

Miscellaneous Design Standards



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COMPREHENSIVE SIGN PLAN

MIXED USE (MU), NEIGHBORHOOD COMMERCIAL (NC), AND MIXED USE COMMERCIAL/RESIDENTIAL WALKABLE NEIGHBORHOOD CENTER (AR-1) ZONES

A Comprehensive Sign Plan shall be provided which has a consistent sign design theme throughout the Town or Neighborhood Center. Color of letters and background shall be carefully considered in relation to the color of the materials of the building(s) and where the signs are proposed to be located. All building signs shall be compatible with the architecture of the building and shall be a subordinate rather than predominant feature of any building.

PURPOSE

- To implement and enforce the sign regulations set forth in below.
- To encourage signage compatible with the character of buildings and integrated with the building's architectural design and other signs on and in the vicinity of the building.
- To promote creativity in signage design, utilizing high quality materials and craftsmanship and to develop a distinctive image.
- To encourage efficient use of signage to avoid visual clutter.
- To protect the public health, safety and welfare by promoting signage that effectively identifies establishments and is visible to both pedestrians and motorists alike.



SIGN APPROVAL & ENFORCEMENT PROCEDURES

- Any person wishing to erect, alter, modify or expand any sign shall first apply to the Lessor (property owner) or its property management agent for review and approval of such sign improvement relative to an approved Comprehensive Sign Plan. Upon receipt of such approval in writing, such person shall then apply to the Township Planner and Township Building Department for all necessary permits. The applicant shall provide all information and materials for the proposed sign(s) necessary for the property owner and the Township Planner to determine compliance with the approved Comprehensive Sign Plan.
- If the Township Planner determines the proposed sign(s) conforms to the applicable Comprehensive Sign Plan standards and restrictions, he/she shall issue zoning approval for such sign. Notwithstanding the following requirements, the Township Planner shall have limited discretion in the administration of these standards. In the exercise of that discretion, he/she may approve a sign that deviates in a minor way from such standards, if he/she determines that the sign(s) substantially conforms to the requirements set forth in the standards.
- The Township Planner shall have the final authority to approve or deny a proposed sign request, to direct the removal of any sign installed without such approval, and to enforce all provisions contained in this document.
- Failure to comply with such provisions may result in enforcement action by the Township Planner, which may lead to the imposition of penalties, including fines, as provided by Township Code.
- Any person aggrieved by a compliance decision rendered by the Township Planner may appeal such decision to the municipal board having jurisdiction over such matters as determined by the Township Planner after conferring with the Township Attorney.

GENERAL STANDARDS

- The sign regulations set forth in the Township Code Article VIII shall control for sign standards not otherwise enumerated in these regulations or this sign plan.
- Flags and emblems of a government organization or of a political, civil, philanthropic, educational or religious organization are exempt from all provisions of the Township Code and this sign plan.
- No exposed raceways, ballast boxes or electrical signs shall be permitted.
- Sign company names or stamps shall be concealed (applicable ordinances and codes permitting).
- Public safety decals in minimum sizes may be used subject to compliance with all applicable codes.
- Tenants shall not use or affix to a building or window, temporarily or permanently, any stickers or paper, cardboard, plastic or other similar low quality signs; nor shall banners, pennants and/or flag type signs of various materials be so used.
- No merchandise, wall storage units or equipment of any sort shall be placed in front of building windows so as to obscure views into and out of the building.
- Signs that are necessary for the safe movement of traffic or other directional assistance shall be permitted provided they follow the materials, colors, and letter type standards approved for such signage. All signage of this type shall be approved by the Township Planner and Lessor or Lessor's authorized agent prior to installation.
- Special mounting standards shall be used for traffic directional, handicapped parking and other similar on-site signage. Signs shall comply with Subtitle 1 of Title 39 (Standard Traffic Signs) and be mounted utilizing the special design details for such signs approved for the project.
- Drawings showing letter sizes, letter type, fabrication, and installation shall have to be approved and signed by the Lessor or Lessor's authorized agent.
- After a tenant has vacated the premises, the Lessor shall be responsible for the removal of all prior tenant signage and restoration of areas where such signage was located to the original condition, including painting and patching, if necessary.
- Signs, including bracing and support structures, shall be compatible with the principal structure to which they are attached in both overall design and materials.
- All signs shall be securely attached to the building by means of metal anchors, bolts or expansion screws, subject to any required review and approval by the Township Building Department.
- Architectural features of the principal structure shall not be obscured by any sign or its supporting structures or braces.
- No sign shall be affixed to any roof, tree, fence, utility pole or similar structure.
- No vehicle shall be parked in such a manner that it serves as a means of advertising.
- Animated, moving and fluttering signs (including business related banners, flags and pennants), blinking, flashing, sparkling or glittering signs are prohibited. Signs that produce glare or use bare bulbs, such as exposed neon and other exposed tube signs, as well as signs that use bright day-glo or fluorescent colors are prohibited. Signs that obstruct pedestrian traffic, such as sandwich board and other portable signs, are prohibited.
- No permanent sign shall be painted directly on the surface of any wall, building, fence or similar structure.
- The maximum graphic content coverage of any sign shall not exceed seventy percent (70%) of the sign face.
- No sign shall have more than two faces and such faces shall be parallel to each other.
- Every permitted sign, including window lettering and exterior signs, shall be constructed using high quality materials and shall be kept in good condition and repair at all times. All signs to the contrary shall be removed. The responsibility of making sure this requirement is satisfied shall primarily rest with the Lessor of the property.
- Internally illuminated sign boxes or individual letter signs with translucent faces are prohibited.
- Inflatable or similar such signs shall be prohibited.
- All changeable copy signs are prohibited, except for permitted menu board type signs and permitted office tenant directory signs.
- Non-advertising or non-commercial signs that are part of and accessory to bus shelters, pay phones, trash receptacles and other similar street furniture shall be permitted.

- Holiday window painting or decorations shall be permitted and exempt from window sign limitations. However, such painting or decorations shall contain no reference to named goods or services, and any text shall be strictly limited to reference to the applicable holiday and shall not include reference to any sales, promotions, merchandise or services. In addition, all such decorations shall be removed within ten days of the applicable holiday.
- All business establishments above the street level shall be prohibited from installing or otherwise placing any signage on the exterior of the building or in the windows of such building. This includes both permanent and temporary signs of any kind.
- Permanent signs that advertise continuous sales, special prices, etc., are prohibited.

SIGN AREA MEASUREMENT

- The area of a sign shall be computed based on the area of the actual sign face, exclusive of any supporting structure or bracing. Where a sign has two parallel faces, only one of the faces shall be measured to determine the area of the sign.
- The surface area of a sign shall be calculated by enclosing the extreme limits of all lettering, background, symbol or logo, representations, or other display within a single continuous boundary forming a square or rectangle.

SIGN DESIGN STANDARDS

For the purpose of determining maximum permitted sign area, minimum and maximum permitted letter height and the number of signs permitted, the following sign types are identified:

- Awning/Canopy Signs
- Façade/Wall Signs
- Projecting/Hanging Signs
- Window Signs
- Office Tenant Directory Signs

Awning/Canopy Signs

Maximum Area: 3 square feet.

Maximum Sign Length: 6 feet.

Maximum Letter Size: 8 inches.

The terms “awning” and “canopy” as used in these sign standards are used interchangeably and shall be considered synonymous.

Awnings and canopies shall extend no farther than possible as a self-supporting structure (no visible vertical support poles or columns), shall be compatible with the building window treatment, and shall not dominate the building elevation where such structure is proposed. All awnings and canopies shall be coordinated and compatible with other existing or proposed awnings and canopies on the building. Signage to be placed on front valance portion of the awning structure only; for non-fabric type canopies, signage may be located along the upper edge of the front portion of the canopy, in a manner that is compatible and complementary to the design and appearance of the building on which it is located.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.



Façade/Wall Signs

Maximum Area: 1 square foot per linear foot of store front up to 24 square feet.

Maximum Sign Height: 24 inches.

Maximum Sign Length: 12 feet.

Maximum Lettering Size: 16 inches, one line of text; 8 inches, 2 lines of text (not to exceed two lines of text).

Minimum Height Above Sidewalk: 8 feet, unless greater height required by building code.

Maximum Height Above Sidewalk: 14 feet and shall not extend above the base of the second floor window sill. All such signs shall be coordinated with the placement of other such signs along the same building elevation and where possible, shall be located within areas of the building elevation intended to accommodate such signage. Signs shall not cover doors, windows or architectural details.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

Façade/wall signs shall not project above the edge of the roof or beyond the side walls of a structure.

A wall sign shall be located where architectural features or details suggest a location, size or shape for the sign. Generally, the best location for a wall sign is generally a band or blank area between the first and second floors of a building.

New wall signs shall be placed consistent with sign locations on adjacent buildings. This can establish visual continuity among storefronts.

No façade/wall sign or individual lettering shall project more than 3 inches from the surface to which such sign or lettering is attached.

Restaurants, cafes, luncheonettes, delicatessen and similar establishments shall also be permitted 1 wall mounted or hung display board for the purpose of displaying the establishment's menu, announcing daily specials, etc. Such display board shall be made of high quality materials, whether wood or metal, with a high quality finish and a high level of design detail, making it both compatible and complementary to the design and appearance of the building on which it is located. Such sign shall be located adjacent to the entrance to the establishment and shall be limited to 3 square feet in total area.

Internally illuminated box signs and individual letter signs with translucent faces are prohibited.

Lettering shall not occupy more than 70 percent of the area where the sign is placed to avoid a cluttered look.



Projecting/Hanging Signs

Maximum Area: 8 square feet, no wider or longer than 4 feet, though signs exceeding such limits may be permitted if deemed consistent with the Design Standards for Signs (Section 13 below) and approved by the Township Planner/Zoning Officer.

Maximum Lettering Size: 16 inches, one line of text; 8 inches, two or more lines of text.

Minimum Height Above Sidewalk: 8 feet.

Maximum Height Above Sidewalk Grade: 14 feet and shall not extend above the floor level of the second floor of the building.

Height Above Sidewalk: Minimum of 8 feet, unless greater clearance required by building code, but no greater than 14 feet or higher than the height of the first floor of the building, whichever is less.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

One per tenant, located near main entrance and external illumination only.

Sign supports and brackets shall be compatible with the design and scale of the sign.

Internal illumination of a projecting sign is prohibited.

Projecting signs shall be constructed of metal, wood or high density preformed foam or similar material made to look like wood, as approved by the Township Planner/Zoning Officer (see page 12 "sign materials").

The text, copy, or logo face shall not exceed 70 percent of the sign face of a projecting sign.

The sign shall be hung at a 90 degree angle from the face of the building.

No hanging or projecting sign shall have a sign face that has a depth of less than 2 inches.

One per business frontage shall be permitted.

Only permanent signs that are an integral part of the awning or canopy shall be allowed.

Sign or logo shall not occupy more than 60% of the awning valance or the bottom 10 inches of the awning if a valance is not present.

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Awning signs shall not be internally illuminated.

Awning signs shall be regularly cleaned and kept free of dust and visible defects.

Where applicable, awnings may contain street numbers, but telephone numbers or product advertising and product logos are prohibited.



Window Signs (permanent window lettering on glass)

Maximum Area: 6 square feet or 30% of a window area, whichever is less (including any sign background/design details), but in no case longer or wider than 6 feet.

Maximum Lettering Height: 8 inches.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

Interior signage other than window signage, that is clearly visible and positioned to be readily seen for outside the building, shall be prohibited.

Window signs shall be limited to individual letters placed on the interior surface of the window and intended to be viewed from outside. Glass-mounted graphic logos may be applied by silk screening or pre-spaced vinyl die-cut forms.

The window lettering or sign shall pertain only to the establishment occupying that portion of the premises where the window is located.

The text or sign copy of a window sign shall be limited to the business name and brief messages identifying the type of product or service or pertinent information (e.g., "reservations required" or business hours).

Window signs indicating that an establishment is "Open" or "Closed" for business shall be permitted. Maximum 1 square foot in area and no more than 1 sign per business frontage. They shall be considered accessory to window signs and shall not be included in incidental window sign area calculations.

Window lettering or signs that have an exterior source of illumination or include moving or animated images or text are specifically prohibited.

Building space leasing signs shall be permitted as follows: one 6 square feet sign per street frontage for each leased space or one 12 square feet sign per street frontage when more than one space is available for lease in a building.



Office Tenant Directory Signs (outside building)

Maximum Area: 6 square feet, no wider or taller than 3 feet.

Minimum Letter Height: none.

Maximum Lettering Height: 2 inches.

Maximum Height Above Sidewalk: 6 feet.

Maximum 1 per building and only to be used for upper-story tenants.

Shall be located at principal entrance to building serving tenants identified on directory, shall be affixed directly to building face and located, where possible, perpendicular to building elevation where entrance is located.



SIGN COPY

- The sign copy (text) of permanent signs shall relate only to the name and/or nature of the business or service offered.

NUMBER OF SIGNS

- Each store or establishment on the street level shall be permitted a maximum of 2 exterior signs including a façade/wall sign, a projecting/hanging sign, and an awning/canopy sign for each principal building face. "Principal Building Face" shall be defined as any building face that includes a public/customer entrance (not emergency, service, or employee entrances) to the store or establishment to which the sign is related. Window signs shall be considered interior signs and shall be located on the inside of the window only.
- Each store or establishment on the street level having frontage on two streets shall also be permitted 1 of the above permitted exterior signs along a secondary street frontage that is not otherwise considered a principal building face.
- In addition to the above, restaurants, cafes, luncheonettes, delicatessens and similar establishments shall also be permitted to mount/hang a display board.
- No more than 1 additional sign shall be permitted on a drive-through canopy. Its design, size and lighting shall be consistent with other proposed signs for the store or establishment.

MAINTENANCE

- Signs and supporting hardware shall be structurally safe, clean, free of visible defects, and functioning properly at all times. The responsibility to satisfy this requirement shall rest with the Lessor and shall be subject to the enforcement of the Township Planner.
- Repair to signs shall use materials and craftsmanship that are comparable or better than were used for the original sign, and shall be subject to the review and approval of the Lessor as well as the Township Planner.

COLORS AND MATERIALS

Color is one of the most important aspects of visual communication. It can be used to catch the eye or to communicate ideas or feelings. Too many colors used simultaneously can confuse and negate the message of a sign. Even the most carefully planned sign may look unattractive due to poor color selection.

Contrast is an important influence on the legibility of signs. Light letters on a dark background or dark letters on a light background are most legible.

- Limit the total number of colors used in any one sign. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors decreases readability.
- Colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of other signs shall be avoided. Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not usually blend well with other background colors.
- Sign colors shall compliment the colors used on the structures and the project as a whole.
- Sign materials shall be of the highest quality and shall be compatible with the design of the façade where they are placed.
- The selected materials shall contribute to the legibility of the sign. For example, glossy finishes are often difficult to read because of glare and reflections.
- The following are required materials for signs unless otherwise approved by the Township Planner:
 - Wood (carved, sandblasted, etched, and properly sealed, primed and painted, or stained).
 - Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion). Such signs shall be prepared in a manner such that there shall be a three dimensional quality to the appearance of the sign face(s).
 - High density preformed foam or similar material approved by the Township Planner. New materials may be very appropriate if properly designed in a manner consistent with these standards, and painted or otherwise finished to compliment the architecture of the building.

SIGN ILLUMINATION

The way in which a sign is to be illuminated shall be considered carefully. Like color, illumination has considerable value for visual communication.

First, consider if the sign needs to be lighted at all. Lights in the window display may be sufficient to identify the business. This is particularly true if good window graphics are used. Often, nearby street lights provide ample illumination of a sign after dark.

If the sign can be illuminated by an indirect source of light, this is usually the best arrangement because the sign will appear to be better integrated with the building's architecture. Light fixtures supported in front of the structure cast light on the sign and generally a portion of the face of the structure as well. Indirect lighting emphasizes the continuity of the structure's surface and signs become an integral part of the façade.

Whenever indirect lighting fixtures are used, care shall be taken to properly shield and place the light source to prevent glare from spilling over into mixed use or residential areas and any public right-of-way. Signs shall be lighted only to the minimum level required for nighttime readability.

Signs comprised of individual letters mounted directly on a structure can often use a distinctive element of the structure's façade as a backdrop, thereby providing a better integration of the sign with the structure. In keeping with this approach, internally illuminated individual back-lighted solid letters (i.e., reverse channel or halo type lighted letters) are permitted.

Overall, the most appropriate type of sign illumination is indirect lighting. Again, indirect lighting helps the sign to appear as an integral part of the façade, not something that was added later. Indirect lighting is generally more appropriate for smaller single buildings. In addition, indirect lighting produces a more intimate ambiance on the street.

- Any illuminated sign located on any building, which sign is adjacent to a residential use, shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.
- Lighting for signage may be on a timer.
- External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
- Internally illuminated sign boxes or individual letter signs with translucent faces are prohibited. Internally illuminated reverse channel letter type signs and individual letter signs are permitted. The use of Light Emitting Diodes (LED) for such signs is encouraged.

- Externally illuminated signs shall be lit only by downward pointing shielded fixtures where 90 percent of the light emitted from such fixtures is shone directly on the face of the sign. Wall mounted goose-neck type lighting fixtures are encouraged.
- No exposed sign illumination and no flood lighting of signs or storefronts shall be permitted.
- All wiring associated with signs shall be installed and maintained so as not to be in view of the public. Wiring shall under no circumstances be installed within conduit attached to the face of any building.
- Any light fixture used to illuminate a sign shall be compatible in design with the architecture of the principal building to which it is attached.
- Upward lighting of signs and canopies or awnings is prohibited.
- Exposed bulbs or tubing, including neon, are prohibited.
- The light from a illuminated sign shall be steady in nature, not flashing, moving or changing in brilliance, character, color, degree, intensity, location and type of illumination, and shall be the minimum necessary to provide for the readability of the proposed sign without shedding further illumination on nearby buildings, especially residential buildings or units in the vicinity of the sign.
- Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
- Burned out lamps, failing ballasts or other necessary electrical components shall be replaced within two weeks.

REMOVAL OF SIGNS

- In the event a business ceases operation for a period of time in excess of thirty days, the Lessor shall, during the following ten calendar day period, or greater period as agreed to by the Township Planner, remove any sign identifying or advertising said business.
- For the purpose of this section, the word "remove" shall mean: (a) removal of the sign face, along with posts, columns, brackets, and/or other supporting structures; and (b) restoration of the area affected to the original condition prior to such sign installation. Affected building surfaces shall be restored to match adjacent portion of the structure.

CORRIDOR COMMERCIAL (CC)
BIG BOX RETAIL (BBR)
REGIONAL OFFICE/HOTEL (RHO)

A Comprehensive Sign Plan shall be provided which has a consistent sign design theme throughout the sector. Color of letters and background shall be carefully considered in relation to the color of the materials of the building(s) and where the signs are proposed to be located. All building signs shall be compatible with the architecture of the building and shall be a subordinate rather than predominant feature of any building.

PURPOSE

- To implement and enforce the sign regulations set forth in below.
- To encourage signage compatible with the character of buildings and integrated with the building's architectural design and other signs on and in the vicinity of the building.
- To promote creativity in signage design, utilizing high quality materials and craftsmanship and to develop a distinctive image.
- To encourage efficient use of signage to avoid visual clutter.
- To protect the public health, safety and welfare by promoting signage that effectively identifies establishments and is visible to both pedestrians and motorists alike.



SIGN APPROVAL & ENFORCEMENT PROCEDURES

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- If the Township Planner determines the proposed sign(s) conforms to the applicable Comprehensive Sign Plan standards and restrictions, he/she shall issue zoning approval for such sign. Notwithstanding the following requirements, the Township Planner shall have limited discretion in the administration of these standards. In the exercise of that discretion, he/she may approve a sign that deviates in a minor way from such standards, if he/she determines that the sign(s) substantially conforms to the requirements set forth in the standards.
- The Township Planner shall have the final authority to approve or deny a proposed sign request, to direct the removal of any sign installed without such approval, and to enforce all provisions contained in this document.
- Failure to comply with such provisions may result in enforcement action by the Township Planner, which may lead to the imposition of penalties, including fines, as provided by Township Code.
- Any person aggrieved by a compliance decision rendered by the Township Planner may appeal such decision to the municipal board having jurisdiction over such matters as determined by the Township Planner after conferring with the Township Attorney.

GENERAL STANDARDS

- The sign regulations set forth in the Township Code Article VIII shall control for sign standards not otherwise enumerated in these regulations or this sign plan.
- Flags and emblems of a government organization or of a political, civil, philanthropic, educational or religious organization are exempt from all provisions of the Township Code and this sign plan.
- No exposed raceways, ballast boxes or electrical signs shall be permitted.
- Sign company names or stamps shall be concealed (applicable ordinances and codes permitting).
- Public safety decals in minimum sizes may be used subject to compliance with all applicable codes.
- Tenants shall not use or affix to a building or window, temporarily or permanently, any stickers or paper, cardboard, plastic or other similar low quality signs; nor shall banners, pennants and/or flag type signs of various materials be so used.
- No merchandise, wall storage units or equipment of any sort shall be placed in front of building windows so as to block the view into and out of the building.
- Signs that are necessary for the safe movement of traffic or other directional assistance shall be permitted provided they follow the materials, colors, and letter type standards approved for such signage. All signage of this type shall be approved by the Township Planner and Lessor or Lessor's authorized agent prior to installation.
- Special mounting standards shall be used for traffic directional, handicapped parking and other similar on-site signage. Signs shall comply with Subtitle 1 of Title 39 (Standard Traffic Signs) and be mounted utilizing the special design details for such signs approved for the project.
- Drawings showing letter sizes, letter type, fabrication, and installation shall have to be approved and signed by the Lessor or Lessor's authorized agent.
- After a tenant has vacated the premises, the Lessor shall be responsible for the removal of all prior tenant signage and restoration of areas where such signage was located to the original condition, including painting and patching, if necessary.
- Signs, including bracing and support structures, shall be compatible with the principal structure to which they are attached in both overall design and materials.
- All signs shall be securely attached to the building by means of metal anchors, bolts or expansion screws, subject to any required review and approval by the Township Building Department.
- Architectural features of the principal structure shall not be obscured by any sign or its supporting structures or braces.
- No sign shall be affixed to any roof, tree, fence, utility pole or similar structure.
- No vehicle shall be parked in such a manner that it serves as a means of advertising.
- Animated, moving and fluttering signs (including business related banners, flags and pennants), blinking, flashing, sparkling or glittering signs are prohibited. Signs that produce glare or use bare bulbs, such as exposed neon and other exposed tube signs, as well as signs that use bright day-glo or fluorescent colors are prohibited. Signs that obstruct pedestrian traffic, such as sandwich board and other portable signs, are prohibited.
- No permanent sign shall be painted directly on the surface of any wall, building, fence or similar structure.
- The maximum graphic content coverage of any sign shall not exceed 70 percent of the sign face.
- No sign shall have more than two faces and such faces shall be parallel to each other.
- Every permitted sign, including window lettering and exterior signs, shall be constructed using high quality materials and shall be kept in good condition and repair at all times. All signs to the contrary shall be removed. The responsibility of making sure this requirement is satisfied shall primarily rest with the Lessor of the property.
- Internally illuminated sign boxes or individual letter signs with translucent faces are discouraged.
- Inflatable or similar such signs shall be prohibited.
- All changeable copy signs are prohibited, except for permitted menu board type signs and permitted office tenant directory signs.
- Non-advertising or non-commercial signs that are part of and accessory to bus shelters, pay phones, trash receptacles and other similar street furniture shall be permitted.

- Holiday window painting or decorations shall be permitted and exempt from window sign limitations. However, such painting or decorations shall contain no reference to named goods or services, and any text shall be strictly limited to reference to the applicable holiday and shall not include reference to any sales, promotions, merchandise or services. In addition, all such decorations shall be removed within ten days of the applicable holiday.
- All business establishments above the street level shall be prohibited from installing or otherwise placing any signage in the windows of such building. This includes both permanent and temporary signs of any kind.
- Permanent signs that advertise continuous sales, special prices, etc., are prohibited.

SIGN AREA MEASUREMENT

- The area of a sign shall be computed based on the area of the actual sign face, exclusive of any supporting structure or bracing. Where a sign has two parallel faces, only one of the faces shall be measured to determine the area of the sign.
- The surface area of a sign shall be calculated by enclosing the extreme limits of all lettering, background, symbol or logo, representations, or other display within a single continuous boundary forming a square or rectangle.

SIGN DESIGN STANDARDS

For the purpose of determining maximum permitted sign area, minimum and maximum permitted letter height and the number of signs permitted, the following sign types are identified:

- Use-Specific Signs
- Awning/Canopy Signs
- Façade/Wall Signs
- Projecting/Hanging Signs
- Window Signs
- Office Tenant Directory Signs
- Project Identifiable Signs (place holder)

Use-Specific Signs

The signage shall be designed to provide a cohesive theme throughout the entire project and shall be broken down into the following categories: big box retail, supermarkets, attached retail buildings, freestanding fast foods, banks and retail buildings.

The following criteria shall be applicable to big box retail and large format retail:

- The big box façade signage shall be either internally illuminated reverse channel or internally illuminated channel letters not exceeding 3% of façade or 400 square feet and 40 feet in length. Up to 3 signs shall be permitted and shall be placed on the front and/or side building facades not less than 18 feet and not more than 30 feet above grade in the predetermined sign band on the architectural drawings.
- One ground sign limited to 70 square feet and may not exceed 10 feet in height. Sign text is limited to name and/or logo. Illumination, if desired, must be internal.

The following criteria shall be applicable to office, hotel and supermarkets:

- The supermarket signage must shall be either internally illuminated reverse channel or internally illuminated channel letters not exceeding 5 percent of façade or 200 square feet and 30 feet in length. Up to 2 signs shall be permitted and shall be placed on the front and/or side building facades not less than 18 feet and not more than 30 feet above grade in the predetermined sign board on the architectural drawings.
- One ground sign limited to 50 square feet and may not exceed 8 feet in height. Sign text is limited to name and/or logo. Illumination, if desired, must be internal.



Use-Specific Signs (continued)

The following criteria shall be applicable to attached retail buildings:

- The retail building signage shall be internally illuminated reverse channel, internally illuminated channel letters, or signs with external sources of illumination. With the exception of a corner tenant, which may have 1 sign on front elevation and 1 sign on a side elevation, not more than 1 sign shall be permitted and shall be placed on the building façade in the pre-designated sign band on the architectural drawings.
- A second projecting/hanging sign identifying the tenant shall be suspended from the soffit of the pedestrian arcade or canopy awning in the area of the store's entrance door. This sign shall be consistent in shape, perpendicular to the face of the building façade and mounted at a pre-designated height. Acceptable materials for such signs shall be wood, metal, or high density preformed foam.

The following criteria shall be applicable to free-standing fast food building:

- Major identification of the Fast Food Restaurant shall be limited to 2 ground mounted signs, 2 building mounted signs, and 2 freestanding signs (menu board), located at the entrance to the drive-thru facility.
- Building mounted signage shall either be internally illuminated reverse channel, internally illuminated channel letters, or signs with external sources of illumination.
- The freestanding signs or menu boards are limited to 24 square feet and may not exceed 6 feet in height. Sign text is limited to name and/or logo and the price signage. Illumination, if desired, must be internal.
- The ground mounted signs shall be limited to 60 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be external or internal.

The following criteria shall be applicable to free-standing bank building:

- Major identification of the Banks shall be limited to 2 building mounted signs and 1 free-standing directional sign, located at the entrance to the drive-thru facility.
- Building mounted signage shall either be internally illuminated reverse channel, internally illuminated channel letters or signs with external sources of illumination.
- The freestanding directional sign is limited to 6 square feet and may not exceed 4 feet in height. Sign text is limited to name and/or logo and directional arrow. Illumination, if desired, must be internal.
- The ground mounted signs shall be limited to 60 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be external or internal.

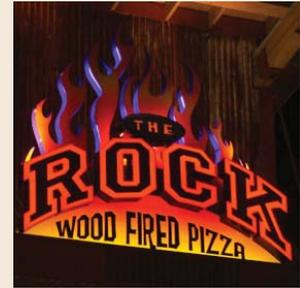
The following criteria shall be applicable to freestanding retail buildings and restaurants less than 20,000 square feet:

- Major identification of the freestanding retail buildings shall be limited to 2 building mounted signs and 2 ground mounted signs.
- Building mounted signage shall either be internally illuminated reverse channel, internally illuminated channel letters, or signs with external sources of illumination. With the exception of a corner tenant, which may have 1 sign on front elevation and 1 sign on side elevation, not more than 1 sign shall be permitted and shall be placed on the building façade in the pre-designated sign band on the architectural drawings.



Use-Specific Signs (continued)

- The ground mounted signs shall be limited to 60 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be external or internal.



The following criteria shall be applicable to freestanding retail buildings greater than 20,000 square feet:

- Major identification of the freestanding retail buildings shall be limited to 2 building mounted signs and 2 ground mounted signs.
- The signage must be either internally illuminated reverse channel, internally illuminated channel letters or signs with external sources of illumination. With the exception of a corner tenant, which may have 1 sign on front elevation and 1 sign on a side elevation, not more than 1 sign shall be permitted and shall be placed on the building façade in the pre-designated sign band on the architectural drawings.
- The ground mounted sign shall be limited to 60 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be either external or internal.



The following criteria shall be applicable to freestanding office buildings:

- Major identification of freestanding office buildings shall be limited to 1 building mounted sign and 1 ground mounted sign.
- Building mounted signage shall either be internally illuminated reverse channel, internally illuminated channel letters, or signs with external sources of illumination.
- The ground mounted signs shall be limited to 100 square feet and shall not exceed a height of 8 feet, excluding the sign base. Sign text is limited to name and logo. Illumination, if desired, can be external or internal.



Awning/Canopy Signs

Maximum Area: 3 square feet.

Maximum Sign Length: 6 feet.

Maximum Letter Size: 8 inches.

The terms "awning" and "canopy" as used in these sign standards are used interchangeably and shall be considered synonymous.

Awnings and canopies shall extend no farther than possible as a self-supporting structure (no visible vertical support poles or columns), shall be compatible with the building window treatment, and shall not dominate the building elevation where such structure is proposed. All awnings and canopies shall be coordinated and compatible with other existing or proposed awnings and canopies on the building. Signage to be placed on front valance portion of the awning structure only; for non-fabric type canopies, signage may be located along the upper edge of the front portion of the canopy, in a manner that is compatible and complementary to the design and appearance of the building on which it is located.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.



Façade/Wall Signs

Maximum Area: 1 square foot per linear foot of store front up to 24 square feet.

Maximum Sign Height: 24 inches.

Maximum Sign Length: 12 feet.

Maximum Lettering Size: 16 inches, one line of text; 8 inches, 2 lines of text (not to exceed two lines of text).

Minimum Height Above Sidewalk: 8 feet, unless greater height required by building code.

Maximum Height Above Sidewalk: 14 feet and shall not extend above the base of the second floor window sill. All such signs shall be coordinated with the placement of other such signs along the same building elevation and where possible, shall be located within areas of the building elevation intended to accommodate such signage. Signs shall not cover doors, windows or architectural details.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

Façade/wall signs shall not project above the edge of the roof or beyond the side walls of a structure.

A wall sign shall be located where architectural features or details suggest a location, size or shape for the sign. Generally, the best location for a wall sign is generally a band or blank area between the first and second floors of a building.

New wall signs shall be placed consistent with sign locations on adjacent buildings. This can establish visual continuity among storefronts.

No façade/wall sign or individual lettering shall project more than 3 inches from the surface to which such sign or lettering is attached.

Restaurants, cafes, luncheonettes, delicatessen and similar establishments shall also be permitted 1 wall mounted or hung display board for the purpose of displaying the establishment's menu, announcing daily specials, etc. Such display board shall be made of high quality materials, whether wood or metal, with a high quality finish and a high level of design detail, making it both compatible and complementary to the design and appearance of the building on which it is located. Such sign shall be located adjacent to the entrance to the establishment and shall be limited to 3 square feet in total area.

Internally illuminated box signs and individual letter signs with translucent faces are prohibited.

Lettering shall not occupy more than 70 percent of the area where the sign is placed to avoid a cluttered look.



Projecting/Hanging Signs

Maximum Area: 8 square feet, no wider or longer than 4 feet, though signs exceeding such limits may be permitted if deemed consistent with the Design Standards for Signs (Section 13 below) and approved by the Township Planner/Zoning Officer.

Maximum Lettering Size: 16 inches, one line of text; 8 inches, two or more lines of text.

Minimum Height Above Sidewalk: 8 feet.

Maximum Height Above Sidewalk Grade: 14 feet and shall not extend above the floor level of the second floor of the building.

Height Above Sidewalk: Minimum of 8 feet, unless greater clearance required by building code, but no greater than 14 feet or higher than the height of the first floor of the building, whichever is less.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

One per tenant, located near main entrance and external illumination only.

Sign supports and brackets shall be compatible with the design and scale of the sign.

Internal illumination of a projecting sign is prohibited.

Projecting signs shall be constructed of metal, wood or high density preformed foam or similar material made to look like wood, as approved by the Township Planner/Zoning Officer (see page 12 "sign materials").

The text, copy, or logo face shall not exceed 70 percent of the sign face of a projecting sign.

The sign shall be hung at a 90 degree angle from the face of the building.

No hanging or projecting sign shall have a sign face that has a depth of less than 2 inches.

One per business frontage shall be permitted (unless second sign is for a second floor tenant).

Only permanent signs that are an integral part of the awning or canopy shall be allowed.

Sign or logo shall not occupy more than 60% of the awning valance or the bottom 10 inches of the awning if a valance is not present.

Sign or logo shall not occupy more than 60% of the awning valance or the bottom 10 inches of the awning if a valance is not present.

Awning signs shall not be internally illuminated.

Awning signs shall be regularly cleaned and kept free of dust and visible defects.

Where applicable, awnings may contain street numbers, but telephone numbers or product advertising and product logos are prohibited.



Window Signs (permanent window lettering on glass)

Maximum Area: 6 square feet or 30% of a window area, whichever is less (including any sign background/design details), but in no case longer or wider than 6 feet.

Maximum Lettering Height: 8 inches.

Non-commercial product logos and signature marks shall be permitted on a case by case basis subject to the Design Standards for Signs.

Interior signage other than window signage, that is clearly visible and positioned to be readily seen for outside the building, shall be prohibited.

Window signs shall be limited to individual letters placed on the interior surface of the window and intended to be viewed from outside. Glass-mounted graphic logos may be applied by silk screening or pre-spaced vinyl die-cut forms.

The window lettering or sign shall pertain only to the establishment occupying that portion of the premises where the window is located.

The text or sign copy of a window sign shall be limited to the business name and brief messages identifying the type of product or service or pertinent information (e.g., "reservations required" or business hours).

Window signs indicating that an establishment is "Open" or "Closed" for business shall be permitted. Maximum 1 square foot in area and no more than 1 sign per business frontage. They shall be considered accessory to window signs and shall not be included in incidental window sign area calculations.

Window lettering or signs that have an exterior source of illumination or include moving or animated images or text are specifically prohibited.

Building space leasing signs shall be permitted as follows: one 6 square feet sign per street frontage for each leased space or one 12 square feet sign per street frontage when more than one space is available for lease in a building.



Office Tenant Directory Signs (outside building)

Maximum Area: 6 square feet, no wider or taller than 3 feet.

Minimum Letter Height: none.

Maximum Lettering Height: 2 inches.

Maximum Height Above Sidewalk: 6 feet.

Maximum 1 per building and only to be used for upper-story tenants.

Shall be located at principal entrance to building serving tenants identified on directory, shall be affixed directly to building face and located, where possible, perpendicular to building elevation where entrance is located.



SIGN COPY

- The sign copy (text) of permanent signs shall relate only to the name and/or nature of the business or service offered.

NUMBER OF SIGNS

- Each store or establishment on the street level shall be permitted a maximum of 2 exterior signs including a façade/wall sign, a projecting/hanging sign, and an awning/canopy sign for each principal building face. "Principal Building Face" shall be defined as any building face that includes a public/customer entrance (not emergency, service, or employee entrances) to the store or establishment to which the sign is related. Window signs shall be considered interior signs and shall be located on the inside of the window only.
- Each store or establishment on the street level having frontage on two streets shall also be permitted 1 of the above permitted exterior signs along a secondary street frontage that is not otherwise considered a principal building face.
- In addition to the above, restaurants, cafes, luncheonettes, delicatessens and similar establishments shall also be permitted to mount/hang a display board.
- No more than 1 additional sign shall be permitted on a drive-through canopy. Its design, size and lighting shall be consistent with other proposed signs for the store or establishment.

MAINTENANCE

- Signs and supporting hardware shall be structurally safe, clean, free of visible defects, and functioning properly at all times. The responsibility to satisfy this requirement shall rest with the Lessor and shall be subject to the enforcement of the Township Planner.
- Repair to signs shall use materials and craftsmanship that are comparable or better than were used for the original sign, and shall be subject to the review and approval of the Lessor as well as the Township Planner.

COLORS AND MATERIALS

Color is one of the most important aspects of visual communication. It can be used to catch the eye or to communicate ideas or feelings. Too many colors used simultaneously can confuse and negate the message of a sign. Even the most carefully planned sign may look unattractive due to poor color selection.

Contrast is an important influence on the legibility of signs. Light letters on a dark background or dark letters on a light background are most legible.

- Limit the total number of colors used in any one sign. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors decreases readability.
- Colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of other signs shall be avoided. Bright day-glo (fluorescent) colors shall be avoided as they are distracting and do not usually blend well with other background colors.
- Sign colors shall compliment the colors used on the structures and the project as a whole.
- Sign materials shall be of the highest quality and shall be compatible with the design of the façade where they are placed.
- The selected materials shall contribute to the legibility of the sign. For example, glossy finishes are often difficult to read because of glare and reflections.
- The following are the permitted materials for signs unless otherwise approved by the Township Planner:
 - Wood (carved, sandblasted, etched, and properly sealed, primed and painted, or stained).
 - Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion). Such signs shall be prepared in a manner such that there shall be a three dimensional quality to the appearance of the sign face(s).
 - High density preformed foam or similar material approved by the Township Planner. New materials may be very appropriate if properly designed in a manner consistent with these standards, and painted or otherwise finished to compliment the architecture of the building.

SIGN ILLUMINATION

The way in which a sign is to be illuminated shall be considered carefully. Like color, illumination has considerable value for visual communication.

First, consider if the sign needs to be lighted at all. Lights in the window display may be sufficient to identify the business. This is particularly true if good window graphics are used. Often, nearby street lights provide ample illumination of a sign after dark.

If the sign can be illuminated by an indirect source of light, this is usually the best arrangement because the sign will appear to be better integrated with the building's architecture. Light fixtures supported in front of the structure cast light on the sign and generally a portion of the face of the structure as well. Indirect lighting emphasizes the continuity of the structure's surface and signs become an integral part of the façade.

Whenever indirect lighting fixtures are used, care shall be taken to properly shield and place the light source to prevent glare from spilling over into mixed use or residential areas and any public right-of-way. Signs shall be lighted only to the minimum level required for nighttime readability.

Signs comprised of individual letters mounted directly on a structure can often use a distinctive element of the structure's façade as a backdrop, thereby providing a better integration of the sign with the structure. In keeping with this approach, internally illuminated individual back-lighted solid letters (i.e., reverse channel or halo type lighted letters) are permitted.

Overall, the most appropriate type of sign illumination is indirect lighting. Again, indirect lighting helps the sign to appear as an integral part of the façade, not something that was added later. Indirect lighting is generally more appropriate for smaller single buildings. In addition, indirect lighting produces a more intimate ambiance on the street.

- Any illuminated sign located on any building, which sign is adjacent to a residential use, shall be turned off no more than one hour after closing unless necessary for security purposes.
- Lighting for signage may be on a timer.
- External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
- Internally illuminated sign boxes or individual letter signs with translucent faces are discouraged. Internally illuminated reverse channel letter type signs and individual letter signs are permitted. The use of Light Emitting Diodes (LED) for such signs is encouraged.
- Externally illuminated signs shall be lit only by downward pointing shielded fixtures where 90 percent of the light emitted from such fixtures is shone directly on the face of the sign. Wall mounted goose-neck type lighting fixtures are encouraged.
- No exposed sign illumination and no flood lighting of signs or storefronts shall be permitted.
- All wiring associated with signs shall be installed and maintained so as not to be in view of the public. Wiring shall under no circumstances be installed within conduit attached to the face of any building.
- Any light fixture used to illuminate a sign shall be compatible in design with the architecture of the principal building to which it is attached.
- Upward lighting of signs and canopies or awnings is prohibited.
- Exposed bulbs or tubing, including neon, are prohibited.
- The light from a illuminated sign shall be steady in nature, not flashing, moving or changing in brilliance, character, color, degree, intensity, location and type of illumination, and shall be the minimum necessary to provide for the readability of the proposed sign without shedding further illumination on nearby buildings, especially residential buildings or units in the vicinity of the sign.
- Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
- Burned out lamps, failing ballasts or other necessary electrical components shall be replaced within two weeks.

REMOVAL OF SIGNS

- In the event a business ceases operation for a period of time in excess of thirty days, the Lessor shall, during the following ten calendar day period, or greater period as agreed to by the Township Planner, remove any sign identifying or advertising said business.
- For the purpose of this section, the word "remove" shall mean: (a) removal of the sign face, along with posts, columns, brackets, and/or other supporting structures; and (b) restoration of the area affected to the original condition prior to such sign installation. Affected building surfaces shall be restored to match adjacent portion of the structure.

GENERAL DESIGN STANDARDS (ALL USES)

The physical appearance of a Center development shall be of the highest quality. It is necessary that Center developments adhere to a set of standards and criteria that address a variety of site plan considerations including site layout, building massing and form, and landscaping. This will result in an overall coordinated appearance for a particular development. The general design standards and criteria listed below must be incorporated into a Center development plan submission for a development. Design covenants shall incorporate, complement and expand upon these general design standards and criteria. Such design covenants may be required by the Joint Land Use Board as part of the development plan application, review, and approval process.

Site Design and Layout

- a. Passive solar design and orientation of buildings is encouraged.
- b. Visitor building entrances and vehicular entrance driveways shall be readily identifiable and accessible to the first-time visitor.
- c. The scale and massing of buildings on any given street shall be harmonious. Corner gateway buildings shall be provided.
- d. A variety of building setbacks, roof lines, color schemes, elevations and heights shall generally be required in a development to avoid a repetitious and monotonous streetscape.
- e. Buildings with more than one (1) façade facing a public street, parking lot, open space area, or square, shall be required to provide multiple front façade treatments.
- f. Non-residential and mixed-use buildings shall be arranged to reduce visibility of service areas from streets, customer parking areas and adjacent properties.
- g. Low maintenance, durable, tactile, natural materials such as wood, stucco and masonry are required. Paintable concrete clapboard is permitted on residential buildings with painted rated for a minimum of 20 years. High quality man-made materials are permitted as architectural accents and trim.
- h. Pitched roofs are generally encouraged. Roof pitches shall be generally consistent throughout the development. Generally, flat and pitched type roofs may be allowed on a limited basis as part of an overall Center design scheme for the proposed development.
- i. Provide dormers, gables, bay windows and windows across a building façade and other similar design features, as appropriate to address scale and rhythm.
- j. Provide for an orderly relationship among windows, doors, porches and roof forms.
- k. The exteriors of all buildings in the development, including any permitted accessory buildings, shall be architecturally compatible and be constructed of complementary materials.
- l. The treatment of side and rear walls of any building in terms of building materials and colors shall be similar to the treatment of the front façade.
- m. The visual impact of large parking lots in front of buildings (where permitted) and long street frontages shall be minimized with low architectural screen walls, landscaping and pedestrian systems and by making parking lots smaller.
- n. Non-residential and mixed use buildings shall be highlighted by such features, including:
 1. Outdoor patios;
 2. Display windows;
 3. Plazas, paver block crosswalks or other landscape features;
 4. Entry overhangs (projecting or recessed);
 5. Specially treated architectural walls;
 6. Covered walkways;
 7. Awnings and arcades;
 8. Balconies and balconettes;
 9. Recesses and projections;
 10. Bays;
 11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
 12. Distinctive roof forms.
- o. Non-residential and mixed-use buildings shall be arranged and clustered to maximize opportunities for shared circulation, parking, loading, pedestrian walkways and plazas, recreation areas, transit-related facilities, and day and night security surveillance.
- p. New buildings or additions on any given street shall generally be consistent with the predominant or emerging setback pattern for the street.
- q. Street-level store fronts and building entrances shall be open and inviting to pedestrians.
- r. For buildings located and oriented around open space awnings, canopies, solar screens, and/or colonnades are encouraged.
- s. Restaurants shall be permitted to operate outdoor cafes on sidewalks provided that pedestrian circulation and access to building entrances is not impaired.
- t. Special ground texture treatment shall be required for pedestrian crossings in streets and elsewhere to include brick, pavers, porous pavement, stone and/or other material deemed suitable by the Joint Land Use Board.
- u. All streets, alleys, and sidewalks and pathways shall connect to other streets within the Auburn Road Village and connect to existing streets outside the Auburn Road Village, as appropriate. Dead-end streets are generally not permitted within the Auburn Road Village unless such condition is unavoidable, subject to Joint Land Use Board approval.
- v. Air conditioning units, HVAC systems, exhaust pipes or stacks, satellite dishes and other telecommunications receiving devices shall be screened or specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties or otherwise incorporated into the architecture.
- w. Street furniture such as benches, street lamps, bicycle racks, trash receptacles, tree grates, bus stops, landscape planters and hanging baskets and the like shall be provided. The Joint Land Use Board may require some street furniture shall to be permanently secured to the sidewalk.

Block Layout

- a. The blocks created by streets, avenues, and boulevards shall conform in location and size to the regulations specified in the Street Regulating Plan, unless otherwise amended by approval of the Joint Land Use Board.
- b. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the buildings scale or by subtly graduating changes; by maintaining base courses; by continuous use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors recommended in locations designated on the plan as requiring special architectural treatment.
- c. Aesthetics of Block Layouts:
 1. A residential neighborhood with varying block configurations shall be designed within a street grid and accommodate a variety of lot sizes and types. Flexibility is built into the Street Regulation Plan as to the location and orientation of "small streets" and alleys.
 2. The build-to line for residential buildings shall be used as a guideline for all residential units in a given block and shall not be interpreted so as to create a single setback line. The intent shall be that the buildings shall vary along setback lines within the guidelines as established in this Ordinance.
 3. Streets in some cases are intended to weave through neighborhoods and open spaces to create varied site vistas while maintaining the integrity of the street grid. Pedestrian walkways for these streets are intended to promote walking to create a sense of neighborhood. Small neighborhood parks and green edges abutting residential homes are intended to add interest to the neighborhood. Common open spaces are provided at the edges of some blocks to provide opportunity for active and/or passive recreational activities.

All of the above components shall be viewed in conjunction with one another in creating neighborhood design.

- d. Buildings shall be architecturally emphasized through fenestration, entrance treatment, and detailing. Buildings with more than one façade facing a public street or internal open space shall be designed to provide for enhanced façade treatments on those sides of said buildings which are not the front of the building.
- e. A block consisting of between three and ten lots shall be developed with the minimum of three different base model type homes varying by both amount of habitable space and architecture treatment. Blocks consisting of between eleven and thirty lots shall be developed with a minimum of four base types. Each base model type home in any block shall have at least two alternative front elevations containing different design features as enumerated.
- f. Exterior public and semi-public spaces, such as courtyards or plazas, shall be designed to enhance surrounding buildings, and provide amenities for users, in the form of textured paving, landscaping, lighting, street trees, benches, litter containers, and other items of street furniture, as appropriate. Courtyards shall have recognizable edges defined on at least three (3) sides by buildings, walls, elements of landscaping, and/or elements of street furniture, in order to create a strong sense of enclosure.

Residential Building Design

- a. The front façade of a single-family detached, twin or townhouse unit shall reflect traditional rules of scale and rhythm. Awnings, open and usable porches, stoops, bay windows and/or balconies and façade and roof line offsets are required to aid the articulation of scale and rhythm.
- b. A minimum of 50 percent of single-family detached and twin dwelling units, shall have a front entrance articulated with a covered front entry porch. Front porches shall generally be located on the front of the dwelling facing the sidewalk, but may occasionally be located on the side wall of a dwelling. The size of front entry porches shall be a minimum of 8 feet deep from the front wall of the dwelling to the enclosing porch rail and a minimum of 10 feet long.
- c. The ground floor of all residential units except flats shall be raised above the level of the adjacent sidewalk as specified for the various street types. Residential units shall have their ground floors raised above ground level at the front of the building by a minimum of 2 feet, and residential buildings which are required to comply with ADA Standards and State Handicapped Accessibility Codes are exempt from this requirement.

Residential Building Design (continued)

- d. Garages are discouraged along the main front façade of single-family detached, twin and townhouse units and are prohibited forward of such façades. Subject to the rules of the Street Regulating Plan, garages may be front, side or rear entry types. Windows are required in the walls of such garages to admit light and eliminate blank walls. Sufficient storage area to accommodate tools, auto accessories, trash/recyclable materials storage, lawn and garden maintenance equipment, shall be considered in sizing the garages so that an accessory storage structure will not be necessary. Individual bay overhead garage doors are encouraged. Detached garages shall be offered as a permitted option on certain available single-family detached and twin units.
- e. All single-family detached, twin and townhouse units are encouraged to have clearly defined front yards using landscaping, hedging, fencing, or a brick or stone wall, none of which shall exceed 3 feet in height.
- f. Where the rear of a single-family detached, twin or townhouse unit is visible from an exterior or interior street, such building elevations and yard areas shall be specially designed and treated to present a pleasant appearance to such street.
- g. Townhouse buildings shall consist of no more than eight (8) townhouse dwelling units in order to prevent the development of long and monotonous buildings. There shall be different roofline heights and vertical offsets in each overall townhouse building. No more than two (2) adjacent townhouse units shall have the same building offset, which shall vary by at least 2 feet.
- h. Flats shall have access provided by an outside entrance or stairway exclusively serving the residential units.
- i. All single-family, twin and townhouse dwelling units shall have private outdoor space, which may include a deck, patio and/or terrace. Such outdoor space shall be enclosed, as appropriate, by a decorative wall or fence, evergreen hedge, trellis or lattice, vines, or some combination thereof.
- j. In case of walls, fences or trellises, the height of such open space enclosures shall be 5 or 7 feet high. Portions of fencing below 5 feet shall be of solid material and above 5 feet in height must be made of a screen views of neighboring uses.
- k. Each upper floor flat dwelling shall be provided with a terrace, recessed inside the exterior building wall of the dwelling, or an occupiable balcony projecting on the outside of the building wall. If a terrace or balcony is not provided for upper floor flats, each dwelling shall be provided with access to a conveniently located common space, park or green.

Non-Residential and Mixed Use Building Design

- a. Scale of buildings shall be broken up both horizontally and vertically and offsets to reinforce the human scale.
- b. No commercial statements of the occupant's products or services shall be allowed as part of the building façade or elevation.
- c. Architectural designs shall be evaluated in terms of the sensitive integration of form, textures, and colors with the particular landscape and topographic characteristics of each individual site.
- d. Groups of related buildings shall be designed to present a harmonious appearance in terms of style and use of exterior materials, fenestration and roof type.
- e. Building exterior walls shall be articulated to reduce the scale and the uniform appearance of buildings and to provide visual interest that will be consistent with the community's identity, character and scale. The intent is to encourage a more human scale that residents and workers will be able to identify with their community. As such, one or a combination of the following shall be utilized in a development:
 - 1. Roof line variation;
 - 2. Arcades, display windows and entry areas;
 - 3. Grouping into smaller or multiple structures;
 - 4. Mature landscaping and land form manipulation;
 - 5. Wall texture placement and change;
 - 6. Clustering small-scale elements such as planter walls around the major form;
 - 7. Creation of a horizontal and vertical shadow line;
 - 8. Offsets and/or breaks in the building line;
 - 9. Patterned walls;
 - 10. Fenestration;
 - 11. Color change.
 - 12. Recessed Entrances
- f. Each building shall be sensitive to the immediate neighboring structure. Opportunities to provide walkway systems to adjoining buildings, including common plazas or courtyards, are encouraged.

Non-Residential and Mixed Use Building Design (continued)

- g. All facades of a building which are visible from adjoining properties and/or public streets should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristic similar to the front façade.
- h. The exterior walls of each building shall be constructed of durable permanent architectural materials compatible with campus-like standards, tastefully handled, i.e., carefully selected brick; stone with a weathered face or polished, fluted, or broken-faced. Exterior building materials may include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels as secondary accent materials only.
- i. Pre-engineered metal buildings, industrial-type structures featuring predominantly painted exteriors, and corrugated metal-sided or clapboard aluminum-sided "Butler" type buildings shall not be permitted.
- j. All façade materials must be low maintenance. There shall be no exposed common concrete block on the exterior of any building, and painted concrete block shall not be permitted.
- k. Window treatment shall be required along the front and sides of all buildings. Avoid the use of multi-floor glass curtain walls.
- l. Drainage pipes and roof leaders on building surfaces must be located on the interior and not exposed.
- m. Building roofs are to be uncluttered. Vertical roof projections such as towers, vents, stacks or roof-mounted equipment shall be integrated into the architecture. All penetrations through the roof (i.e., mechanical equipment or skylights) must be organized in a manner that is integral to the architectural form of the building, or completely screened from view by parapet walls or approved enclosures. Screens shall be attractive in appearance and reflect or complement the architecture of the building to which they belong.
- n. Design of canopies shall be in keeping with the design of the building

Parking and Circulation

- a. Off-street Parking
 - 1. Each building site must include adequate off-street automobile parking and loading facilities per the ratios established in this ordinance. The Urban Land Institute's "Shared Parking Analysis" shall be used by the applicant when it is deemed appropriate by the Joint Land Use Board.
 - 2. Textured crosswalks are to be used where pedestrians come in contact with vehicular traffic. All walks must be well lighted with bollards. On-site pedestrian linkages must connect buildings to external perimeter pedestrian systems.
 - 3. Parking is prohibited in front and side yards unless otherwise noted.
 - 4. Parking access shall be via alley unless otherwise permitted.
 - 5. Large parking fields are generally discouraged.
 - 6. Parking buffers are required on all four sides.
 - 7. Block cut-thrus shall provide access to rear yard parking. Minimums provided per this plan.
- b. Use of On-Street Parking Spaces
 - 1. On-street parking credit may be counted for spaces which do not actually front on the property for which they are to be considered as serving provided they are located within 1,000 feet of the property for customer or client parking and 2,000 feet of the property for employee parking. The Joint Land Use Board may, in its discretion, elect to give such spaces on-street parking credit; deny any credit for such spaces; or give partial credit for such spaces depending on the use of the property upon which they front and the uses of intervening properties located between the property seeking to apply the spaces toward its parking need and the spaces themselves.

The following guidelines shall be used to determine which on-street parking spaces an applicant may assume are available.

- 2. Parking spaces located on a road that the Street Regulating Plan classified as a Residential Street shall not be included in the parking inventory for a commercial land use.

Parking and Circulation (continued)

3. Spaces directly abutting the applicant's property are 100 percent available to the applicant, unless parking regulations restrict parking during the time period when the spaces are needed to satisfy the applicant's peak parking demand.
 4. Spaces abutting a different commercial use shall not be counted unless that use has an off-setting peak parking demand or unless the owner of the use certifies that it has no need for the available parking spaces.
 5. Parking that abuts open space, wetlands or detention basins shall be considered available but must be shared with other nearby commercial users. The applicant shall propose to the Joint Land Use Board the percentage of the parking for which credit will be taken and will explain to the Joint Land Use Board the methodology used in determining that percentage.
- c. Parking for all dwelling units shall be prohibited in front yard setback areas. With the exception of lots that do not back up to lanes, as depicted on the street regulating plan, driveways and driveway access shall be prohibited in any front yard area. Driveways shall be set back a minimum of 3 feet from the side of dwelling units. Driveways shall be setback a minimum of 3 feet from any side property line, unless such driveway is shared by dwellings on two (2) adjacent lots on the common side lot line. Parking for townhouses shall be provided as driveways or garages with access from a rear lane. Private driveways for townhouses shall connect to lanes only and not to streets. Parking for apartments may be located in common parking lots located on a lot other than that containing the apartment building entrances. If access to a garage is provided from a street, the front entrance of such a garage shall be set back 10 feet further than the front wall of the dwelling unit. The location of a garage shall be set back a minimum of 3 feet from side and 5 feet from rear property line.
- d. Parking Lot Landscaping, Buffering and Screening
1. Lots for apartment and non-residential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping and street furniture approved by the Joint Land Use Board.
 2. Parking lot layout, landscaping, buffering and screening shall be providing to minimize direct views of parked vehicles from streets and sidewalks, avoid spill-over light, glare, noise, or exhaust fumes onto adjacent properties, in particular residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view public streets and walkways shall be surrounded by a minimum of a 4 1/2 foot high (3 foot high minimum in MU and RR-BD Zones), year-round visually impervious screen, hedge, masonry or wall and shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles and shall not interfere with clear sight triangle requirements. Parking lots adjacent to residential properties or residential alleys shall provide a minimum 6 foot high year round visually impervious screen hedge or masonry wall.
 3. The interior of all parking lots shall be landscaped to provide shade and visual relief. This is best achieved by protected planting islands or peninsulas within the perimeter of the parking lot. Parking lots with ten (10) or less spaces may not require interior landscaping if the Joint Land Use Board determines that there is adequate perimeter landscaping. In parking lots with eleven (11) or more spaces, a maximum of one (1) deciduous shade tree shall be required to be planted in the parking lot for every 5 parking spaces. A 6 foot planting diamond, or equivalent planter, is required per tree. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible provided these objectives are designed to the satisfaction of the Joint Land Use Board.
- e. Structured Parking and Carports
1. Structured parking shall be faced with other uses such as retail or be designed to hide the utilitarian look of parking garages.
 2. Utilize the architectural vocabulary of adjacent facades to minimize the inherent look of the parking structure and integrate the structure as part of the overall façade.
 3. Parking entrances shall be indicated through increased massing, increased detail, material change or signage and shall be clearly visible from the secondary streets.
 4. Structured parking layouts shall take into consideration pedestrian circulation and connections with adjacent building uses.
 5. Structured facades shall be articulated similar to, and colors shall coordinate with, adjacent buildings.
 6. Utilitarian appearances of structured parking are not permitted. Structures shall have design treatments such as colonnades, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building. Blank walls are not permitted.

Parking and Circulation (continued)

7. Parked cars shall be visually screened from adjacent buildings and the street and such screening shall be in keeping with the rest of the building's architectural style and materials.
8. Locating structural parking at the interior of the block, surrounded by buildings is the preferred method.
9. Vehicular access to structured parking shall be accessed from alleys, placed underground, placed in structures above the ground floor, or located behind or to the side of a building. Always provide clear signage to direct the driver to the parking entrance.
10. Structured parking shall not exceed 50 feet in height.
11. Carports shall be required for some mixed use developments and flats to be located within parking lots. Provision shall be made for storage. Their design shall compliment the principal structure and in some instances be used as a buffer to single-family, twin and townhouse units.

f. Residential Garage and Parking Design Standards

1. With the exception of lots that do not back up to lanes, as depicted in this document, driveways and driveway access shall be prohibited in any front yard area.
2. Driveways that are accessed through the front yard area shall be no wider than 10 feet and parking for all dwelling units shall be prohibited within the front yard setback.
3. Garages, driveways and parking areas shall have a minimum setback of 3 feet from any side property line or side of dwelling unit. An exception to the 3 foot setback from the side property line shall exist for townhouse and twin lots to permit garages, driveways and parking areas that share a common wall on the common property line.
4. Garages shall only be located to the rear of the principal building.
5. Two adjacent lots may share a driveway along their common property line subject to a cross-access easement.
6. Residential lots may require on site parking spaces adjacent to the garage in order to meet the minimum off-street parking requirements if sufficient spaces are not provided within the garage and the driveway to the garage.
7. The maximum width of a driveway throat shall not exceed 24 feet. There shall be no more than one driveway apron per lot.
8. Driveways may be constructed of porous pavers, 2 foot wide concrete to wheel tracks, or stone pavers.
9. Except as noted, all driveways and parking spaces shall only be accessed from the rear lane.
10. Required parking for flats must be located internal to the block upon which the condo/flats building is located. First floor garage parking for condo/flats is permitted subject to meeting architectural requirements.
11. Each garage car space shall be counted as 1.0 off-street parking space, regardless of the dimensions of the driveway.
12. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.
13. A two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum parking area width of 20 feet is provided for a minimum length of 18 feet as specified for a one-car garage and driveway combination.

g. Shared Parking

The overall intent for the provision of parking is to balance the use mix with available parking opportunities both on and off street. A parking analysis shall be performed in consideration of any development application in order to insure the adequacy of parking without, wherever possible, overdeveloping off-street parking areas. Off-street parking shall be provided according to minimum requirements as specified in this Ordinance, the Township Subdivision and Land Development Ordinance and in accordance with NJ Residential Site Improvement Standards (RSIS).

Off-street parking for commercial uses shall be sufficient to provide parking for the employees of all proposed uses as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage. Off-street parking lots may in some instances be prohibited in the front yard setback area. They shall be located at the side and rear of buildings on the interior of lots whenever possible, and shall be accessed by means of common driveways, preferably

Parking and Circulation (continued)

from side streets, lanes or alleys. Cross-access easements for adjacent lots with interconnected parking lots shall be required, in language acceptable to the Township Committee.

In addition to the off-street parking requirements specified above, on-street parking shall be provided to serve customers of commercial uses. Commercial on-street parking shall be provided as curbside, parallel, or angle parking located along both sides of the streets on all blocks upon which commercial uses front.

Each applicant for a non-residential development greater than 5,000 square feet shall be required to conduct a parking study to determine the number of on-street and off-street parking spaces required to accommodate peak parking demand. In calculating peak parking demand, the applicant shall:

1. Project the peak number of occupied parking spaces using formulae and procedures presented in the most recent edition of Parking Generation, an information report published by the Institute of Transportation Engineers (ITE).
2. Calculate the number of parking spaces needed by expanding the number of occupied parking spaces by 10% to ensure a reasonable number of vacant parking spaces to permit turnover of the parking supply.
3. Identify how these parking spaces will be assured to future occupants and customers of the proposed land uses.

Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed use commercial and residential buildings. Where necessary, in parking lots which are serving mixed use commercial and residential buildings, the Joint Land Use Board may, in its discretion, permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.

An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report Shared Parking, published by the Urban Land Institute. The report shall be prepared using the most current shared parking methodology published by the Urban Land Institute or the Institute of Transportation Engineers.

A captured and shared parking study and report shall:

1. Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report Parking Generation.
2. Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
3. Calculate the peak parking accumulation for the development, making use of shared parking procedures.
4. Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will ensure an adequate capacity of spaces for the turnover of vehicles.
5. Determine the number of on-site parking spaces that will be supplied.
6. Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section of the ordinance.
7. Determine whether any additional parking spaces will be needed to serve the development and if so how they will be supplied.
8. Propose additional methods, if needed, to reduce parking demand to mitigate an insufficient supply of parking. Other methods could include the use of fringe parking lots, a satellite parking lot with shuttle bus service, the provision of transit sub sites to employees in lieu of assurance of a parking space or the establishment of a valet parking service making use of an identified off-street parking lot.

Parking and Circulation (continued)

A sample shared parking calculation is presented on the chart below:

Shared Parking Calculations						
Uses	Monday-Friday			Saturday & Sunday		
	8am-6pm	6pm-Midnight	Midnight-8am	8am-6pm	6pm-Midnight	Midnight-8am
Residential	60%	100%	100%	80%	100%	100%
Office	100%	10%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	60%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Movie Theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Institutional (non-religious institution)	100%	40%	5%	10%	10%	5%
Religious institution	20%	40%	5%	100%	50%	5%

The number of required parking spaces may be reduced on a space per space basis if the applicant can demonstrate that suitable alternative parking spaces are located within close proximity to the subject property or site, through a shared parking arrangement with an adjoining use. Those spaces, to be counted towards this shared parking arrangement, must be demonstrated to be available during the hours of operation of the affected uses, and access to those spaces must be provided for vehicles and pedestrians in a safe and efficient manner, including shared driveways and interconnected walkways where possible.

The Township Planner may conduct site visits to confirm that the amount of parking provided is being utilized by the development and, in fact, that the parking remains sufficient to meet the needs of the development. If at any time it is determined that this is no longer the case, the construction of additional banked or reserved parking spaces may be required by the Township Planner to meet the demand.

- h. The piling of snow is discouraged in required parking spaces or where it will damage landscaping or appear unsightly in the public view.

Green Design Guidelines

Green building guidelines ensure that development within a Center preserves the unique character of the site. The Township encourages the construction of sustainable or “green” buildings. The guidelines that follow are intended to result in environmentally friendly and economically vibrant projects.

- a. Green Building Certification

According to the U.S. Green Building Council (USGBC) LEED evaluates environmental performance from a whole building perspective over a building’s life cycle, providing a definitive standard for what constitutes a “green building”. It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. LEED is a performance oriented system in which scoring points are earned for satisfying performance criteria in the categories of sustainable site development for new construction: reducing the urban heat island, energy efficiency, water savings, materials selection and indoor environmental quality. Different levels of green building certification are awarded by the USGBC based on the total points earned. As a means of evaluating and measuring achievements in sustainable design, this Ordinance encourages design, construction, and operation of developments that meet the criteria for a LEED certified rating.

Green Design Guidelines (continued)

b. Reducing the Urban Heat Island

The ambient air in urban environments is usually significantly warmer (sometimes more than 10° F warmer) than the air in less developed areas – an effect known as the urban heat island. Dark, non-reflective surfaces absorb heat from the sun and then radiate it back to the surrounding area. Such hotter temperatures lead to an increased need for air conditioning, which costs money and consumes significant amounts of energy. Current statistics show that air conditioning consumes one sixth of all electricity used in the United States. The following guidelines help to mitigate the formation of an urban heat island:

1. Provide shade (within five years) for 30% of the site's non-roof impervious surfaces.
2. Use light-colored/high albedo materials (reflectance of a least 0.3) for at least 30% of the site's non-roof impervious surfaces.
3. Use highly reflective and high emissive roofing material (at least 0.9 when tested in accordance with ASTM 408) for at least 75% of the roof surface. In addition to the operational benefits to the building, this application helps to extend the life span of a roof.
4. Use a "green" vegetative roof for at least 50% of the roof area. In addition to its ability to reduce stormwater flows and provide insulation, this application helps to extend the life span of the roof.

c. Energy Efficiency

1. Buildings should be designed to exceed by 20% the state energy code or the most recent edition of ASHRAE/IESNA Standard 90.1 (without amendments), whichever is more stringent.
2. Building owners are encouraged to provide a portion of the total energy used by a building with on-site renewable sources, such as photo-voltaic systems.

d. Water Savings

The following guidelines help decrease the amount of municipal water needed for buildings:

1. Decrease the quantity of potable water used for landscape irrigation by 50%.
2. Install ultra low flow fixtures in bathrooms and consider reusing roof runoff volumes for flushing toilets in order to reduce the amount of potable water required.

e. Materials Selection and Indoor Environmental Quality

The following materials guidelines ensure quality environments that help decrease the environmental impact of the materials needed for buildings:

1. Divert as much construction waste away from disposal in landfills as possible by recycling construction materials including metal, wood, concrete, brick, drywall and cardboard.
2. Incorporate building materials that contain a high percentage of recycled content.
3. Incorporate building materials that have been manufactured and where possible extracted, regionally. Using regional products not only reduces the amount of energy required for transportation, but it also supports the local economy.
4. Incorporate bio-based building materials where possible. This includes materials incorporating certified wood, bamboo, wool, cotton, cork, natural linoleum and agricultural fiber boards.
5. Limit the amount of indoor air contaminants that are introduced through building materials where possible. Materials, including adhesives, sealants, paints and carpets, with lower VOC values shall be preferred over standard versions. Materials made of wood and agricultural fiber shall contain no added urea formaldehyde.

Landscaping

- a. Landscaping shall be required in those areas that are designated as setback areas, areas within parking lots, and areas not used for ingress, egress, parking, or storage, and areas subject to grading and re-contouring.
- b. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art and sculpture.
- c. Plant suitability, maintenance and compatibility with site and construction features are critical factors which shall be considered. Plants shall be non-exotic invasive and drought tolerant and to the best possible xeriscape.
- d. Deciduous trees shall have at least a 2 inch caliper at the time of planting and shall be balled and burlapped. Evergreen trees shall be a minimum of 5 to 6 feet high at the time of planting. Shrubs shall be 2 feet in height at the time of planting. Only nursery grown plant materials shall be acceptable and all trees, shrubs and ground covers shall be planted according to accepted horticultural standards.
- e. Within two years from the time of planting, all dead or dying plants, whether installed new, transplanted, or designated as existing trees to be retained on the plan, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering during the initial two years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owners or their agents.
- f. Landscaping and site treatment plans shall consider seasonal flowers in planters, planting beds, and hanging baskets.
- g. Garbage collection, recycling and other utility areas shall be screened around their perimeter by wood enclosures with a roof or by masonry walls, with a minimum height of 7 feet and shall extend on three sides of such an area, with a gate or door on the third side. Such a wall shall be capped on the top. A landscaped planting strip a minimum of 3 feet wide shall be located on three sides of such a facility. Planting material shall be separated from the parking lots by Belgian block curbing and shall have ramp access to such facility for vehicles and carts. A mixture of hardy flowers and/or decorative evergreen and deciduous trees may be planted.
- h. To conserve energy, landscaping shall include the planting of evergreen windbreaks to block northwest winds in the winter, thereby reducing heating energy costs in the winter. Deciduous shade trees shall be planted near the southern facades of buildings to block summer sun, thereby reducing solar heat gain during the summer months.
- i. All landscaping, including lawn areas, trees and shrubbery shall be maintained in excellent condition by the property owners or development association by cutting, trimming, feeding, watering and weeding. Plants shall be replaced as may be required. Landscaping shall be installed upon the substantial completion of the building, weather permitting, and an underground irrigation system may be required by the Joint Land Use Board in some landscaped areas.
- j. Existing vegetation to be preserved on each site must be designated on each plan. Techniques to be employed to preserve such vegetated areas shall be submitted to the Joint Land Use Board for review and approval. Such techniques should address the following elements for the tree structure so as to avoid damaging effects during and after construction to these elements: crown; branch system; dripline; existing grade; drainage and soil character; root system; and feeder root system.

Shade Trees

- a. Street trees, with a minimum of 2 inch caliper or 12 feet high at the time of planting shall be spaced per the requirements specified in Open Space Linkage Plan regarding streets, avenues, boulevards, and highways, as well as medians of boulevards and divided roads. Bottom branches shall be trimmed to a minimum of 8 feet from the ground to allow pedestrian passage in commercial areas. Street trees shall be planted on both sides of the street and in the parkway between the curb and the sidewalk, if such exists. Existing trees shall be used where possible. In locations where healthy and mature shade trees exists, the requirements for new trees maybe waived or modified.
- b. The particular species of shade trees shall be determined upon specific locational requirements, soil types, geology, climate and indigenous species. The list of tree species permitted in the Center and Village is presented in the Open Space Linkage Plan.
- c. All intersections shall have street trees recognizing the requirements for clear sight lines.
- d. See **Public Spaces Plan** for species options.

Detention Basins

The specific locations of detention basins are indicated in the Stormwater Management Plan. The system includes a host of stormwater elements including:

- a. Larger basins
- b. Linear basins or bioswales and rain gardens
- c. Small basins located in parks
- d. Lakes or ponds

Size and depth of the various elements shall be calculated based on recognized engineering standards. Each parcel's stormwater drainage must be collected on-site and released at an approved location or locations. After being temporarily detained in basins, the stormwater must be released at a controlled rate into the channel systems which become part of the natural drainage watershed. In cases where water drains onto the parcel from adjacent parcels, the drainage system must provide for the inflow, unless special arrangements are made to the contrary.

Stormwater detention areas may be necessary to ensure recharge of sensitive groundwater systems. Determination of this need must be made by the Township Engineer on the basis of topography, subsoil characteristics, aquifer characteristics, and ground coverage.

Individual detention basins on each parcel shall not be required. However, each site's individual drainage collection system must be designed to collect and direct all surface runoff to an overall comprehensive drainage system.

Detention basins must be sensitively designed to provide both practical stormwater control and to develop into attractive and ecologically stable landscapes. The following design guidelines shall be adhered to:

- a. Basin design should be site specific. Avoid using standard "cookie-cutter" shapes and angular designs; keep line and contours free-flowing and natural in appearance.
- b. Vary basin shape and slopes to produce basins that blend into the surrounding topography and existing natural conditions.
- c. Where appropriate, basin design should incorporate recreational amenities such as ballfields and/or open play areas integrated with plantings in a park-like and safe manner.

When required by the Joint Land Use Board and indicated on an approved development plan, detention basins shall be landscaped. The following planting design guidelines must be adhered to:

- a. Plant species should be tolerant of both wet and dry soil conditions.
- b. Trees and shrubs should be planted in masses and groves to mimic naturally occurring patterns.
- c. Plantings should be allowed to go on and over side slopes.
- d. Plantings should not be permitted on any dikes associated with the detention basin unless approved by the Township Engineer.
- e. Provision for emergency access as well as general maintenance of the basin should be reviewed and approved by the Township Engineer. Plantings should be designed to disguise, yet not hinder, vehicular access.
- f. Plantings should not be located too close to low flow channels to allow for maintenance of the basin.
- g. Vary plant spacing; allow for openings and gaps and more closely planted areas.
- h. Tree plantings should be a mixture of species and sizes to be reviewed and approved by the Joint Land Use Board.
- i. Shrubs should be planted in masses. Groups of single species should be allowed to overlap a group of another species to form large continuous beds.
- j. Grass mixtures should be specified that remain attractive while being cut only three to four times per year, e.g., tall fescue varieties. Avoid using high maintenance fine lawn grasses. Where appropriate, basins may be seeded with meadow grass or wildflower mixtures that require only one mowing per year.
- k. Open areas, from the basin to existing woodlands, should be planted with indigenous species of shade trees and naturalizing meadow grass and/or wildflower mixture to help bend the two areas together.
- l. Reforestation is a landscape treatment appropriate for detention basins that are not highly visible or are located adjacent to areas of native wood lots. Where reforestation is determined to be appropriate by the Joint Land Use Board, tree sizes should vary. Trees should be planted in groves.

Lighting

- a. Well designed soft lighting of the building exterior shall be permitted provided that the lighting complements the architecture. The lighting shall not draw inordinate attention to the building.
- b. Parking lot, service area, and roadway lighting shall be provided by freestanding fixtures designed to minimize glare to the street and adjacent parcels. The type of fixture and color of lamping will be evaluated for their compatibility with existing street lighting, the architecture and natural site characteristics.
- c. Freestanding lights shall be located and protected to avoid being easily damaged by vehicles or vandalized. The height of such lights shall in no case be greater than 15 feet. All lighting shall be serviced underground.
- d. Spotlight-type fixtures attached to buildings and visible to the public are prohibited. Where lights along property lines will be visible from adjacent properties, the lights shall be appropriately shielded and/or the mounting heights will be reduced.
- e. The lighting for pedestrian walkways may include either cut-off or exposed sources, but the height and intensity of the light must be subdued. All lighting designs and installation are subject to Joint Land Use Board review and approval.
- f. All proposed lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.
- g. See **Public Spaces Plan** for fixture options.
- h. The use of string lighting in trees, up-lighting of trees or other special effect lighting and after-hours lighting is permitted.

Restaurants and Cafes

Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired.

Design of sidewalk cafes shall be subject to approval by the Joint Land Use Board. The following standards and guidelines are applicable to sidewalk cafes:

- a. Allow for pedestrian circulation, a minimum of 5 feet of sidewalk along the curb leading to the entrance of the establishment shall be maintained free of tables and other encumbrances.
- b. Planters, posts with ropes, wrought iron railings, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the café.
- c. Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- d. Outdoor cafes shall be required to provide additional outdoor trash receptacles.
- e. Tables, chairs, planters, trash receptacles and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- f. Outdoor cafes shall not be entitled to additional signage, over and beyond what is permitted for this use.
- g. The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free and well-kept appearance within and immediately adjacent to the area of their activities.

Utilities

All utilities and related appurtenances on the site shall be underground or in the main building or structure.

Street and Park Furniture, Plazas and Community Spaces

Street furniture includes benches, waste containers, planters, phone booths, bus shelters, bicycle racks, water fountains, potted plants and planters, window boxes and bollards. The **Public Spaces Plan** provides examples of desired vocabulary. Street furniture must be compatible with the architecture of surrounding buildings, the character of the area and other elements of the streetscape. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage.

The design of a building's related entrance areas, plazas or terraces may vary, based on the intentions and needs of individual building owners. At a minimum, however, building entrances shall be highlighted with plant materials and paved surfaces.

In time, the need for varied forms of street furniture beyond signage may arise. For example, introduction of a public or private transit system may necessitate bus shelters. As such needs become formalized, the developer must prepare a basic design vocabulary to cover such individual needs consistent with the overall design program. Every development shall include some or all of these community spaces: patio/seating areas, pedestrian plazas with benches, window shopping walkways, outdoor playground areas, kiosk areas, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that in the judgment of the Joint Land Use Board, adequately enhances such community and public spaces. Any such areas shall have direct access to a sidewalk network and such features shall not be constructed of materials that are inferior to the principles materials of the building and landscape.

Screening of Loading and Service Areas

All loading docks and service areas must be sufficient to serve the business being conducted on the parcel without using adjacent streets. No loading and service areas shall be visible from any neighboring property or adjacent street. Provision must be made for handling all freight on those sides of the buildings which do not face a street. The recommended method of screening should consist of walls and gates compatible in color and texture with the building material, buffered by deciduous and evergreen shrubs and trees, so as not to be visible from neighboring properties and streets. Maximize the joint use of truck loading and maneuvering areas between on-site and adjacent off-site complementary uses. Delivery and loading operations shall not disturb adjoining neighborhoods or other uses.

Solid Waste and Litter Management

- a. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted between a street and the front of a building. Appropriate landscaping shall be installed to form a year round effective visual screen at time of planting.
- b. Collection areas shall be designed to contain all material generated on-site and deposited between collections. Deposited material shall not be visible from outside the enclosure.
- c. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
- d. Collection areas shall be so located upon the lot as to provide clear and convenient access to collection vehicles and thereby minimize wear and tear on on-site and off-site developments. Refuse collection and recycling areas shall not be located within parking areas or required landscaped buffers.

Solid Waste and Litter Management (continued)

- e. Collection areas shall be designed and located upon the lot as to be convenient for the deposition of material generated on-site.

An option to reduce the visual impact of the collection containers is to store and compact material inside the building at the service area, thus eliminating the need to screen containers.

Delivery, loading, trash removal or compaction, or other such operations may be limited by the Joint Land Use Board between certain hours where noise impacts at the lot line of any adjoining residential property or district or otherwise exceeds Township and State requirements. Also, an applicant shall provide an effective litter management plan, subject to Joint Land Use Board approval. Such management plan shall be submitted with an application for final site plan approval.

Storage

No open storage shall be permitted on any lot. No articles, merchandise, products, goods, materials, incinerator, storage tanks, or like equipment shall be kept in the open or exposed to public view, and no accessory use should be constructed to permit open storage of materials or goods on a lot. These requirements are not meant to prohibit the outdoor sale of merchandise if designed appropriately in the form of a garden center.

Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building.

Fences and Walls

Fences are not desirable and shall only be approved for limited situations. Chain link and/or periphery fencing shall not be permitted. Decorative fences or walls may be used to screen service and loading areas, private patios or courts. Fences may be used to enclose playgrounds, recreational areas, or to secure sensitive areas to uses, such as vehicle storage areas. Fences shall not be located where they impede pedestrian or bicycle circulation through or between site areas. If approved, all fences and walls shall be designed as integrated parts of the overall architectural and site design. All materials shall be durable and finished in textures and colors complementary to the overall architectural design. No hedge, wall or fence of any type shall be erected or maintained if it is deemed a safety hazard in obstructing the view of motorists.

Maintenance

All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, and lighting must be maintained in good condition and repair by either the Township, owner or other designated entity.

Sidewalks and/or Pathways

- a. Sidewalks and/or pathways shall be installed by the developer within perimeter landscape areas and along streets.
- b. Permitted surface materials for sidewalks shall be: floated aggregate concrete, scored concrete or approved paver.
- c. Permitted surface materials for pedestrian multi-purpose paths shall be bituminous.
- d. On-site pedestrian circulation systems shall be provided to meet the circulation needs of on-site users. Such systems shall provide safe, all-weather-efficient, and aesthetically pleasing means of on-site movement and shall be an integrated part of the overall architectural and site design concept. At a minimum, sidewalks and/or pathways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and entry points, and shall feature adjoining landscaped areas that includes trees, shrubs, benches, flower beds, ground covers, or other such materials.
- e. Sidewalks shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Pedestrian sidewalks shall provide weather protection features such as awnings or arcades when located close to customer entrances.
- f. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.
- g. Pedestrian crosswalks shall be clearly delineated by a material different for the surrounding road surface through the use of durable, low-maintenance surface materials such as pavers, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalk and/or pathway.
- h. Permitted surface materials for crosswalks shall be pavers or stamped asphalt.

Electrical and Mechanical Equipment

All exterior electrical and mechanical equipment at ground level, such as transformers, shall be screened and located at the side or rear of the building and away from entrances. Recommended screening methods include walls compatible with the building material, and a plant material buffer utilizing a layered installation of shrubs, flowering trees, and ground cover. Utility accessories such as boxes, meters and fire hydrants shall be coordinated with the overall streetscape.

Open Space

All projects shall provide an adequate amount of open space, exclusive of detention and retention basins, and developed for on-site conservation and recreation facilities to service the needs of all employees and their visitors. The applicant shall submit an open space plan showing the proposed land area and general location of parks and any other land area to be set aside for conservation and recreational purposes and a general description of improvements to be made thereon, including a plan for the operation and maintenance of parks and recreational facilities.

Wildlife Habitat

The utilization of landscape planting to promote the creation and/or preservation of wildlife habitat must take form at two levels. The first effort is required in the areas referred to as “developed common open space.” These include parks, playgrounds, backyards, walkways, etc. in which plant material selected to satisfy the needs of the human population can also have food and shelter value for bird and small game species. The second effort lies in the protection of the habitat value of the undeveloped open space and augmenting such habitat with plant material that further promotes food and shelter values.

Public Safety

- a. The developer and/or owners association shall employ private security services. A planned commercial development shall provide foot patrols and vehicle patrols during its hours of operation if determined to be necessary.
- b. All buildings shall be fully sprinklered. Fire lanes and signage shall be provided as well as access to both the front and rear of buildings designed to meet the Township's fire code.
- c. Subtitle 1 of Title 39 of the Revised Statutes (moving violations) shall apply so that enforcement of such motor vehicle laws will be available to the Township Police Department.

General Residential Standards

- a. **Density Variation:** Residential net density shall generally decrease from the community plaza, square and/or commercial core towards the periphery of the Center. A mix of dwelling unit types shall be distributed throughout the Center. Smaller lots and higher net density dwellings are generally located closer to the public spaces and main street commercial core areas.
- b. **Building Variation:** Buildings containing dwelling units shall be designed in conformance to the Regulating Plan. Building designs shall vary in terms of footprint, architectural elevations, window placement, type of roof, height, front entrance, and porch locations. Colors, materials, and architectural details should be limited in number, compatibility, and repetition throughout a neighborhood.
- c. **Front Yards:** All dwelling units, excluding accessory dwellings and apartments, shall have a clearly defined front yard using landscaping, hedging, fencing, or a brick or stone wall, none of which shall exceed 3 1/2 feet in height. Accessory dwellings shall only be permitted on single-family detached lots with the maximum lot size.
- d. **Patios/Terraces, Decks and Rear Yards:** All dwelling units, except apartments located on upper floors, shall have a private yard or patio designed in accordance with the standards of this Ordinance and having a minimum of 400 square feet in area. Rear steps and landings are permitted, but may not encroach into the minimum required yard or patio area by more than 20 square feet. Decks in rear yard areas are permitted provided they are constructed no more than 21 inches above grade. In no case shall rear steps and landings in excess of 21 inches high be closer than 15 feet to side and rear property lines. Property owners may not alter existing property grade without Township approval. The yard or patio shall be within an area enclosed by a masonry wall, wooden fence, trellis or lattice, evergreen hedge, vines, or some combination thereof. Rear walls, fences, or trellises may not be closer than 7 feet to the alley right-of-way. In case of walls, fences or trellises, the height of such yard or patio enclosure shall be 5 or 7 feet high. Portions of fencing below 5 feet shall be of solid material and above 5 feet in height must be made of a trellis or other semi-transparent material and shall be suitable to provide privacy and screen views of neighboring uses. Each upper floor apartment dwelling should be provided with a terrace consisting of a minimum of 64 square feet, recessed inside the exterior building wall of the dwelling, or a balcony of 72 square feet projecting on the outside of the building wall. If a terrace or balcony is not provided for upper floor apartments, each dwelling shall be provided with access to a conveniently located common space, park, or green with a minimum size equal to or greater than the total of all combined balconies which should have been provided to serve those residential units which do not have the same. An additional 100 square feet of area per unit shall be included in the common open space. Such additional space shall be designed to accommodate hard surfaces, with places for grills, movable chairs, tables and the like.
- e. **Roof Line Orientation:** Roofline orientation shall vary to the highest extent possible.
- f. **Garden Sheds:** Garden sheds not to exceed 50 square feet and 6 feet in height for homes with two car garages and not to exceed 30 square feet and 6 feet in height for homes with one car garages. Sheds shall be permitted in the rear yards and shall be architecturally attached to the garages structure. Garden sheds shall be of wood or cement board siding and roof materials similar to that of the main house. Sheds shall not encroach in the required "minimum yard area".

Commercial and Mixed-Use Standards:

a. **Building Color and Texture:**

1. Simple and uniform texture patterns are encouraged to create shadow patterns which will reduce the high visibility of the building.
2. Variations in color shall be kept to a minimum.
3. Colors shall be subdued in tone.
4. Accent colors may be used to express corporate identity.

b. **Parking and Circulation:**

Each building site must include adequate off-street automobile parking and loading facilities and no parking or loading facilities shall be permitted on any street, entrance drive, or any place other than in an approved space. Off-street parking and loading design shall conform to those identified in Township Subdivision and Land Development Ordinance although actual design may be based on site experiences at other locations. It may not be necessary to pave the entire parking area established by these ratios where it can be demonstrated that the minimum ordinance requirements

The lighting for pedestrian walkways may include either cut-off or exposed sources, but the height and intensity of the light must be subdued. All lighting designs and installation are subject to Joint Land Use Board review and approval.

