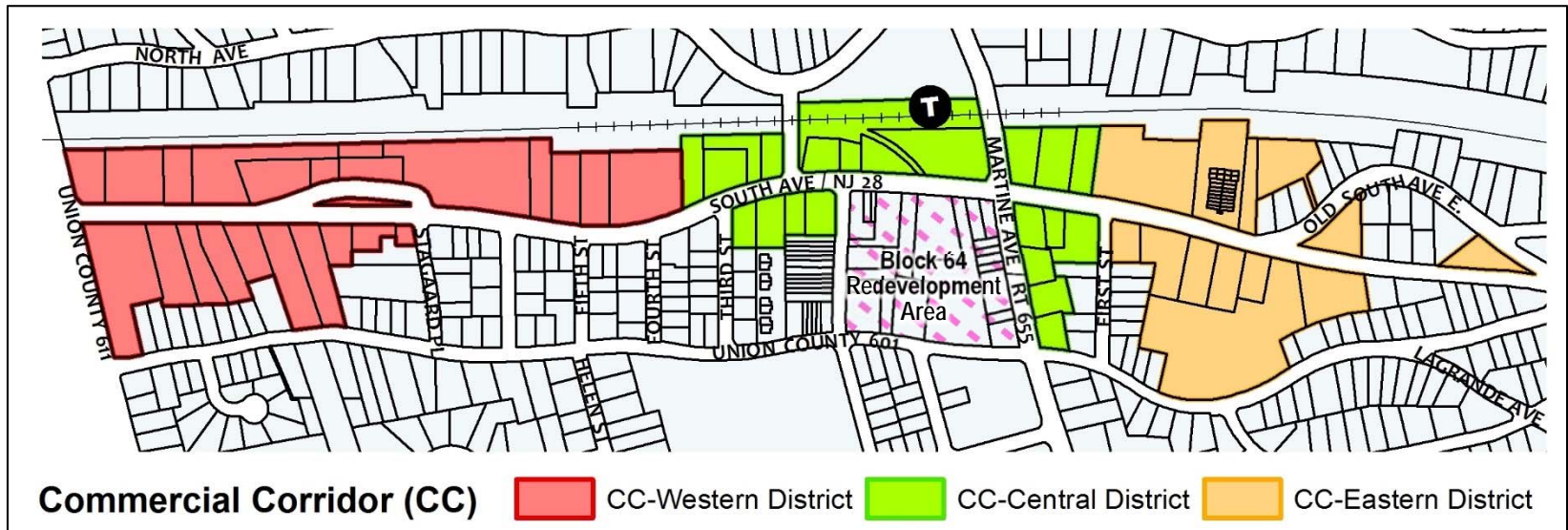


§118-119. Commercial Corridor (CC) Districts.

The Commercial Corridor (CC) District is the main commercial artery through Fanwood Borough. Its pattern of development- and that of suburban corridors throughout the United States- has been most influenced by a focus on accommodating the automobile. Overtime, auto-centric development results in a number of undesirable outcomes, including: over-paving of land to maximize parking and expedite vehicle entry and exit; a separation of uses where individual properties are disconnected from their surroundings; and less attention paid towards the pedestrian experience, good design and the aesthetic environment.

More recently, redevelopment and investment in downtown Fanwood has started to reverse this trend as compact, mixed-use developments take shape within the heart of the corridor. New developments within the adjoining Block 64 Redevelopment Area, for example, feature attractive, highly articulated buildings and site design that caters to the pedestrian experience. The regulations for the CC districts are intended to expand on this progress. The purpose of the CC District is to accommodate vehicles, pedestrians and transit users; stimulate pedestrian use of the corridor; develop attractive buildings and appealing site design; minimize visibility of parking lots and automobile accommodations; and create a visually stimulating and economically viable commercial corridor.

A. Districts. The Commercial Corridor District is comprised of the following districts.



(1) Commercial Corridor Western (CC-W)

The CC-W district serves as the western gateway into Fanwood Borough and contributes to the visitors’ first impressions of the Borough. Commercial uses, such as office, restaurant, grocery, and personal service establishments, mix with artisan, light industrial, and small manufacturing enterprises. The district can accommodate a wide range of creative, maker and innovation/start-up businesses, as well as live-work units to meet the needs of entrepreneurs, small businesses and professionals. Businesses in the CC-W have a regional draw and are important to the Borough’s business economy. Building form, quality of architecture, and attention to site design, are of greater importance to the appearance of the corridor than the uses taking place within building confines. Buildings are setback from the street to create a sense of openness and feature an attractively landscaped, green edge along South Avenue. Deeper lots are able to effectively accommodate vehicle parking in the rear yard, which is screened from South Avenue by attractive buildings, walls and landscaping. To that extent, the vacation of Old South Avenue is desirable to create lots of adequate depth and area, and to continue the street wall along South Avenue. The CC-W District should be comfortable and attractive for pedestrians. Special attention should be paid to the landscaping, signage, landmarks, and streetscaping where South Avenue intersects with Terrill Road to create a welcoming western gateway to Fanwood.

(2) Commercial Corridor Central (CC-C)

The purpose of the CC-C district, similar to the downtown/Block64 Redevelopment District, is to create a vibrant, pedestrian-oriented and mixed-use downtown in the style of a “Transit Village.” The CC-C District and the adjacent Block 64 Redevelopment Area are the heart of downtown Fanwood. Within the ground floor spaces, there are convenience and specialty retail shops, personal services, and indoor and outdoor dining establishments that create an uninterrupted retail frontage to stimulate pedestrian movement. Residential, office and other appropriate uses occupy the upper stories. Window shopping and the programmed use of public spaces lead to lively street activity. Uses which are automobile-oriented, have low customer turnover, or create gaps in the retail frontage are not permitted. The CC-C District accommodates a wide range of visitors, including tourists that have come to shop, dine and spend time downtown; commuters taking advantage of downtown amenities to and from Fanwood Station; and the year-round resident and employee patrons of downtown Fanwood.

(3) Commercial Corridor Eastern (CC-E)

The CC-E district forms the easterly gateway to downtown Fanwood. Standalone buildings are set back further from the street to create a green edge along South Avenue. The characteristically suburban feel creates a defining boundary to the compactly developed downtown corridor immediately to the west. The larger-sized lots accommodate uses such as multi-family residential, senior housing, offices, and mixed-use development. Building architecture in the CC-E District reflects a residential character.

B. Uses

(1) **General provisions.** The following general provisions apply to uses outlined in this section.

(a) A lot may contain more than one use.

(b) In the CC-W District, a lot may contain more than one principal building.

(2) **Permitted uses.** Principal uses are noted in the table below with an “X.”

(3) **Conditional uses.** Conditional uses are noted in the table below with a “C.” See Article XIX: Conditional Uses.

Use	CC-W	CC-C	CC-E
Commercial			
Retail sales stores	X	X	X
Convenience store	X	X	X
Personal service establishments	X	X	X
Retail bakery	X	X	X
Full service grocery, supermarket	X		
Gourmet/specialty food stores under 10,000 square feet	X	X	X
Wine and Liquor shops	X	X	X
Microbrewery / Wineries	X		
Beauty salon, nail salon, barber shop	X	X	X
Tattoo parlor	X		
Spa service establishments	X	X	X
Fitness, health clubs, gyms	X	X	X
Yoga, dance, martial arts, fitness studios	X	X	X
Pet grooming	X	X	X
Drugstore, pharmacy	X	X	X
Dry cleaning and laundry	X	X	X
Retail banking	X	X	X
Candy, ice cream shop	X	X	X
Delicatessen	X	X	X
Restaurants, cafes	X	X	X
Bar, tavern, lounge	X	X	X
Arcade, pool hall, bowling	X		
Animal hospital, veterinary clinic	X		
Funeral home	X		
General, business, professional office	X	X ¹	X
Laboratory (medical, dental)	X		X
Hotels, bed and breakfasts	X		X
Civic / Institutional			
Theater for performing arts	X		X
Cultural uses (museum, gallery, library)	X	X	X
Adult care / Assisted living facility	C		C

Use	CC-W	CC-C	CC-E
Medical facilities under 10,000 sf	X		X
Day care center	X		X
Houses of Worship	C		C
Art, music, dance or business schools	X		X
Government / public uses	X		X
Parks, playgrounds, gardens	X	X	X
Community center, senior center	X		X
Business, vocation, technical schools	X		
Nonprofit membership organizations			C
Artisanal / Light Industrial / Other²			
Craftsman industrial, artisanal studio or workshop under 20,000 square feet, with 20% GFA for showroom at the front of the building	X		
Printing, sign making	X		
Furniture showroom stores	X		
Business incubators	X		
Telecommunications towers, antennas	C		
Residential			
Residential over commercial (units above the first or ground floor), having a minimum habitable floor area of 600 sf.	X	X	X
Residential flats/apartments, including on the first or ground floor	X		X
Live/work units	X	X	X
Permitted Accessory uses			
Uses which are customary and incidental to a permitted principal use	X	X	X
Outdoor dining (for permitted restaurant only)	X	X	X
Solar panels	X	X	X
Water cisterns	X	X	X
Parking structure	X	X	X

¹ No more than 25% of the total first floor building square footage fronting on South Avenue and Martine Avenue may be used for office spaces.

² Artisanal and uses of an industrial nature must occur fully within the interior of a building and are limited to uses that will not produce excessive dust, smoke, refuse, odor, fumes, noise, vibration or harmful emissions.

(4) **Prohibited Uses.**

- Fast food or drive-in restaurant establishments
- Drive-through uses
- Sexually oriented businesses
- Night clubs and dance halls
- Wholesale bakeries
- Food and beverage production, except for small artisanal uses as permitted
- Superstore, warehouse, bulk retail store formats
- Industrial uses, warehouses, manufacturing or any use that creates smoke, noise, dust, fumes or other nuisance.
- Discount stores offering merchandise at fixed prices, such as “Dollar” or “Five dollar” stores
- Pawn shops, check cashing businesses
- Lumber yards, material salvage yards, junk yards
- New or used sale of automobiles, trucks, boats
- Auto service, repair, parts supply, rental or storage
- Gasoline filling stations
- Car wash
- Garden store or nursery
- Hospital, medical facilities over 10,000 sf
- Medical rehabilitation centers
- Boardinghouses, rooming houses
- Private clubs, lodges and fraternal organizations
- Commercial antennas
- Computer server housing facility
- Surface parking areas as a principal use
- Self-storage facilities
- Archives, records, document processing
- Utility Substation
- Vehicle towing facility
- Taxi cab and limousine services
- Waste handling, transfer stations, recycling facilities
- Cemeteries

C. Site Requirements for all CC Districts.

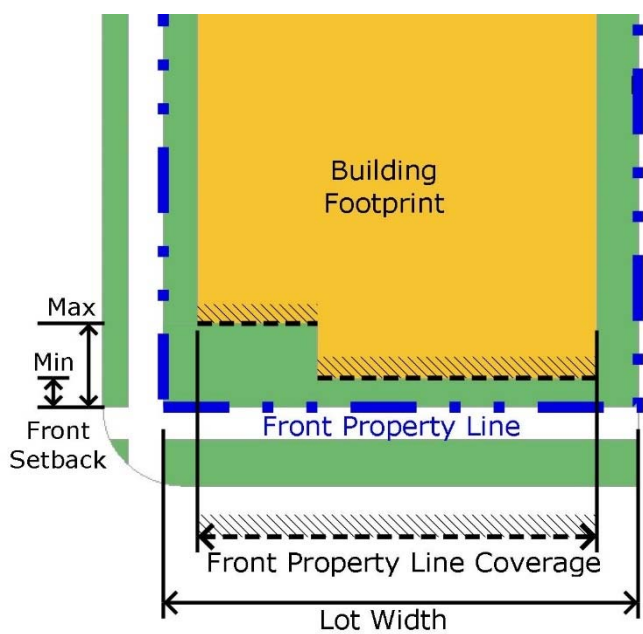
(1) General Requirements.

(a) Lots.

- i. **Lot area.** Lot area must be calculated within 200 feet of the front property line.
- ii. **Lot width.** Lot width shall be calculated per §184-8.

(b) Building siting.

- i. **Front yard setbacks.** A building may not be sited closer to the front property line than the minimum required front setback, nor further from the front property line than the maximum required front setback. Corner lots shall be treated as having two front setbacks. Building components, such as awnings, roof overhangs, eaves, balconies, or bay windows, may encroach into the setback area up to three (3) feet, unless otherwise specified. Front setback areas shall be used for landscaped open space, wide sidewalks, enhanced building entrance areas, pedestrian seating, or plaza space and must be landscaped or hardscaped for an appealing appearance from the street. Parking is not permitted in the front yard in the CC Districts.
- ii. **Front property line coverage.** The width of the building, as measured at the front setback, must occupy a minimum percent of the lot width. A higher number maintains a connected street wall, contributing towards a sense of enclosure of the street, and increasing the walkability of the area.



- iii. **Side yard setbacks.** Where a side yard setback is provided, it must be sufficient in size to accommodate a driveway, alley, or pedestrian walkway, as appropriate. Where a side yard adjoins a residential district, the minimum building setback shall be sufficient to provide for an adequate year-round vegetative buffer in accordance with §184-104D, but in no case shall be less than 10 feet.
- iv. **Rear yard setbacks.** The rear yard shall be sufficient in size to provide for off-street parking and pedestrian connections to the building and the street. Where a rear yard adjoins any

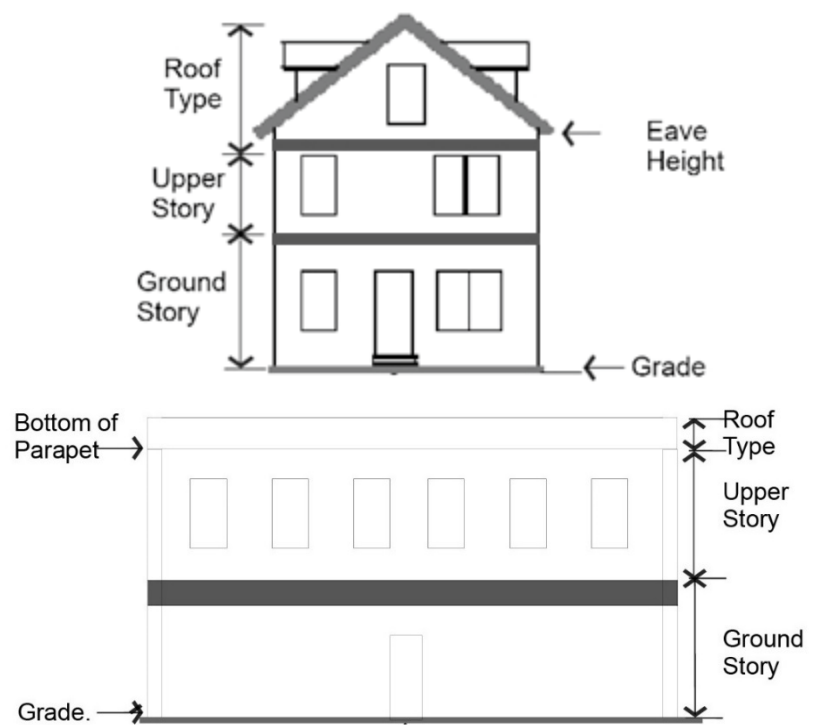
property in a residential district, the minimum building setback shall be sufficient to provide for an adequate year-round vegetative buffer in accordance with §184-104D, but in no case shall be less than 10 feet.

- v. **Lot coverage.** The physical improvements on any lot, including all buildings, structures, pavement and other impervious surfaces, must not exceed the maximum permitted lot coverage as specified for the district.

(c) Building height. The height of a building shall be measured in both stories and feet.

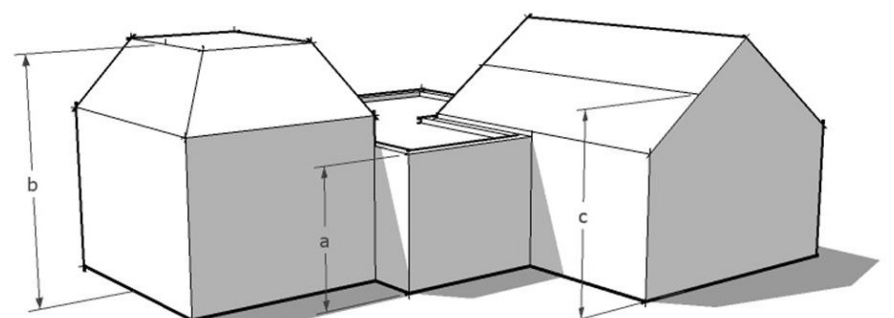
- i. **Building height, stories.** Floor height is measured between the finished floor of a story to the finished floor of the story above it. The floor height of the uppermost story shall be measured from the finished floor to the tallest point of the ceiling. Where permitted, half stories shall be under a pitched roof with street-facing dormer windows.

Building Height in Stories



- ii. **Building height, feet.** Building height is measured from the average front façade grade to the top of the parapet for flat roof structures ("a") to the top of the deck for mansard roofs ("b") and to the midpoint height between the eaves and ridge in the case of a pitched roof ("c"), as indicated in the figure below. In the case of multiple roofs, the roof with the greatest height shall determine building height.

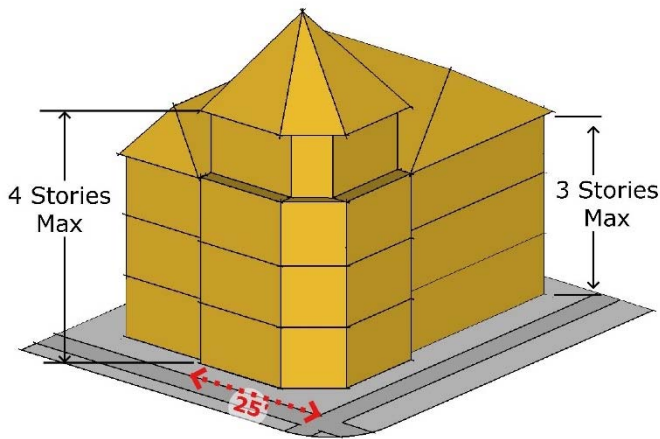
Building Height in Feet



iii. **Building height, exceptions.**

- a. **Corner elements.** Where specifically permitted, and to create a visual focal point and variations in roof lines, buildings located on a corner lot along South Avenue may be permitted additional height, or an architectural element such as a tower. The additional height is permitted for the portion of the building closest to the street intersection, and extending proportionally, a maximum distance along each street facing façade of one third (1/3), or 25 feet, whichever is less.

Example of corner building having one additional story at intersection



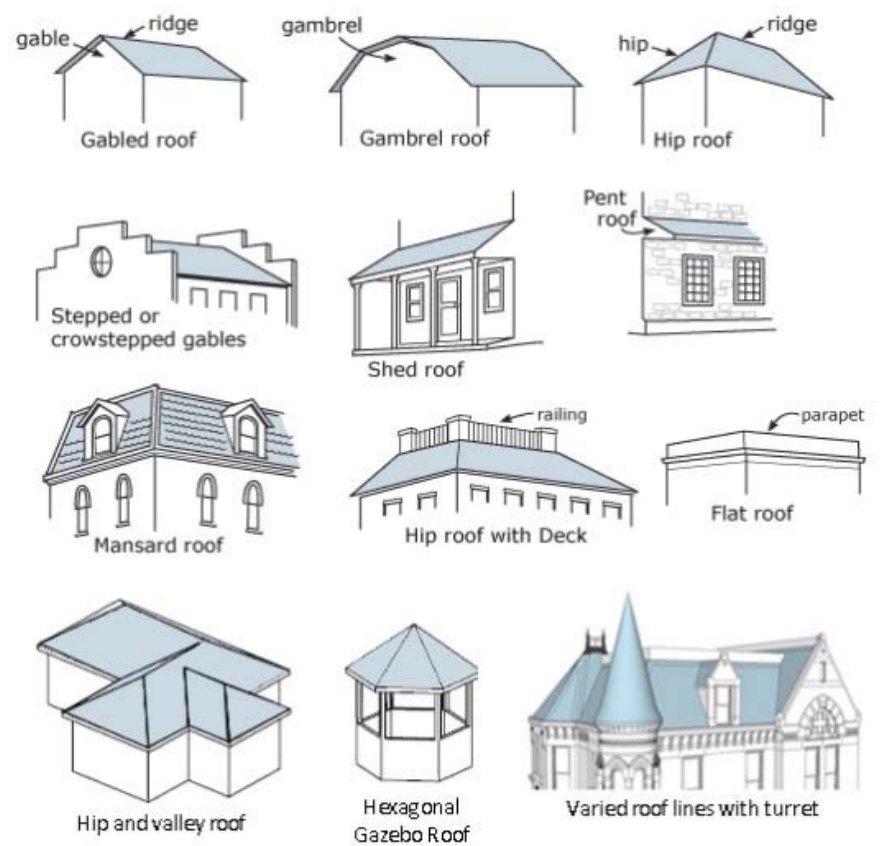
- b. **Exempt elements.** Elements that are exempt from building height requirements include chimneys, cupolas, bell towers, minarets, spires and ornamental towers. Where such features are intended for occupancy, however, they shall not be considered exempt.

- iv. **Permitted Roof Types.** Permitted roof types include pitched roofs, parapet roofs, and towers. Flat roofs may be permitted with a defining cap, such as a decorative parapet.

- a. **Pitched roof.** A pitched roof may be hip or gable, or a combination of hips and gables. Dormers on pitched roofs are encouraged. A gambrel roof may be used in combination with other sloped roof types. A mansard roof may be employed only with dormers. Where the ridge line of a roof runs parallel to the front lot line, a gabled end or perpendicular ridge line shall occur at least every 20 feet. For Victorian architecture, the roof should be steeply pitched (i.e., 8:12 to 14:12).

- b. **Parapet roof.** A parapet wall may project above a flat or pitched roof along the perimeter of the building. A parapet may extend a minimum height of two (2) feet and a maximum height of six feet (6), as measured from the top of the upper story to the top of the parapet. The parapet shall be high enough to screen roof-top mechanical systems or any roof appurtenances from the view of the streets. A horizontal expression line shall define the parapet from the uppermost story of the building and shall also define the top of the cap.
- c. **Tower roof.** A tower is a rectilinear or cylindrical vertical element that must be used with other roof types. No building shall have more than one tower. The maximum tower height, measured from the top of the parapet or eave to the top of the tower, shall be the equivalent of the height of one upper floor of the building. The maximum width along all facades is one-third (1/3) the width of the front façade. A horizontal expression line shall define the tower from the upper stories. The tower may be capped by the parapet, pitched roof, round dome, or other cap approved by the Board.

Roof Types

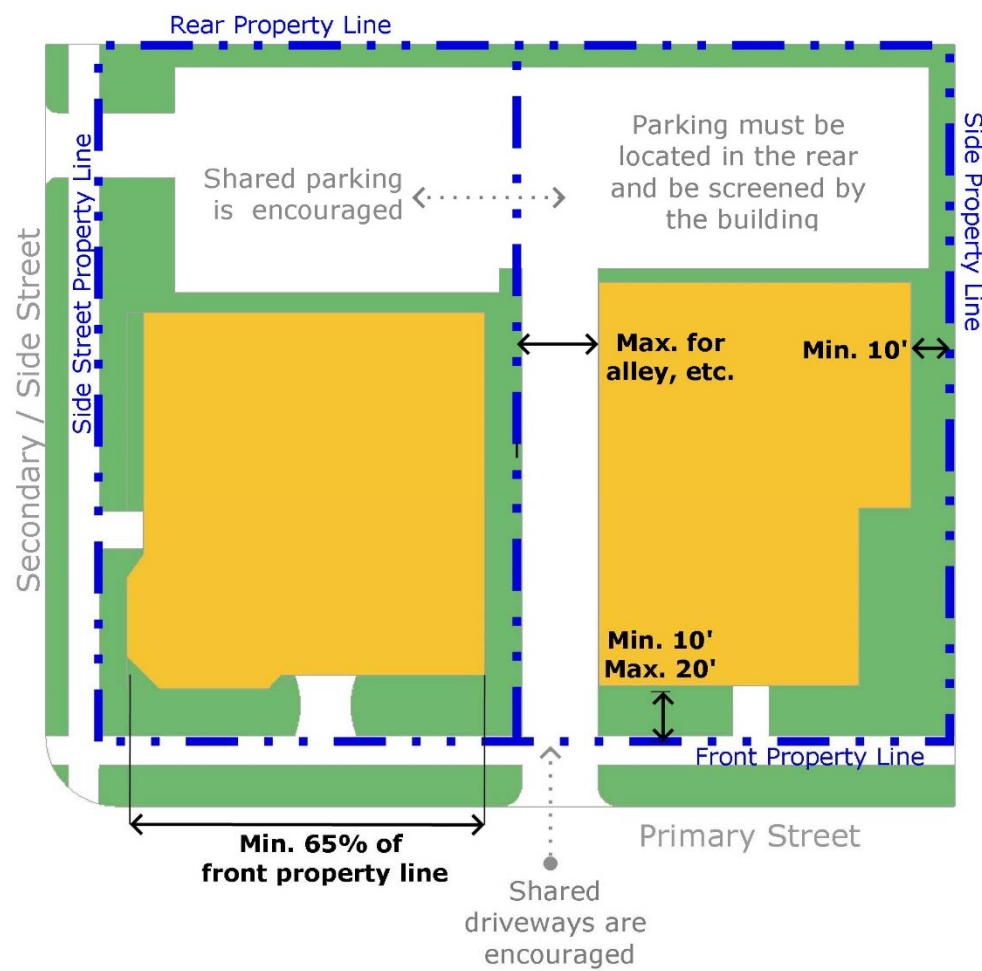


(2) CC-W District Requirements.

- (a) **Front property line coverage.** There shall be a minimum of 65% front lot line coverage. The street wall may be broken up by landscaped areas, courtyards, access drives, walkways and where the property is sufficiently wide, the occasional side yard parking lot.
- (b) **Front setback.** There shall be a minimum front setback of 10 feet and a maximum of 20 feet to create an area for landscaping and open space. To the extent possible, the front setback should be consistent with the setbacks of buildings on adjacent properties, except in instances where a building(s) on adjacent properties exceed the maximum permitted setback by more than 10 feet.
- (c) **Side yard setback.** A principal building must be set back at least 10 feet from a side yard lot line. Parking is permitted within one (1) side yard provided that the parking area is screened as required by §188-119F(4).
- (d) **Rear yard setback.** The rear yard setback must be sufficiently sized to accommodate off-street parking for the site and in no case shall be less than 5 feet.
- (e) **Building height.** Buildings shall not be less than 1.5 stories, nor more than 3 stories in height, exclusive of basement. A corner element, as specified herein, may extend an additional one-half story in height.



Bulk Requirements	Min.	Max.
Lot		
Lot area	19,500 sf	--
Lot width	100'	--
Building Siting		
Front property line coverage	65%	--
Front setback	10'	20'
Front setback (side street)	10'	20'
Side yard setback (interior)	10'	--
Rear yard setback	5'	--
Lot Coverage	--	80%
Height requirements		
Overall height	1.5 stories	3 stories / 40 ft
Corner element	--	3.5 stories / 45 ft
Ground story	12'	
Upper story	10'	



(3) CC-C District Requirements.

(a) **Front property line coverage.** There shall be a minimum of 85% front lot line coverage. A continuous street wall is most desirable within the CC-C District to ensure high walkability. The street wall may be broken up only by shared driveways, outdoor seating areas, plaza space, and/or pedestrian walkways. Front property line coverage on the northerly side of South Avenue may include an opening or openings, such as archways, to maintain pedestrian access and a view corridor to the historic Fanwood Train Station.



Building arches can frame the view of important features beyond, enable access and create architectural interest.

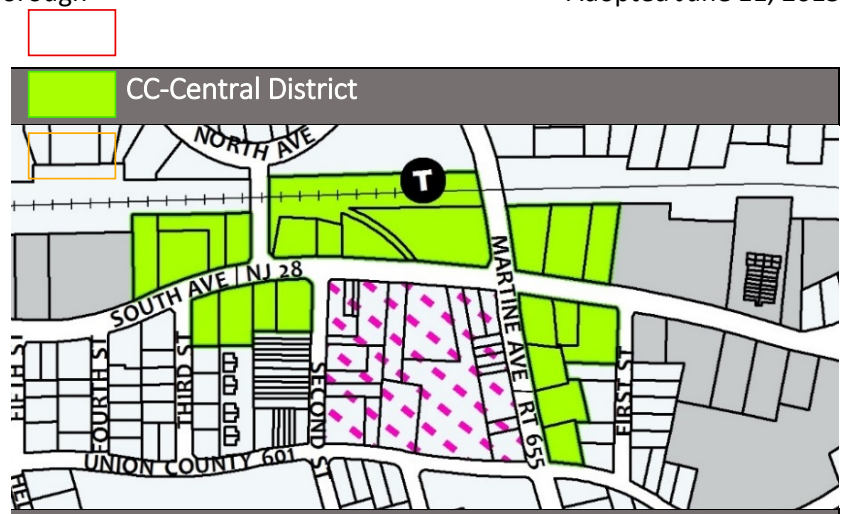
(b) **Front setback.** Buildings may be built up to the front property line. A front setback of up to 10 feet is permitted to accommodate pedestrian-scale enhancements including building entranceway features, plaza space, outdoor seating, and wider sidewalks. The Reviewing Board may consider a larger front setback, where a plan calls for an enhanced pedestrian-oriented plaza space.

(c) **Side yard.** All principal buildings may be constructed without side yards, except that when a side yard is provided, it shall be adequate in width for an alley, driveway, or pedestrian walkway, but shall not exceed 24 feet. The Board may grant exceptions where additional side yard space is needed to create outdoor seating or plaza space.

(d) **Rear yard.** The rear yard setback must be sufficiently sized to accommodate parking for the site, but shall not be less than 5 feet.

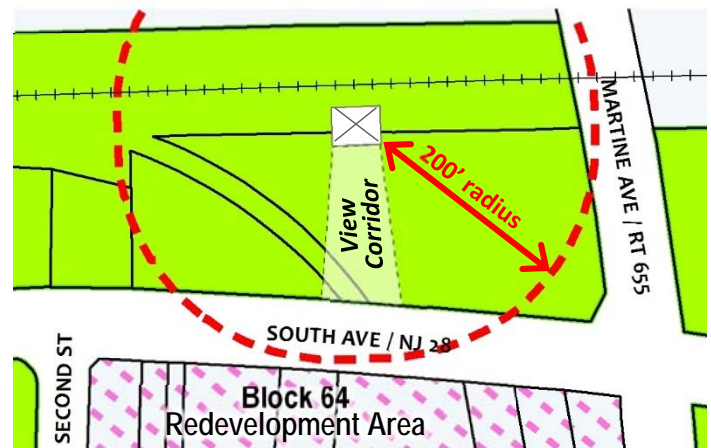
(e) **Building height.** Buildings shall not be less than 2.5 stories, nor more than 3.5 stories in height, exclusive of basement. The top story (“half-story”) shall be under pitched roofs containing dormers. A corner element, as specified herein, may extend an additional one-half story in height. Buildings within 200 feet of the train station may have heights up to 4.5 stories, or as approved by the reviewing Board, to achieve development that incorporates structured parking.

(f) **Station parking.** In addition to supplying parking in accordance with the off-street parking requirements for the CC Districts and at §184-160, any development of parcels within 200’ of the train station shall also include a minimum number of commuter parking spaces equal to the number of spaces that existed at the time of the adoption of this Ordinance. Development that integrates structured parking is recommended for this area.



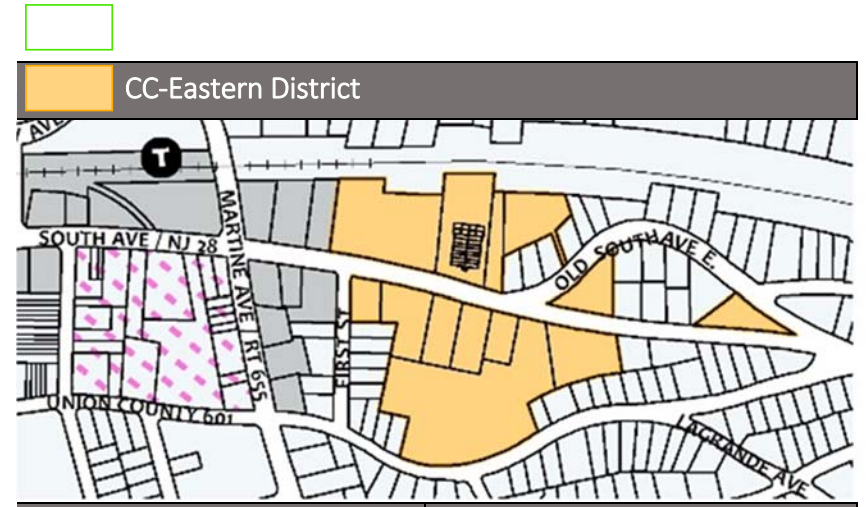
Bulk Requirements	Min.	Max.
Lot requirements		
Lot area	7,500 sf	--
Lot width	None	--
Building Siting		
Front property line coverage	85%	--
Front setback	0'	10'
Front setback (side street)	0'	10'
Side yard setback (interior)	0'	24'
Rear yard setback	5'	--
Lot Coverage	--	90%
Height requirements		
Overall height	2.5 stories	3.5 stories / 45 ft
Corner Element		4 stories / 50 ft
w/in 200' of station bldg.		4.5 stories / 55 ft
Ground story	15'	
Upper story	10'	

Building height may reach 4.5 stories within a 200-foot radius from the train station building.

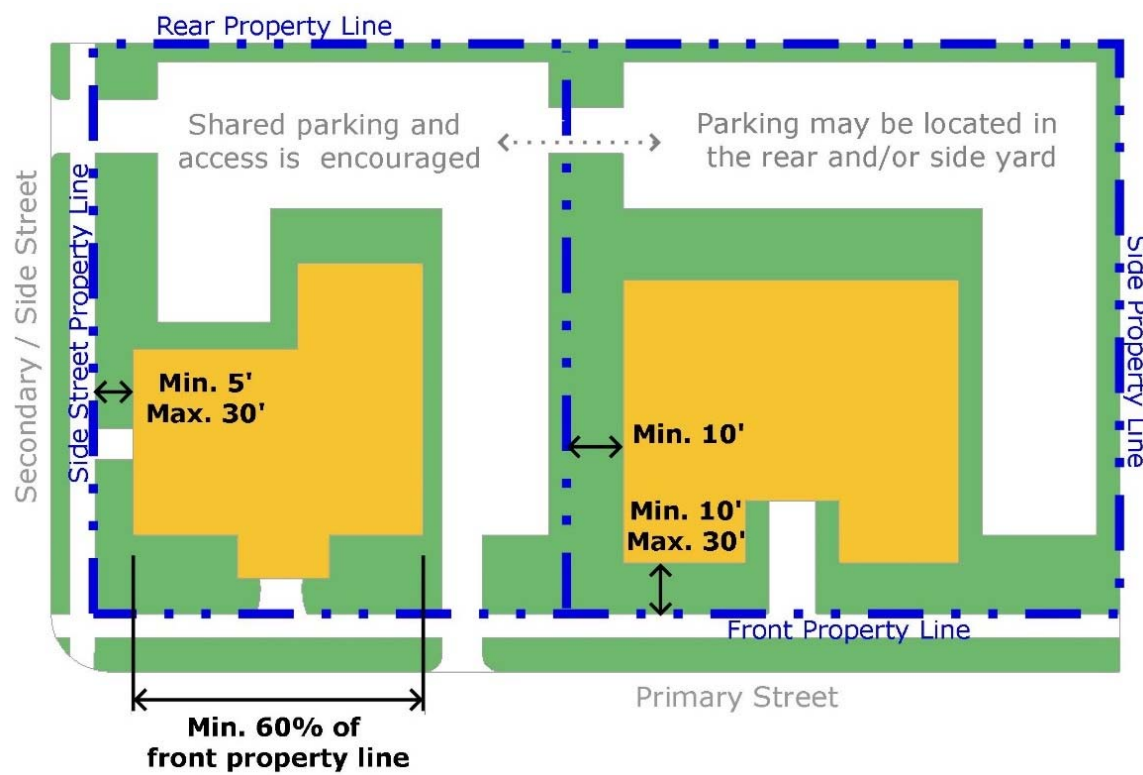


(4) CC-E District District Requirements.

- (a) **Front property line coverage.** There shall be a minimum of 60% front lot line coverage. The street wall may be broken up by landscaped areas, courtyards, access drives, walkways, and where the property is sufficiently wide, the occasional side yard parking lot.
- (b) **Front setback.** There shall be a minimum front setback of 10 feet and a maximum of 20 feet to create an area for landscaping, open space or a court yard. To the extent possible, the front setback should be consistent with the setbacks of buildings on adjacent properties, where a building(s) on adjacent properties exceed the maximum permitted setback by more than 10 feet.
- (c) **Side yard setback.** A principal building must be set back at least 10 feet from a side yard lot line. Parking is permitted within one (1) side yard provided that the parking area is screened as required by §188-119F(4).
- (d) **Rear yard setback.** The rear yard setback must be sufficiently sized to accommodate off-street parking for the site, but in no case shall be less than 5 feet.
- (e) **Building height.** Buildings shall not be less than 1.5 stories, nor more than 3 stories in height, exclusive of basement. A corner element, as specified herein, may extend an additional one-half story in height.



Bulk Requirements	Min.	Max.
Lot requirements		
Lot area	10,000 sf	--
Lot width	100'	--
Building Siting		
Front property line coverage	60%	--
Front setback	10'	20'
Front setback (side street)	5'	30'
Side yard setback (interior)	10'	--
Rear yard setback	See below	--
Lot Coverage	--	70%
Height requirements		
Overall height	1.5 stories	3 stories / 40 ft
Corner Element	--	3.5 stories / 45 ft
Ground story	12'	
Upper story	10'	



D. Architectural Regulations

The architectural regulations in this section apply to all new development and renovations within the CC-W, CC-C and CC-E Districts, unless otherwise specified in these Regulations. Big box or retail chain architecture is not permitted in any District.

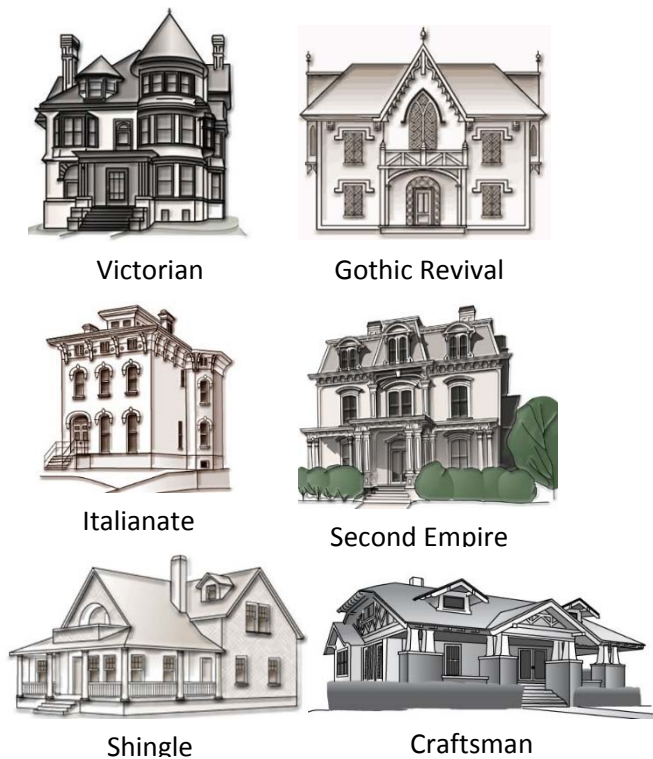
(1) Architectural style.

(a) CC-W District. New buildings, or renovations to existing buildings, may be less eclectic than the Victorian styles employed in the CC-C District. Examples of appropriate architecture include Craftsman, Mission, Shingle, or other style approved by the Board. Architecture may also incorporate a modern or industrial aesthetic, but should avoid harsh, bulky structures. Buildings should incorporate as much light as possible, and be built with interior flexibility, so they can be adapted for reuse over time. Buildings are of a sturdy structure with simple, straightforward volume, and may feature natural colors, mixed materials, clean lines, overhanging eaves, cantilevered balconies, ample windows, awnings or canopies. A mixture of building materials- glass, stones, bricks, wood- can contribute to an organic feel.

(b) CC-C District. New buildings shall be designed to reflect a late Victorian period character that typify the historic Fanwood Train Station and the existing Victorian-style architecture employed in the Block 64 Redevelopment Area. Renovations to existing buildings should complement this architectural style. The objective is to create an uninterrupted retail frontage along South Avenue and Martine Avenue that reflects a “village downtown” environment.

CC-E District. New buildings or renovations to existing structures should take on a residential look, having peaked and gabled roofs. Buildings closest to the CC-C District shall incorporate design elements that reflect the Victorian architecture of the CC-C District.

Residential Architectural Styles



Examples of architectural styles appropriate for the CC-W District.



The historic Fanwood Train Station and existing development along South Avenue employ elements of Victorian architecture.



Examples of existing exemplary architecture in the CC-E District. Buildings are single use or mixed-use and have architectural features representative of residential housing in Fanwood. Roofs are peaked and contain dormers. There is ample architectural detailing through windows, color, material changes, and trim, for example.



The buildings in the CC-E District shall feature residential styling that include elements such as color and material contrasting, peaked roof variations, window mullions, and significant articulation, as well as attention to landscaping and hardscaping.



(2) **Building orientation.**

- (a) Buildings shall be clustered to encourage pedestrians to walk between buildings and properties. Buildings should create a continuity of building façades to form a street wall along the streetscape.
- (b) Primary building entrances shall be oriented towards streets, parks and plazas. Building entrances shall be directly accessible from the sidewalk.

(3) **General Articulation.** Articulation of the facade is necessary to avoid monotonous buildings, including horizontal and vertical projections and recesses, ornamentation and other design elements to make it visually stimulating.

- (a) All new buildings and the alteration of buildings shall be designed with particular consideration to the quality and character of the façade of the building, particularly at ground or street level.
- (b) Long, blank, windowless, monotonous, uninterrupted walls or roof planes are not permitted.
- (c) The architectural treatment of a façade shall be completely continued around all street- or parking lot-facing facades of a building. All sides of a building shall be architecturally designed so as to be consistent with regard to style, materials, colors and details.
- (d) **Façade divisions.** All visibly exposed sides of a building shall have a clearly defined ground floor, body and cap.
 - i. **Ground floor.** The ground floor façade connects the building to the adjoining pedestrian area. It should have a greater height and a façade treatment that is distinct from the floors above, and can include design details such as recessed entry areas, covered outdoor areas, alcoves,

awnings, etc. The ground floor can be further edged with horizontal banding or a cornice line.

- ii. **Body.** The body or middle of the building is the floor or floors between the ground floor and the building cap.
- iii. **Cap.** Design details which terminate or “cap” the top of a building shall be used. The cap should feature either pitched roofs or articulated cornices or parapets, and a change of color and material.

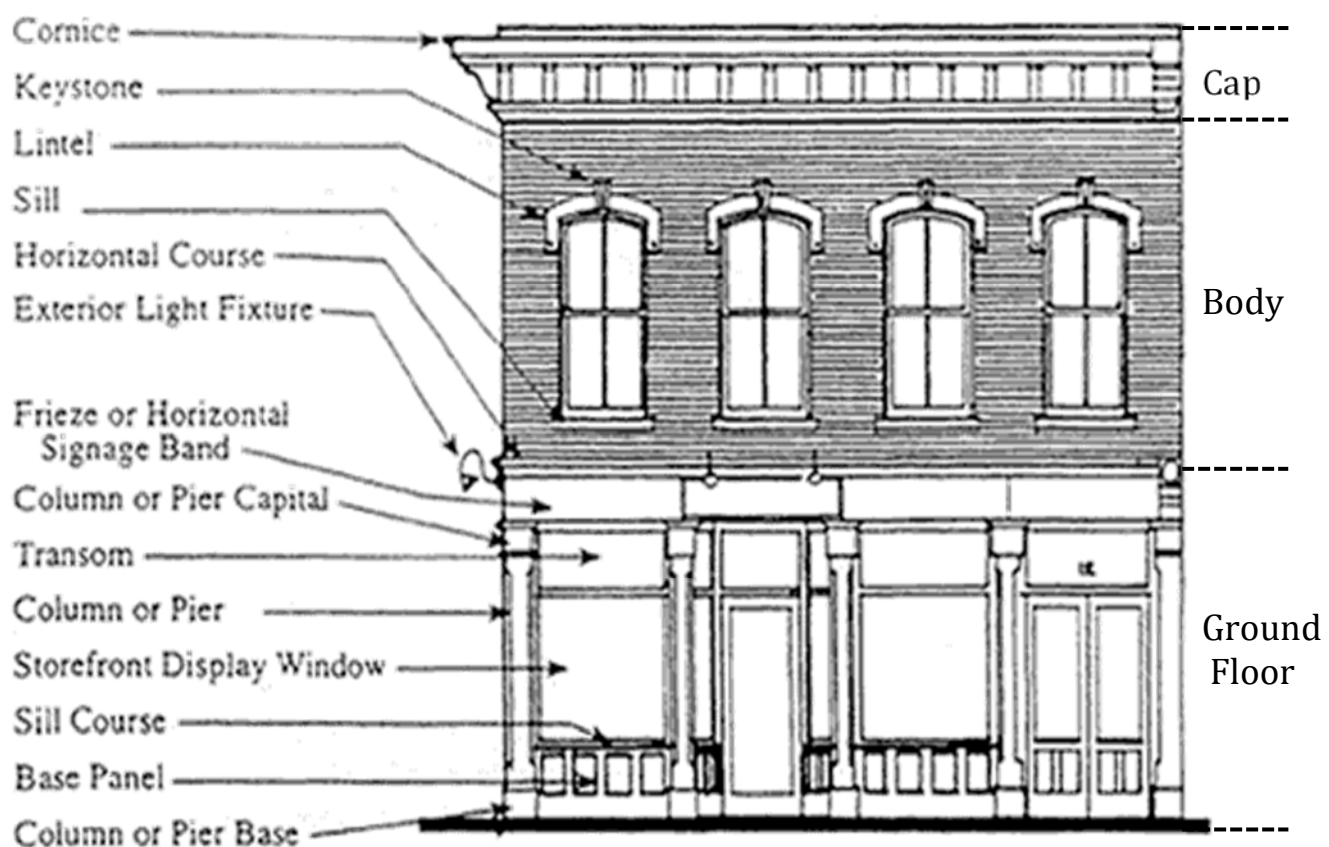
(4) **Vertical Projections.** Vertical building wall offsets, including both projections and recesses, shall be provided along any building wall measuring greater than twenty (20) feet in width to provide architectural interest and variety to the massing of a building. The minimum projection or depth of any vertical offset shall not be less than six (6) inches. Vertical offsets can include columns, piers, pilasters, projecting bays, and changes in façade material.

(5) **Horizontal projections.** Facades should be articulated with horizontal divisions to differentiate the buildings base, cap and wall. Horizontal offsets may also include awnings, string course, horizontal break bands, frieze board, cornice, roof lines, window sills, balconies, or other architectural ornamentation.

(6) **Building variation.** Along a street frontage, buildings shall vary in terms of their footprint, architectural elevations, roof heights, roof orientations, and front entrance locations to create architectural variety.

(7) **Alignment of features.** The alignment and repetition of certain façade elements from one building to the next creates visual continuity, while affording architectural variety. Where practical, consideration shall be given to aligning horizontal elements with adjacent buildings, including: top and bottom height of first floor display windows, storefront windows, building kickplate, window heights, sign band, parapet and cornice line, window sills on upper floors.

Architectural Features



(8) **Infill projects.** Proposed infill projects should complement and strengthen the surrounding neighborhood and reinforce desirable community design patterns and the architectural features in these Standards.

(9) **Materials.**

(a) Materials shall consist of the following, individually or in combination: brick, fiber-cement lap siding, fiber-cement shingles, clapboard or synthetic alternative (Hardie Board), mosaic tile, wood or architectural metal.

(b) Exterior Insulated Finishing Systems (IEFS) and vinyl siding are not permitted.

(c) Façade patterns in the CC-C District shall consist of those particular to Victorian Architecture, including fish scale, diamond and staggered designs, particularly to highlight architectural details, such as a gabled roof wall. Trim ornamentation shall consist of wood, composite or polyurethane millwork, stone, or fiberglass. Victorian design elements can include cut ornamentation, projected bay, towers and/or turrets, horizontal banding, brackets, trim, bargeboard, frieze board, and exterior wall pattern.

Articulated street-facing and parking-lot facing facades of new Victorian-styled developed in Fanwood.

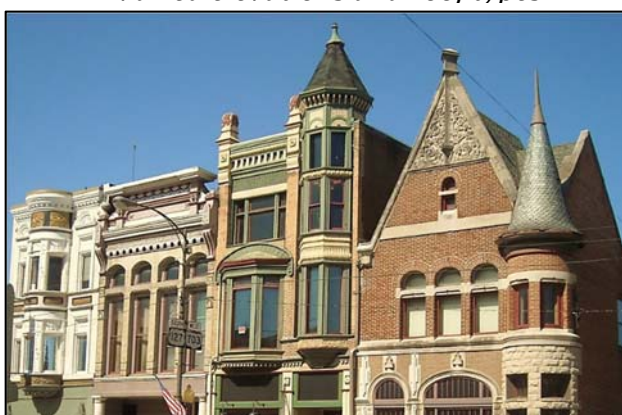
Vertical articulation using column piers and windows at equally spaced intervals.



Horizontal alignment of features with adjacent buildings (window sills, cornice lines and trim, awning and transom)



Varied elevations and roof types



(10) **Colors.** Building facades, inclusive of all accent elements and signs, shall be limited to a maximum of four (4) colors. Treating the surface wall and trim with different, but coordinated colors, is recommended. Where a Victorian Architecture is employed, the structure shall have a subtle color and a contrasting color shall be used for the building’s accents.

(11) **Building lighting.** Light fixtures attached to the exterior of a building are encouraged, and should be architecturally compatible with the style, material, and colors of the building. The use of creative lighting to highlight building facades are encouraged. For retail stores, storefronts should be illuminated to highlight merchandise in the display window. Low-pressure sodium or mercury lighting is prohibited.

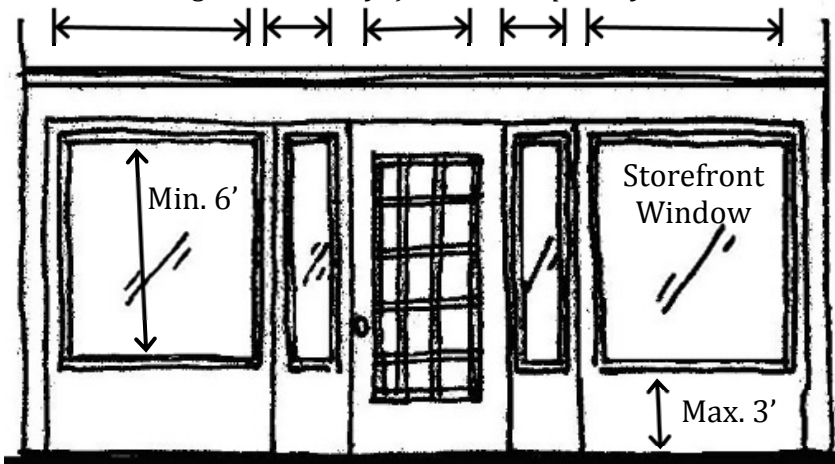
Light fixtures to highlight signage, façade elements and the pedestrian realm.



(12) Windows and transparency.

- (a) At least 30% of any street-facing wall surface must have a clear glazing.
- (b) Ground floor uses shall have large pane display windows or storefront glass along the street frontage that shall occupy at least 60% of the first floor façade in the CC-C District and at least 40% of the first floor faced in the CC-W and CC-E Districts. The first floor façade is the area bounded the side edges of the building and the plane coincident with the internal floor of the building and internal ceiling of the building.
- (c) Window glass on the ground floor shall provide unencumbered views to window displays and advertised retail goods and services. Mirrored glass, tinted glass, and glass blocks are prohibited.
- (d) Ground floor windows facing the street shall be a minimum of six (6) feet in height and the bottom of which shall be no more than three (3) feet above grade. Storefront windows may be either large, single pane or multiple smaller panes, separated by mullions.

Min. 60% ground-level façade is occupied by windows.



- (e) All windows on a building having Victorian Architecture shall be vertically proportioned in that they are taller than they are wider. Windows on the upper stories may have multiple panes separated mullians. Round-top windows, dormer windows, bay windows, and transoms above display windows are characteristic of Victorian architecture.
- (f) Upper story windows shall be detailed with architectural elements, such as projecting sills, molded surrounds and/or lintels.
- (g) Exterior security grates are not permitted on windows.
- (h) Windows and doors should be selected with their energy conservation value in mind to maximize energy savings.
- (i) Where unique use or occupancy requirements preclude the addition of windows, such as theaters or parking structures, exterior walls shall be designed to provide architectural relief or shall be screened by landscaping and pedestrian amenities, such as trellises, benches or shade structures.

(13) Building entrances.

- (a) Entrances to a building shall be clearly identifiable and directly accessible from the sidewalk.
- (b) Entrances shall be defined and articulated by architectural elements such as canopies or porticos, overhangs, awnings, recessing or projections, lintels, moldings, pilasters, columns, trim or other elements that are architecturally compatible with the building style and can help establish the entrance’s prominence. Projecting elements add three-dimensional interest to facades and enhance the sense of the entry into a building.
- (c) Recommended entranceway treatments include decorative light fixtures, ornamental ceiling treatments, attractive door handles, hinges and other hardware.
- (d) Entrances shall be defined with exterior site or sidewalk features such as planters, decorative paving, or outdoor patios where such features do not interfere with pedestrian traffic.
- (e) Entrances should complement, not overpower the building façade.

Awnings provide protection from weather elements and enhance the building façade.



Recessed entryway flanked with plantings, façade piers and light fixtures. Display windows, awnings, and transoms enforce entrance symmetry.



- (14) **Awnings and canopies.** Awnings are encouraged to provide shade, relief from rain, and to enhance a building’s façade.
 - (a) Awnings and canopies shall be architecturally compatible with the building and overall building color scheme.
 - (b) Awnings may be fixed or retractable. Canopies are permanent elements of the façade.
 - (c) Awnings shall be made of waterproof canvas, cloth, metal or equivalent and kept in good order and repair. Awnings made of vinyl or plastic are not permitted. Canopies are constructed of stone, metal, wood or glass.
 - (d) Awnings and canopies shall not extend more than 3 feet from the building façade and shall not be less than 8 feet above ground.
 - (e) Internally illuminated or backlit awnings are not permitted.
 - (f) Awnings shall not conceal architectural elements such as cornices, columns, pilasters or other trim details.
 - (g) Awnings shall be placed to align with existing awnings on the same side of the street.

- (15) **Balconies.** Balconies shall be a minimum of six (6) feet deep and five (5) feet wide to create a functional outdoor space for upper story uses. A maximum of 40% of the front and corner side facades of the building above the first floor, as calculated separately, may be covered by balconies.

(16) Roofs and Building Height.

- (a) The type, shape, pitch, texture and color of a roof shall be architecturally compatible with the style, materials, colors and detailing of the building.
- (b) Roof lines may vary in type and height to provide an interesting view from the street.
- (c) Pitched roofs are characteristic of Victorian Architecture and are required in the CC-C District. Pitched roofs can include gable, cross gable, hip and mansard, and shall have a minimum pitch of 8:12.
- (d) Roofline offsets shall be provided along any street-facing or parking lot-facing roof measuring more than 30 feet in length. Roofline offsets may include dormers, chimneys, turrets, towers, cupolas, and other elements that are compatible with the style, materials, color and details of the building.
- (e) Roof materials on Victorian style buildings shall be either slate, shingles or metal. Shingles may mimic a slate texture, color and shape. Roof eaves with ornamental brackets shall be considered to reflect Victorian architecture, where appropriate.
- (f) Towers should be limited to corner buildings, adjacent to public spaces and street termini.
- (g) All mechanical equipment, HVAC systems, exhaust pipes and stacks, stairways, satellite dishes, telecommunications receiving devices, or other rooftop elements shall be screened or otherwise treated to be inconspicuous as viewed from the street. Such elements shall be set back from the roof edge at least one (1) foot for each one (1) foot of height.



A turret’s 3D projection and roof dome emphasize a corner building.

E. Streetscape design

- (1) **Sidewalk Zones.** Sidewalks shall be comprised of the following zones.
 - (a) **Building Zone.** Where space permits, the area nearest the façade may accommodate planters, sidewalk sale merchandise, seating areas, outdoor café use, movable container plantings and/or permanently installed foundation plantings. Sidewalks within the CC-W and CC-E Districts may be built without a building zone.
 - (b) **Pedestrian Clear Zone.** The pedestrian clear zone shall be a minimum of five (5) feet to permit safe, unimpeded circulation routes.
 - (c) **Planting / Amenity Zone.** The planting zone extends a minimum of three (3) feet from the curb line to accommodate street trees, pole-mounted site features, trash receptacles, parking meters, sidewalk furniture, signs, and other sidewalk amenities. In the CC-W and CC-E Districts this area shall be a tree lawn for grass, turf or groundcover. For tree lawn areas less than 2 feet wide, pavers (brick, flagstone or concrete) may be considered.

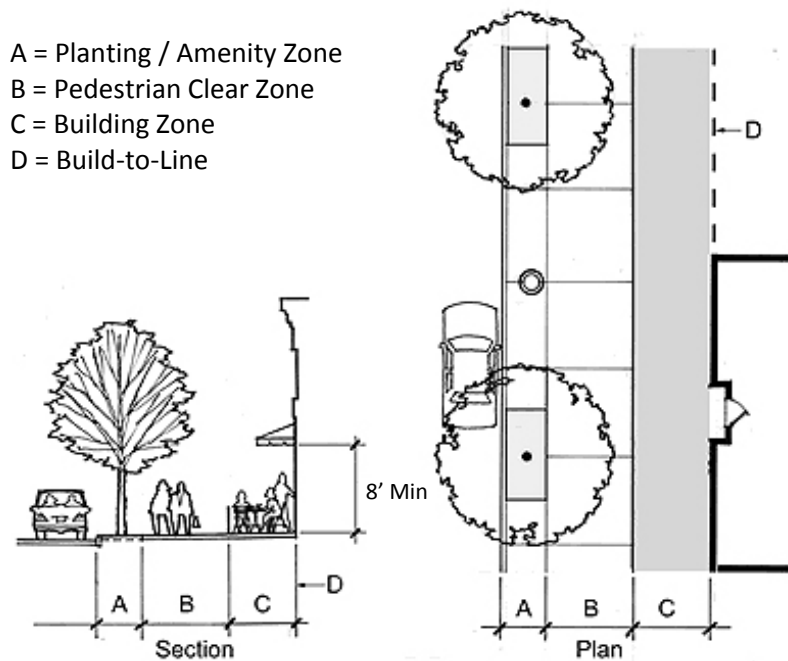
Standard 5' x 5' concrete sidewalk with vegetation to either side, appropriate for the CC-W and CC-E Districts.



Examples of decorative sidewalk patterns



Sidewalk Zones (Section & Plan View)



- (2) **Sidewalk widths.** Sidewalks shall be a minimum of eight (8) feet wide along South Avenue within the CC-C District and a minimum of five (5) feet within the CC-W and CC-E Districts. Increased sidewalk widths may be appropriate in highly trafficked areas.
- (3) **Paving.**
 - (a) The standard 5 foot by 5 foot concrete pattern sidewalk may be utilized in the CC-W and CC-E Districts. Substantial planting areas shall be located to either side of the sidewalk.
 - (b) Within the CC-C District, the prescribed sidewalk shall match the existing decorative sidewalk employed along South Avenue and Martine Avenue within the Block 64 Redevelopment Area.
- (4) **Street trees.** Street trees shall be provided in accordance with Section 184-100 and with these provisions. Where tree lawns do not exist, tree grates or pavers are recommended to protect street tree roots and pedestrians.

- (5) **Street tree spacing.** Spacing of street trees shall be based on recognized planting guidelines for the selected species type. Generally, large, maturing trees shall be planted a minimum of 40 feet and a maximum of 50 feet on center. Small and medium maturing trees shall be planted a minimum of 10 feet and a maximum of 30 feet on center.
- (6) **Amenities.** Streetscape amenities such as patio and seating areas, outdoor cafés, water features, art work or sculpture, clock towers, pedestrian plazas, sandwich board signs, or other features are highly encouraged. In addition to benches, the provision of low walls, planters, and stairs is encouraged to provide outdoor seating. Merchandise for sale may be displayed outdoors, where items do not block the pedestrian clear area.

F. Off-street parking and circulation

- (1) **Driveways.** Vehicular entrances to parking lots shall be kept to a minimum along South Avenue and Martine Avenue. One driveway per lot is permitted. Driveway access from a side or secondary street is preferred. Shared driveways are encouraged. On corner lots, vehicle access should not be from South Avenue or Martine Avenue, where feasible.
- (2) **Curbs.** Curbs along public right-of-ways shall be poured-in-place concrete or other masonry material such as Belgian block. Curbs for off-street parking areas shall be Belgian block.
- (3) **Parking design.** Parking lots shall be designed to have a positive visual impact with generous landscaping, sizable trees, decorative walls, raised walkways, changes in paving materials, pedestrian-scale lighting, and other features. Parking that requires vehicles to back out onto a public right-of-way is prohibited.

Outdoor café space, seating, planters, large trees, awnings, signage, etc. enhance the sidewalk area



Merchandise display on sidewalk



- (4) **Screening.** Surface parking lots must be fully screened from the front property line by building frontages. Where there are gaps between buildings, or where parking facilities are visible from a right-of-way, ornamental fencing, decorative walls or landscaped hedges at least three (3) feet high shall continue the street wall.
- (5) **Parking lot plantings.**
 - (a) **Interior plantings.** Internal landscaped planting islands shall be installed to provide shade and beautification. A minimum of 1 shade tree per 10 parking spaces shall be provided within the interior of a parking lot.
 - (b) **Perimeter plantings.** Shade trees, shrubbery and other landscaping shall also be provided along the perimeter of a parking lot to provide shade, buffering and screening.
- (6) **Structured parking.** Structured parking and underground parking are permitted in the CC Districts and is particularly encouraged in the CC-C District to better utilize land that is close to the transit station and downtown. Structured parking shall be screened from view of any street by wrapping the ground floor with retail and other street-facing uses.
- (7) **Drive-through establishments.** Drive through facilities are not permitted, except for banks in the CC-E District. Drive through facilities must be located to the rear of the building and be screened with planting and/or architectural walls to minimize their visibility.
- (8) **Loading requirements.** Loading areas shall be placed to the rear or side of buildings and, to the extent possible, shall not be visible from a public street. Loading areas shall be designed so that trucks can circulate on site and do not back out onto a public street. Screening and landscaping shall be provided to minimize their visibility and shall be achieved through walls, fences and landscaping that is a minimum of five (5) feet tall.
- (9) **Required parking.**
 - (a) **Number of parking spaces.** The number of parking spaces required shall be provided in accordance with the Borough's Parking Requirements (184-160), except as noted below, where space calculations for certain uses are based on the *Parking Study for Façade Upgrade Guidebook and Shared Parking Strategy*, prepared by Maser Consulting, P.A. dated August 30, 2012:
 - i. **Retail and service:** 3 spaces per 1,000 sq. ft. GFA
 - ii. **Office:** 4 spaces per 1,000 sq. ft. GFA
 - iii. **Restaurant, bar, and tavern:** 3 spaces per 1,000 sq. ft. GFA
 - iv. **Multi-family residential:** 1.5 per dwelling unit.
 - v. **Mixed-use:** A shared parking approach to the provision of parking shall be submitted.
 - (b) **Shared parking.** Shared parking is encouraged in all districts. Where a shared parking approach between multiple sites and/or uses is proposed, the Planning Board may reduce the required parking

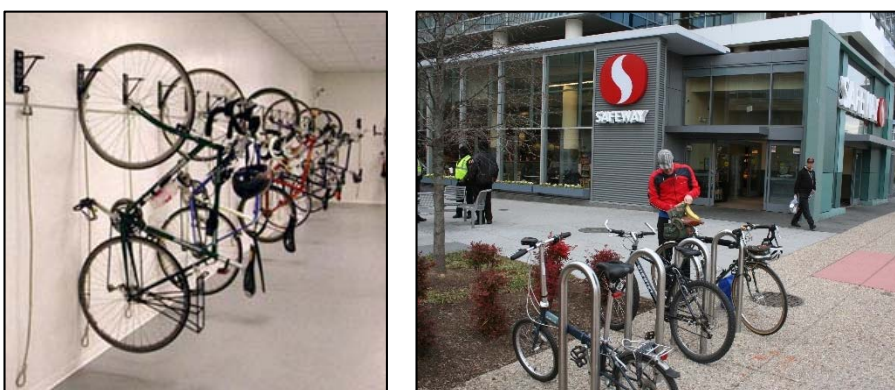
where the applicant can demonstrate that the uses have differing time-of-day peak demands. As a condition of approval of a shared parking strategy, an easement, deed restriction or other legal instrument shall be provided that is satisfactory to the Borough attorney.

(c) **Bike parking.** Bike parking shall be provided in all CC Districts to make cycling a more convenient transportation option. Bicycle parking facilities shall adhere to the requirements below. Buildings containing multiple tenants may satisfy their individual requirements by providing a single bike rack in a centrally located area.

- i. **Multi-family residential:** 1 space per unit, located within the interior of each individual unit, or within a secured common area within the building.
- ii. **Non-residential:** 2 spaces per 5,000 sq. ft. GFA, located on the site within 50 feet of the principal building entrance and within a highly visible, well-lighted area that does not impede pedestrian or vehicular traffic.
- iii. **Mixed-use:** both interior and exterior bike parking spaces as per the residential and non-residential parking requirements above.
- iv. **Parking garage:** 1 space per 10 vehicles.

(10) **Pedestrian Circulation.** Pedestrian walkways and entryways shall be provided for all uses. They shall be prominent, well-lit and separate from vehicular entrances.

Examples of indoor and outdoor bike parking



- (6) Plantings in the front yard or right-of-way shall not obscure architectural building details and shall respect views to and from streets, porches, walks and public open spaces.
- (7) Loading areas shall be sufficiently landscaped to screen the view of the loading area and vehicles from any public right-of-way and residential property.
- (8) Containers and compactors for trash and recycling shall be attractively and compatibly designed and fully enclosed or screened by permanent materials and shall be secured and accessible.

Examples of planter boxes attached to window sills on upper and lower floors.



Use of vines, trellis work and vegetation can dramatically improve the appearance of buildings.



G. Site landscaping

- (1) These landscaping requirements shall supplement Section 108-104 of the Borough's Land Use Code.
- (2) All unpaved areas, open spaces and plazas shall be attractively planted and landscaped with lawns, trees and shrubs.
- (3) Plants in boxed, clay, wood, or other decorative containers are encouraged to enhance walkways and building entrances.
- (4) Planting boxes on window sills or hanging plants are encouraged.
- (5) The use of vines and climbing plants on buildings, trellises and perimeter walls is encouraged, particularly on industrial buildings to improve their appearance from the street.

Planters at building entrances



H. Fences and walls.

- (1) Fences and walls shall be provided in accordance with Section 184-108 of the Land Use Code and with these provisions.
- (2) Fencing may be steel, wrought-iron, or any other fence type approved by the Planning Board. Chain link fence is not permitted. Wood walls or fences are not permitted along South Avenue.
- (3) No wall or fence may extend continuously for more than 50 feet without articulation. Articulation may include decorative columns, changes in material or texture, offsets (projections and recessions), landscape pockets, or similar features.

I. Signs

- (1) These sign requirements shall supplement Article XVII of the Borough’s Land Use Code. Where there is a conflict between these requirements and Article XVII, these requirements shall prevail.
- (2) Signs should be clear, informative and weather well.
- (3) **Wall signs.**
 - (a) The type, size, shape, orientation, lettering, color, materials and illumination of wall signs must be designed to fit within the architecture of the building.
 - (b) Signage design is encouraged to be creative and unique to the establishment. The type and design of signs should vary among individual businesses along a street frontage. To the extent feasible, wall signs should align in height and scale with other signs on the block to maintain an alignment of horizontal and vertical façade features.
 - (c) Signs should be positioned to emphasize special shapes or details of the façade, to draw attention to the shop entrance, or to emphasize a window display. They should not obscure important architectural building details.
 - (d) Roof mounted signs are prohibited.
 - (e) A street-facing façade may have up to two (2) signs, including a projecting sign, a flush-mounted sign or a window sign.

- i. **Wall mounted.** Wall-mounted signs can be attached directly to the building within a sign band or frieze. In the absence of a sign band or frieze, the bottom of the sign may not be positioned more than 1 foot above the top of the display window of the establishment.
- ii. **Awning and signs.** A sign can be professionally painted, screened, applied or sewn on the front panel or valence area of an awning. Letters should be sized to allow for an inch of open space at both the top and bottom of the valence and lettering should extend no more than 75% of the width of an awning.
- iii. **Projecting/blade.** A projecting “shingle” or “blade” sign may be permitted perpendicular to the street over the sidewalk to identify the name or logo of the business to which the sign



Façade sign with external lighting located above display windows and below transom



Façade sign above display window and address number on façade



Example of a creative façade sign

Example of a business with effective awning sign along valence and window sign.



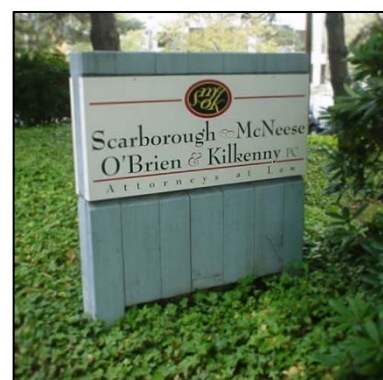
Examples of projecting signs



is attached. The maximum size of a shingle sign is 3 square feet, except that signs of a shape other than a square or rectangle may be up to 5 square feet in area. The bottom edge of this type of sign shall be at least 8 feet above grade. A projecting sign may be mounted on an ornamental bracket and may only be illuminated by directed external lighting.

- iv. **Window sign.** Professional lettering may be provided on a glass display window.
- (f) Signs should be lit at night using external incandescent spotlights or gooseneck lighting. Backlit or internally lit signs are prohibited. Unshielded spotlights, neon, moving and flashing signs are prohibited.
- (g) Businesses located on an upper floor may be identified by wall mounted or blade signs on the first floor.
- (4) **Sandwich board signs.** Portable sandwich board signs are permitted in accordance with §184-157.D.
- (5) **Freestanding signs.** Low mounted freestanding, hanging post or monument style signs are only permitted in the CC-W and CC-E Districts. The maximum surface area for each side of a freestanding sign is 25 square feet, and the maximum height above grade is five (5) feet. A freestanding sign must be setback at least 10 feet from the front property line and 20 feet from any other property line. Internal illumination is prohibited.

Examples of creative, low-height freestanding signs appropriate for the CC-W and CC-E Districts.



Definitions

Artisanal Workshop -- Shops of special trade including the small-scale manufacturing, compounding, assembly processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, woodworking and other artistic endeavors and similar trades. Retail sales on the premises of products made on the premises are required. Artisanal workshops shall not exhibit any exterior noise, smell, glare or dust from manufacturing.

Base panel – The area of a building between the first floor windows and the ground.

Bracket – A projection from a vertical surface providing support under cornices, balconies, window frames, etc. They can be structural or decorative.

Cornice – A projecting ornamental molding along the top of a building or wall.

Cornice Line -- A continuous horizontal cornice feature that provides a vertical break within the facade and/or defines the roofline along the top of the building.

Craftsman Industrial – See Artisanal Workshop

Eave – The lower part of a sloping roof projecting beyond a wall

Frontage -- The area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage includes private frontage and public frontage.

Frieze board – a long, horizontal decorative band, usually located under the eaves

Front lot line coverage – The width of the building's primary façade measured at the maximum permitted front setback as a percentage of the width of the front street property line.

Gable – The upper, usually triangular, part of a wall below the end of a roof with two sloping sides.

Gateway -- A point at which a motorist or pedestrian gains a sense of arrival in a particular district, neighborhood or part of a municipality. This impression can be imparted through such things as signs, monuments, landscaping, change in development character, or a natural feature.

Hardscape -- Inanimate elements of landscaping. Examples include walls, patios, pavers, paths, boulders, stones, decks, and fountains.

Lintel – A horizontal beam or stone that spans an opening

Live/Work Unit - A single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial and a residential component that is occupied by the same tenant. No portion of

the live/work unit may be rented or sold separately.

Residential areas are permitted above the commercial component, to the side or in back of the business component, provided that there is internal access between the residential and commercial space.

Rehabilitation Center - An establishment providing short-term care, treatment and/or rehabilitation services for persons recovering from surgery, debilitation or serious illness that are transitioning from an in-patient hospital status to independent living.

Muntin -- A small molding or bar that separates the individual panes of a window. Also known as a mullion.

Personal services -- Specialized services purchased frequently by the consumer, including barbershops, beauty shops, spas, laundry cleaning, tailoring, shoe repair, and other similar establishments.

Pilaster – A column of rectangular shape with a base and capital, applied ornamentation, not structural support.

Shared Parking -- Joint utilization of a parking area for more than one use, either on site or between nearby properties through a dedicated arrangement, in order to fulfill their individual parking requirements because their prime operational hours do not overlap.

Sill level – A string course that is continuous with the window sills or immediately below them.

String course – A projecting horizontal band across an exterior wall of a building.

Story – That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Story, half – Habitable space under a sloping roof that has the line of intersection of the roof and the wall face not more than 3 feet above the floor level and in which the possible floor area with head room of 6.5 feet or more occupies no more than 50% of the total floor area of story directly beneath.

Street wall -- A wall or portion of a wall of a building that faces a street, and generally refers to how and where several buildings line up to define a walking environment.

Transom window – A window above a door or window.

Turret – A circular or multi-sided small tower that projects vertically from the wall of a building, commonly associated with Victorian and Queen Anne architectural styles. A turret may contain a staircase if it projects higher than the building, but may also be part of a room extension.