

EXHIBIT M

Chapter 203. Zoning

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

Article XXVII. Neighborhood Commercial (NC)

§203-186. Neighborhood Commercial District.

- A. Goal: To provide locations for everyday services, retail, and office necessary to sustain a mixed use local community.
- B. Permitted Uses
 - (1) Cafes and restaurants
 - (2) Brewpubs
 - (3) Breweries, Distilleries, and Wineries
 - (4) Hairdressers, barbers, salons, and spas
 - (5) Personal services, including but not limited to dry cleaners, laundromats, shoemakers, and tailors
 - (6) Newsstands
 - (7) Studios for instruction, including but not limited to fitness, dance, martial arts, fine arts, and music
 - (8) Florists
 - (9) Churches or other places of worship
 - (10) Congregate care
 - (11) Utility facilities, including telephone, water, sewer, electricity and gas
 - (12) 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. Customary Accessory Uses and Accessory Buildings Incidental to the Above Permitted Principal Uses in the NC Zone, including:
 - (1) Flag poles; clock towers
 - (2) Kiosks and street vending carts
 - (3) Parking structures and surface parking lots
 - (4) Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area
 - (5) Temporary construction trailers
 - (6) Walls and fences
 - (7) Signage
 - (8) Outdoor/sidewalk sales and display in accordance with the conditions of this ordinance
 - (9) Carports
- D. The following examples best embody the purpose, goals and objectives of neighborhood commercial unit
 - (1) Photo 1
 - (a) Commercial buildings should be clean, simple and inviting
 - (b) Signage should be integrated into architecture
 - (c) Modern materials are acceptable if they respect well established rules of scale and rhythm
 - (2) Photo 2
 - (a) Restaurants and cafes are encouraged
 - (b) Outdoor seating is permitted within property lines
 - (3) Photo 3

- (a) Small office and retail uses are permitted.
 - (b) More than one use is permitted in a single building.
 - (c) Driveways directly accessing Swedesboro-Paulsboro Road permitted.
- (4) Photo 4
- (a) Businesses servicing local residents, including but not limited to beauty parlors and salons, florists, dry cleaners and tailors, and other personal services are encouraged.
 - (b) Front facades should have ample fenestration to provide a rhythm of solid and void and a view of interior activity
 - (c) Individual or multi-tenant flex space is a typical need of growing communities

E. Size and Scope

- (1) Zone Acreage – 47 acres
- (2) FAR 0.2 maximum
- (3) Generally located along Swedesboro-Paulsboro Road and Kings Highway.
- (4) The zone is intended to provide locations for a mixture of service retail and office space
- (5) May be single- or multi-tenant buildings.
- (6) Buildings are permitted to be 45 feet tall or three stories.
- (7) Front yard parking is permitted.

F. The Site

- (1) Architecture 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. Off-street parking shall be located to the side or rear.
 - v. Drive-through windows shall be located to the side or rear.
 - vi. Bus shelters.
 - (b) Zoning Requirements

	Minimum	Maximum
Buffer/Pedestrian zone		
Front	25'	—
Rear	20'	—
Sidewalk width	5'	10'
Planting strip width	4'	10'
Decorative streetlighting (distance on center)	50'	75'
Lot area	20,000 sf	—
Lot width	100'	—
Corner lot	100'	—
Lot depth	150'	—
Impervious coverage	—	60%
Front yard setback	50'	—
Side yard setback	25'	—
Rear yard setback	50'	—

- (2) Parking Requirements.
 - (a) Off-street parking provided through driveways.

- (b) Porous pavement.
 - (c) Belgian block curbing.
 - (d) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.
 - (e) Front yard parking permitted only with landscaped buffer between street and parking
 - (f) Retail/Office parking to be provided at a ratio of four spots per 1,000 square feet.
 - (g) Shared parking is conditionally permitted.
- (3) Edge and buffer Design Recommendations.
- (a) Street tree spacing (distance on Center)
 - i. Minimum – 36'
 - ii. Maximum – 50'
 - (b) Side and rear yard fence height
 - i. Maximum – 6'
 - (c) Planting Buffers
 - (d) Maximize uniqueness to street.
 - (e) Custom mailboxes.
 - (f) Tree grates.
 - (g) Foundation Plantings.
 - (h) Planting buffers between different land uses.
 - (i) Parking planting.
 - (j) Screen ground-mounted utility boxes.
 - (k) Planters.
 - (l) 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 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.
- (5) Tree protection requirement
- (a) A black cherry tree, *Prunus serotina*, is located in the U.S. Route 322 corridor receiving zone toward the western end and north of U.S. Route 322. To maximize opportunities for its long-term survival, the following procedures will be adhered to by all applicants for development on these parcels:
 - i. An area the size of the tree's dripline will be designated as a tree protection zone and fenced off prior to construction activities. No material storage, equipment parking, excavation, benching, equipment clean-outs or soil compaction shall occur within this area. Signage identifying the area as off-limits shall be posted on the fence.
 - ii. The existing grade of the area surrounding the tree protection zone shall be maintained. Black cherry as a species is listed as sensitive to drainage changes that raise the natural water level in the soil.
 - iii. Dead wood pruning or crown cleaning of the tree should be performed by a New Jersey certified tree expert (CTE) hired by the applicant.
 - iv. To the extent that grade changes do not raise the water level around the tree, a layer not to exceed three inches in depth shall be applied to the soil within the tree protection zone.

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

	Minimum	Maximum
Building height (feet)	30'	40'
Building height (stories)		3
Window-to-eave offset	6"	—
Front facade fenestration	60%	—
Side and rear facade fenestration	30%	—
Building face or roof offset	5'	—

(2) 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.

(3) 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 Private realm.

(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.
 - iv. All rooftop equipment shall be screened from view.
 - v. Building facades shall be parallel to frontage property lines.

(b) Zoning Requirements

	Minimum	Maximum
First story clear height	10'	15'
Roof pitch	—	9/12

	Minimum	Maximum
Front and side encroachments		
Bay window	—	8'
Awning	—	8'
Solar screen	—	8'
Balcony/Balconette	—	8'
Rear deck	—	8'
Terrace	8'	8'
Patio	8'	10'

(2) Parking Requirements: 4 spaces per 1,000 square feet of floor area.

(3) Edge and buffer Design Recommendations

- (a) Window Boxes
- (b) Espaliers
- (c) Roof Decks/gardens
- (d) Green roofs
- (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).

(4) 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. A front door required on a public street.
- (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) Vertically align windows
- (d) Windows shall be more vertical than horizontal.
- (e) Minimum area of window opening on wide and rear facades: 30%

(3) Vertical breaks:

- (a) Two-foot building offsets every 100 feet minimum are required.

(4) Horizontal breaks.

- (a) Use of material change, window lines and pediments is required.
- (b) Required at a minimum of one per every 24 feet of vertical height.

- (5) Roofline.
 - (a) A-frame, mansard, and flat are permitted
 - (b) Minimum two-foot offset required every 100 feet.
- (6) Building materials permitted.
 - (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.
- (7) Roof materials permitted.
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
- (8) Appurtenances
 - (a) Solar screens, awnings, and arcades shall be used to provide user comfort, energy conservation and design unity.
 - (b) Architecture should reflect the difference between public versus private doors and entries.
- (9) The Public Realm
 - (a) Front of building set back from sidewalk.
 - (b) Front doors shall be on public streets or internal parking courts.
- (10) 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.
 - (c) Front stoops are encouraged as public space transition.
 - (d) Parking lots shall be fully landscaped to break down scale, provide user comfort and to modulate microclimate.
- (11) The Private Realm
 - (a) Storage space is required.
 - (b) Outdoor patio space is permitted.
- (12) Edges, buffers and transition Design Guidelines.
 - (a) Edge treatments may include walls, fences, and hedges.
 - (b) Maximum edge height for front yard: three and one-half feet.
 - (c) Maximum edge height for side yards: six feet (exclusive of trees).
 - (d) Maximum edge height for rear yard: six feet. (exclusive of trees)
 - (e) Buffers must be provided on all external property edges.
 - (f) Minimum front yard buffer width: 30 feet.
 - (g) Minimum side yard buffer width: 30 feet.
 - (h) Minimum rear yard buffer width: 50 feet.
 - (i) Minimum buffer adjacent to residential neighborhoods: 75 feet.
- (13) Amenity Design Guidelines.
 - (a) Multipurpose path within buffer.
 - (b) A pedestrian system within parking court defined by textured pavement is required.
 - (c) Minimum ten-foot-wide sidewalks adjacent to buildings.
- (14) Parking amenities/access notes.
 - (a) Porous pavement in parking courts and drive aisles is permitted to address stormwater.

- (b) Parking in front yard is permitted.