

DOWNTOWN BERNARDSVILLE DESIGN REGULATIONS



COUNCIL MEETING
September 3rd, 2020



AGENDA

- 1. Project Recap**
- 2. Overview of the Standards**
- 3. Planning Board Review and Revisions**
- 4. Discussion**



PROJECT RECAP

- » **PURPOSE:** Adopt new development regulations that replace and/or supplement current regulations in order to implement the downtown recommendations in the Bernardsville Master Plan
- » **4-step process working with the Downtown Committee**

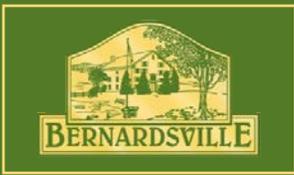




OVERVIEW OF THE DOWNTOWN DISTRICT

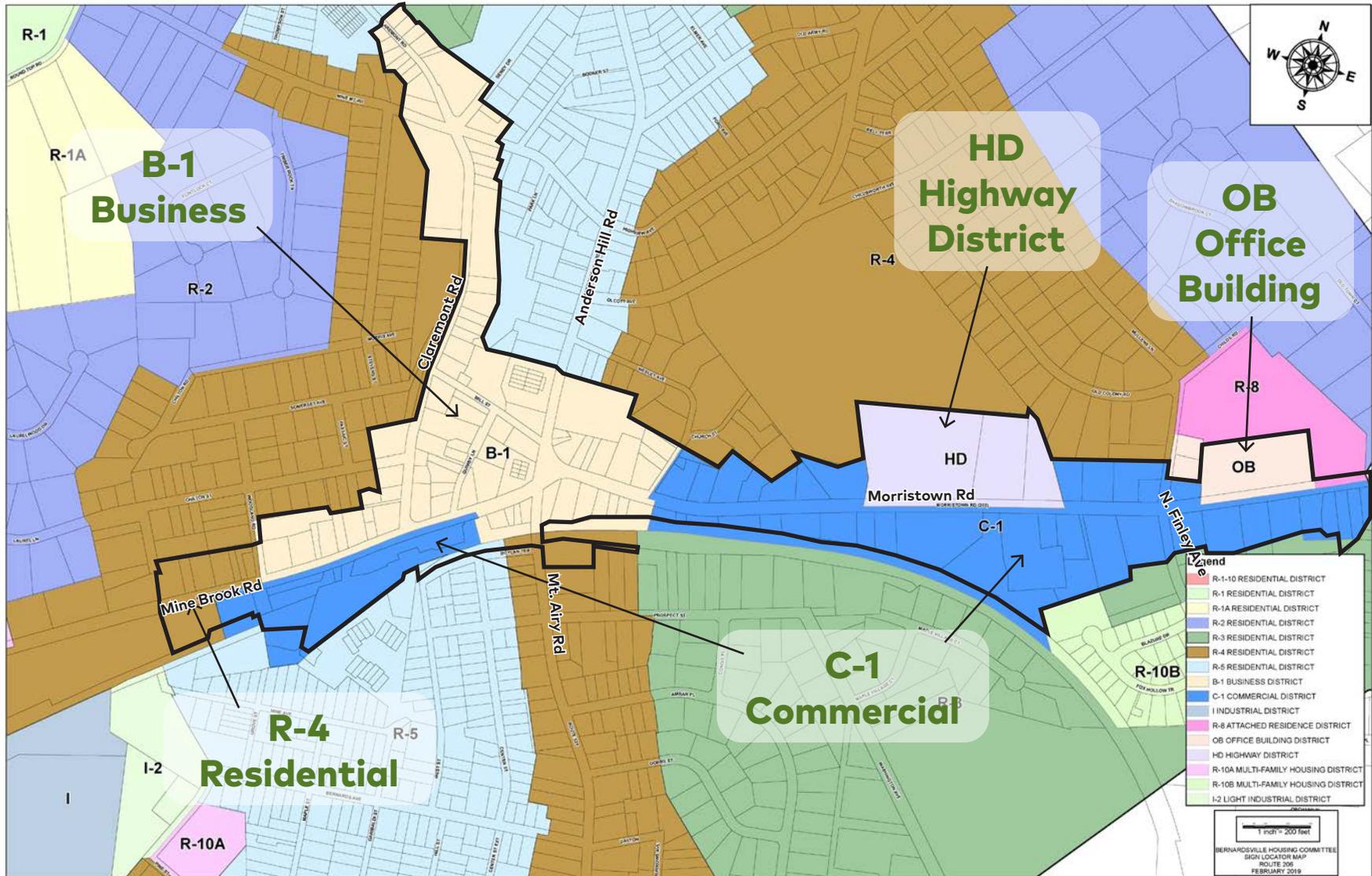
Project Boundary

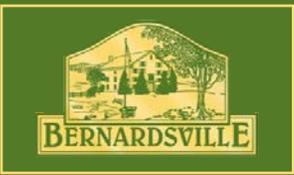




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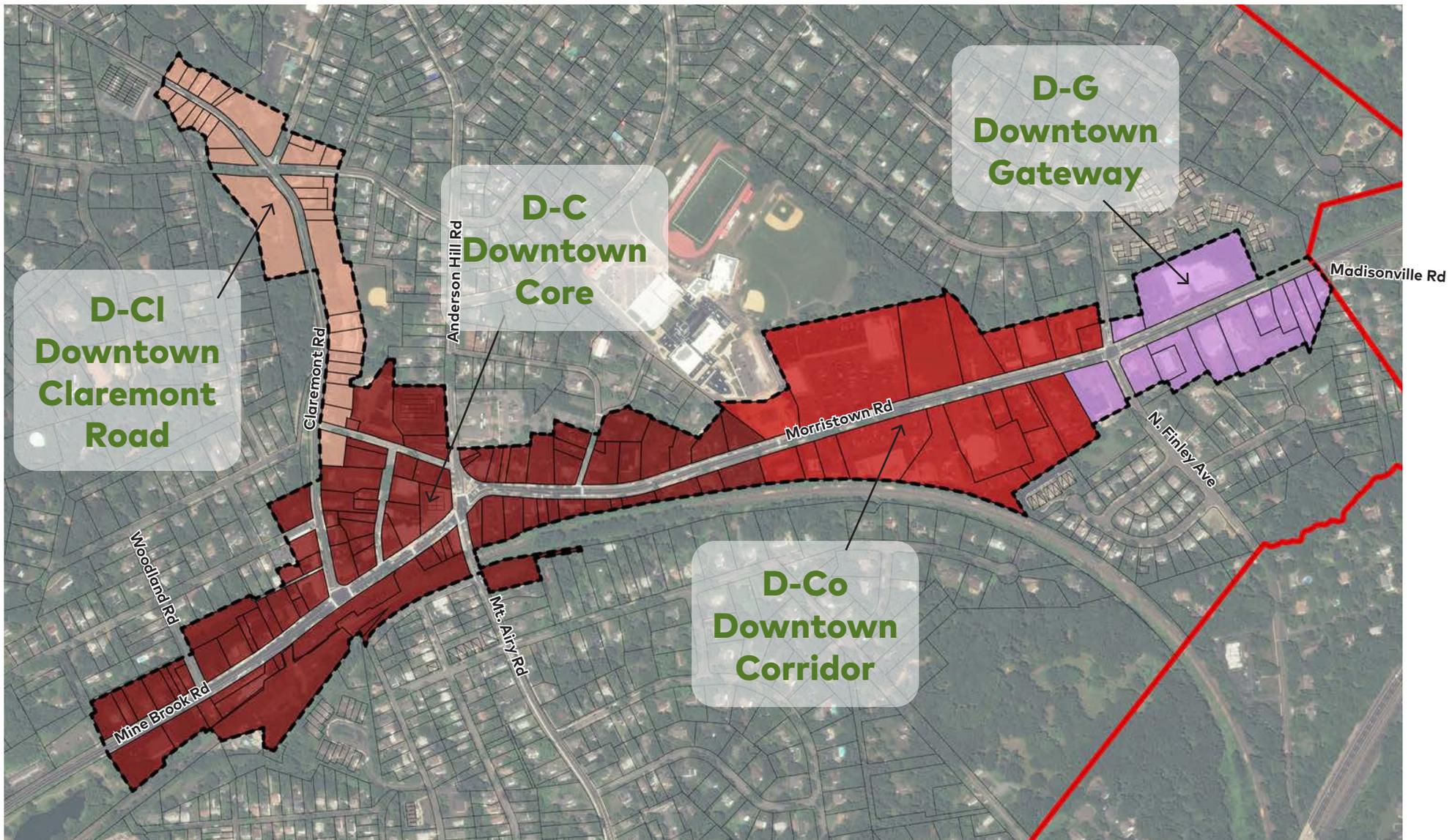
Current Zoning





OVERVIEW OF THE DOWNTOWN DISTRICT

Downtown Sub-districts

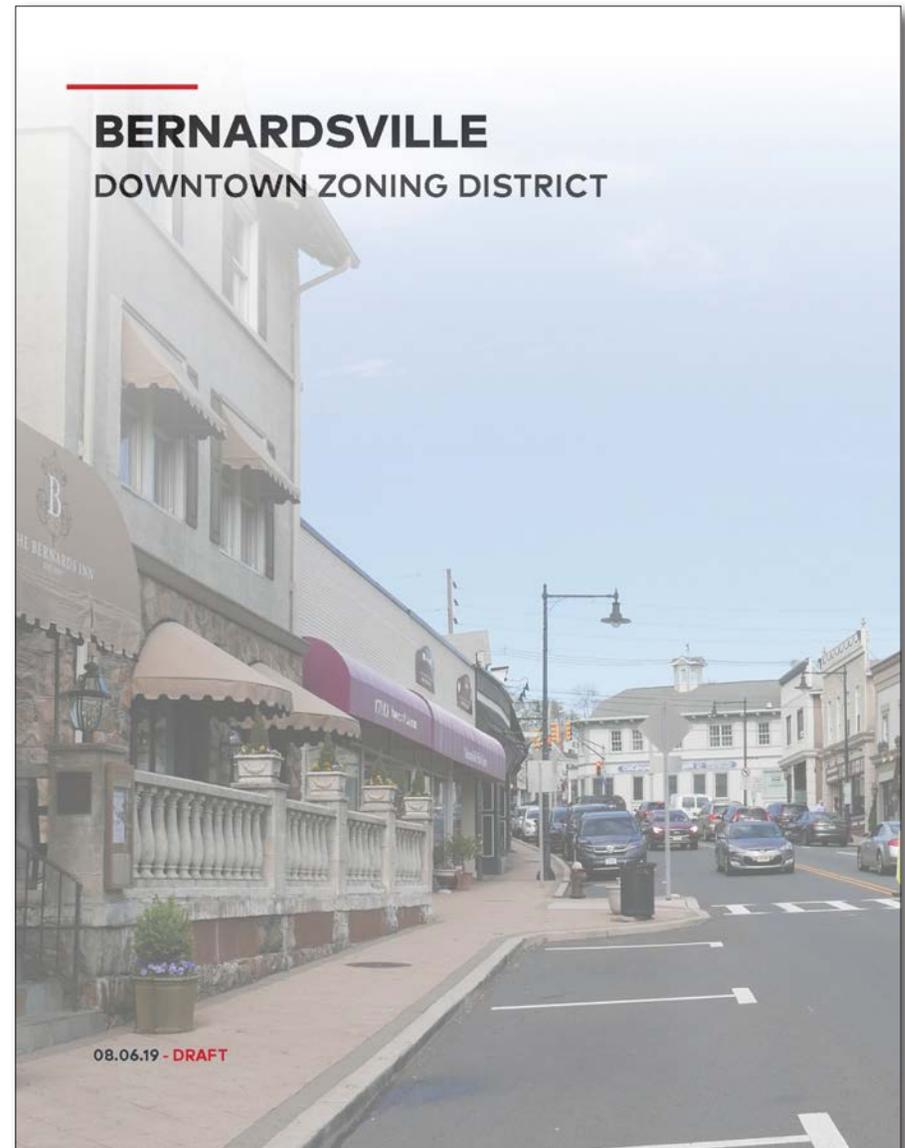


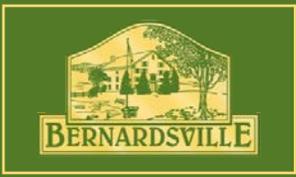


OVERVIEW OF THE DOWNTOWN DISTRICT

When Do The Standards Apply?

- » All new development
- » Additions to existing buildings
- » Modifications to existing building facades
- » Routine repair and maintenance
- » Changes of Use
- » Existing development is grandfathered





OVERVIEW OF THE DOWNTOWN DISTRICT

Overview of the Standards

Land Use

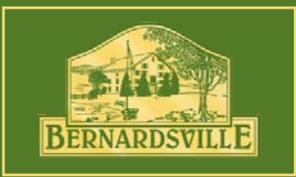
Lot

- » Maximum coverage

Placement

- » Setbacks
 - Close to the sidewalk in Core and Claremont Sub-districts
 - Farther back in Corridor and Gateway Sub-districts to allow for limited parking
- » Requires additional sidewalk width





OVERVIEW OF THE DOWNTOWN DISTRICT

Overview of the Standards

Height

- » Measured in stories and feet

Articulation

- » Breaking down the mass of buildings

Attachments

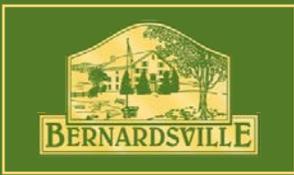
- » Elements attached to facade

Transparency

- » Amount of windows

District	Stories	But no more than
Proposed		
Core	3 stories	40 feet eave of peaked roof or 45 feet top of parapet flat roof
Corridor	2.5 stories	30 feet eave of peaked roof or 35 feet top of parapet flat roof
Gateway	3 stories	40 feet eave of peaked roof or 45 feet top of parapet flat roof
Claremont	2.5 stories	30 feet eave of peaked roof or 35 feet top of parapet flat roof
Current		
B-1	2 stories/ 3 stories if upper stories residential	30 feet/35 feet if upper stories residential
C-1	2 stories/ 3 stories if upper stories residential	30 feet/35 feet if upper stories residential
OB	2 stories	35 feet
HD	2 stories	35 feet





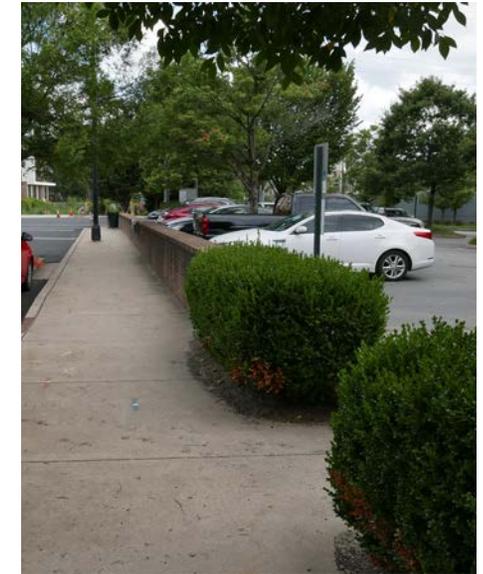
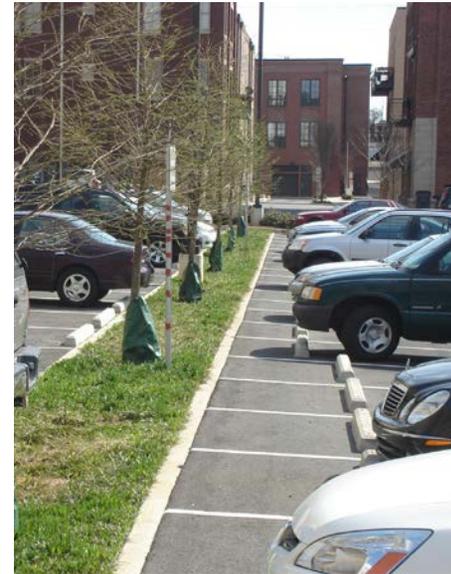
OVERVIEW OF THE DOWNTOWN DISTRICT

Overview of the Standards

Parking

- » Required amount of parking
- » Location of parking

USE	REQUIRED PARKING	
	Proposed	Current (Summary)
Artisan Manufacturing	1 sp./1,000 sq. ft.	1 for every 500 square feet
Auditorium, Theater:	1 sp./3 seats	1sp/3 seats
Educational, Daycare:	1 sp./250 sq. ft.	See Institutional
Financial Institutions:	1 sp./300 sq. ft.	1 sp/150 sq.ft
Hotels:	1 sp./room plus 1 sp./2 employees	1.2 sp for each one-bedroom hotel unit and 1.5 for each 2 bedroom hotel unit plus additional parking for other facilities available at hotel.
Institutional:	1 sp./250 sq. ft.	1 for each 3 seats in public assembly area. If no public assembly area, 1 space for every 100 square feet
Institutional, Places of Worship:	1 sp./3 seats	1sp/3 seats
Offices:	1 sp./300 sq. ft.	Depending on size of building from 1sp/150 sq feet to 1 sp for every 250 sq feet.
Personal Care Service:	1 sp./250 sq. ft.	No equivalent provision
Recreational:	1 sp./250 sq. ft.	1 sp/150 sq feet
Residential:	Per NJ Residential Site Improvement Standards. ⁱⁱ	2 sp/1 bedroom unit 2.5/2+ bedroom unit Note different standards for affordable units and senior housing.
Restaurants:	1 sp./3 patrons's seats + 1 per employee, maximum shift.	1 for every 100 square feet or 1 for every 3 seats, whichever is greater
Retail:	1 sp./250 sq. ft.	1 sp/200 sq feet





OVERVIEW OF THE DOWNTOWN DISTRICT

Overview of the Standards

Architecture

- » Facades
- » Roofs
- » Openings
- » Attachments

Landscaping and Screening

- » Parking, refuse, equipment, etc.

Frontages

- » Entrances, streetscape

Lighting

- » Building and site lighting

Signage

- » Part of separate ordinance



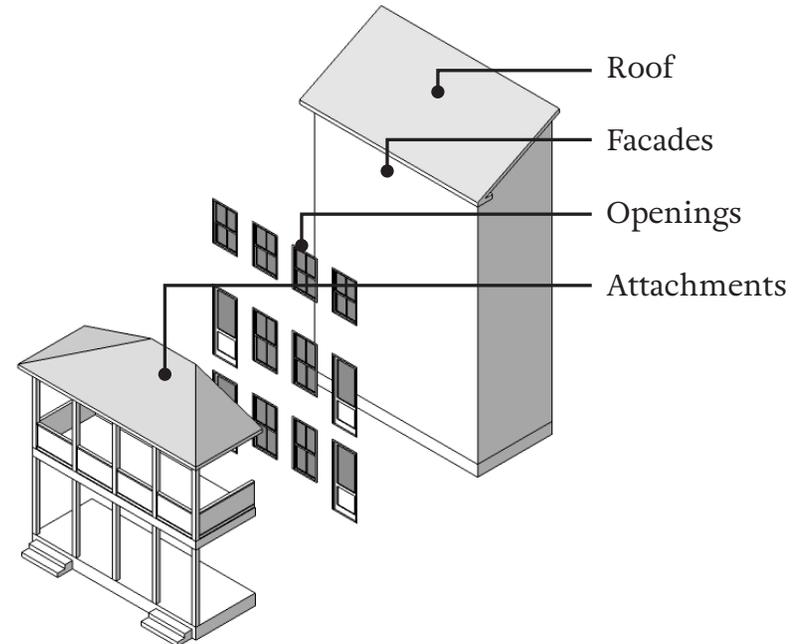


OVERVIEW OF THE DOWNTOWN DISTRICT

Overview of the Standards

Architecture

- » Buildings oriented to the street
- » Exterior Primary Materials
 - Stucco, stone, brick, and wood/fiber-cement siding
 - E.I.F.S., faux masonry panels, thin stone veneer, and vinyl prohibited
- » Windows are vertically-proportioned with appropriate trim
- » Porches, stoops, bay windows and other attachments are properly detailed
- » Roofs are symmetrical with a minimum pitch



Building Components Diagram

Landscaping and Screening

- » Parking lot landscaping
- » Screening parking from streets
- » Screening outdoor equipment and refuse storage