall be consistent in color and material with the rest of the façade.

B. Comprehensive sign plan.

- 1) A Comprehensive Sign Plan and specific sign designs shall be provided at preliminary site plan approval which presents a consistent sign design theme throughout the Interior Richwood Redevelopment Area. The plan shall stress consistent materials throughout the district, but the design of signs may vary based on the proposed land use. Color of the 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 a predominant feature of any building. All signs are encouraged to balance tenant branding with the overall character of the building and/or the project. If a project is submitted as part of a GDP and meets the requirements of a GDP, the Planning Board has the discretion to review and approve a separate comprehensive sign package that is somewhat different than the sign standards associated with this section.
- 2) Consistent with aforementioned, the comprehensive sign plan shall include statement, sign approval procedures, general standards, general and specific sign restrictions, sign design guidelines, and illustrative photos and/or graphics.

C. Approval and enforcement procedures.

- 1) 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 Zoning Officer 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 Zoning Officer

to determine compliance with the approved comprehensive sign plan.

- 2) If the Zoning Officer 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 Zoning Officer 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 this section.
- 3) The Zoning Officer 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 section.
- 4) Failure to comply with such provisions may result in enforcement action by the Zoning Officer, which may lead to the imposition of penalties, including fines, as provided by the Township.
- 5) Any person aggrieved by a compliance decision rendered by the Zoning Officer may appeal such decision to the municipal board having jurisdiction over such matters as determined by the Zoning Officer after conferring with the Township Attorney.

D. General regulations. The general provisions found in Section 225.89.A shall control for sign regulations not otherwise enumerated in the regulations set forth below:

- 1) Public safety decals in minimum sizes may be used subject to compliance with all applicable codes.
- 2) Tenants shall not use or affix to a building or window, temporarily or permanently, any stickers or paper, cardboard, plastic or signs of other temporary or nondurable materials.
- 3) 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.
- 4) Signs that are necessary for the safe movement of traffic or other directional assistance shall be permitted provided they follow the materials and letter type standards approved for such signage. Poles and posts shall be black.
- 5) Special mounting standards shall be used for traffic signals, traffic and parking control signs, street signs, 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. All signal elements and sign poles/posts shall be black.
- 6) 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.
- 7) No permanent sign shall be painted directly on the surface of any wall, building, fence or similar structure.
- 8) The maximum graphic content coverage of any sign shall not exceed 70% of the sign face.
- 9) No sign shall have more than 2 faces and such faces shall be parallel to each other.
- 10) 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, repaired, or replaced.
- 11) Internally illuminated box or cabinet type signs with translucent faces are prohibited.
- 12) Signs with changeable copy by digital or other means are prohibited except for changeable copy signage associated with an accessory gasoline service station.

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- 13) Non-advertising or non-commercial signs that are part of an accessory to bus shelters, pay phones, trash receptacles and other similar street furniture shall be permitted.
 - 14) Holiday window painting or decorations 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 10 days of the applicable holiday.
 - 15) 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.
 - 16) Permanent signs that advertise continuous sales, special prices, etc. are prohibited.
 - 17) Billboards are prohibited.
 - 18) Signs on roofs, dormers, and balconies are prohibited.
 - 19) Signs using highly reflective finish materials, i.e., polished brass, chrome, etc. are prohibited.
 - 20) Luminous vacuum – formed type plastic letter signs are prohibited.
 - 21) Signs employing mercury vapor, low-pressure and high-pressure sodium, and metal halide lighting, and plastic panel rear-lighted signs are prohibited.
 - 22) The sign copy (text) of permanent signs shall relate only to the business or service offered.
 - 23) No sign maker's labels or other identification shall be permitted on the exposed surface of signage except as required by code, which shall then be placed in an inconspicuous location.
 - 24) All electrical signs shall bear the U.L. Label and comply with code. U.L. Labels shall be placed in an inconspicuous location.
 - 25) Decal-type lettering and/or logos may be applied to the interior face of storefront glass as safety markings which shall not exceed 4 inches in height.
 - 26) Credit card decals and store hours may be applied to the inside of the storefront glass.
 - 27) Repetitive safety symbols (graphically designed) or lettering may be applied to the second surface (reversed reading, inside the store) storefront glass (as approved by the Township) for identifying transparent surfaces for customer safety purposes. Emblems, logos and lettering shall not exceed 4 inches in height.
 - 28) Electronic display screens and electronic message centers are prohibited, except in association with a community bulletin board (Kiosk).
 - 29) Applied plastic letters are prohibited.
 - 30) Internally illuminated individual channel letters with acrylic faces individually mounted on the façade are permitted. Signs/letters may be mounted on exposed raceways.

E. Freestanding Gateway Signage.

- 1) Signage shall be permitted along Route 55 in combination with a decorative wall system within Transect A.
- 2) Retail monument signage in combination with decorative wall systems shall be permitted along Route 322 within Transect A.

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- 3) Retail identity signage shall be permitted within Transect A.
 - 4) Major town center identification signage with decorative wall systems shall be permitted within Transects A, B, and C.
 - 5) Major residential, school, and park identification signage shall be permitted within Transects A, B, C, and D south of Route 322.
 - 6) Minor identification signage shall be permitted within Transects B and C south of Route 322.
 - 7) Permanent directional signage shall be permitted within Transects A, B, and C.
 - 8) The design, dimensions, materials and colors, locations, lighting, and landscaping associated with each and every proposed sign and/or wall system noted above shall be determined by the Planning Board at time of first major site plan or subdivision.

F. Transect A (See Figure 14 for more details).

- 1) Primary wall identification sign.
 - a) Each tenant is required to provide 1 Primary wall identification sign on the primary entrance facade.
 - b) Primary wall signs shall reflect the standard signage and identity of a retailer and may include their trade name, trademark, and/or logo; and fit into the overall architectural character of the development.
 - c) Primary wall signs shall be designed and coordinated with the architectural massing of the building.
 - d) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
 - e) The primary wall identification sign shall be illuminated. Pin-mounted rear illumination channel letters and "goose-neck" lights are preferred. Internally illuminated "box" signs are prohibited.
- 2) Primary wall secondary identification sign.
 - a) Secondary identification signs shall reflect the standard signage and identity of a retailer and may include their trade name, trademark, and/or logo; and fit into the overall architectural character of the development.
 - b) Secondary wall signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
 - d) Signs are not required to be illuminated. Letters may be pin-mounted or, if mounted directly to the surface of the building, must be a minimum of 1 inch thick.
 - e) Box signs are prohibited.
- 3) Secondary wall sign.
 - a) The wording of the sign is limited to the tenant's trade name, trademarks, and logo. Tag lines and signs advertising products, services, vendors or containing marketing phrases are prohibited.
 - b) Secondary wall signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of the building.
 - d) Box signs are prohibited.

G. Transect B (See Figure 15 for more details).

FIGURE 14: Transect A Signage Matrix

TRANSECT A SIGNAGE MATRIX		LARGE BUILDING (More than 200 linear feet on the Primary Façade)	MEDIUM BUILDING (More than 65 and less than 200 linear feet on the Primary Façade)	SMALL BUILDING (Less than 65 linear feet on the Primary Façade)	PAD BUILDING (Typical 80 to 100 linear feet on the Primary Façade)
PRIMARY FAÇADE	Total Permitted Sign Area = Primary Sign Area + Secondary Sign Area	550 sqft or 5% of the Total Primary Façade Area (whichever is less)	200 sqft or 8% of the Total Primary Façade Area (whichever is less)	130 sqft or 12% of the Total Primary Façade Area (whichever is less)	120 sqft or 8% of the Total Primary Façade Area (whichever is less)
	Largest Size permitted for Primary Wall Mounted Sign	350 sqft	170 sqft	110 sqft	110 sqft
	Largest Size permitted for Secondary Wall Mounted Sign	200 sqft per sign	90 sqft per sign	20 sqft	20 sqft
SECONDARY FAÇADE	Largest Size permitted for Wall Mounted Sign on a Secondary Façade	250 sqft or 5% of the Total Secondary Façade Area (whichever is less)	150 sqft or 10% of the Total Secondary Façade Area (whichever is less)	100 sqft or 10% of the Total Secondary Façade Area (whichever is less)	120 sqft or 8% of the Total Secondary Façade Area (whichever is less)

1. Each large, medium, and small building shall be permitted a maximum of one (1) primary wall sign and up to two (2) secondary wall signs on the primary façade. Buildings are allowed to have one (1) additional sign placed on a secondary façade. Permanent window signage shall be counted toward the total number of permitted signs.
2. Each pad building shall be permitted a maximum of one (1) primary wall sign (location to be determined at site plan review) and up to three (3) signs (one sign per secondary façade).
3. No signage is permitted on a tertiary service façade.
4. Medium buildings have 65 - 200 linear feet of primary building façade and are typically 'inline' buildings. Each store is considered an individual medium retail unit as long as it has more than 65 and less than 200 linear feet of primary building façade.
5. Small buildings have less than 65 linear feet of primary building façade and are typically 'inline' buildings. Each store is considered an individual small retail unit as long as it has less than 65 linear feet of primary building façade.
6. Pad building includes the permitted accessory gasoline station associated with a large retail establishment.
7. See Figure 17 for facades permitted to have signs.

- 1) Primary wall identification sign.
 - a) Each tenant is required to provide 1 Primary wall identification sign on the primary entrance façade.
 - b) Primary wall signs shall reflect the standard signage and identity of a retailer and may include their trade name, trademark, and/or logo; and fit into the overall architectural character of the development.
 - c) Primary wall signs shall be designed and coordinated with the architectural massing of the building.
 - d) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
 - e) The primary wall identification sign shall be illuminated.
- 2) Primary wall secondary identification sign.
 - a) Secondary wall signs shall reflect the standard signage and identity of a retailer and may include their trade name, trademark, and/or logo; and fit into the overall architectural character of the development.
 - b) Secondary wall signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.

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- d) Signs are not required to be illuminated.
- 3) Primary projecting identification sign on small buildings.
- a) No such sign shall project more than 4 feet from the face of the building.
 - b) No part of the sign shall be less than 8 feet above ground or walkway level, unless greater clearance is required by the building code, but not greater than 12 feet or higher than the first floor of the building, whichever is less. It shall not extend above the eaves or parapet of the building.
 - c) Not more than 1 projecting sign per establishment per street frontage shall be permitted.
 - d) No projecting sign shall be permitted within 20 feet of another.
 - e) Projecting signs shall not be internally illuminated.
 - f) Sign supports and brackets shall be compatible with the design and scale of the building.
 - g) No projecting or hanging sign shall have a sign face that has a thickness of less than 2 inches.
- 4) Primary awning or structural canopy identification sign on small buildings.
- a) Awning signs may not be used in conjunction with wall signs.
 - b) Signs on awnings may only occur on the vertical hang of the awning, which is generally parallel with the building frontage. In the case of a curved awning, the sign shall occur in the lower half of the awning.
 - c) The area of an awning sign shall not exceed 20% of the entire portion of the building covered by the awning in its extended position, and in no case shall be larger than the area otherwise permitted for wall signs.
 - d) No part of the awning shall be less than 8 feet above the ground or walkway level, unless greater clearance is required by the building code, but not greater than 12 feet or higher than the first floor of the building, whichever is less. It shall not extend above the eaves or parapet of the building.
 - e) Awnings shall not be internally illuminated.
 - f) Awnings shall be regularly cleaned and kept free of dust and visible defects.
 - g) No copy of an awning sign shall extend within 24 inches of the party or end wall of a building.
- 5) Secondary wall sign.
- a) The wording of the sign is limited to the tenant's trade name, trademarks, and logo. Tag lines and signs advertising products, services, vendors or containing marketing phrases are prohibited.
 - b) Secondary wall signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
- 6) Secondary projecting identification sign.
- a) The wording of the sign is limited to name, trademarks, and logo. Tag lines and signs advertising products, services, vendors or containing marketing phrases are prohibited.
 - b) Secondary projecting signs shall be designed and coordinated with the architectural massing of the building.
- 7) Secondary awning or structural canopy identification sign.

FIGURE 15: Transect B Signage Matrix

TRANSECT B SIGNAGE MATRIX		LARGE BUILDING (More than 200 linear feet on the Primary Façade)	SMALL BUILDING (Equal or less than 200 linear feet on the Primary Façade)
PRIMARY FAÇADE	Total Permitted Sign Area = Primary Sign Area + Secondary Sign Area	550 sqft or 5% of the Total Primary Façade Area (whichever is less)	N/A
	Largest Size permitted for Primary Wall Mounted Sign	350 sqft	No more than 5% of Storefront Façade Area. No one sign shall exceed 24 sqft.
	Largest Size permitted for Secondary Wall Mounted Sign	200 sqft per sign	The combined area of secondary signs shall be no more than 2% of the Storefront Façade Area. No one sign shall exceed 10 sqft. The sign or letters shall not be more than 12 inches tall.
	Largest Size permitted for Primary Projecting Sign	N/A	The signboard area shall not exceed 6 sqft.
	Largest Size permitted for Primary Awning or Structural Canopy Sign	N/A	No more than 7% of Storefront Façade Area. No combined awning signage shall exceed 24 sqft. Letters shall not be more than 16 inches tall. No single sign shall exceed 16 sqft.
SECONDARY FAÇADE	Largest Size permitted for Secondary Wall Mounted Sign	250 sqft or 5% of the Total Secondary Façade Area (whichever is less).	No more than 14 inches tall. No sign shall exceed 8 sqft. If facing a parking lot, the sign may be up to 16 sqft.
	Largest Size permitted for Secondary Projecting Sign	N/A	The signboard area shall not exceed 3 sqft.
	Largest Size permitted for Secondary Awning or Structural Canopy Sign	N/A	Sign shall not be more than 12 inches tall. No sign shall exceed 8 sqft.

1. Each large building shall be permitted a maximum of one (1) primary wall sign and up to two (2) secondary wall signs on the primary façade. Buildings are allowed to have one (1) additional sign placed on a secondary façade. Permanent window signage shall be counted toward the total number of permitted signs.
2. Each building with a façade equal to or less than 200 linear feet shall be permitted a maximum of two (2) primary signs (location to be determined at site plan review) and up to two (2) signs (one sign per secondary façade).
3. No signage is permitted on a tertiary service façade.
4. Storefront area is calculated by multiplying the linear storefront by a constant 15 foot height.
5. See figure 17 for facades permitted to have signs.

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- a) The wording of the sign is limited to name, trademarks, and logo. Tag lines and signs advertising products, services, vendors or containing marketing phrases are prohibited.
 - b) Secondary awning signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.

8) Wall sign standards.

- a) The wall sign shall be constructed of dimensional wood, metal, glass or other material with a permanent appearance. The sign must be a minimum 1 inch thick if mounted directly to the surface of the building.
- b) Wall signs shall have reverse channel letters with halo illumination, opaque letter-sides and faces and non-reflective background. "Goose-neck" lights are preferred. Incised signing cast into or carved out of an opaque material is permitted.
- c) Sculptural iconographic elements contextual to the building design are permitted.
- d) Internally illuminated individual channel letters with acrylic faces is permitted. Internally illuminated "box" signs are prohibited.

9) Awning and structural canopy signs.

- a) Awnings are defined as fabric type structures over windows, niches, or doors with light-gauge framing.
- b) Structural canopies are defined as heavy-framed protective and/or decorative structures over entrances.

10) Prohibited signs.

- a) Signs employing mercury vapor, low-pressure and high-pressure sodium, and metal halide lighting, plastic panel rear-lighted signs, or neon.
- b) Signs on roofs, dormers, and balconies.
- c) Billboards.
- d) Signs with changeable copy by digital or other means or which flash, rotate, spin, fade, or strobe.
- e) Box or cabinet type signs.
- f) Signs employing audible equipment, and/or moving, flashing or blinking lights.
- g) Signs employing exposed raceways.
- h) Luminous vacuum-formed type plastic letter signs.
- i) Exposed neon.
- j) Paper, cardboard signs or signs of other temporary or non-durable materials.
- k) Signs using highly reflective finish materials (i.e., polished brass, chrome, etc.).

H. Transect C (See Figure 16 for more details).

1) Primary wall identification sign.

- a) Each retail tenant of a mixed-use building is required to provide 1 Primary wall identification sign on the primary entrance facade.

FIGURE 16: Transect C Signage Matrix

	TRANSECT C SIGNAGE MATRIX	GOVERNMENT/INSTITUTIONAL/OFFICE	MIXED-USE
		(More than 200 linear feet on the Primary Façade)	(Equal or less than 200 linear feet on the Primary Façade)
PRIMARY FAÇADE	Total Permitted Sign Area = Primary Sign Area + Secondary Sign Area	400 sqft or 5% of the Total Primary Façade Area (whichever is less)	N/A
	Largest Size permitted for Primary Wall Mounted Sign	200 sqft	No more than 5% of Storefront Façade Area. No one sign shall exceed 24 sqft.
	Largest Size permitted for Secondary Wall Mounted Sign	100 sqft per sign	The combined area of secondary signs shall be no more than 2% of the Storefront Façade Area. No one sign shall exceed 10 sqft. The sign or letters shall not be more than 12 inches tall.
	Largest Size permitted for Primary Projecting Sign	N/A	The signboard area shall not exceed 6 sqft.
	Largest Size permitted for Primary Awning or Structural Canopy Sign	N/A	No more than 7% of Storefront Façade Area. No combined awning signage shall exceed 24 sqft. Letters shall not be more than 16 inches tall. No single sign shall exceed 16 sqft.
SECONDARY FAÇADE	Largest Size permitted for Secondary Wall Mounted Sign	200 sqft or 5% of the Total Secondary Façade Area (whichever is less).	No more than 14 inches tall. No sign shall exceed 8 sqft. If facing a parking lot, the sign may be up to 16 sqft.
	Largest Size permitted for Secondary Projecting Sign	N/A	The signboard area shall not exceed 3 sqft.
	Largest Size permitted for Secondary Awning or Structural Canopy Sign	N/A	Sign shall not be more than 12 inches tall. No sign shall exceed 8 sqft.

1. Each large building shall be permitted a maximum of one (1) primary wall sign and up to two (2) secondary wall signs on the primary façade. Buildings are allowed to have one (1) additional sign placed on a secondary façade. Permanent window signage shall be counted toward the total number of permitted signs.
2. Each building with a façade equal to or less than 200 linear feet shall be permitted a maximum of two (2) primary signs (location to be determined at site plan review) and up to two (2) signs (one sign per secondary façade).
3. No signage is permitted on a tertiary service façade.
4. Storefront area is calculated by multiplying the linear storefront by a constant 15 foot height.
5. See figure 17 for facades permitted to have signs.

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- b) Primary wall signs shall reflect the standard signage and identity of a retailer and may include their trade name, trademark, and/or logo; and fit into the overall architectural character of the development.
 - c) Primary wall signs shall be designed and coordinated with the architectural massing of the building.
 - d) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
 - e) The primary wall identification sign shall be illuminated.
- 2) Primary wall secondary identification sign.
- a) Secondary wall signs shall reflect the standard signage and identity of a retailer and may include their trade name, trademark, and/or logo; and fit into the overall architectural character of the development.
 - b) Secondary wall signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
 - d) Signs are not required to be illuminated.
- 3) Primary projecting identification sign.
- a) No such sign shall project more than 4 feet from the face of the building.
 - b) No part of the sign shall be less than 8 feet above ground or walkway level, unless greater clearance is required by the building code, but not greater than 12 feet or higher than the first floor of the building, whichever is less. It shall not extend above the eaves or parapet of the building.
 - c) Not more than 1 projecting sign per establishment per street frontage shall be permitted.
 - d) No projecting sign shall be permitted within 20 feet of another.
 - e) Projecting signs shall not be internally illuminated.
 - f) Sign supports and brackets shall be compatible with the design and scale of the building.
 - g) No projecting or hanging sign shall have a sign face that has a thickness of less than 2 inches.
- 4) Primary canopy/awning identification sign.
- a) Awning signs may not be used in conjunction with wall signs.
 - b) Signs on awnings may only occur on the vertical hang of the awning, which is generally parallel with the building frontage. In the case of a curved awning, the sign shall occur in the lower half of the awning.
 - c) The area of an awning sign shall not exceed 20% of the entire portion of the building covered by the awning in its extended position, and in no case shall be larger than the area otherwise permitted for wall signs.
 - d) No part of the awning shall be less than 8 feet above the ground or walkway level, unless greater clearance is required by the building code, but not greater than 12 feet or higher than the first floor of the building, whichever is less. It shall not extend above the eaves or parapet of the building.
 - e) Awnings shall not be internally illuminated.
 - f) Awnings shall be regularly cleaned and kept free of dust and visible defects.
 - g) No copy of an awning sign shall extend within 24 inches of the party or end wall of a building.

Legend

- Primary Facade (entry)
- Secondary Facade (side)
- Tertiary Facade (service)
- Permitted Primary Sign Location *
- Permitted Secondary Facade Sign Location
- Sign Not Permitted

Notes:

- * On Retail Pads: where there are shown 2 Permitted Primary Facade and Sign Locations, when one facade is determined to be primary, the other facade will follow secondary facade and sign standards.
- Facade types and permitted signage locations are based on the above preliminary plan. Plans are subject to change. Facade types and signage locations will generally follow the above concept where applicable.

The map shows a development with several buildings and parking areas. Key roads include US Route 322, Lambs Road, and NJ Route 55. Buildings are labeled with names like 'Retail Center 1', 'Retail Center 2', and 'Town Center'. Signage locations are marked with green and orange dots on the building facades.

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- 5) Secondary wall sign.
 - a) The wording of the sign is limited to the tenant's trade name, trademarks, and logo. Tag lines and signs advertising products, services, vendors or containing marketing phrases are prohibited.
 - b) Secondary wall signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
 - 6) Secondary projecting identification sign.
 - a) The wording of the sign is limited to name, trademarks, and logo. Tag lines and signs advertising products, services, vendors or containing marketing phrases are prohibited.
 - b) Secondary projecting signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
 - 7) Secondary awning or structural canopy identification sign.
 - a) The wording of the sign is limited to name, trademarks, and logo. Tag lines and signs advertising products, services, vendors or containing marketing phrases are prohibited.
 - b) Secondary awning signs shall be designed and coordinated with the architectural massing of the building.
 - c) No sign shall be closer than 24 inches to the end of the storefront or the corner of a building.
 - 8) Wall sign standards.
 - a) The wall sign shall be constructed of dimensional wood, metal, glass or other material with a permanent appearance. The sign must be a minimum 1 inch thick if mounted directly to the surface of the building.
 - b) Wall signs shall have reverse channel letters with halo illumination, opaque letter-sides and faces and non-reflective background. "Goose-neck" lights are preferred. Incised signing cast into or carved out of an opaque material is permitted.
 - c) Sculptural iconographic elements contextual to the building design are permitted.
 - d) Internally illuminated individual channel letters with acrylic faces is permitted. Internally illuminated "box" signs are prohibited.
 - 9) Awning and structural canopy signs.
 - a) Awnings are defined as fabric type structures over windows, niches, or doors with light-gauge framing.
 - b) Structural canopies are defined as heavy-framed protective and/or decorative structures over entrances.
 - I. Transect D. In these Transects, signs are permitted for the following purposes only, and only under the following conditions:
 - 1) Temporary sales signs for developments (on premises) in accordance with the standards found in Section 225-90. E. (2).
 - 2) Directional signs for developments (off premises) in accordance with the standards found in Section 225-90. E. (3).

J. The following additional signs shall be permitted in Transects A, B, and C:

- 1) Restaurants, cafes, luncheonettes, delicatessen and similar establishments shall be permitted 1 wall free-standing sign, easel, or a wall-mounted board, or a display case mounted on the exterior of the building façade 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 and shall contain only bill-of-fare signs or menu signs.
- 2) Window signs (permanent window lettering on glass).
 - a) Maximum area – 6 square feet or 25% of a window area, whichever is less (including any sign background/design details) but in no case longer or wider than 6 feet.
 - b) Maximum lettering height – 8 inches.
 - c) Non-commercial product logos and signature marks shall be permitted on a case by case basis.
 - d) Interior signage other than window signage, that is clearly visible and positioned to be readily seen from outside the building, shall be prohibited.
 - e) 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.
 - f) The window lettering or sign shall pertain only to the establishment occupying that portion of the premises where the window is located.
 - g) The text of 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 (i.e., "reservations required" or business hours).
 - h) 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.
 - i) Windows signs are to be limited to ground floor windows and/or businesses.
 - j) Window lettering or signs that have an exterior source of illumination or include moving or animated images or text are specifically prohibited.
- 3) Leasing signs.
 - a) Building space leasing signs shall be permitted as follows: one 6 square foot sign per street frontage for each leased space or one 12 square foot sign per street frontage when more than one space is available for lease in a building.
 - b) Signs shall only be permitted to locate within the window area of an establishment.
- 4) Directory signs (outside building).
 - a) 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.

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- b) The area of the signboard shall not exceed 6 square feet, with each tenant limited to 1 square foot. The height of the lettering, numbers, or graphics shall not exceed 6 inches.
 - c) The sign shall be fabricated from a single panel and may be constructed of wood, metal, sand blasted glass or other natural solid-surface material. Plastic or acrylic materials are not permitted.
 - d) Directory signs shall be affixed to the building and shall not project outward from the wall more than 6 inches.
- 5) Directional signs for drive-thru facilities.
- a) Directional signs shall contain no advertising and may be erected only upon the lot to which it relates.
 - b) No directional sign may exceed 4 square feet in area and 4 feet in height.
- 6) Temporary signs.
- a) Temporary civic, cultural, and public service window posters, when posted inside commercial establishments, provided they do not individually or combined, occupy more than 25% of the total area of said window, or 5 square feet, whichever is less. Temporary window signs are permitted on ground floor windows only. Political signs are not permitted.
 - b) Temporary promotional or special sales signs shall be permitted for a period not to exceed 30 days, when erected in conjunction with a commercial establishment, provided they do not, individually or combined with other window signs, exceed 25% of the total area of the display window or 16 square feet, whichever is less. Temporary signs advertising a business opening or change in ownership shall not exceed an area of 16 square feet, and shall be permitted for not more than 60 days, specifying the date of removal. All temporary signs shall have the date of removal printed clearly on the lower right-hand corner, as viewed from the exterior. Temporary promotional signs are permitted on ground floor windows only.
- 7) Changeable copy signs.
- a) Changeable copy LED signage shall be permitted for an accessory gasoline service station in association with a large retail establishment. Signage size and location(s) shall be approved by the Planning Board.
- 8) An accessory gasoline service station may have additional signs as follows:
- a) Petroleum products and dispensers which are within view of the public way shall be permitted to display information required by law and in addition, the brand name and type of product being dispensed, so long as such signs do not extend beyond the face of the dispenser and are not illuminated.
 - b) The price per gallon may be displayed on each individual pump structure or island, as long as the characters do not exceed 6 inches in height and are not illuminated.
- K. Colors. 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. The following standards shall apply:
- 1) 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.

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- 2) Colors or color combinations that interfere with legibility of a sign copy or that interfere with viewer identification of other signs shall be avoided.
 - 3) Sign colors shall be compatible with the colors of the building façade.
 - 4) A dull or matte finish is recommended for reduction of glare and enhancement of legibility.
 - 5) All metals shall be painted with colors that match the architectural vernacular, i.e., earth tones or black.

L. Mounting.

- 1) All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps and other mechanisms required to support the signage must be concealed from view and be weather resistant.
- 2) Signs shall fit within the existing façade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details or obscure the composition of the façade where they are located.
- 3) Signs applied to masonry surfaces shall be mechanically fastened to mortar joints only and not directly into brick or stone.
- 4) Projecting signs shall be mounted perpendicular to the building façade.

M. Content.

- 1) Primary sign content is limited to the tenant's trade name and logo. Tag lines and signs advertizing products, services, vendors or containing marketing phrases are prohibited.
- 2) Secondary signs may include a "descriptor". A descriptor describes the building function or contents such as "stationary, café, or lighting."

N. Location and size.

- 1) Signs shall be located above or in proximity to the main entrance of the business and shall not interfere with pedestrian or vehicular circulation.
- 2) No part of the sign shall extend above the base of the second floor windowsill, parapet, eave, or building façade.
- 3) Non-illuminated letters may be pin-mounted or, if mounted directly to the surface of the building, must be a minimum of 1 inch thick.
- 4) Wall mounted and directory signs shall not project from the building more than 12 inches.
- 5) Projecting signs shall be perpendicular to the storefront.
- 6) Whenever possible, signs located on buildings within the same block face shall be placed the same height in order to create a unified sign board.
- 7) Businesses located on corner lots are permitted 1 primary identification sign for each street frontage.
- 8) Businesses with service entrances may identify these with 1 sign not exceeding 2 square feet.

- O. Materials. Sign materials shall be of the highest quality and shall be compatible with the design of the facade 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. Sign materials shall be selected to maximize their useful life and minimize routine maintenance. Plastic or acrylic materials are not permitted. Acceptable

signage materials include:

- 1) Brick
- 2) Cast Stone
- 3) Stone and manufactured veneer
- 4) Wood (carved, sandblasted, etched, routed or incised and properly sealed, primed and painted, or stained).
- 5) Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion).
- 6) Aluminum, tubular steel, and galvanized steel.
- 7) Sand blasted glass.
- 8) High density pre-formed foam or other similar material.
- 9) Canvas.
- 10) Plex with translucent vinyl overlay.
- 11) New and other natural solid surface materials may be appropriate if properly designed in a manner consistent with these standards, and painted or otherwise finished to compliment building architecture.

- P. 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 facade.

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 facade 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 facade, 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. The following standards shall apply:

- 1) Any illuminated sign located on any building, which sign is adjacent to residential use, shall be turned off no more than 1 hour after closing unless necessary for security purposes.
- 2) Lighting for signage may be on a timer.

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- 3) External light sources, i.e. spotlight, shall be directed and completely shielded to limit direct illumination of any object other than the sign.
 - 4) Backlighting shall illuminate the letters, characters, or graphics on the sign, but not its background.
 - 5) Externally illuminated signs shall be lit by downward or upward pointing shielded fixtures where 90% 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. Light shall not significantly spill over to other portions of the building or site.
 - 6) No exposed sign illumination and no flood lighting of signs or storefronts shall be permitted.
 - 7) 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.
 - 8) Any light fixture used to illuminate a sign shall be compatible in design with the architecture of the building to which it is attached.
 - 9) Upward lighting of signs and canopies or awnings is prohibited.
 - 10) Exposed bulbs or tubing, including neon, are prohibited.
 - 11) The light from an 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.
 - 12) Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
 - 13) Burned out lamps, failing ballasts or other necessary electrical components shall be replaced within 2 weeks.
 - 14) Warm fluorescent bulbs may be used to illuminate the interior of display windows.

Q. Removal of Signs.

- 1) In the event a business ceases operation for a period of time in excess of 30 days, the owner shall, during the following 10 calendar day period, or greater period as agreed to by the Zoning Officer, remove any sign identifying or advertising said business.
- 2) 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 portions of the structure.

R. Maintenance.

- 1) 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 owner and shall be subject to the enforcement of the Zoning Officer.
- 2) 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 owner as well as the Zoning Officer.

3.21 Loading, Refuse Collection, and Service Utility Areas

- A. All loading, refuse collection, service and utility areas shall be sufficient in size to serve the use being conducted on the lot or parcel. These areas shall be located within an enclosure that is designed to be architecturally

compatible with principal building architecture and screened to reduce visibility from any neighboring property or adjacent street. Provisions must be made for handling all freight and collection on those sides of the buildings which do not face a public view. The required method of screening shall consist of 8 foot tall brick or masonry walls and metal and wood gates compatible in color and texture with building walls. A buffered landscape strip shall be required where necessary. The strip shall have a minimum width of 3 feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted to sufficiently obscure the view of the installation from public view throughout the year.

- B. Areas that face out toward Route 55 and Lambs Road shall be screened with architectural walls and landscaping to reflect a quality that has a positive visual impact on public views.
- C. All containers shall be visually screened with 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.
- D. Enclosures shall be designed of durable materials with finishes and colors which are united and harmonious with the overall architectural theme of the building. Bollards shall be black.
- E. Areas shall be located on the site to provide clear and convenient access for collection vehicles and shall not be located closer than 5 feet to a property line.
- F. Delivery, loading, trash removal and compaction, and other such operations may be limited between certain hours where noise impacts at the lot line of any adjoining residential property or district. Noise impacts shall be required to meet Township and State requirements. The applicant shall provide an effective litter management plan, subject to Planning Board review and approval. Such management plan shall be submitted with an application for preliminary approval.
- G. An option to reduce the visual impact of collection containers is to store and compact material inside the building at the service area, thus eliminating the need to screen containers.
- H. Any off-street loading and unloading space shall be screened from public view by building walls or extensions thereof, fencing, and/or landscaping.
- I. Buildings shall be able to provide a hose connection that would enable the service or refuse collection areas to be regularly cleaned.
- J. Recycling and trash storage shall be designed in accordance with Section 174-14. G.

3.22 Storage

- A. 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.
- B. Exterior 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.

3.23 Maintenance

All site improvements, including, but not limited to, private streets, drives, parking lots, drainage areas, culverts,

curbing, buildings, signage, trash enclosures, landscaping and lighting shall be maintained in good condition and in working order and performing any repairs, replacements or other work shall be the responsibility of either the owner or other designated entity. Such items include, but are not limited to, the following:

- A. Prompt removal of all litter, trash, refuse, and wastes.
- B. Painting.
- C. Lawn mowing.
- D. Tree and shrub pruning.
- E. Landscape watering.
- F. Keeping exterior lighting and mechanical facilities in working order.
- G. Keeping lawn and garden areas alive, free of weeds, and attractive.
- H. Keeping parking areas, driveways, and roads in good repair.
- I. Complying with all government health and police requirements.
- J. Striping of parking areas and repainting of improvements.
- K. Repair of exterior damages to improvements.
- L. Timely replacement of signage and related lighting.
- M. Snow and ice removed.
- N. Replacement of dead or dying landscape materials.

3.24 Environmental Design

Construction techniques shall be utilized to minimize the impact upon the environment, including energy-efficient building design, recycled materials, water conservation devices, permeable pavement, native plantings, low chemical usage to maintain the landscaping, and similar measures which are sensitive to the environment. The following environmentally sustainable features are permitted to be incorporated into the site and building design:

- A. Green buildings in accordance with the Leadership in Energy and Environmental Design (LEED) certified rating system.
- B. Solar panels (electric and hot water).
- C. Skylighting that allows buildings to take advantage of natural light during the day and natural heat during the cold months.
- D. Solar screening that allows for natural cooling during the warm months.
- E. Green or vegetative roofs.
- F. Highly effective and highly emissive roofing material.
- G. Grey water systems such as cisterns and rain barrels for use in landscape irrigation and toilets.
- H. Building materials with a high percentage of recycled content.
- I. Bio-based and rapidly renewable building materials.
- J. Building materials with lower VOC (Volatile Organic Compound) value.

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- K. Drought tolerant, noninvasive, native landscape species.
 - L. Porous pavement.
 - M. Bio-swales and rain gardens.
 - N. Roof mounted solar panels.
 - O. Solar panel installation over a parking lot.

3.25 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 a 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.

3.26 Public Safety

- A. The developer and/or owners association shall provide a Security Plan to be approved by the Planning Board.
- B. 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 Statutes (moving violations) shall apply as necessary so that enforcement of such motor vehicle laws will be available to the Township police department. Request for Title 39 enforcement shall be in accordance with Section 196-67.

3.27 Public Spaces and Streetscape Elements

- A. Public open space, recreation areas, plazas and courtyards shall be located and landscaped to take advantage of solar orientation, provide protection from prevailing wind, and afford summer shade and winter sunshine. Generous opportunities shall be offered for sitting on benches, chairs, ledges, low walls or other comfortable surfaces. Movable chairs shall be provided, where feasible. Sitting locations shall be related with shade tree plantings and areas that provide shielding from the winds and trap sun in the winter. Uninterrupted views from the street into the plaza and of the street from the plaza shall be provided. Plazas shall be designed to be level with the street and not elevated or sunken. The use of fountains is encouraged.
- B. Formal public open spaces shall be linked to the streetscape by convenient pedestrian access. Comfortable and attractive street furniture that is accessible to all including the physically disabled shall be provided in public spaces for public enjoyment and comfort. Street furniture may include park benches, seating and tables, drinking fountains, trash receptacles, information kiosks and directories, bicycle racks, bollards, playground equipment, gazebos, civic art, monuments, and formal gardens. Where the development is located on an established bus route, bus turnouts and shelters shall be incorporated into the plan.
- C. Similarly, street furniture shall be provided in all semi-public spaces to unify the pedestrian realm and the streetscape. Eating opportunities shall be provided in these semi-public spaces through cafes and restaurants, which shall be allowed to expand to satisfy market demand. Active ground floor uses with articulated facades shall front on plazas and other public spaces. Often, courtyards can be very simple; a solid brick paver treatment, large trees, and benches. However, designs of more elaborate semi-public spaces may also include sitting walls, trash receptacles, planters, tree racks, bicycle racks, water fountains, bollards, bus shelters, and phone booths and the like.
- D. Freestanding newspaper and advertising dispensers shall not be permitted in the right-of-way of streets and shall

be incorporated into approved buildings and pavilions.

- E. The following specific streetscape elements shall be provided throughout the Interior Richwood Redevelopment Area as approved by the Planning Board:
- 1) Bench: Model RB-28, Streetsites RB Series Bench (6 feet in width) or approved alternative. Color to be black.
 - 2) Trash Receptacle: Model A-36 Steelsites Series (36 gallon side-door opening litter receptacle) or approved alternative. Color to be black.
 - 3) Bicycle Rack: Model BRWS-101, Cycle Sentry Series Bike Rack or approved alternative. Color to be black.
 - 4) Bus (Transit) Shelter: Model Kaleidoscope OS with Plexus Seating or approved alternative. Color to be black powder coat.
 - 5) Outdoor Seating: Model Steelsites IPR Table and NTRS Backed Chairs and FTRS Backless Chairs or approved alternative. Color to be black.
 - 6) Cart Corrals: Model Single and Double Cart Corrals per Commercial Leasee or approved alternative. Color to be black.
 - 7) Tree Grate: Model 3622 ADA Tree Grate or approved alternative by IRONSMITH. Color to be black powder coat.
 - 8) Perimeter Fence: Ornamental Jerith type metal fence or approved alternative. Color to be black.
 - 9) Residential Privacy Fence: Natural wood, painted wood, vinyl or metal with open lattice top. White or natural wood color. Metal fence shall be black.
 - 10) Bollard: Fairweather Cast Bollard or approved equal. Color to be black.
- F. Streetscape elements shall be designed in accordance with Section 174-14. I.

3.28 Drive-Thru Facilities

- A. A drive-thru shall be architecturally integrated into the principal building.
- B. The drive-thru portion of a building shall not be permitted on any facade facing a public street.
- C. A drive-thru shall not be located in front of the front building line.
- D. A drive-thru shall be permitted only at locations where such a facility is not a dominant visual element.
- E. A drive-thru facility shall be limited to 2 service lanes.
- F. A drive-thru facility, accompanying driveway and associated signage, shall be set back a minimum distance of 50 feet from any land utilized or zoned for residential development.
- G. Landscaping shall be incorporated into circulation requirements for drive-thrus.
- H. A drive-thru facility may be permitted, provided that such a facility does not adversely impede or conflict with pedestrian and/or vehicular circulation in the area.
- I. A drive-thru facility shall only be permitted if the permitted principal use it serves does not have direct vehicular access to a public street.
- J. The Planning Board shall be satisfied that the on-site and off-site traffic circulation is capable of accommodating the proposed traffic volume associated with such a facility, particularly during peak hours. The stacking driveway

for the drive-thru window shall be designed in accordance with standards found in Section 225-86.G. and shall be separated from any off-street parking areas and their aisles, loading areas, and trash enclosures.

3.29 Sidewalk and Outdoor Seating

- A. A minimum of 5 feet or half the width of the sidewalk, whichever is greater, shall be maintained free of tables and other encumbrances to permit free passage of pedestrian, handicapped and wheelchair traffic around the sidewalk cafe.
- B. Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade.
- C. Sidewalk cafes shall be required to provide outdoor trash receptacles.
- D. 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.
- E. The operator of a sidewalk cafe shall be responsible for maintaining a clean, litter-free and well-kept appearance within and immediately adjacent to the area of their activity.
- F. Noise generated by a sidewalk cafe shall not be any greater than the level of ambient noise at that location. The use of outdoor speakers, microphones, televisions or other audio or video devices are prohibited.
- G. The hours of operation for sidewalk cafes cannot exceed the hours of the primary establishment and in no event later than 12:00 a.m.
- H. All sidewalk cafes shall have an opening for ingress and egress at all times.
- I. No signs shall be permitted in the area of the sidewalk cafe except easel and awning signs. There shall be no logos or advertising upon any umbrellas.
- J. No tables, chairs or other equipment used in the sidewalk cafe shall be attached, chained or in any manner affixed to any tree, post, sign, curb or sidewalk or property. All equipment used in connection with the operation of a sidewalk cafe shall be of sufficient size and weight to avoid being blown about by the wind. No food items shall be served upon paper, Styrofoam, or plastic utensils. All equipment, tables, chairs, umbrellas, etc. pertaining to the outdoor seating area shall be removed at the end of each and every evening and secured within the confines of the building. No equipment, tables, chairs or any other material of any kind shall be permitted to remain outdoors during hours in which the business is not open to the public and operating.
- K. When a sidewalk café is located at a street corner, vision clearance requirements shall be in accordance with the Code. When a sidewalk café is adjacent to an alley or driveway, these regulations may also apply.
- L. Outdoor heaters may be utilized upon the approval of the Construction Official.
- M. No vending machines, carts or objects for the sale of goods shall be permitted in a sidewalk café.

3.30 Affordable Housing

The following shall apply to the provision of affordable housing within the Redevelopment Area:

- A. Pursuant to the current rules of the New Jersey Department of Community Affairs – Local Planning Services, formerly the New Jersey Council on Affordable Housing (“DCA” and “COAH” respectively), N.J.A.C. 5:96 and 5:97, the affordable housing obligation shall be 300 affordable housing units. At the time of the first application for major site and/or subdivision plan approval, the obligation shall be re-evaluated by both the applicant and the Planning Board taking into consideration the most current State of New Jersey rules and regulations pertaining to

the total required affordable housing obligation. Any non-residential fees shall be assessed in accordance with the Township's development fee ordinance and State law.

- B. Subject to the approval of the Planning Board, all required affordable housing units shall be located in either one contiguous neighborhood developed as a supportive and special needs facility (as defined by N.J.A.C. 5:97-6.10) such as a "Project Freedom" type development, or fully integrated within the redevelopment area.
- C. The affordable housing units shall be subject to, constructed, sold and administered in conformance with the applicable regulations promulgated by DCA/COAH, N.J.A.C. 5:96 and 5:97, and the New Jersey Housing and Mortgage Finance Agency ("HMFA"), N.J.A.C. 5:80-26.1 et seq. (known as the "Uniform Housing Affordability Controls" or "UHAC"), as said regulations may from time to time be amended or supplemented. The affordable housing units shall be constructed in accordance with the phasing schedule set forth at N.J.A.C. 5:97-6.4(d).
- D. The applicant shall prepare an affirmative marketing plan that is consistent with the Township's affirmative marketing plan requirements and shall comply with N.J.A.C. 5:80-26.15 and N.J.A.C. 5:97.1, et. seq., as said regulations may from time to time be amended or supplemented, in the preparation of all plans and affordability control documents.
- E. Prior to final major subdivision and/or site plan approval, the redeveloper shall meet with the Municipal Housing Liaison and/or the Administrative Agent to review the requirements for affordability outlined in DCA's rules and UHAC, as well as the developer's plan for satisfying same.
- F. In accordance with N.J.A.C. 5:80-26.5, each affordable housing unit shall remain subject to the affordability control of UHAC for a period of at least 30 years, commencing on the date the initial certified household takes title to the unit. The language for the affordability restrictions shall be approved by the Planning Board Attorney as a condition of final subdivision or site plan approval that includes any residential units.

3.31 Infrastructure and Utilities

The Richwood Redevelopment Area falls within the existing Richwood Sewer Service Area. The treatment plant that will serve this site will be constructed by the redeveloper. The disposal site for one or more phases may be located in the Redevelopment area. The redeveloper may finance all or a portion of the treatment plant from the net proceeds of bonds or other obligations secured by payments in lieu of taxes (PILOT) made by owners within the Redevelopment Area, if and when authorized under applicable law.

A. Water

New Jersey American serves Harrison Township and other parts of Burlington, Camden, and Gloucester Counties. A new water tower will be necessary to serve the Richwood Redevelopment Area. The actual design of the tower will be done by the New Jersey American engineers. It is anticipated that the new tower will be located in the vicinity of the Route 55/Route 322 intersection.

B. Other Utilities

Any new utility lines constructed to serve the Richwood Redevelopment Area will be buried underground in accordance with Harrison Township ordinances.

3.32 Definitions

SECTION 1. The definitions contained within Chapter 225-3 shall be utilized for this Plan along with the following:

ACCESSORY BUILDING – A subordinate building or structure on the same lot with a main building or a portion of the main building occupied or devoted exclusively to an accessory use. Where an accessory building is attached to a main building in a substantial manner by a wall or roof, such accessory building shall be considered part of the main building.

ACCESSORY BUILDING HEIGHT – An accessory building's vertical measurement from the mean level of the ground abutting the accessory building to a point midway between the highest and lowest points of the roof.

ACCESSORY BUILDING SETBACK – The required open space between an accessory building and the front, side and rear lines of a lot.

ADULT DAY CARE FACILITY – An establishment which provides an organized program of care and services during the day for aged, handicapped or disabled adults away from their homes in a community group setting by persons other than their family members, custodians, or guardians for payment of a fee.

AGE-RESTRICTED HOUSING - shall mean a housing unit which is restricted for occupancy to persons who are at least fifty-five (55) years of age or older so as to qualify as "housing for older persons" within the exemption provisions of Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, the Housing for Older Persons Act of 1995 and any subsequent amendments thereto.

APPURTENANCES – The visible, functional, or ornamental objects accessory to and part of a building.

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.

ARCADE – An area contiguous to a street or plaza that is open and unobstructed and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

ARTICULATE – To give emphasis to or distinctly identify a particular element. An articulated façade would be the emphasis of elements on the face of a wall, including a change in setback, materials, roof pitch, or height.

ARTICULATION – Enhancement given to an architectural element, providing increased visual definition.

ASSISTED LIVING FACILITY – A residential use which combines both dwelling units and a licensed twenty-four-hour-a-day nursing care facility for the benefit of residents. An assisted living facility may also include common dining facilities, recreation activities, therapy facilities and other accessory uses for the exclusive benefit of its residents. The structure shall be a single cohesive structure which shall not be open to the public and for those outside of the community, except for emergency. Nothing herein shall prevent the accommodation of guests and visitors as they may related to the assisted living facility.

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, be no higher than 10 feet at the front edge of the sidewalk and shall extend no farther than possible as a self-supporting structure (i.e., no visible vertical support poles or columns).

BALCONY – A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

BED AND BREAKFAST INN – A facility in a converted residence and/or accessory structures or additions thereto providing limited overnight accommodations and a morning meal to guests.

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 principal building with another principal building or an accessory building.

BUFFER – A landscaped area designed to functionally separate and visually screen the elements and uses of land which abut it, including streets, and to ease the transition between them. Buffers may also function to reduce noise, glare and other nuisances.

BUILDING DEPTH – The mean horizontal distance between the front and rear walls of a building measured in the mean direction of the side walls, exclusive of appurtenances such as bay windows, balconies, porches, steps, etc.

BUILDING FACE OFFSET – A horizontal measurement between offsets in portions of a front or rear façade, as a means of breaking up the apparent bulk of the continuous exterior walls of a building or group of attached buildings.

BUILDING FRONTAGE – A building's horizontal measurement, parallel to the public right-of-way, of the outer wall that faces a public street.

BUILDING MASS – The building's expanse or bulk and it typically used in reference to structures of considerable size.

BUILDING WIDTH – The mean horizontal distance between the side walls of a building measured in the mean direction of the front and rear walls, exclusive of appurtenances such as bay windows, balconies, porches, steps, etc.

BUILDING TYPE – A structure category determined by function, disposition on the lot, and configuration, including frontage and height.

BUS STOP SHELTERS or TRANSIT SHELTERS – A freestanding structure, located on a bus route, which is designated to accommodate embarking and disembarking transit passengers.

CISTERN – A reservoir or tank for storing rainwater and greywater for the purpose of using it for irrigation or other interior or exterior greywater uses.

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 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.

COMMERCIAL BUILDING – A single or multi-story building devoted solely to commercial uses. They shall be designed as elevator buildings. The ownership structure may be condominiums or rental.

COMMERCIAL INSTRUCTIONAL ACTIVITIES – Any educational or recreational programs or activities involving team or individual instruction that is conducted in a commercial structure and related to children or adults, including, but not limited to: dance, musical instruments, singing, cooking, karate or other sports.

COMMERCIAL KENNEL – A use or structure intended and used for the breeding or accommodation of small domestic animals for sale or for the training or overnight boarding of animals for persons other than the owner of the lot, but not including a veterinary clinic in which the overnight boarding of animals is necessary for or accessory to the testing and medical treatment of the physical disorders of animals.

COMMUNITY GARDEN – A parcel of land used for the growing of vegetables, flowers, etc. used for human consumption or enjoyment but not for commercial sales. The garden area may include but not be limited to a greenhouse, an accessory storage building, benches, a watering system and fencing.

CONGREGATE CARE – A dwelling unit often developed as part of a continuing care retirement community with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services, and other similar support services for residents.

CORNICE LINE – A continuous horizontal cornice feature that provides a vertical break within the façade and /or defines the roof line along the top of the building.

DECORATIVE PAVING – Paving that is made up of solid, precise, modular units, stamped concrete, scored concrete, seeded concrete, colored concrete or any combination of the above.

DESIGN STANDARDS – Statements and graphics intended to direct the planning and development of the built environment in a particular manner or style so that the end result contributes positively to the overall development.

DISPLAY WINDOWS – Windows on the ground floor of a building that allow visibility into and out of a commercial space and are used for display.

DRIVE-THRU FACILITY – A facility associated with a use that by design, physical facilities, service, or by packaging procedures, encourages or permits customers to receive services and/or obtain goods while remaining in their motor vehicles.

EAVE HEIGHT – A building's vertical measurement from the mean level of the ground abutting the building to the lowest point of an overhanging eave.

ELECTRONIC SIGN – A sign capable of displaying text, graphics, video, symbols, or images that can be electronically or mechanically changed by remote or automatic means, and which directs attention to a business, activity, product, commodity, service, entertainment, or communication, which may or may not contain an electronic display screen or an electronic message center. The following shall not be considered to be electronic signs:

- A. Signs utilized by the Township police department, other law enforcement personnel and/or emergency service providers;
- B. Signs that indicate only the date, time and/or temperature, provided that the remainder of the sign remains static at all times;
- C. Score boards for athletic events (indoor and outdoor) provided the use of the score board is limited to only the time the athletic event is occurring.

ELECTRONIC DISPLAY SCREEN – A sign, or a portion of a sign, that displays an electronic image or video, which may or may not include text. Electronic display screens include television screens, plasma screens, digital screens, flat screens, LED screens, video boards, holographic displays, or other technologies of a similar nature.

ELECTRONIC MESSAGE CENTER – Any sign or portion of a sign that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.

ENCROACHMENT – Any structural element that breaks the plane of the vertical or horizontal regulatory limit; extending beyond a front yard setback line, rear yard setback line, or into the public right-of-way.

ENTABLATURE – Generally refers to an elaborated horizontal band along the exterior of a building used primarily just beneath the roofline, sometimes used on the façade between floors.

EXTENDED STAY HOTEL – Any building containing 6 or more rooms, which are rented or hired out to transient guests for periods greater than 30 days and not more than 180 days.

FAÇADE – Generally one side of the exterior of a building.

FENCES AND WALLS – A tangible barrier constructed of any allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for decorative purposes, or to screen from viewers in or on adjoining properties and streets, materials stored and operations conducted behind it.

FENSTRATION – The percentage of the area of windows, doors and other exterior openings to the total façade area.

FIRST FLOOR ELEVATION – A building's vertical measurement from the mean level of the ground abutting the building to the mean level of the first floor of the building.

FIRST STORY CLEAR HEIGHT – A building's vertical measurement from the mean level of the first floor of the building to the mean level of the second floor of the building.

FLATS or LOFTS – Residential building containing two or more dwelling units attached at one or more common roofs, walls or floors. Typically, the units habitable area is provided as a single level with entrances provided from a common corridor. Common lobby elevators are required when more than one story above grade is provided. Flats or lofts may be contained in a residential building or may be residential flats or lofts over first floor commercial or business uses.

FRONT ELEVATION – The elevation of a building that faces the public right-of-way and contains the primary entrance.

FRONT FAÇADE ENCROACHMENTS – Building components that encroach from the front façade of a building into the public right-of-way or building setback area, including, but not limited to, overhanging eaves, gutters, cornices, steps, bay windows, porches, balconies and balconettes. If the maximum permitted encroachment is greater than the maximum permitted setback, then such building components are permitted to encroach into the public right-of-way.

FRONTAGE PERCENTAGE – The percentage of the width of a lot that is required to be occupied by the building's primary façade.

GATEWAY – A point at which a motorist or pedestrian gains a sense of arrival in a particular district, neighborhood or part of the Township. This impression can be imparted through such things as signs, monuments, landscaping, change in development character or a natural feature.

GREEN, PLAZA, SQUARE or PIAZZA – Public spaces which may contain one or more civic building(s) or space located within a primarily unpaved, formally configured area which may contain a small public lawn or park. Portions may be linear in shape though a square, rectangle, circular or other usable shape, as appropriate, shall be the primary focus of the area. Spaces shall be surrounded by canopy street trees. These sites shall be situated at prominent locations and are often dedicated to important events and/or citizens. Spaces may contain water features, an amphitheater, farmers market, and in some appropriate instances, such as in conjunction with residential neighborhoods, may include limited equipment and courts.

GREEN ROOF - Engineered, multi-layered roofing system sustaining the growth of plants on a roof while protecting the integrity of the underlying structure. The components of a green roof consist of a waterproofing membrane, root barriers, a drainage layer, retention layer, filter fabric, growing medium and plants.

GROUND FLOOR FRONT FACADE FENESTRATION – The ratio of ground floor front window area to ground floor front façade area. Window area may include windows contained in doors.

HARDSCAPE – Inanimate elements of landscaping. Examples include walls, patios, pavers, paths, boulders, stones, decks and fountains.

HIERARCHY – Architectural hierarchy places some buildings, uses, and design elements in a superior and/or subordinate relationship to each other by use of design principles (elaboration, scale, design) to draw attention or emphasis.

HORIZONTAL FAÇADE BANDING – The use of horizontal strips that differ from the principal material, color, texture or setback of a façade, as a means of breaking up the apparent height of a building.

HORIZONTAL FAÇADE BREAK – A horizontal measurement between building face offsets; vertical elements; bay windows; private amenities organized vertically such as terraces, balconies or balconettes; building offsets or recesses; changes in façade materials or colors; or combination thereof.

INDEPENDENT MEDICAL AND SPECIALTY CARE – Facilities and uses that include adult day care, hospice care, long-term care and respite care.

INDOOR RECREATION FACILITY – A building or use providing for indoor play, athletic events, competitions, practice, training and play equipment, athletic training and related activities. Said uses may involve eating and drinking establishments.

KIOSK – A structure which may be constructed somewhere other than the lot on which it is placed or which is comprised of parts which are constructed elsewhere and assembled on a lot, and which is designed and intended to be used primarily for retail sale, display and accessory advertising of food and merchandise.

LARGE RETAIL ESTABLISHMENTS – Retail uses in excess of 50,000 square feet. Large Retail Establishments (LRE) which may be either one story or two stories in height may include uses such as, but not limited to Membership Warehouse Clubs, including the sale of motor fuels, home improvement stores, including lumber sales and garden centers, and general retail sales of goods and services.

LINER BUILDING – A single or multi story building devoted to commercial or residential uses. Their purpose is to “line” the exteriors of large structures such as parking garages, movie theaters or supermarkets. This allows large, blank facades to be screened by pedestrian scaled uses. The building may be attached or integrate building may be attached or integrated into the larger structure, or sit in front of it, with separations dictated by building codes. Individual unit access is to be provided from the primary street frontage. Secondary access may be provided from the building that is being “lined”.

LIVE/WORK DWELLING UNIT – A hybrid commercial/residential building that may be new infill construction or a conversion of an existing home into a combination ground-floor business and upper-floor single-family dwelling unit.

LOADING ZONE – An unobstructed area provided and maintained for the temporary parking of trucks and other motor vehicles for the purpose of loading and unloading goods, ware, materials, and merchandise.

LONG TERM CARE AND/OR NURSING HOME – An institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority or its members by marriage, blood or adoption. Long-term care facility shall include the terms; skilled nursing facility and intermediate care facility.

MAGNET STORE or ANCHOR TENANT – A major store or stores which draw customers and thereby generate business for surrounding stores.

MANSARD ROOF – A roof with 2 slopes on all 4 sides with the lower slope being nearly vertical and the upper nearly horizontal.

MASSING – The manner in which a building's height, depth, and width are proportionate to the width of the street on which it is located.

MIXED-USE BUILDING – A building that includes more than one use; typically having different uses or users on different floors of the building. First floors are primarily commercial uses with commercial or residential uses on upper floors, including the possibility of commercial retail on the second floor. Typically, an upper floor residential unit's habitable area is provided on a single level with entrances provided from a common corridor. Common lobby elevators are required when more than one story above grade is provided.

MULLIONS – A slender structural element that forms a division between units of a window, door, or screen for practical or decorative purposes.

OFFICE – A room, suite of rooms, or building in which a person transacts the affairs of a business, profession, service, industry, or government.

OFFICE/COMMERCIAL BUILDING – A single or multi-story building devoted to office or commercial uses. They shall be designed as elevator buildings. The ownership structure may be condominium or rental. Common entrances and other spaces may be shared. Primary access is to be provided from the primary street frontage. Additional access is permitted from courtyards or internal corridors.

OFFSET – A change in elevation or primary façade plane with a difference of at least three (3) feet.

PARAPET – The portion of a wall that extends above the roofline.

PARK – A noncommercial, not-for profit facility designed to serve the recreation needs of the residents of the development, community, or Township. Such facilities include neighborhood parks, community parks, regional parks, and special use facilities. Such facilities may also include but shall not be limited to school and religious institution ball fields, football fields, and soccer fields, if they meet the above definition.

PATIO – A paved area adjoining a house or other structure, used for outdoor dining, recreation and relaxation.

PEDESTRIAN REALM – The area of the public right-of-way intended for pedestrian movement; the area between the face of the curb and the nearest property line, and may extend beyond the public right-of-way into private property.

PEDESTRIAN REALM WIDTH – A horizontal measurement perpendicular to the street between the street curb and the edge of paved surface, which includes the sidewalk, planting strip and other pedestrian areas and may extend beyond the public right-of-way into private property.

PIER – A vertical supporting structure, as a section of wall between two openings or one supporting the end of an arch or lintel.

PILASTER – A shallow rectangular feature projecting from a wall, having a capitol and a base and architecturally treated as a column.

PORTICO – A covered walk or porch that is supported by columns or pillars; also known as a colonnade.

PRIVATE SETBACK – The space between the façade of a building and a public right-of-way. Such space may be regulated for passive use landscape or active use hardscape/paving.

PROJECTION – A protrusion beyond the dominate surface of a building.

PLANTER – A decorative, above ground container located within a public right-of-way and used for the planting of trees, shrubs and plants. Planters shall maintain a minimum pedestrian clear space width of four (4) feet along a public sidewalk.

PLANTING STRIP – A portion of public right-of-way located between the curb and sidewalk which is dedicated to the planting of trees and low ground cover.

POCKET PARK – A small, neighborhood serving space on either public or private land, available for recreational, educational, cultural, or aesthetic use. Pocket parks tend to be equivalent to the area of 1-3 surrounding lots in size, and primarily serve the needs of the immediate surrounding community.

PORCH – A covered but enclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.

PRIMARY FAÇADE – The front of a building that looks onto a street or open space where the primary entrance is located.

PRINCIPAL STORE FRONTAGE – Any building face that includes a public / customer entrance (not emergency, service or employee entrances) to the store or establishment to which a sign is related.

PROJECTING, BLADE, or HANGING SIGN – A sign attached to and projecting out from the exterior façade or wall of a building at a 90 degree angle in such a manner that it is located completely in the public right-of-way, partially in the right-of-way or completely on private property.

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 are typically paved from building face to building face, with drainage by inverted crown at the center or with curbs at the edges.

RECESS – A change in the building façade plane that sits at least three (3) feet back from the beginning of the primary building setback.

RECREATION – The refreshment of body and mind through forms of play, amusement, or relaxation. The recreational experience may be active, such as, but not limited to boating, fishing and swimming, or may be passive, such as, but not limited to, enjoying nature or its wildlife.

REGULATING PLAN – A zoning map that shows the location of different major use zones.

ROOFLINE OFFSET – A horizontal measurement between offsets in portions of a roofline, as a means of breaking up the apparent bulk of the continuous roofline of a building or group of attached buildings. Such offsets consist of elements such as dormers and gables.

RHYTHM – Movement or pattern often referring to setbacks or projections, either vertical or horizontal, typically in regards to façades or street fronts.

SHARED PARKING – Joint utilization of a parking area for more than one use, either on-site or between nearby properties through a dedicated arrangement, in order to fulfill their individual parking requirements because their prime operational hours do not overlap.

SECONDARY FAÇADE – The face(s) of a building that do not have the primary entrance and are not designated tertiary or service facades.

SIDE FAÇADE FENESTRATION – Ratio of side window area to side façade area. Window area may include windows contained indoors.

SINGLE-STORY RETAIL – A single story building devoted to commercial or retail uses.

SOLAR SCREEN – A device attached to a building to provide shading for glazed areas thereof.

SPECIAL CARE or EXTENDED CARE FACILITY – Includes assisted living facilities, convalescent care, nursing homes, extended care facilities and life care facilities.

STORAGE SHED – A subordinate structure or building used primarily for storage purposes.

STOREFRONT – A ground floor façade with a large display window allowed for commercial retail, commercial office, and residential lobby uses.

STOREFRONT WIDTH – The horizontal extent of the storefront of an individual business or establishment as measured parallel to the public right-of-way upon which it fronts.

STREET FURNITURE – Functional elements of the streetscape, including but not limited to benches, trash receptacles, planters, telephone booths, bus shelters, kiosks, sign posts, street lights and bollards.

STREET FRONTAGE – The horizontal distance between side lot lines measured along the public right-of-way upon which the lot fronts.

STREET REGULATING PLAN – Both a master plan element and a land use ordinance that regulates location and general design of public and private streets and spaces.

STREETSCAPE – Design elements in the street right-of-way, primarily including street furniture, sidewalks, tree pits, grass verges, landscaping, lighting, and signage.

STRUCTURAL CANOPY – A non-fabric type of awning or canopy covering an entrance. Signs located on supported canopies may be placed along the upper edge of the front portion of the canopy.

TECTONICS – The science or art of shaping, ornamenting, or assembling materials in construction.

THEATER – A structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received. Does not include sexually-explicit adult entertainment businesses. Sexually-oriented Adult Motion Picture Theaters or establishments featuring burlesque are prohibited.

TERTIARY FAÇADE – The face of the building that contains the service aspects of the building (i.e., loading, trash, etc).

TOWNHOUSE BUILDING (includes STACKABLE) – A one-family dwelling unit with a private entrance, attached horizontally with other dwelling units in a linear arrangement. They are located on individual lots and are separated from other dwelling units by an approved wall, extending from the foundation through the roof that is structurally independent of the corresponding wall of the adjoining unit. They have a totally exposed front and rear wall to be used for access, light and ventilation. A variation of the Townhouse is the Stackable Townhouse, with two, similarly sized one-family dwelling units integrated into the footprint of a Townhouse.

TRANSPARENCY – The degree, measured as a percentage of the overall façade space, to which a façade has clear, transparent windows on each story.

TRASH AND RECYCLING ENCLOSURES – A screened container used for the temporary storage of rubbish or materials to be recycled pending collection.

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.

UPPER FLOOR FRONT FAÇADE FENESTRATION – The ratio of upper floor front window area to upper floor front façade area. Window area may include windows contained in doors providing access to terraces, balconies or balconettes.

UTILITY – All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity.

VERTICAL FAÇADE BREAK – A vertical measurement between horizontal elements such as horizontal façade banding; private amenities oriented horizontally such as terraces, balconies, balconettes and porches; changes in façade materials or colors; overhanging eaves; or combination thereof. Outdoor terraces, balconies and porches shall have a minimum depth of 4 feet and outdoor balconettes shall have a maximum depth of 2 feet.

VETERINARY CLINIC – A use or structure intended or used primarily for the testing and treatment of the physical disorders of animals; not principally used for the overnight boarding or grooming of well animals; not permitting outdoor cages, pens, or runs for the confinement of animals unless expressly permitted in the district; and not used for the training of animals.

4.0 PLAN IMPLEMENTATION STRATEGY

4.1 Structure and Powers of the Redevelopment Entity

The Township Committee shall serve as the Redevelopment Entity. The Redevelopment Entity shall review all proposals before applications for development are submitted to the Planning Board, may request supplemental information, and, at its discretion, determine the acceptability of such submissions and determine whether to proceed with redeveloper designation and negotiation of a redevelopment agreement. The Planning Board shall review all development applications in accordance with the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-1 et seq., and as set forth in this Plan Amendment.

4.2 Property Acquisition

Harrison Township will not acquire any property located within the Interior Richwood Redevelopment Area through eminent domain.

4.3 Relocation of Displaced Residents and Businesses

No residential or commercial property owners or tenants will be displaced pursuant to the Plan; therefore there is no need for a temporary or permanent relocation plan for such residents or businesses.

4.4 Affordable Housing Obligations

As each development application is submitted, affordable housing obligations will be evaluated per State laws and regulations and shall be established in accordance with such laws and regulations.

4.5 Housing Inventory

In accordance with N.J.S.A. 40A:12A-7a(6), the municipality conducted an inventory of all housing units affordable to low and moderate income households that will be removed as a result of implementation of this Plan. Based upon a review of available documentation concerning the Township of Harrison's affordable housing, it appears that no COAH deed-restricted affordable housing units will be removed as a result of implementation of this Redevelopment Plan within the Redevelopment Area. Since there are no affordable housing units that will be affected by the implementation of the Redevelopment Plan, there is no need to provide any affordable replacement housing pursuant to N.J.S.A. 40A:12A-7a(7).

4.6 General Provisions

This Plan shall supersede any and all of the other provisions of the Township Zoning Ordinance (Chapter 225) for the Interior Richwood Redevelopment Area. The Plan represents the land use structure of the Interior Richwood Redevelopment Area and cannot be modified without Plan amendment, except as modified below. Waivers for minor deviations from the Plan may be granted by the Planning Board during site plan review. This Plan contains two elements identified as "Land Use/Transect Regulating Plan" and "Circulation Regulating Plan" which shall be utilized in conjunction with this Plan as well as the Original Redevelopment Plan. These plans are to be used in conjunction with the regulations found in this plan to guide development in the entirety of the Redevelopment Area. The "Land Use/Transect Regulating Plan" establishes 5 Transects which establish permitted uses, permitted maximum development potential and permitted building types. The "Circulation Regulating Plan" establishes required right-of-way allocations and improvements for both vehicular and pedestrian circulation.

A minor deviation is a request for non-compliance with a requirement of this Plan, provided that the deviation is consistent with the overall goals and objectives of the Plan, does not undermine the intent and purpose of the Plan, and substantial complies with the requirements of the Plan.

All applicants for development must obtain any and all other approvals which may be required from other local, state, or federal agencies which otherwise may have jurisdiction over the development or redevelopment of a site or sites located within the Redevelopment Area, including but not limited to the Interior Richwood Redevelopment Area.

4.7 Application Review

Applications for development shall be submitted to the Planning Board. Procedures and requirements for such applications are located in Chapter 174, Article II of the Harrison Township Combined Land Use Code entitled Application and Review Procedures for Major Site Plans, as well as the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. Application forms are available on the Township's website and at the Planning Board Secretary's office.

4.8 Variance, Waiver, and Exception Requests

The Planning Board may consider applications for N.J.S.A. 40:55D-70(c) and (d) variances as part of any Site Plan review. The applicant must provide proofs as are required by N.J.S.A. 40:55D-70 in order to obtain relief from strict application of the Plan requirements. All requests for variances, waivers and/or exceptions will be evaluated in terms of the goals and objectives and the content of the Township Master Plan and this Plan. The Planning Board may impose such conditions it deems necessary to permit the exception while insuring the integrity of the Township Master Plan and this Plan.

Variances shall be required to permit relief from any of the following, including, but not limited to:

- A. Any standard regarding the width, depth or size of a lot.
- B. Any standard regarding the placement, size or height of a building on a lot.
- C. Any standard regarding access to a use found in Section 3.12.
- D. Any standard requiring a garage and any associated driveway length.
- E. Any standard regarding the amount, location or type of parking.
- F. Any open space and recreation requirements found in Section 3.14.
- G. Any standards with regards to buffers found in Section 3.16.
- H. Any standards with regard to Signs found in Section 3.20.

Waivers shall be required to permit relief from any other design standard not specifically identified in A through H above.

The road types and associated right-of-way dedication, street alignments, and street improvements identified in the Interior Redevelopment Plan Area shall be deemed to be fixed. Any application for a change from these considerations, whether minor or major, shall require a design waiver from the Planning Board.

Proposed land uses that do not conform to the permitted uses within this Plan, and thus require a Use Variance, may be considered by the Planning Board.

4.9 Interpretation of Development Standards and Guidelines

The development standards contained in this Plan are both written and illustrated. The illustrations and written text are intended to be complementary and in the event that an apparent inconsistency exists, an applicant may apply to the Planning Board for interpretation of the regulation in question. Any interpretation made by the Planning Board shall be made in conjunction with the overall intent and character of the Township Master Plan and this Plan.

4.10 Development Review

- A. This Plan shall be considered a type of "planned development" and "planned unit development" and shall be reviewed by the Planning Board in accordance with the procedures specified in the Municipal Land Use Law for a "planned development" at N.J.S.A. 40:55D-39.c., -43. and -45.
- B. General Development Plan (GDP) approval, may be given an extended vesting period in accordance with the Municipal Land Use Law, NJSA 40:55D-45.1 at the discretion of the Planning Board.
- C. Contents of General Development Plan submission shall include all items specified in N.J.S.A. 40:55D-45.2a through I.
- D. In conjunction with each application for preliminary approval, the applicant shall submit specifications for the architectural designs of the proposed buildings. These specifications shall be reviewed by the Planning Board for consistency with appropriate sections of this ordinance. Included will be standardized optional improvements for residential uses such as decks, patios and fences.
- E. An Architectural Review Committee (ARC) shall be established by the applicant to review all exterior modifications to the proposed community. The guidelines for the ARC shall be submitted in conjunction with the first application for final approval. The intent of this requirement is to enforce the requirements of the submitted designs for those items which do not require approval by the Planning Board.
- F. It is the intention of this ordinance that the commercial components of the Interior Richwood Redevelopment Area be constructed along with the residential units in this area, such that a percentage of the commercial development is built before all of the residential units are constructed. The commercial components are a vital and integral part of this Plan. Any developer developing under this ordinance shall submit a phasing plan for the construction of the commercial components at the time of GDP approval or other development approval which sets forth the timing for the construction of the commercial components as this relates to the construction of the residential components. This phasing plan shall be set forth in a Municipal Developer's Agreement which shall be recorded upon the land records of the County and as part of any development approval.

5.0 RELATIONSHIP TO EXISTING PLANS AND REGULATIONS

5.1 Relationship of Plan to Adjacent Municipal Plans and Master Plans

The entire Redevelopment Area abuts Mantua Township north of the 322/55 interchange. There are three zoning districts on abutting properties, according to the Master Plan for the Township of Mantua (January 2006). They include the Flex Space Zone, where the South Jersey Tech Park is under construction on Rowan University-owned land; the R-40 Zone which permits one acre residential lots as a principal use; and the AR Zone which permits three acre residential lots. The Richwood Plan provides for low density single-family detached lots and/or buffers to adjacent communities that provide transitions consistent with good planning practice. Like the Richwood Redevelopment Area, all lands in Mantua immediately north of its shared border with the Richwood Redevelopment Area fall in Planning Area 2. The State Plan promotes growth in this Planning Area. The Richwood Plan and design requirements are consistent with the Mantua Township Master Plan.

The Richwood Site Redevelopment Area is located proximate to Glassboro and Pitman Boroughs. This Amended Redevelopment Plan for the Interior Richwood Redevelopment Area will be consistent in scale and form with the traditional development in these Boroughs. The entire Redevelopment Area will form a regional, mixed-use center that will serve all of the surrounding communities.

5.2 Relationship to County Master Plan

Gloucester County last updated its master plan in 1982. The Development Management Plan Map contained in the master plan shows that the Richwood Site Redevelopment Area falls into a growth area, limited growth area, rural agricultural area, and environmentally sensitive area. The map is considered a means of managing future growth rather than restricting it. "It is assumed capable of accommodating all future growth that is expected to occur in the County, but reflects a desire to direct this growth near or within areas of existing development." (p. 75)

More recently, Gloucester County submitted its response to the 2004 Preliminary State Development and Redevelopment Plan in a document entitled Final County of Gloucester Cross Acceptance Report (April 2005). In it, the County's position with regard to the State Plan Policy Map expands the Planning Area 2 designation around the redevelopment site. Thus, despite the varied growth management designations assigned to this area in the Development Management Plan, the County's more recent report acknowledges that this area in its entirety is appropriately designated for growth.

5.3 Relationship to State Development and Redevelopment Plan

The Richwood Site Redevelopment Area Plan is consistent with the policies associated with the State Plan Policy Map. Planning Area 2, the Suburban Planning Area, encompasses the site in question. PA 2 is intended to "Provide for much of the state's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas of sprawl; reverse the current trend toward further sprawl; and revitalize cities and towns." (2001 State Plan, p. 186)

Harrison Township is reversing the trend toward low density "sprawl" by re-orienting future development on this site into a compact, mixed use configuration. The planned village will meet the following criteria for a village as set forth in the State Plan.

5.4 Relationship to Development Regulations of the Municipality

The regulations set forth in this Redevelopment Plan will supersede the existing zoning for the entirety of the Area in Need of Redevelopment. This Plan creates no conflict with existing local development regulations.

The goals of this redevelopment plan are derived directly from the Township Master Plan policy and goal statements. The objectives are derived from applicable master plan elements.

6.0 CONCLUSION

This Amended Redevelopment Plan is part of the Township's long-range planning efforts intended to provide the best possible quality of life for Harrison Township's residents, to provide opportunities for a vibrant economy, to protect natural resources and to guide design to sustain and create an attractive town where the built environment and the natural environment coexist in harmony. It is anticipated that the Amended Redevelopment Plan will be a tool to facilitate the realization of redevelopment projects that will make the most of public and private resources to ensure that infrastructure is installed as part of an efficient and effective overall plan and to ensure quality development.

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. An amendment to the Zoning District Map be made in accordance with the provisions of N.J.S.A. 40A:12A-7(c) of the Township of Harrison Zoning Map adopted March 7, 2005, and amended May 18, 2009, is hereby amended to conform to the provisions of the Redevelopment Plan, as amended. The zoning district map as amended shall indicate the Redevelopment Area to which Redevelopment Plan applies.

Section 4. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF HARRISION

Diane Malloy, Township Clerk

Louis Manzo, Mayor