

## EXHIBIT D

### Chapter 203. Zoning

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

##### Standards

##### Article XXV Big Box Retail

##### §203-184. Big box retail.

A. Goal: to provide locations for regional big box retail commercial uses that are auto-dependent, that are single- or multi-use buildings and that may or may not be on individual lots.

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

(1) Photo 1.

- (a) The addition of amenities such as fountains, squares and plazas provides site identity as well as focal points for customer use. The elements also act to reduce the harshness of large parking lots often associated with big box retail.
- (b) Scale of otherwise large buildings can be broken down through the use of offsets in facades and rooflines, materials use and arcades and other sheltered walkways.
- (c) Signage should be integrated into the facade design.

(2) Photo 2.

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

(3) Photo 3.

- (a) Pad sites present the opportunities to establish a strong architectural edge along Route 322.
- (b) All vehicle circulation is internal to the site.



- (c) Pedestrian pathways woven into the landscape are a key design requirement.

(4) Photo 4.

- (a) Parking lots constitute the largest public or semi-public space in a big box center. Details associated with the use of landscaping, textured pavement, wide sidewalks, textured crosswalks, lighting and street furniture all serve to control automobile speeds and to provide a safe and attractive pedestrian environment.
- (b) Arrangement of buildings into small courtyards helps to reduce the scale perception of big box buildings and makes parking proximate to front doors of multiple tenants.



C. Size and scope.

- (1) Zone acreage: 97.8 acres.
- (2) FAR: 0.2 or approximately 900,000 square feet.
- (3) The purpose of the zone is to provide the opportunity for a large-format, regionally based retail center that is attractive to national chains and large anchor stores.
- (4) Buildings are to be arranged in a manner that reinforces the Route 322 street edge while allowing for large parking fields.
- (5) Maximum building height: 60 feet.
- (6) On-street parking is not permitted on Route 322.
- (7) Front yard parking is permitted.

D. 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 accessible and visible to the public.
    - iv. Plazas.
    - v. Bus shelters.
  - (b) Zoning Requirements

	<b>Minimum</b>	<b>Maximum</b>
Sidewalk width	5'	25'
Planting strip width	4'	10'
Decorative street lighting (distances on center)	50'	75'
Lot area	25 acres	—
Lot width	200'	—
Corner lot	200'	—
Lot depth	250'	—
Impervious coverage	30%	
Front yard setback*	25'	—
Side yard setback*	25'	—
Rear yard setback	50'	—

**Note:**

\* From exterior roads only/Route 322

- (2) Parking.

	<b>Minimum</b>	<b>Maximum</b>
Alley width		
ROW (where appropriate)	22'	25'
Cartway	18'	21'
Alley access points	2	3
On-street stalls		
Length	20'	—
Width	8'	—

- (a) Off-street parking stalls shall be nine feet by 18 feet and, where practical, applicants may provide up to 10% of required parking inventory in the form of compact parking stalls measuring 8 1/2 feet by 18 feet. Projects associated with single-use home improvement stores in excess of 75,000 square feet must provide 10% of required parking inventory as contractors' parking with stalls measuring a minimum of 9 1/2 feet by 18 feet. Parking spaces shall not be utilized for outdoor display and/or sales of retail products.
  - (b) Off-street parking shall be provided through driveways.
  - (c) Belgian block curbing or concrete curbing is permitted.
  - (d) Retail/Office parking shall be provided at a ratio of four spots per 1,000 square feet of gross leasable area, excluding outdoor garden centers up to 24,000 square feet or those that do not exceed 20% of the size of the primary building, whichever is less.
  - (e) Shared parking is conditionally permitted.
- (3) Edge and buffer Design Recommendations.
- (a) Side and rear yard fence height: maximum of six feet.
  - (b) Street trees shall be provided at a quantity equal to one street tree per 30 linear feet of street edge (i.e., typically two edges per street). Spacing of trees shall be determined at time of site plan.
  - (c) Planting buffers.
  - (d) Maximize uniqueness to street.
  - (e) Custom mailboxes.
  - (f) Tree grates.
  - (g) Planting buffers between different land uses.
  - (h) Parking planting.
  - (i) Screen ground-mounted utility boxes.
  - (j) Planters.
  - (k) 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 is encouraged to aid in reducing stormwater runoff.

E. The Public realm

(1) Architecture 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 cochers
- x. .Decorative patterns on exterior finishes.
- xi. Porches.
- xii. Porticos.
- xiii. Arcades
- xiv. Terraces

(b) Specifications.

	Minimum	Maximum
Building Height	20'	60'
Front façade fenestration (per building)	15%	
Side and rear façade fenestration (per building)	10%	

(2) Parking Requirements: Structured parking is permitted.

(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) Solar screens are permitted.
- (b) Solar panels are permitted.
- (c) Discharge spouts shall have splash parts or be discharged underground.

H. The Privaterealm.



(1) Zoning and design.

(a) Design elements.

- i. Building walls shall be brick, stone, synthetic trim board, stucco, decorative CMU 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, pitched or combinations thereof. All rooftop equipment shall be screened from view.
- iv. Building facades shall be parallel to frontage property lines (where appropriate).

(b) Specifications.

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

(2) Edgeandbuffer. Design Recommendations

- (a) Window boxes are permitted.
- (b) Espaliers.
- (c) Roof decks/gardens are permitted.
- (d) Green roofs are permitted.
- (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, masonry, metal (excluding woven wire) or similar material.

- (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) Fenestration.
  - (a) No blank facades or walls are permitted.
  - (b) Minimum area of window opening on front facades: 7.5%.
  - (c) Windows shall be more vertical than horizontal.
  - (d) Side and rear building facades facing US Route 322 shall not be required to have window openings; however, blank walls are prohibited and architectural detailing is required.
- (2) Vertical breaks:
  - (a) Five-foot building offsets every 100 feet minimum.
  - (b) Maximum facade length: 500 feet.
- (3) Horizontal breaks.
  - (a) Material change, horizontal banding, window lines, pediments and offsets are required.
  - (b) Required at a minimum of one per every 24 feet of vertical height.
- (4) Roofline.
  - (a) "A" frame, pitched and flat or combinations thereof are permitted.
  - (b) Minimum five-foot offset required every 100 feet.
- (6) Building materials permitted.
  - (a) Wood and simulated clapboard.
  - (b) Brick.
  - (c) Stone.
  - (d) Glass
  - (e) Stucco.
  - (f) Decorative CMU
  - (g) Synthetic trim boards.
  - (h) Similar Materials
- (7) Roof materials permitted.
  - (a) Architectural asphalt roof shingles.
  - (b) Raised-seam metal roof.
  - (c) Tiles.
  - (d) Slate.
  - (e) Similar Materials.
- (8) Accessory structures.
  - (a) Drive-through windows facing public streets are discouraged.
  - (b) Parking structures are permitted
- (9) Appurtenances
  - (a) Solar screens, awnings and arcades may be used to provide user comfort, energy conservation and design unity.
  - (b) Architecture shall reflect the difference between public versus private doors and entries.
- (10) The Public Realm
  - (a) Fronts of buildings shall be set back from sidewalks.
  - (b) Front doors shall be on a public street or interval parking court.
  - (c) Except as stipulated below, public sidewalks shall be provided at a minimum width of 10 feet

along all building frontages and adjacent to parking lots.

- (a) Along all single-use buildings greater than 75,000 square feet, a minimum of 70% of the building's frontage shall have a curb-to-building facade dimension of 15 feet, and a maximum of 30% of the building's front facade may have a curb-to-building facade dimension of 10 feet. A minimum of 10 feet of pedestrian area (with minimum eight-foot-wide sidewalks) must be kept clean and devoid of sidewalk displays, cart storage, etc. at all times and shall be expressly reserved for pedestrian use only.
- (b) For all other buildings, those under 75,000 square feet and those of multiple tenants, a minimum fifteen-foot-wide sidewalk along building frontages is required.

(11) The Semi-Public Realm

- (a) Fronts of buildings (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
- (b) Bioswales and rain gardens are permitted to address stormwater.
- (c) Parking courts shall be fully landscaped to break down scale, provide user comfort and to modulate microclimate.
- (d) A minimum of 10% of a parking area shall be landscaping (applies to parking areas with 60 or more spaces).

(12) Edges, buffers and transition Design Guidelines.

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

(13) Amenity Design Guidelines.

- (a) Multipurpose path within buffer.
- (b) Pedestrian system within parking court shall be comprehensive and articulated with textured pavement.

(14) Parking amenities/access Guidelines.

- (a) Porous pavement parking courts and isles permitted to address stormwater.
- (b) Vehicle access from alley or secondary street system.
- (c) No parking in front yard.