

EXHIBIT Q

Chapter 203. Zoning

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

Article XVIII. Large-Format Retail, Big Box Retail, Office and Hotel, Neo-Traditional Senior Community (RC-3 **Overlay**) District

§ 203-139. Large-format retail.

- A. Goal: to provide locations for regional commercial uses that include lifestyle commercial and office locations that are quasi-auto-dependent and that are single- or multi-use buildings and that may or may not be on individual lots.
- B. Definition: single- or multi-use buildings that address a multitude of regional commercial needs in a walkable lifestyle commercial configuration.
- C. Zoning Map.



- D. The following examples best embody the purpose, goals and objectives of the large-format retail unit:
 - (1) Photo 1.



- (a) Attractive one-story retail main streets work well when the architecture is accentuated vertically to provide a sense of enclosure on the street.
- (b) Large glass storefronts provide an inviting image to shoppers.
- (c) Arcades provide user comfort and help to modulate the architectural rhythm, relating it to the human scale.



- (d) Photo 2.
- (e) Second-story office use is encouraged. It provides on-site users of the first floor retail.
- (f) Most national chains now have architecture that will fit into a main street setting.
- (g) Solar screens and awnings provide shade to lower floors.
- (h) 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.

(2) 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.

(3) 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.



- (1) Zone acreage: subject to Woolwich Adult Settlement Agreement.
- (2) FAR: 0.25 or approximately 1,100,000 square feet.
- (3) 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.
- (4) Building configurations are to follow the street regulating plan, with key streets fully accessible to the public on a full-time basis.
- (5) Buildings should be built to the sidewalk edge.
- (6) Buildings shall be built out to perimeter county streets to establish a strong architecture street edge.

- (7) Maximum building height: 60feet.
- (8) On-street parking is permitted on interior roads.

F. Site.

(1)



Architecture and design.

(a) Design elements.

- [1] Contextual neighborhood consistency.
- [2] Special architectural features at corners.
- [3] Public and private outdoor spaces accessible and visible to the public.
- [4] Plazas.
- [5] Bus shelters.

(b) Specifications.

	Minimum	Maximum
Sidewalk width	5'	20'
Planting strip width	4'	10'
Decorative streetlighting (distance on center)	50'	75'
Lot area	25 acres	—
Lot width	200'	—
Corner lot	200'	—
Lot depth	250'	—
Impervious coverage	—	80%
Front yard setback*	35'	—
Side yard setback*	35'	—
Building separation	30'	—

Note:

Note:

* Front and side yard setbacks from Kings Highway and Pancoast Road are 25 feet (minimum) without on-street parking and zero feet (minimum) with on-street parking.

(2) Parking.

	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 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 provided through alley-loaded driveways.
- (c) On-street parking provided through parallel stalls.
- (d) Colored asphalt, scored concrete, decorative paving or porous pavement is encouraged.
- (e) Belgian block curbing or concrete curbing is permitted.
- (f) 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% in size of the primary building, whichever is less.
- (g) Shared parking is conditionally permitted.

(3) Edges and buffers.

- (a) Side and rear yard fence height: maximum of six feet.
- (b) Masonry walls and fences associated with the screening of trash equipment and dumpsters may not exceed eight feet in height. This is the only specific area where fencing in excess of six feet is permitted.
- (c) 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.
- (d) Planting buffers.
- (e) Maximize uniqueness to street.
- (f) Custom mailboxes.
- (g) Tree grates.
- (h) Planting buffers between different land uses.

- (i) Parking planting.
- (j) Screen ground-mounted utility boxes.
- (k) Planters.
- (l) Potted plants.

(4) Environment.

- (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. Public realm.



(1) Architecture and design.

(a) Permitted design elements.

- [1] Dormers.
- [2] Gables.
- [3] Recessed entries.
- [4] Cupolas or towers.
- [5] Pillars or posts.
- [6] Bay windows.
- [7] Decorative cornices.
- [8] First-floor colonnade.
- [9] Porte cocheres.

- [10] Decorative patterns on exterior finishes.

- [11] Porches.
- [12] Porticos.
- [13] Arcades.
- [14] Terraces.

(b) Specifications.

	Minimum	Maximum
Building height	20'	60'
Front facade fenestration (average)	70%	—
Side and rear facade fenestration (average)	30%	—
Building face or roof offset	16"	—
Window trim offset	16"	4'

(2) Parking.

- (a) Carports are permitted.
- (b) Structured parking is permitted.

(3) Edges and buffers.

- (a) Patio setback from side and rear property lines: minimum of five feet.
- (b) Gutters shall be architecturally comparable with a building.

(4) Environment.

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

H. Private realm.



(1) Architecture and design.

(a) Design elements.

[1] Building walls shall be brick, stone, synthetic trim board, stucco, decorative CMU, or similar material.

[2]

Roof materials shall be raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.

- [3] Roof types shall be flat, pitched or combinations thereof.
- [4] All rooftop equipment shall be screened from view.
- [5] Building facades shall be parallel to frontage property lines (where appropriate).

(b) Specifications.

	Minimum	Maximum
First story clear height	10'	15'
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'

(2) Edges and buffers.

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

I. Architectural notes.

(1) Building orientation.

- (a) Buildings shall be oriented to the street where appropriate, 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) A minimum of 150 feet of each building shall be built to the required minimum setback line from the cartway of Kings Highway, Pancoast Road and Route 322.

(2) Building height. Maximum building height shall be 60 feet.

- (3) Fenestration.
 - (a) No blank facades or walls are permitted.
 - (b) Minimum area of window opening on front facades: 70% (buildings 20,000 square feet or less).
 - (c) Minimum area of window opening on front facades: 30% (buildings 20,000 square feet or greater).
 - (d) Vertically line up windows.
 - (e) Windows shall be more vertical than horizontal.
 - (f) Minimum area of windows on side or rear facades: 30%.
- (4) Vertical breaks: two-foot building offset every 60 feet minimum.
- (5) Horizontal breaks.
 - (a) Use of material change, horizontal banding, window lines, pediments and offsets, etc., or a combination thereof, is required.
 - (b) Required at a minimum of one per every 16 feet of vertical height.
- (6) Roofline.
 - (a) Flat and pitched, or a combination thereof, is permitted.
 - (b) A minimum two-foot offset is required every 60 feet when there are multiple units.
- (7) Building materials.
 - (a) Brick.
 - (b) Metal panels of a high quality.
 - (c) Stone.
 - (d) Glass or spandrel glass.
 - (e) Stucco.
 - (f) Decorative CMU.
 - (g) Synthetic trim boards.
 - (h) Similar material.
- (8) Roof materials (pitched roofs).
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Similar material.
- (9) Appurtenances (porches, stoops, balconies, balconettes, bay windows).

- (a) Solar screens, awnings and arcades are permitted in conjunction with trees to provide user comfort, energy conservation and design unity.
- (b) Architecture shall reflect the difference between public versus private doors and entries.
- (c) Balconies are encouraged on upper floors.

(10) Accessory structures.

- (a) Structured parking is permitted.
- (b) Carports are permitted.

J. Public space notes.

- (1) Fronts of buildings shall be constructed to sidewalks with public easements.
- (2) Front doors on public streets with public easements.
- (3) Public sidewalks shall be a minimum of 15 feet across building frontages and a minimum of 10 feet wide in pedestrian areas (with a minimum eight-foot-wide sidewalk) along parking lots.
- (4) Screening of loading, service and trash storage areas is required.

K. Semi-public space notes.

- (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) Pedestrian sidewalks shall be a minimum of 10 feet wide, except along the perimeter of the property; where on-street parking is not permitted, a minimum of five feet is permitted.
- (4) Parking courts shall be fully landscaped to break down scale, provide user comfort and to modulate microclimate.
- (5) A minimum of 10% of a parking area shall be landscaping (applies only to parking areas with 40 or more spaces).

L. Edges, buffers and transitions notes.

- (1) Edge treatments may include walls, fences, or hedges.
- (2) Minimum front yard wall, fence and hedges height: three feet.
- (3) Maximum edge height for side yards: six feet (exclusive of trees).
- (4) Maximum edge height for rear yards: six feet (exclusive of trees).
- (5) Buffers must be provided on all external property edges.
- (6) Minimum front yard buffer width: 35 feet (for Route 322 only, from perimeter roadway except where on-street parking is permitted).
- (7) Minimum side yard buffer width: 35 feet (for Route 322 only, from perimeter roadway except where on-street parking is permitted).

M. Amenity notes.

- (1) Multipurpose path within buffer.

(2) Pedestrian system within parking court shall be comprehensive and articulated with textured pavement.

N. Parking amenities/access notes.

(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 yard.

§203-140. 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. Definition: single- or multi-use buildings that address a multitude of big box and commercial pad site needs.

C. Zoning Map.



D. 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 breakdown 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.

E. Size and scope.



- (1) Zone acreage: subject to Woolwich Adult Settlement Agreement.
- (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) Frontyard parking is permitted.

F. Site.



(1) Architecture and design.

(a) Design elements.

- [1] Contextual neighborhood consistency.
- [2] Special architectural features at corners.
- [3] Public and private outdoor spaces accessible and visible to the public.
- [4] Plazas.
- [5] Bus shelters.

(b) Specifications.

	Minimum	Maximum
Sidewalk width	5'	25'
Planting strip width	4'	10'
Decorative streetlighting (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.

	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 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) Edges and buffers.

- (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. Parking
- (h) planting.
- (i) Screen ground-mounted utility boxes.
- (j) Planters.
- (k) Potted plants.

(4) Environment.

- (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.

G. Public realm.



(1) Architecture and design.

(a) Permitted design elements.

- [1] Dormers.
- [2] Gables.
- [3] Recessed entries.
- [4] Cupolas or towers.
- [5] Pillars or posts.
- [6] Bay windows.
- [7] Decorative cornices.
- [8] First-floor colonnades.
- [9] Porte cocheres.

- [10] Decorative patterns on exterior finishes.

- [11] Porches.

- [12] Porticos.

- [13] Arcades.

- [14] Terraces.

(b) Specifications.

	Minimum	Maximum
Building height	20'	60'
Front facade fenestration (per building)	15%	—
Side and rear facade fenestration (per building)	10%	—

(2) Parking: Structured parking is permitted.

(3) Edges and buffers.

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

(b) Gutters shall be architecturally compatible with a building.

(4) Environment.

(a) Solar screens are permitted.

(b) Solar panels are permitted.

(c) Discharge spouts shall have splash parts or be discharged underground.

H. Private realm.



(1) Architecture and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco, decorative CMU or similar material.
- [2] Roof materials shall be raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- [3] Roof types shall be "A" frame, flat, pitched or combinations thereof.
- [4] All rooftop equipment shall be screened from view.
- [5] Building facades shall be parallel to frontage property lines (where appropriate).

(b) Specifications.

Minimum

Maximum

	Minimum	Maximum
First story clear height	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) Edges and buffers.

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

I. Architectural notes.

(1) Building height. Maximum building height shall be 60 feet.

(2) 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.

(3) Vertical breaks.

- (a) Five-foot building offsets every 100 feet minimum.
- (b) Maximum facade length: 500 feet.

(4) 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.
- (5) Roofline.
 - (a) "A" frame, pitched and flat or combinations thereof are permitted.
 - (b) Minimum five-foot offset required every 100 feet.
- (6) Building materials.
 - (a) Brick.
 - (b) Metal panels of high quality.
 - (c) Stone.
 - (d) Glass or spandrel glass.
 - (e) Stucco.
 - (f) Decorative CMU.
 - (g) Synthetic trim boards.
 - (h) Similar materials.
- (7) Roof materials (pitched roofs).
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Similar materials.
- (8) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
 - (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.
- (9) Accessory structures.
 - (a) Drive-through windows facing public streets are discouraged.
 - (b) Parking structures are permitted.

J. Public space notes.

- (1) Fronts of buildings shall be set back from sidewalks.
- (2) Front doors shall be on a public street or interval parking court.
- (3) 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.

K. Semi-public space notes.

- (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 10% of a parking area shall be landscaping (applies to parking areas with 60 or more spaces).

L. Edges, buffers and transitions notes.

- (1) Edge treatments may include walls, fences, and hedges.
- (2) Minimum front yard wall, fence and hedge height: three 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. Residential buffers are only required where directly abutting a residential property.
- (6) Minimum front yard buffer width: 25 feet (from exterior roads/Route 322).
- (7) Minimum side yard buffer width: 25 feet (from exterior roads/Route 322).
- (8) Minimum rear yard buffer width: 50 feet.
- (9) Minimum buffer width where directly abutting a residential property: 75 feet.

M. Amenity notes.

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

N. Parking amenities/access notes.

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

§ 203-141. Regional hotel/office units.

- 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. Definition: single-use buildings that address a multitude of regional hotel and office needs for a mixed-use community.
- C. Zoning Map.



- 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: subject to Woolwich Adult Settlement Agreement.
- (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. Site.



(1) Architecture and design.

(a) Design elements.

- [1] Contextual neighborhood consistency.
- [2] Special architectural features at corners.
- [3] Public and private-outdoor spaces are accessible and visible to the public.
- [4] Plazas.
- [5] Bus shelters.

(b) Specifications.

	Minimum	Maximum
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.

Minimum	Maximum
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	Minimum	Maximum
Alley width		
ROW	22'	25'
Cartway	18'	21'
Alley access points	2	3
On-street stalls Length		
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 ration of four spots per 1,000 square feet conditionally permitted.

(3) Edges and buffers.

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

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

(4) Environment.

- (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. Public realm.



(1) Architecture and design.

- (a) Design elements.
 - [1] Dormers.
 - [2] Gables.
 - [3] Recessed entries.
 - [4] Cupolas or towers.
 - [5] Pillars or posts.
 - [6] Bay windows.
 - [7] Decorative cornices.
 - [8] First-floor colonnades.
 - [9] Porte cocheres.

[10] Decorative patterns on exterior finishes.

[11] Porches.

[12] Porticos.

[13] Arcades.

[14] Terraces.

(b) Specifications.

	Minimum	Maximum
Building height	45'	60'
Eave height	24'	36'
Window to eave offset	6"	—
Front facade fenestration	60%	—

	Minimum	Maximum
Side and rear facade fenestration	30%	—
Building face or roof offset	16"	—
Window trim offset	2'	—

(2) Parking.

(a) Carports.

(b) Structured parking.

(3) Edges and buffers.

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

(b) Gutters shall be architecturally compatible with a building.

(4) Environment.

(a) North-south building orientation.

(b) Solar screens.

(c) Solar panels.

(d) Discharge spouts shall have splash parts or be discharged underground.

H. Privaterealm.



(1) Architecture and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco or similar material.
- [2] Roof materials shall be raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- [3] Roof types shall be "A" frame, flat, mansard or combination thereof.
- [4] All rooftop equipment shall be screened from view.
- [5] Building facades shall be parallel to frontage property lines.

(b) Specifications.

	Minimum	Maximum
First story clear height	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) Edges and buffers.

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

I. Architectural notes.

(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) Building height. Maximum building height shall be 60 feet.

(3) 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%.

(4) Vertical breaks. Five-foot building offsets every 100 feet minimum.

- (5) 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.

- (6) Roofline.
 - (a) Flat and mansard are permitted.
 - (b) Minimum five-foot offset required every 100 feet.

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

- (8) Roof materials.
 - (a) Architectural asphalt shingles.
 - (b) Raised-seam metal.
 - (c) Tiles.
 - (d) Slate.

- (9) 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.

- (10) Accessory structures.
 - (a) Structural parking is permitted.
 - (b) Carports are permitted.

J. Public space notes.

- (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 notes.

- (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 notes.

(1) Storage space is required.

(2) Outdoor patio space is required.

M. Edges, buffers and transitions notes.

(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 notes.

(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 notes.

(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.

§ 203-142. Townhouse units.

A. Goal: to provide a mixture of unit sizes to address the needs and desires of seniors who wish to live in densities associated with townhouse living.

B. Definition: a one-family dwelling unit with a private entrance, attached horizontally in a linear arrangement, being located on a separate lot, and being separated from an adjoining dwelling unit by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access, light and ventilation.

C. Zoning Map.



D. The following examples best embody the purpose, goals and objectives of the townhouse unit:

(1) Photo 1.



- (a) Bay windows work to provide street rhythm and to break down the horizontal scale.
- (b) Small, private front yard plantings soften the street environment.
- (c) Windows on the side facade enliven corner buildings.
- (d) A stoop provides public/private transition.
- (e) The front door is accentuated in scale.
- (f) Durable materials stand up to the test of time.

(2) Photo 2.



- (a) On a case-by-case basis, townhouses may be arranged in a courtyard configuration with front doors and garages facing a landscaped parking/multipurpose court.
- (b) Modern can coexist with traditional as long as well-established roles of rhythm, scale and material choice are respected.
- (c) Low garden walls define courtyard edges.
- (d) High-quality landscaping and surface materials such as pavers are required in courtyards.

(3) Photo 3.



- (a) Slight variations in dormer design reduce monotony in otherwise identical units.
- (b) Low front yard garden walls provide appropriate public/private transition.
- (c) The large mansard roof element accentuates horizontal break to respect human scale at sidewalk level.
- (d) Generous windows on the front facade provide internal light while animating the street and promoting safety.
- (e) Roof gardens and decks provide necessary outdoor private space.

(4) Photo 4.



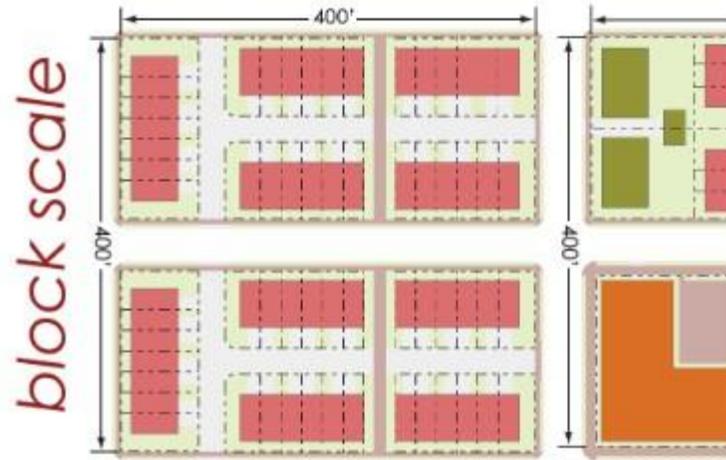
- (a) Vertical and horizontal architectural offsets and material changes reinforce human scale at street level.
- (b) Window turning corner of building acknowledges special location at street intersection.
- (c) Solar screens provide reduced unit energy loads and provide horizontal breaks.
- (d) Variations in window dimensions provide interest to the street and address scale and rhythm issues.

E. Size and scope.



- (1) Zoning acreage: subject to Woolwich Adult Settlement Agreement.
- (2) Maximum number of units: subject to Woolwich Adult Settlement Agreement.
- (3) It is intended that a mix of housing types be provided.
- (4) This zone is found in each of the residential neighborhoods.
- (5) Townhouses are encouraged to provide architectural edges to open space.
- (6) A variety of unit sizes must be offered.
- (7) No front yard parking.
- (8) All vehicle access via alleys.
- (9) On-street parking.

F. Blocks.



(1) Architecture and design.

(a) Design elements.

- [1] Contextual neighborhood consistency.
- [2] Special architectural features at corners.
- [3] Public and private outdoor spaces accessible and visible to the public.

(b) Specifications.

	Minimum	Maximum
Block length	175'	500'
Block perimeter	1,150'	1,800'
Sidewalk width	5'	10'
Planting strip width	4'	10'
Mid-block crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
Decorative streetlighting (distance on center)	50'	75'

(2) Parking.

	Minimum	Maximum
Alley width		
ROW	22'	25'
Cartway	13'	21'
Alley access points	2	3
On-street stalls		
Length	20'	—
Width	8'	—

(a) Off-street parking shall be provided through alley-loaded driveways and garages.

(b) On-street parking shall be provided through parallel stalls.

(c) Porous pavement.

(d) Belgian block curbing.

(3) Edges and buffers.

(a) Street tree spacing (distance on center):

[1] Minimum: 36 feet.

[2] Maximum: 50 feet.

(b) Planting buffers.

(c) Maximize uniqueness to street.

(d) Custom mailboxes.

(4) Environment.

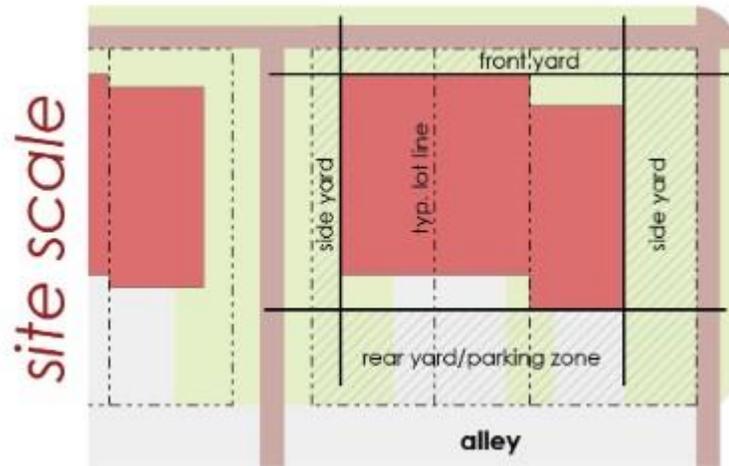
(a) Porous pavement and rain gardens are encouraged for on-street parking lanes.

(b) Deciduous street trees are encouraged to lower summer cooling load.

(c) Trees to modulate microclimate.

G. Site.

(1)



Architecture and design.

(a) Design elements.

- [1] No more than eight units built in a row.
- [2] Provide common mid-block crossing through building to rear alley if eight units are built.

(b) Specifications.

	Minimum	Maximum
Lot area	1,600 SF	2,625 SF
Lot width	20'	30'
Corner lot	20'	35'
Lot depth	—	75'
Building coverage	—	60%

	Minimum	Maximum
Impervious coverage	—	80%
Front yard setback	5'	16'
Side yard setback	0'	16'
Rear yard setback	20'	—

(2) Parking.

	Minimum	Maximum
Ratio (spots/du)	2.5	—
Driveway length	20'	—
Driveway width	8'	12'

(a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.

(3) Edges and buffers.

- (a) Front yard hedge height: maximum of three feet.
- (b) Side and rear yard fence height: maximum of six feet.
- (c) Foundation plantings.
- (d) Planting buffers between different land uses. Parking
- (e) planting.
- (f) Screen ground-mounted utility boxes.
- (g) Pergolas.
- (h) Trellises.
- (i) Arbors.

(4) Environment.

- (a) Long-life trees are encouraged to maximize green infrastructure funds.
- (b) Xeriscape.
- (c) Nonexotic, noninvasive species are encouraged to minimize water needs.
- (d) Bioswales, cisterns, rain gardens, and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

H. Public realm.



(1) Architecture and design.

(a) Design elements.

- [1] Dormers.
- [2] Gables.
- [3] Recessed entries.
- [4] Cupolas or towers.
- [5] Pillars or posts.
- [6] Bay windows.
- [7] Balconies/Balconettes.
- [8] Decorative cornices.
- [9] First floor colonnades.

- [10] Decorative patterns on exterior finishes.
- [11] Usable open or covered stoops.

- [12] Porticos.

(b) Specifications.

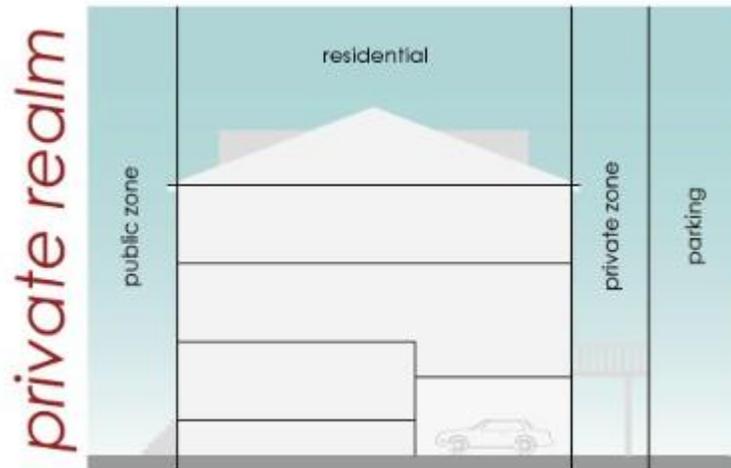
	Minimum	Maximum
Building height	30'	45'
First floor elevation	2'	5'
Eave height	24'	36'
Window-to-eave offset	1'	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	2'	—

(2) Parking.

- (a) Rear-loaded attached garage with windows and storage space.

- (b) Individual garaged doors.
- (3) Edges and buffers.
 - (a) Deck setback from side and rear property lines: minimum of 10 feet.
 - (b) Patio setback from side and rear property lines: minimum of five feet.
 - (c) Pools are not permitted.
 - (d) Spas are only permitted on or within a rear deck.
 - (e) Gutters shall be architecturally compatible with a building.
- (4) Environment.
 - (a) North-south building orientation.
 - (b) Solar screens.
 - (c) Solar panels.
 - (d) Discharge spouts shall have splash parts or be discharged underground.

I. Private realm.



- (1) Architecture and design.
 - (a) Design elements.
 - [1] Building walls shall be brick, stone, stucco or similar material.
 - [2] Synthetic trim board.
 - [3] Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
 - [4] Roof types shall be flat, gable, gambrel, mansard, hipped, salt box or combinations thereof.
 - [5] Exterior chimneys shall be finished in brick, stone or stucco.
 - [6] Chimney tops shall have decorative details.
 - [7] All rooftop equipment shall be screened from view.

(b) Specifications.

	Minimum	Maximum
First story clear height	10'	15'
Roof pitch	—	9/12
Front and side encroachments		
Stoop	—	8'
Bay window	—	4'
Awning	—	4'
Solar screen	—	4'
Balcony/Balconette	—	4'
Rear deck	—	8'

(2) Parking.

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

(3) Edges and buffers.

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

J. Architectural notes.

(1) Building orientation.

(a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. Front doors are required to be on public streets.

(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) Building height. Maximum building height shall be 45 feet.

(3) Fenestration.

(a) No blank facades or walls are permitted.

- (b) Minimum area of window opening on front facades: 30%.
 - (c) Vertically line up windows.
 - (d) Windows shall be more vertical than horizontal.
 - (e) Minimum area of windows on side and rear facades: 20%.
- (4) Vertical breaks: two-foot building offset every 60 feet minimum.
- (5) Horizontal breaks.
- (a) Material changes, horizontal banding, window lines and pediments are required.
 - (b) A minimum of one break is required.
- (6) Roofline.
- (a) Flat, gable, gambrel, mansard, hipped and salt box are permitted.
 - (b) A minimum two-foot offset is required every 60 feet for multiple units.
- (7) Building materials.
- (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.
- (8) Roof materials.
- (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Cedar wood.
- (9) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
- (a) Stoops are required.
 - (b) Balconies are encouraged.
 - (c) Decks are required at a minimum area of 160 square feet.
- (10) Accessory structures. none.

K. Public space notes.

- (1) Fronts of buildings shall be set back from sidewalks.
- (2) Front doors shall be on public streets.

L. Semi-public space notes.

- (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.
- (3) Front stoops are encouraged as public space transition.

M. Private space notes.

- (1) Pergolas, trellises and arbors are permitted.
- (2) Pools are not permitted.
- (3) Spas are only permitted on or within a rear deck.

N. Edges, buffers and transitions notes.

- (1) Edge treatments may include walls, fences, and hedges.
- (2) Walls, fences, and hedges in front yards are prohibited.
- (3) Maximum edge height for side yards: six feet.
- (4) Maximum edge height for rear yards: six feet.

O. Amenity notes.

- (1) Custom mailboxes.
- (2) Foundation plantings are required.
- (3) On-lot sidewalks.

P. Parking amenities/access notes.

- (1) Porous pavement driveways are permitted.
- (2) Vehicle access from alley only.
- (3) No parking in front yard.

§ 203-143. Twin units with alleys.

- A. Goal: to provide a mixture of unit sizes to address the needs and desires of seniors who wish to live in densities associated with twin living.
- B. Definition: a one-family dwelling unit with a private entrance, attached horizontally in a linear arrangement to one other dwelling unit, each located on a separate lot, and being separated from each other by an approved wall extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit and having a totally exposed front and rear wall to be used for access, light and ventilation.
- C. Zoning Map.



D. The following examples best embody the purpose, goals and objectives of the twin unit:

(1) Photo 1.



- (a) Front porches provide entry features and a sitting area to converse and interact with passers-by.
- (b) Roof offsets combined with porches help to provide appropriate scale and rhythm.
- (c) Small front yards provide adequate privacy.

(2) Photo 2.



- (a) Modern can coexist with traditional as long as well-established rules of rhythm, scale and material choice are respected.
- (b) Generous window dimensions animate the facade and help provide appropriate vertical and horizontal scale and rhythm.

- (c) Two-foot vertical offsets conform to rules of vertical offsets.
- (d) A garden wall and front garden serve as public/private transition.
- (e) Material change provides vertical breaks.

(3) Photo 3.



- (a) When appropriately scaled, twins can serve as transition units between townhouses and single-family detached units.
- (b) Twins need not be identical.
- (c) First-and-second-floor porches and terraces provide necessary "eyes" on the street and private outdoor space.

(4) Photo 4.



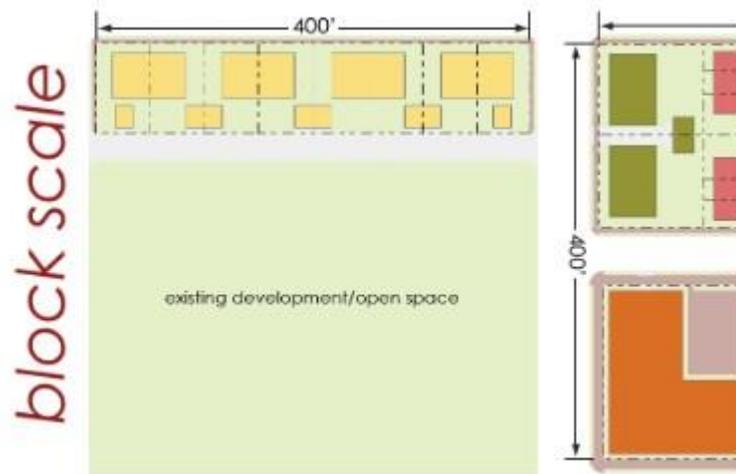
- (a) Simple architecture following basic rules can be attractive.
- (b) Wrap-around porches can add a unique architectural element.
- (c) A low front yard fence provides appropriate public/private transition.
- (d) Water table element provides horizontal offset.

E. Size and scope.



- (1) Zoning acreage: subject to Woolwich Adult Settlement Agreement.
- (2) Maximum number of units: subject to Woolwich Adult Settlement Agreement.
- (3) It is intended that a mix of housing types be provided.
- (4) Twins are found in less dense areas of neighborhoods acting as a transition between flats/townhouses and single-family detached units.
- (5) A variety of unit sizes must be offered.
- (6) No front yard parking.
- (7) Vehicle access via alleys.
- (8) On-street parking.

F. Blocks.



(1) Architecture and design.

(a) Design elements.

- [1] Contextual neighborhood consistency.
- [2] Special architectural features at corners.
- [3] Public and private outdoor spaces accessible and visible to the public.

(b) Specifications.

	Minimum	Maximum
Block length	175'	500'
Block perimeter	1,150'	1,850'
Sidewalk width	5'	10'
Planting strip width	4'	10'
Mid-block crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
Decorative streetlighting (distance on center)	50'	75'

(2) Parking.

	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 alley-loaded driveways and garages.
- (b) On-street parking shall be provided through parallel stalls.
- (c) Porous pavement.
- (d) Belgian block curbing.

(3) Edges and buffers.

- (a) Street tree spacing (distance on center):

- [1] Minimum: 36 feet.
- [2] Maximum: 50 feet.

- (b) Planting buffers.
- (c) Maximize uniqueness to street.
- (d) Custom mailboxes.

(4) Environment.

- (a) Porous pavement and rain gardens are encouraged for on-street parking lanes.
- (b) Deciduous street trees are encouraged to lower summer cooling load.
- (c) Trees to modulate microclimate.

G. Site.



(1) Architecture and design.

(a) Design elements.

[1] Required break at party wall with adjacent twin.

[2] Vertical breaks with window treatment are encouraged: bays, projections or recesses.

(b) Specifications.

	Minimum	Maximum
Lot area	3,000 SF	6,250 SF
Lot width	40'	—
Corner lot	40'	—
Lot depth	75'	125'
Building coverage	—	60%
Impervious coverage	—	80%
Front yard setback	15'	30'
Side yard setback	10'	15'
Rear yard setback	20'	—
Accessory structure setbacks Rear and side yard	2'	5'
Principal building	10'	—

(2) Parking.

	Minimum	Maximum
Ratio (spots/du)	1.5	2.5
Driveway length	20'	—
Driveway width	8'	12'

(a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.

(3) Edges and buffers.

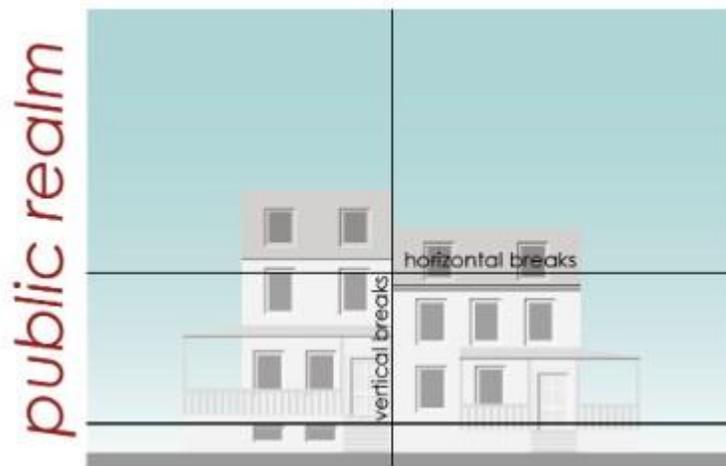
(a) Front yard fence height: maximum of three feet.

(b) Front yard hedge height: maximum of three feet.

(c)

- (d) Side and rear yard fence height: maximum of six feet.
 - (e) Foundation plantings.
 - (f) Planting buffers between different land uses. Parking
 - (g) planting.
 - (h) Screen ground-mounted utility boxes.
 - (i) Pergolas.
 - (j) Trellises.
Arbors.
- (4) Environment.
- (a) Long-life trees are encouraged to maximize green infrastructure funds.
 - (b) Xeriscape.
 - (c) Nonexotic, noninvasive species are encouraged to minimize water needs.
 - (d) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

H. Public realm.



- (1) Architecture and design.
- (a) Design elements.
 - [1] Dormers.
 - [2] Gables.
 - [3] Recessed entries.
 - [4] Cupolas or towers.
 - [5] Pillars or posts.
 - [6] Bay windows.

[7] Balconies/Balconettes.

[8] Decorative cornices.

[9] First-floor colonnades.

[10] Decorative patterns on exterior finishes.

[11] Front porches.

[12] Usable open or covered stoops.

[13] Porticos.

(b) Specifications.

	Minimum	Maximum
Building height	30'	45'
First floor elevation	2'	5'
Eave height	24'	36'
Window-to-eave offset	1'	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	2'	—

(2) Parking.

(a) Rear-loaded garage with windows and storage space.

(b) Individual garage doors.

(3) Edges and buffers.

(a) Pool and deck setback from side and rear property lines: minimum of 10 feet.

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

(c) In-ground pools are permitted.

(d) Spas are only permitted on or within a rear deck.

(e) Gutters shall be architecturally compatible with a building.

(4) Environment.

(a) North-south building orientation.

(b) Solar screens.

(c) Solar panels.

(d) Discharge spouts shall have splash parts or be discharged underground.

I. Private realm.



(1) Architecture and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco, wood and simulated clapboard or similar material.
- [2] Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles or similar material.
- [3] Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof.
- [4] Exterior chimneys shall be finished in brick, stone or stucco.
- [5] Chimney tops shall have decorative details.
- [6] All rooftop equipment shall be screened from view.

(b) Specifications.

	Minimum	Maximum
First story clear height	10'	15'
Roof pitch		9/12
Front and side encroachments		
Front porch	—	8'
Stoop	—	8'
Bay window	—	4'
Awning	—	4'
Solar screen	—	4'
Balcony/Balconette	—	4'
deck	—	8'

(2) Parking.

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

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

J. Architectural notes.

- (1) Building orientation.
 - (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. Front doors are required to be on public streets.
 - (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) Building height. Maximum building height shall be 45 feet.
- (3) Fenestration.
 - (a) No blank facades or walls are permitted.
 - (b) Minimum area of window opening on front facades: 30%.
 - (c) Vertically line up windows.
 - (d) Windows shall be more vertical than horizontal.
 - (e) Minimum area of windows on side and rear facades: 20%.
- (4) Vertical breaks.
 - (a) Required offset at party wall with adjacent twin: two-foot minimum.
 - (b) Vertical breaks with window treatment, such as bays, projections and recesses, are encouraged.
- (5) Horizontal breaks.
 - (a) Material changes, horizontal banding, window lines and pediments are required.
 - (b) Required number of breaks: one minimum.
- (6) Roofline.

- (a) Flat, gable, gambrel, mansard, hipped and salt box are permitted.
- (b) Required break at party wall with adjacent twin: minimum two-foot offset.

(7) Building materials.

- (a) Wood and simulated clapboard.
- (b) Brick.
- (c) Stone.
- (d) Stucco.
- (e) Synthetic trim boards.

(8) Roof materials.

- (a) Architectural asphalt roof shingles.
- (b) Raised-seam metal roof.
- (c) Tiles.
- (d) Slate.
- (e) Cedar wood.

(9) Appurtenances (porches, stoops, balconies, balconettes, bay windows).

- (a) Front porches are required with a minimum dimension of eight feet by 10 feet.
- (b) Bay windows are encouraged.
- (c) Rear decks are required at a minimum area of 160 square feet.

(10) Accessory structures.

- (a) Freestanding garages are permitted.
- (b) Sheds are permitted at a maximum area of 120 square feet and height of eight feet.
- (c) In-ground pools are permitted.

K. Public space notes.

- (1) Fronts of buildings shall be set back from sidewalks.
- (2) Front doors shall be on public streets.

L. Semi-public space notes.

- (1) All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
- (2) Semi-public space must be separated from public space by either a low garden wall, decorative fence, hedge or combination of the three. Fences in front yards shall have a maximum height of three feet. Fences inside and rear yards shall have a maximum height of six feet high.
- (3) Bioswales and rain gardens are permitted.

(4) Usable open or covered stoops are encouraged as public space transition.

M. Private space notes.

(1) Pergolas, trellises and arbors are permitted.

(2) Spas are only permitted on or within a rear deck.

N. Edges, buffers and transitions notes.

(1) Edge treatments may include walls, fences, and hedges.

(2) Maximum edge height for front yard: three feet.

(3) Maximum edge height for side yards: six feet.

(4) Maximum edge height for rear yard: six feet.

O. Amenity notes.

(1) Custom mailboxes.

(2) Foundation plantings are required.

(3) On-lot sidewalks.

P. Parking amenities/access notes.

(1) Porous pavement driveways are permitted.

(2) Vehicle access from alleys or secondary streets only.

(3) No parking in front yard.

§ 203-144. Single-family detached units with alleys.

A. Goal: to provide a mixture of unit sizes to address the needs and desires of seniors who wish to live in a walkable community with densities associated with single-family detached units on small individual lots.

B. Definition: a detached single dwelling unit on its own lot designed for or used exclusively by one family.

C. Zoning Map.



D. The following examples best embody the purpose, goals and objectives of the single-family detached unit:

(1) Photo 1.



- (a) Bays, vertical elements, window dimensions and window locations work together to break down the scale of an otherwise large house.
- (b) Special consideration given to front door design.
- (c) Sensitive use of varied materials reduces monotony and helps provide a human scale.

(2) Photo 2.



- (a) Porches and terraces provide necessary “eyes” on the street and private outdoor space; appropriate public/private transition.

- (b) Durable materials stand the test of time.
- (c) Single-family still functions very well with small front yard setbacks.

(3) Photo 3.



- (a) Where outlined in the zoning plan, driveway access from streets is permitted.
- (b) Parking and garage locations are limited to backyards only.
- (c) Porous pavement provides stormwater benefits.

(4) Photo 4.



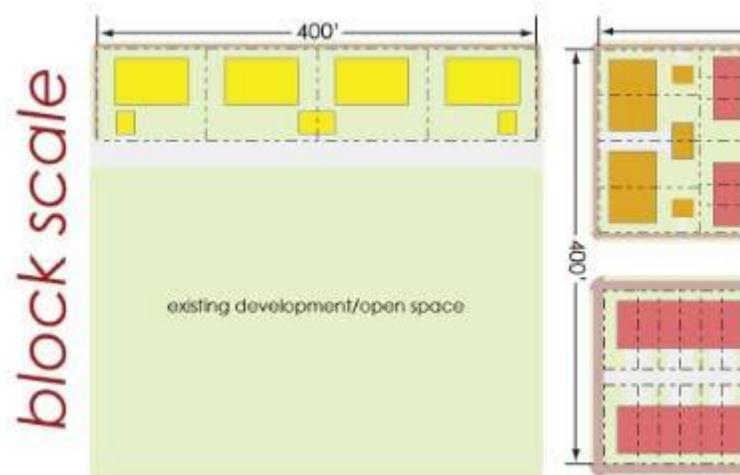
- (a) Variety of architecture along street frontage provides personal identity and makes the journey for pedestrians more enjoyable.
- (b) Small gable ends facing the street help to reduce the scale of the house mass.
- (c) Horizontal banding helps reduce the perception of the vertical massing of the house.

E. Size and scope.



- (1) Zoning acreage: subject to Woolwich Adult Settlement Agreement.
- (2) Maximum number of units: subject to Woolwich Adult Settlement Agreement.
- (3) Single-family dwellings are the lowest density typology.
- (4) Found as transition between the northern portion of the regional center and the adjacent residential environs.
- (5) A variety of unit sizes must be offered.
- (6) On-street parking.
- (7) Vehicle access via alleys.

F. Blocks.



- (1) Architecture and design.
 - (a) Design elements.
 - [1] Contextual neighborhood consistency.
 - [2] Special architectural features at corners.
 - [3] Public and private outdoor spaces accessible and visible to the public.

- (b) Specifications.

Minimum

Maximum

	Minimum	Maximum
Block length	175'	500'
Block perimeter	1,150'	1,800'
Sidewalk width	5'	10'
Planting strip width	4'	10'
Mid-block crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
Decorative streetlighting (distance on center)	50'	25'

(2) Parking.

	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 alley-loaded driveways and garages.
- (b) On-street parking shall be provided through parallel stalls.
- (c) Porous pavement.
- (d) Belgian block curbing.

(3) Edges and buffers.

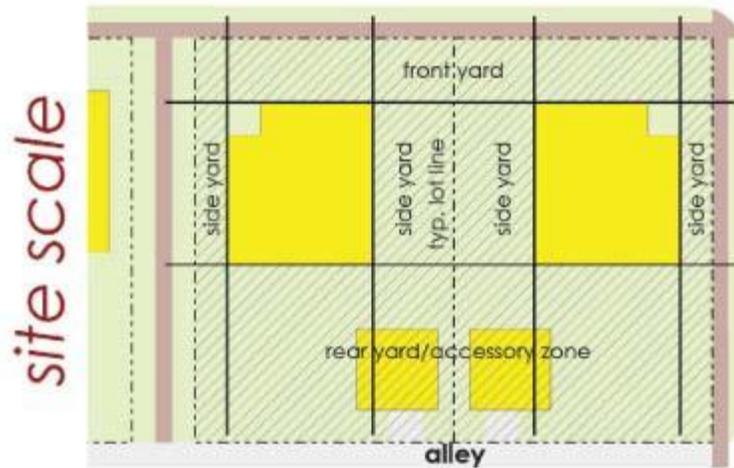
- (a) Street tree spacing (distance on center):
 - [1] Minimum: 36 feet.
 - [2] Maximum: 50 feet.

- (b) Planting buffers.
- (c) Maximize uniqueness to street
- (d) Custom mailboxes.

(4) Environment.

- (a) Porous pavement and rain gardens are encouraged for on-street parking lanes.
- (b) Deciduous street trees are encouraged to lower summer cooling load.
- (c) Trees to modulate microclimate.

G. Site.



(1) Architecture and design.

(a) Design elements.

[1] Vertical breaks are encouraged.

[2] Material change, window lines and pediments are required as horizontal breaks.

(b) Specifications.

	Minimum	Maximum
Lot area	5,000 SF	10,000 SF
Lot width	50'	105'
Corner lot	50'	105'
Lot depth	90'	115'
Building coverage		50%
Impervious coverage	—	60%
Front yard setback	15'	16'
Side yard setback	5'	15'
Rear yard setback	20'	—
Accessory structure setbacks		
Rear and side yard	2'	5'
Principal building	10'	—

(2) Parking.

	Minimum	Maximum
Ratio (spots/du)	1.5	2.5
Driveway length	20'	—
Driveway width	8'	12'

(a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.

(3) Edges and buffers.

(a) Front yard fence height: three feet.

(b) Front yard hedge height: three feet.

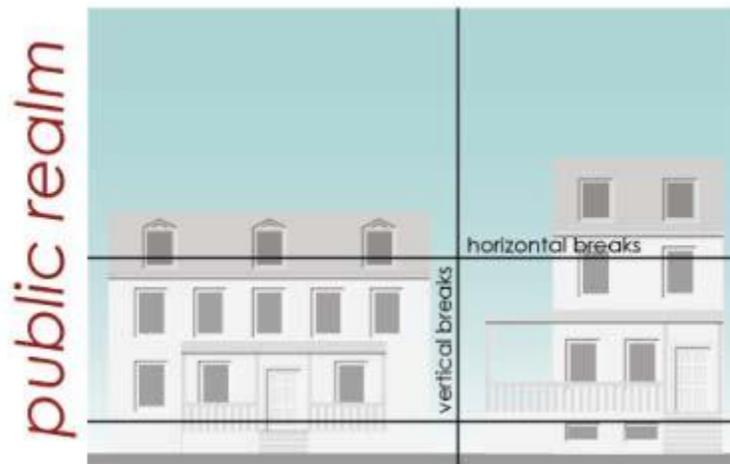
(c) Side and rear yard fence height: five feet.

- (d) Foundation plantings.
- (e) Planting buffers between different land uses. Parking
- (f) planting.
- (g) Screen ground-mounted utility boxes.
- (h) Pergolas.
- (i) Trellises.
- (j) Arbors.

(4) Environment.

- (a) Long-life trees are encouraged to maximize green infrastructure funds.
- (b) Xeriscape.
- (c) Nonexotic, noninvasive species are encouraged to minimize water needs.
- (d) Bioswales, cisterns, rain gardens, and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

H. Public realm.



(1) Architecture and design.

(a) Design elements

- [1] Dormers.
- [2] Gables.
- [3] Recessed entries.
- [4] Cupolas or towers
- [5] Pillars or posts.
- [6] Bay windows.
- [7] Balconies.

[8] Decorative cornices.

[9] First-floor colonnades.

[10] Decorative patterns on exterior finishes.

[11] Front porches.

[12] Porticos.

(b) Specifications.

	Minimum	Maximum
Building height	30'	45'
First floor elevation	3'	8'
Eave height	18'	28'
Window-to-eave offset	6'	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	16"	—
Window trim offset	4"	—

(2) Parking.

(a) Rear-loaded garage with windows and storage space.

(b) Individual garage doors.

(3) Edges and buffers.

(a) Pool and deck setback from side and rear property lines: minimum of 10 feet.

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

(c) In-ground pools are permitted.

(d) Spas are only permitted on or within a rear deck.

(e) Gutters shall be architecturally compatible with a building.

(4) Environment.

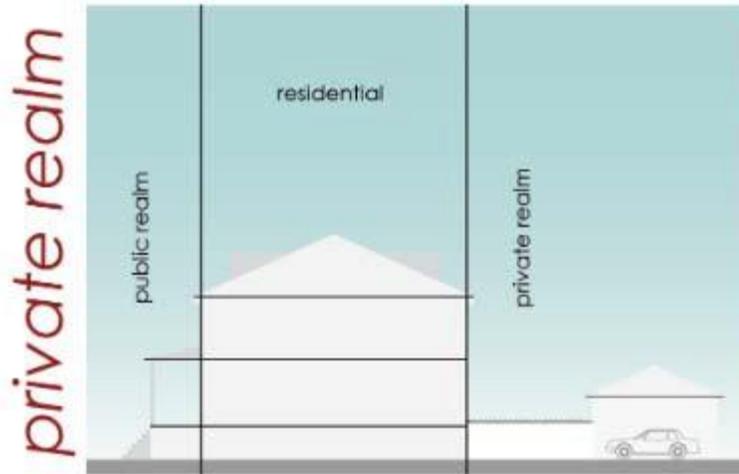
(a) North-south building orientation

(b) Solar screens.

(c) Solar panels.

(d) Discharge spouts shall have splash parts or be discharged underground.

I. Private realm.



(1) Architecture and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco, wood and simulated clapboard or similar material.
- [2] Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- [3] Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof.
- [4] Exterior chimneys shall be finished in brick, stone or stucco.
- [5] Chimney tops shall have decorative details.
- [6] All rooftop equipment shall be screened from view.

(b) Specifications.

	Minimum	Maximum
First story clear height	10'	15'
Roof pitch	—	9/12
Front and side encroachments		
Front porch	—	8'
Bay window	—	4'
Awning	—	4'
Solar screen	—	4'
Balcony/Balconette	—	4'
Rear deck	—	8'

(2) Parking.

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

(3) Edges and buffers.

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

J. Architectural notes.

- (1) Building orientation.
 - (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. Front doors are required to be on public streets.
 - (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) Building height. Maximum building height shall be 35 feet or 2 1/2 stories.
- (3) Fenestration.
 - (a) No blank facades or walls are permitted.
 - (b) Minimum area of window opening on front facades: 30%.
 - (c) Vertically line up windows.
 - (d) Windows shall be more vertical than horizontal.
 - (e) Minimum area of windows on side and rear facades: 20%.
- (4) Vertical breaks are required.
- (5) Horizontal breaks. Use of material change, window lines and pediments is required.
- (6) Roofline.
 - (a) Gable, gambrel, mansard, hipped and salt box are permitted.
 - (b) Maximum length of roofline: 40 feet.
- (7) Building materials.
 - (a) Wood and simulated clapboard.
 - (b) Brick.

- (c) Stone.
 - (d) Stucco.
 - (e) Synthetic trim boards.
- (8) Roofmaterials.
- (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Cedar wood.
- (9) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
- (a) Front porches are required with minimum dimensions of eight feet by 10 feet.
 - (b) Rear decks are required at a minimum area of 160 square feet.
- (10) Accessory structures.
- (a) Freestanding garages are permitted.
 - (b) Sheds permitted are permitted at a maximum area of 120 square feet and height of eight feet.
 - (c) In-ground pools are permitted.

K. Publicspace notes.

- (1) Fronts of buildings shall be set back from sidewalks.
- (2) Larger setback for units on Swedesboro-Paulsboro Road.
- (3) Front doors shall be on public streets.

L. Semi-publicspace notes.

- (1) All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
- (2) Bioswales and rain gardens are permitted.
- (3) Front porches and walks are encouraged as public space transition.

M. Privatespacenotes.

- (1) Pergolas, trellises and arbors are permitted.
- (2) Spas are only permitted on or within a rear deck.

N. Edges, buffers and transitions notes.

- (1) Edge treatments may include walls, fences, and hedges.

- (2) Maximum edge height for front yard: three feet.
- (3) Maximum edge height for side yards: six feet.
- (4) Maximum edge height for rear yard: six feet.

O. Amenity notes.

- (1) Custom mailboxes.
- (2) Foundation plantings are required.
- (3) On-lot sidewalks.

P. Parking amenities/access notes.

- (1) Porous pavement driveways are permitted.
- (2) No parking in front yard.

§ 203-145.Flats.

- A. Goal: to provide a mixture of unit sizes to address the needs and desires of seniors who wish to live in a walkable community with densities associated with single-family detached units on small individual lots.
- B. Definition: a building or portion thereof designed for occupancy by three or more families living independently in which they share common entrances and other spaces and individual units may be owned as condominiums or offered for rent.
- C. Zoning Map.



D. The following examples best embody the purpose, goals and objectives of the flat unit:

- (1) Photo 1.



- (a) Prominent architectural features at key corners provide visual reference points in the town fabric.
- (b) Terraces and balconies provide necessary outdoor space and an opportunity to modulate the scale of the architecture with vertical and horizontal breaks.
- (c) Small private green spaces provide public/private transition.
- (d) Cornice lines serve as horizontal breaks.
- (e) The first floor height is differentiated from upper floor heights.

(2) Photo 2.



- (a) Large windows serve to provide scale to the building as well as interior light for units.
- (b) Bay windows provide design interest to the street facade.
- (c) Balconies provide outdoor space for individual units while providing solar screens for lower-level windows.

(3) Photo 3.



- (a) Flats reflect smaller family lifestyle choices.
- (b) Large areas of units are devoted to entertaining space.
- (c) Floor plans often emphasize the dramatic that takes advantage of town views.
- (d) Typical loft units.

(4) Photo 4.



- (a) Modern can coexist with traditional as long as well-established rules of scale, rhythm and materials choice are respected.
- (b) Use of large windows and glass elements provides interest to the street elevation.
- (c) Varying roof heights reduce the monotony of large buildings.

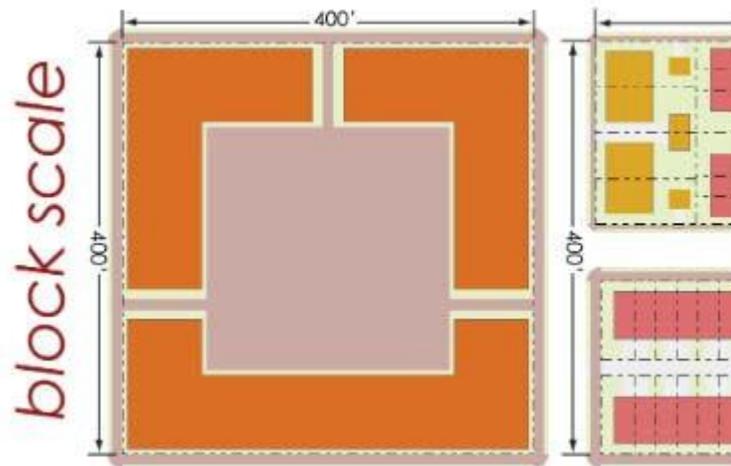
E. Size and scope.



- (1) Zoning acreage: subject to Woolwich Adult Settlement Agreement.

- (2) Maximum number of residential flats: subject to Woolwich Adult Settlement Agreement.
- (3) It is intended that a mix of housing types be provided.
- (4) Buildings are permitted to be a maximum of 60 feet tall or five stories for buildings longer than 150 feet.
- (5) No front yard parking.
- (6) All vehicle access shall be via alleys or secondary streets.
- (7) On-street parking, where permitted in the circulation plan.

F. Blocks.



(1) Architecture and design.

(a) Design elements.

- [1] Contextual neighborhood consistency.
- [2] Special architectural features at corners.
- [3] Public and private outdoor spaces accessible and visible to the public.
- [4] Plazas.
- [5] Mid-block pedestrian connections to respond to street grid.
- [6] Bus shelters.

(b) Specifications.

	Minimum	Maximum
Block length	300'	500'
Block perimeter	1,400'	1,800'
Sidewalk width	5'	10'
Planting strip width	4'	10'
Mid-block crossings		
Number per block	—	3
ROW width	20'	—
Path width	10'	—
	50'	75'

Decorative streetlighting (distance on center)	Minimum	Maximum
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(2) Parking.

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

- (a) Off-street parking shall be provided through alley-loaded driveways and garages.
- (b) On-street parking shall be provided through parallel stalls.
- (c) Porous pavement.
- (d) Belgian block curbing.

(3) Edges and buffers.

- (a) Street tree spacing (distance on center).

[1] Minimum: 36 feet.

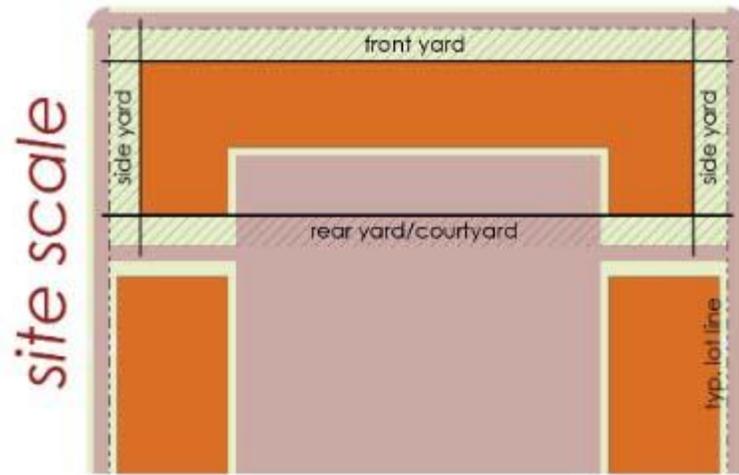
[2] Maximum: 50 feet.

- (b) Planting buffers.
- (c) Maximize uniqueness to street.
- (d) Custom mailboxes.
- (e) Tree grates.

(4) Environment.

- (a) Porous pavement and rain gardens are encouraged for on-street parking lanes.
- (b) Deciduous street trees are encouraged to lower summer cooling load.
- (c) Trees to modulate microclimate.

G. Site.



(1) Architecture and design.

(a) Design elements.

- [1] Bike racks.
- [2] Water features/fountains.
- [3] Decorative pedestrian lighting.
- [4] Litter containers.
- [5] Architectural lighting.
- [6] Benches.
- [7] Clock towers. Kiosks.
- [8] Public art.
- [9]

(b) Specifications.

	Minimum	Maximum
Lot area	20,000 SF	—
Lot width	100'	—
Corner lot	100'	—
Lot depth	150'	—
Impervious coverage	—	85%
Front yard setback	10'	30'
Side yard setback	—	10'
Rear yard setback	20'	—
Building separation	20'	—

(2) Parking.

	Minimum	Maximum
Ratio (spots/du)	0.8	1.3
Driveway length	20'	—
Driveway width	8'	12'

(a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.

(3) Edges and buffers.

(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.

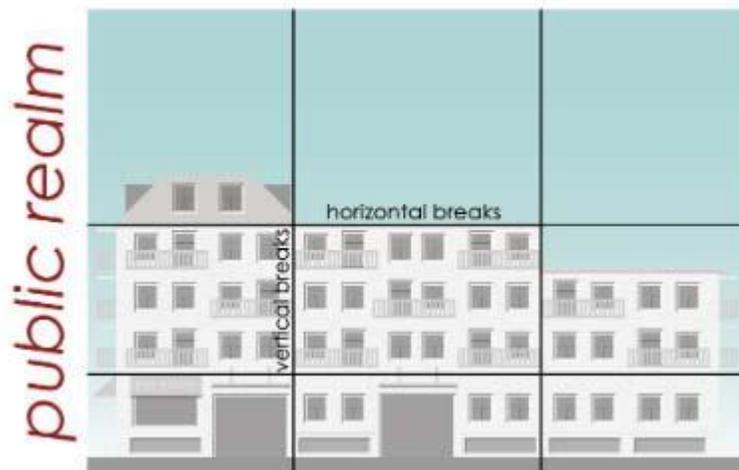
(a) Long-life trees are encouraged to maximize green infrastructure funds.

(b) Xeriscape.

(c) Nonexotic, noninvasive species are encouraged to minimize water needs.

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

H. Public realm.



(1) Architecture and design.

(a) Design elements.

[1] Dormers.

[2] Gables.

[3] Recessed entries.

[4] Cupolas or towers.

[5] Pillars or posts.

- [6] Bay windows.
- [7] Balconies/Balconette.
- [8] Decorative cornices.
- [9] First-floor colonnades.

- [10] Porte cocheres.
- [11] Decorative patterns on exterior finishes.

[12] Porches.

[13] Porticos.

[14] Arcades.

[15] Terraces.

(b) Specifications.

	Minimum	Maximum
Building height	45'	60'
Eave height	24'	36'
Window-to-eave offset	2'	—
Upper front facade fenestration	30%	—
Lower front facade fenestration	60%	—
Side and rear facade fenestration	25%	—
Building face or roof offset	5'	—

(2) Parking.

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

(3) Edges and buffers.

- (a) Patio setback from side and rear property lines: minimum of five feet.
- (b) Pools and spas are not permitted.
- (c) Gutters shall be architecturally compatible with a building.

(4) Environment.

- (a) North-south building orientation.
- (b) Solar screens.
- (c) Solar panels.
- (d) Discharge spouts shall have splash parts or be discharged underground.

I. Private realm.



(1) Architecture and design.

(a) Design elements.

- [1] Building walls shall be brick, stone, synthetic trim board, stucco or similar material.
- [2] Roof materials shall be raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- [3] Roof types shall be flat, mansard or a combination thereof.
- [4] All rooftop equipment shall be screened from view.

(b) Specifications.

	Minimum	Maximum
First story clear height	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	2'	8'

(2) Parking.

	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 two levels.

(3) Edges and buffers.

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

J. Architectural notes.

- (1) Building orientation.
- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. Front doors are required to be on public streets.
 - (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) Building height. Maximum building height shall be 60 feet. For buildings with facades exceeding 100 feet, a maximum average building height of 55 feet shall be permitted, measured along the affected facade.
- (3) Fenestration.
- (a) No blank facades or walls are permitted.
 - (b) Minimum area of window opening on upper front facade: 30%.
 - (c) Minimum area of window opening on front retail: 60%.
 - (d) Vertically line up windows.
 - (e) Windows shall be more vertical than horizontal.
 - (f) Minimum area of window opening on side and rear facades: 25%.
- (4) Vertical breaks. Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change; requires minimum one foot offset.
- (5) Horizontal breaks.
- (a) Required at a minimum of one per every 24 feet of vertical height.
 - (b) May use banding, setbacks or material change.
- (6) Roofline.
- (a) Flat and mansard are permitted.
 - (b) Maximum length of roofline: 60 feet.
 - (c) Minimum offset: five feet.

(7) Building materials.

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

(8) Roofmaterials.

- (a) Architectural asphalt roof shingles.
- (b) Raised-seam metal roof.
- (c) Tiles.
- (d) Slate.

(9) Appurtenances (porches, stoops, balconies, balconettes, bay windows).

- (a) A prominent front entry feature is required.
- (b) Balconies, balconettes, terraces and/or patios are required at one per unit.
- (c) Baywindowsareencouraged.

(10) Accessory structures.

- (a) Structuredparkingispermitted.
- (b) A freestanding garage is permitted.
- (c) Carports are permitted.

K. Publicspace notes.

- (1) Fronts of buildings shall be set back from public sidewalks.
- (2) Entry plazas and courts should be designed to welcome public use.
- (3) Front doors or doors to common lobbies should be grand in scale and largely transparent to public space through the use of glass walls and doors.
- (4) Canopies, awnings and overhangs are encouraged on the first floor with emphasis on the front doors.
- (5) Screening of loading, service and trash storage areas is required.

L. Semi-publicspacenotes.

- (1) All semi-public space (i.e., yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs, ornamental grasses and ground cover or a combination of decorative paving and landscaping. Where appropriate, seating and lighting shall be provided.
- (2) Semi-public space must be separated from public space by either a low garden wall, decorative fence (maximum of six feet high), hedge material or a combination of the three.

M. Privatespacenotes.

- (1) Residential storage space is required.
- (2) Residential outdoor patio space is required.

N. Edges, buffers and transitions notes.

- (1) Parking lots adjacent to street edges must be screened with a four-and-half-foot-high hedge or masonry wall.
- (2) Parking adjacent to a residential use must be screened with a minimum six-foot-high masonry wall or fence and must include a minimum three-foot-wide vegetated buffer that is a minimum of six feet high at time of planting.
- (3) Lighting must be screened from residential uses.

O. Amenity notes.

- (1) Must provide at least one direct pedestrian connection to perimeter public streets per 150 feet of frontage.
- (2) Connections must be a minimum of a ten-foot-wide path with five-foot-wide landscaped edges.
- (3) Must provide textured pedestrian crosswalks internal to parking lots.

P. Parking amenities/access notes.

- (1) Porous pavement and bioswales are permitted.
- (2) Vehicle access shall be from alleys or secondary streets only.
- (3) Maximum of one vehicle access point per secondary street frontage.