

## **EXHIBIT R**

### Part 2. Woolwich Regional Center and Auburn Road Village Regulations and Design Standards

#### Article XXVI Regional Hotel and Office

##### § 203-185. Regional hotel and office

A. Goal: to provide locations for everyday services necessary to sustain a mixed-use regional community with general commercial and general office locations that are quasi-auto-dependent, that are single-use buildings and that may or may not be on individual lots.

B. Permitted Uses

- (1) Hotels, extended stay conference centers
- (2) Offices for administrative, executive, professional, business sales, government offices and similar uses, the normal attributes of which do not involve the storage, exchange or delivery of merchandise to the general public
- (3) Office of banks and loan associations not having drive-thru facilities for the transaction of business from motor vehicles
- (4) Public transportation stations and shelters
- (5) Utility facilities, including telephone, water, sewer, electricity and gas
- (6) Wireless telecommunications towers and antenna located entirely within an existing building or on the roof or side of a building or attached to an existing structure.

C. Accessory Uses

- (1) Flag poles; clock towers
- (2) Parking structures
- (3) Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
- (4) Temporary construction trailers
- (5) Health and fitness centers accessory to hotels and for use by hotel guests
- (6) Surface parking lots
- (7) Swimming pools on individual lots accessory to hotel uses
- (8) Walls and fences
- (9) Rental halls for meetings and social occasions accessory to hotel uses
- (10) Restaurant, full service or fast food with no drive thru accessory to hotel uses
- (11) Brewpubs, taverns and nightclubs serving legal beverages accessory to hotel uses
- (12) Signage

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

- (1) Photo 1.
  - (a) Single-use hotel and office buildings sit in a parklike setting where the quality of landscape features is a critical design element.
  - (b) While largely auto-dependent, the size of parking courts should be kept small and integrated into the total landscape concept.
  - (c) The oversize portico matches the building scale and is appropriate for the grand scale of the regional hotel and office.
  - (d) Vertical scale is broken by two layers of horizontal banding.

(2) Photo 2



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



- (3) Photo 3.
  - (a) The vertical scale of the building is broken by the use of three layers of horizontal banding. The three alternating layers of masonry, glass and masonry help define the base, the body and the top of the building.
  - (b) Two-foot to ten-foot vertical and horizontal offsets further mitigate the perception of a large monolithic building.
  - (c) Front yard parking is absent.
- (4) Photo 4.
  - (a) Corner elements and roofline offsets provide architectural interest and identify the location of the "front" door.
  - (b) The building facade is approximately 60% glass.

E. Size and scope.

- (1) Zone acreage: 118.25 acres.
- (2) FAR: 0.25 or approximately 1,000,000 square feet.
- (3) The purpose of the zone is to provide for a hotel/office park.
- (4) Buildings are to be arranged in a manner that reinforces street edges.
- (5) Maximum building height: 60 feet.
- (6) On-street parking is not permitted on Route 322.
- (7) Front yard parking is prohibited.

F. The Site.

- (1) Zoning and design.
  - (a) Design elements.
    - i. Contextual neighborhood consistency.
    - ii. Special architectural features at corners.
    - iii. Public and private-outdoor spaces are accessible and visible to the public.
    - iv. Plazas.
    - v. Bus shelters.

(b) Zoning Requirements.

	<b>Minimum</b>	<b>Maximum</b>
Sidewalk width	5'	10'
Decorative streetlighting (distance on center)	50'	75'
Lot area	400'	—
Lot width	200'	—
Corner lot	200'	—
Lot depth	250'	—
Impervious coverage	—	80%

Front yard setback	35'	—
Side yard setback	25'	
Rear yard setback	35'	—

(2) Parking Requirements.

	Minimum	Maximum
Alley width		
ROW	22'	25'
Cartway	18'	21'
Alley access points	2	3
On-street stalls Length	20'	--
Width	8'	—

- (a) Off-street parking shall be provided through driveways.
- (b) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving or porous pavement.
- (c) Belgian block curbing.
- (d) Hotel/office parking shall be provided at a ratio of four spots per 1,000 square feet conditionally permitted.

(3) Edge and buffer Design Recommendations

	Minimum	Maximum
Street tree spacing (distance on center)	36'	50'
Side and rear yard fence height	—	5'

- (a) Planting buffers.
- (b) Maximize uniqueness to street.
- (c) Custom mailboxes.
- (d) Tree garages.
- (e) Foundation plantings.
- (f) Planting buffers between different land uses.
- (g) Parking planting.
- (h) Screen ground-mounted utility boxes.
- (i) Planters.
- (j) Potted plants.

(4) Environment Design Recommendations.

- (a) Porous pavement and rain gardens are encouraged for parking areas.
- (b) Deciduous street trees are encouraged to lower summer cooling load.
- (c) Trees to modulate microclimate.
- (d) Long-life trees are encouraged to maximize green infrastructure funds.
- (e) Xeriscape.
- (f) Nonexotic, noninvasive species are encouraged to minimize water needs.
- (g) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

G. The Public realm.



(1) Zoning and design.

(a) Design Elements

- i. Dormers
- ii. Gables
- iii. Recessed entries
- iv. Cupolas or towers
- v. Pillars or posts
- vi. Bay windows
- vii. Decorative cornices
- viii. First-floor colonnades
- ix. Porte cocheres
- x. Decorative patterns on exterior finishes
- xi. Porches
- xii. Porticos
- xiii. Arcades
- xiv. Terraces

(b) Zoning Requirements.

	<b>Minimum</b>	<b>Maximum</b>
Building height	45'	60'
Eave height	24'	36'
Window to eave offset	6"	—
Front facade fenestration	60%	—
Side and rear facade fenestration	30%	—
Building face or roof offset	16 in.	—
Window trim offset	2'	—

(2) Parking Requirements.

- (a) Carports.
- (b) Structured parking.

(3) Edge and buffer Design Recommendations

- (a) Patio setback from side and rear property lines: minimum of five feet.

- (b) Gutters shall be architecturally compatible with a building.
- (4) Environment Design Recommendations.
  - (a) North-south building orientation.
  - (b) Solar screens.
  - (c) Solar panels.
  - (d) Discharge spouts shall have splash parts or be discharged underground.

H. The Privaterealm.



- (1) Architecture and design.
  - (a) Design elements.
    - i. Building walls shall be brick, stone, synthetic trim board, stucco or similar material.
    - ii. Roof materials shall be raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
    - iii. Roof types shall be "A" frame, flat, mansard or combinations thereof. All rooftop equipment shall be screened from view.
    - iv. Building facades shall be parallel to frontage property lines.

(b) Zoning Requirements.

	<b>Minimum</b>	<b>Maximum</b>
First story clear height	10'	15'
Roof pitch	—	9/12
Front and side yard encroachments	8'	—
Terrace		
Patio	8'	10'
Bay window	—	8'
Awning	—	8'
Solar screen	—	8'
Balcony/Balconette	—	8'
Rear deck	—	8'

- (2) Edge and buffer Design Recommendations.
  - (a) Window boxes.
  - (b) Espaliers.
  - (c) Roof decks/gardens.

- (d) Green roof.
  - (e) Garden walls may be brick, stone or stucco to match the principal building.
  - (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
  - (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).
- (3) Environment Design Recommendations.
- (a) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

I. General Design Standards.

- (1) Building orientation.
- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade.
  - (b) At least 50% of a building's front facade must be built to the minimum setback line.
  - (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.
- (2) Fenestration.
- (a) No blank facades or walls are permitted.
  - (b) Minimum area of window opening on front facades: 60%.
  - (c) Minimum area of windows on side and rear facades: 30%.
- (3) Vertical breaks.
- (a) Five-foot building offsets every 100 feet minimum.
- (4) Horizontal breaks.
- (a) Material change, horizontal banding, window lines and pediments are required.
  - (b) Required at a minimum of one per every 24 feet of vertical height.
- (5) Roofline.
- (a) Flat and mansard are permitted.
  - (b) Minimum five-foot offset required every 100 feet.
- (6) Building materials.
- (a) Brick.
  - (b) Stone.
  - (c) Stucco.
  - (d) Synthetic trim boards.
- (7) Roof materials.
- (a) Architectural asphalt shingles.
  - (b) Raised-seam metal.
  - (c) Tiles.
  - (d) Slate.
- (8) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
- (a) Solar screens, awnings and arcades shall be used to provide user comfort, energy conservation and design unity.
  - (b) Architecture shall reflect the difference between public versus private doors and entries.
  - (c) Balconies and balconettes are encouraged.
- (9) Accessory structures.
- (a) Structural parking is permitted.

- (b) Carports are permitted.
  
- J. Public space design guidelines.
  - (1) Fronts of buildings shall be set back from sidewalks.
  - (2) Front doors shall be on public streets or interval parking courts.
  
- K. Semi-public space design guidelines.
  - (1) Fronts of buildings (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
  - (2) Bioswales and rain gardens are permitted to address stormwater.
  - (3) Parking courts shall be fully landscaped to break down scale, provide user comfort and to modulate microclimate.
  - (4) A minimum of 15% of the interior of parking courts shall be landscaping.
  
- L. Private space design guidelines.
  - (1) Storage space is required.
  - (2) Outdoor patio space is required.
  
- M. Edges, buffers and transitions design guidelines.
  - (1) Edge treatments may include walls, fences, and hedges.
  - (2) Minimum front yard wall, fence and hedge height: 3 1/2 feet high.
  - (3) Maximum side yard edge height: six feet (exclusive of trees).
  - (4) Maximum rear yard edge height: six feet (exclusive of trees).
  - (5) Buffers must be provided on all external property edges.
  - (6) Minimum front yard buffer width: 30 feet.
  - (7) Minimum side yard buffer width: 30 feet.
  - (8) Minimum rear yard buffer width: 50 feet.
  - (9) Minimum buffer width adjacent to residential neighborhood: 75 feet.
  
- N. Amenity design guidelines.
  - (1) Multipurpose path within buffer.
  - (2) Pedestrian system within parking court shall be designed with textured pavement; required.
  - (3) Minimum ten-foot-wide sidewalks adjacent to buildings.
  
- O. Parking amenities/access design guidelines.
  - (1) Porous pavement parking courts and isles are permitted to address stormwater.
  - (2) Vehicle access shall be from an alley or secondary street system.
  - (3) No parking in front yards.