

EXHIBIT L

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

Article XXIII. Mixed Use (MU)

§ 203-178. Mixed Use.

- A. Goal: to provide locations for commercial uses that include commercial and office locations as well as residential opportunities in single- or multi-use buildings and that may or may not be on individual lots.
- B. Permitted Uses
- (a) Residential Flats or lofts above the ground floor
 - (b) Civic green, square
 - (c) Daycare establishments for children and adults
 - (d) Parks and recreation facilities, including but not limited to tot lots, public playgrounds, conservation areas, tennis, basketball, football, soccer, hockey and ice skating
 - (e) Civic buildings, including but not limited to post office, community center, fire emergency and police station facilities
 - (f) Public libraries and museums
 - (g) Anchor or magnet stores, shopping centers, supermarkets, wholesale clubs, lumber, hardware and garden centers
 - (h) Amusement, recreation and leisure uses not otherwise prohibited
 - (i) Art gallery
 - (j) Bakeries, confectioners
 - (k) Breweries, Wineries, and Distilleries
 - (l) Business and household service uses including repair shops for business equipment, appliances and the shops of tradesmen such as plumbers and electricians
 - (m) Delicatessen/carryout
 - (n) Dinner theaters
 - (o) Farm and open-air markets
 - (p) Greenhouses, including retail sales
 - (q) Florists
 - (r) Health and fitness centers; dance and exercise studios
 - (s) Medical and dental clinics
 - (t) 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
 - (u) Office of banks and loan associations not having drive-thru facilities for the transaction of business from motor
 - (v) Personal service businesses including hair salons, tanning salons, nail salons, dry cleaning outlets, dressmaking or tailor shops, shoe repair shops and related uses except for tattoo studios and body piercing establishments
 - (w) Public transportation stations and shelters
 - (x) Recreational and sport facility, indoor, commercial
 - (y) Rental halls for meetings and social occasions
 - (z) Restaurant, full service or fast food freestanding or in multi-tenant building, no drive thru

- (aa) Brewpubs
- (bb) Retail sales and services, including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, automotive supplies and services (exclusive of service stations and repair garages), including convenience stores
- (cc) Sidewalk cafes
- (dd) Taverns and nightclubs serving legal beverages
- (ee) Theaters for motion pictures and live performances
- (ff) Public and commercial garages
- (gg) Utility facilities, including telephone, water, sewer, electricity and gas
- (hh) 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
- (ii) Any combination of the above

C. Customary Accessory Uses Incidental to the Above Permitted Principal Uses in the MU Zone, including:

- (a) Flag poles; clock towers
- (b) Home occupations and home professional offices
- (c) Kiosks and street vending carts
- (d) Parking structures
- (e) Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
- (f) Temporary construction trailers
- (g) Temporary office or model home both incidental and necessary for the sale or rental of real property in the immediate area
- (h) Surface parking lots
- (i) Swimming pools on individual lots
- (j) Walls and fences
- (k) Outdoor/sidewalk sales and display in accordance with the conditions of this ordinance
- (l) Signage



D. The following examples best embody the purpose, goals and objectives of the large-format retail unit:

- (a) Photo 1.
 - (b) Attractive one-story retail main streets work well when the architecture is accentuated vertically to provide a sense of enclosure on the street.
 - (c) Large glass storefronts provide an inviting image to shoppers.
 - (d) Arcades provide user comfort and help to modulate the architectural rhythm, relating it to the human scale.
- (2) Photo 2
 - (a) Second-story office use is encouraged. It provides on-site users of the first floor retail.
 - (b) Most national chains now have architecture that will fit into a main street setting.
 - (c) Solar screens and awnings provide shade to lower floors.
 - (d) Creative use of projecting bays, fenestration and materials provides architectural interest to the street and may serve as a reference to a special place in the community.



- (3) Photo 3.
 - (a) Sidewalks should be designed with a generous width to encourage walking and outdoor dining.
 - (b) Signage should be artfully incorporated into the building facade; less is sometimes more.
 - (c) Appropriate levels of lighting are important to provide user comfort in evening hours; decorative lighting fixtures add to the design of the environment.

- (4) Photo 4.
 - (a) Public or semi-public plazas or greens are important to provide context to the land plan; provide gathering places on a daily basis; and to provide a place for special events.
 - (b) The use of landscaping, walkways, fountains and architectural follies helps to provide context to public and semi-public open space.



E. Size and scope.

- (a) Zone acreage: 158.97 acres.
- (b) Base density - 500 residential units in the “triangle” between Kings Highway, Pancoast Road, and US Route 322. Additional units possible with TDR.
- (c) Ground floor commercial retail or office use required north of US Route 322 between Kings Highway and Pancoast Road. Ground floor commercial retail or office use optional north of Pancoast Road and west of Kings Highway. Residential density for north of Pancoast Road and west of Kings Highway shall be in accordance with RR-BD when ground floor commercial retail or office use is not proposed.
- (d) The purpose of the zone is to provide the opportunity for a regionally based, walkable commercial main street that is attractive to national chain stores, small boutiques and offices as well as residential units above.
- (e) Buildings should be built to the sidewalk edge.
- (f) Buildings shall be built out to perimeter county streets to establish a strong architecture street edge.
- (g) Maximum building height: 60 feet and 5 stories
- (h) On-street parking is permitted on interior roads.

F. The Block.

- (a) 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. Mid-block pedestrian connections to respond to the street grid.
 - vi. Bus shelters.

(b) Zoning Requirements

	Minimum	Maximum
Block Length	300'	500'
Block Perimeter	1400'	1800'
Sidewalk width	5'	10'
Planting strip width	4'	10'
Mid-block crossings		

Number per block		3
ROW width	20'	
Path width	10'	
Decorative street lighting (distance on center)	50'	75'

(2) Parking Requirements.

	Minimum	Maximum
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 provided through alley-loaded driveways and garages.
- (b) On-street parking provided through parallel stalls.
- (c) Porous pavement is encouraged.
- (d) Belgian block curbing or concrete curbing is permitted.

(3) Edge and buffer Design Recommendations.

- (a) Street trees shall be spaced a minimum of 36' and a maximum of 50' on center.
- (b) Planting buffers.
- (c) Maximize uniqueness to street.
- (d) Custom mailboxes.
- (e) Tree grates.

(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.

G. The Site.

(1) Zoning and design.

(a) Design elements

- i. Bike Racks
- ii. Water Features/Fountains
- iii. Decorative Pedestrian Lighting
- iv. Litter Containers
- v. Architectural Lighting
- vi. Benches
- vii. Clock Towers
- viii. Kiosks

(b) Zoning Requirements

	Minimum	Maximum
Lot area	20,000 sf	—
Lot width	100'	—
Corner lot	100'	—
Lot depth	150'	—
Impervious coverage	—	90%
Front yard setback	10'	30'—
Side yard setback	'	10'—
Rear yard setback	20'	—
Building separation	20'	

(2) Parking Requirements.

	Minimum	Maximum
Parking spaces per unit	0.8	1.3
DrivewayLength	20'	—
Width	8'	12'—

- (a) Non-residential parking to be provided at a ratio of 4 spaces per 1000 square feet.
- (b) Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement
- (c) Shared parking permitted

(3) Edgeandbuffer Design Recommendations.

- (a) Side and rear yard fence height: maximum of six feet.
- (b) Foundation plantings.
- (c) Planting buffers between different land uses.
- (d) Parking planting
- (e) Screen ground-mounted utility boxes.
- (f) Planters.
- (g) Potted plants.

(4) Environment Design Recommendations.

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

H. The Public realm.



- (1) Zoning and design.
 - (a) Permitted design elements.
 - i. Dormers
 - ii. Gables
 - iii. Recessed entries
 - iv. Cupolas or towers
 - v. Pillars or posts
 - vi. Bay windows
 - vii. Balconies/Balconettes
 - viii. Decorative cornices
 - ix. First-floor colonnade
 - x. Porte cocheres.
 - xi. Decorative patterns on exterior finishes.
 - xii. Porches.
 - xiii. Porticos.
 - xiv. Arcades.
 - xv. Terraces

(b) Zoning Requirements.

	Minimum	Maximum
Building height**	45'	60'
Eave height	24'	36'
Window-to-Eave offset	6"	
Upper Front facade fenestration	30%	—
Lower Front facade fenestration	70%	
Side and rear facade fenestration	25%	—
Building face or roof offset	5'	—

**For buildings with facades exceeding 100 feet a maximum average building height of 55 feet shall be permitted measured along the affected façade

- (2) Parking Requirements.
 - (a) Rear-loaded garage with windows and storage space
 - (b) Individual garage doors
 - (c) Carports
 - (d) Structured Parking

- (3) Edge and buffer Requirements.
 - (a) Patio setback from side and rear property lines minimum 5'.

- (b) Pools and spas are not permitted.
- (c) Gutters shall be architecturally compatible with a building.

- (4) Environment Design Recommendations.
 - (a) North-South building orientation.
 - (b) Solar screens are permitted.
 - (c) Solar panels are permitted.
 - (d) Discharge spouts shall have splash parts or be discharged underground.

I. The Privaterealm.



- (1) Zoning 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 flat, mansard or combinations thereof.
 - iv. All rooftop equipment shall be screened from view.

(b) Zoning Requirements.	Minimum	Maximum
First story clear height	15'	20'
Roof pitch	—	9/12
Front and side encroachments		
Terrace	8'	
Patio	8'	10'
Bay window	—	8'
Awning	—	8'
Solar screen	—	8'
Balcony/Balconette	—	8'
Rear deck	—	8'
Stoop		8'

- (2) Parking Requirements

	Minimum	Maximum
Garage height	10'	15'
Garage width	14'	24'
Garage depth	25'	
Garage setback	20'	

(a) Structured parking shall have a maximum height of 2 levels.

(3) Edge and buffer 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.

(4) Environment Design Recommendations.

- (a) Bioswales, cisterns, rain gardens, and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

J. General Design Standards

- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. Front doors are required on streets with public easements
- (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
- (d) Buildings should be built to the sidewalk, public square or plaza edge

(2) Fenestration.

- (a) No blank facades or walls are permitted.
- (b) Minimum area of window opening on all facades, upper floors: 30%
- (c) Minimum area of window opening on all facades, first floor: 70%
- (d) Vertically line up windows.
- (e) Windows shall be more vertical than horizontal.
- (f) Retail windows must remain unobstructed on interior spaces.

(3) Vertical breaks:

- (a) Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change
- (b) • Maximum length of store front – 60 feet.

(4) Horizontal breaks.

- (a) Required at a minimum of one per every 24 feet of vertical height.
- (b) May use banding, setbacks or material change.
- (c) First floor retail shall have a minimum clear height of 16 feet.

(5) Roofline.

- (a) Flat and mansard, are permitted.
- (b) Maximum length of roofline – 60 feet.

- (c) Minimum offset – 5 feet

- (6) Building materials.
 - (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.

- (7) Roof materials (pitched roofs).
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Metal panels (accent).

- (8) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
 - (a) Store fronts encouraged to have awnings
 - (b) Store fronts must provide sign plate area
 - (c) Pop-out café windows are permitted
 - (d) Store fronts encouraged to be open and inviting to public
 - (e) Balconies, balconettes, terraces and/or patios are required at one (1) per d.u.
 - (f) Bay windows encouraged

- (9) Accessory structures.
 - (a) Structured parking is permitted.
 - (b) Freestanding garages are permitted.
 - (c) Carports are permitted.

- (10) Public space design guidelines.
 - (a) Fronts of buildings shall be constructed to the public sidewalk.
 - (b) Street furniture and amenities encouraged.
 - (c) Entry plazas and courts shall be designed to welcome public use.
 - (d) Large storefront windows required on first floor. Windows may be framed in wood.
 - (e) First floor retail.
 - (f) Screening of loading, service, and trash storage areas is required.

- (11) Semi-public space design guidelines.
 - (a) All semi-public space (i.e. yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs and groundcover or a combination of decorative paving and landscaping. Where appropriate seating and lighting shall be provided.
 - (b) Semi-public space must be separated from public space by a low garden wall, decorative fence (maximum 6' high), hedge material or a combination of the three.

- (12) Private space design guidelines.
 - (a) Storage space is required for all uses.
 - (b) Residential outdoor space is required.

- K. Edges, buffers and transitions notes.
 - (a) Parking lots adjacent to street edges must be screened with 4 ½ foot high hedge or masonry wall.
 - (b) Parking adjacent to residential use must be screened with minimum 6 foot high masonry wall or fence and must include 3 foot wide vegetated buffer – a minimum of 6' high at time of planting.
 - (c) Lighting must be screened from residential uses.

- L. Amenity design guidelines.
 - (a) Must provide at least one direct pedestrian connection between the parking and main street commercial per 150 feet of commercial frontage.
 - (b) Connection must be a minimum of 10 foot wide path with 5 foot wide landscaped edges.
 - (c) Must provide textured pedestrian crosswalks internal to parking lots.

- M. Parking amenities/access design guidelines.
 - (a) Porous pavement and bio swales permitted
 - (b) Vehicle access from alley or secondary streets only.
 - (c) Maximum one vehicle access point per secondary street frontage
 - (d) Lighting must be shielded from residential uses
 - (e) Must provide one pedestrian connection between parking and commercial main street every 200 feet minimum