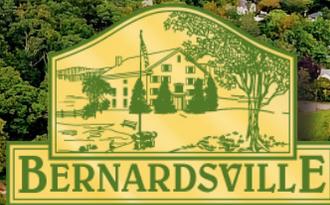


DOWNTOWN BERNARDSVILLE DESIGN REGULATIONS



PUBLIC PRESENTATION
August 12, 2019



AGENDA

- 1. Project Purpose**
- 2. Process**
- 3. Overview of the Proposed Downtown District**
- 4. Next Steps and Discussion**

1. PROJECT PURPOSE





PROJECT PURPOSE

Adopt new development regulations that replace and/or supplement current regulations in order to implement the downtown recommendations in the 2017 Bernardsville Master Plan

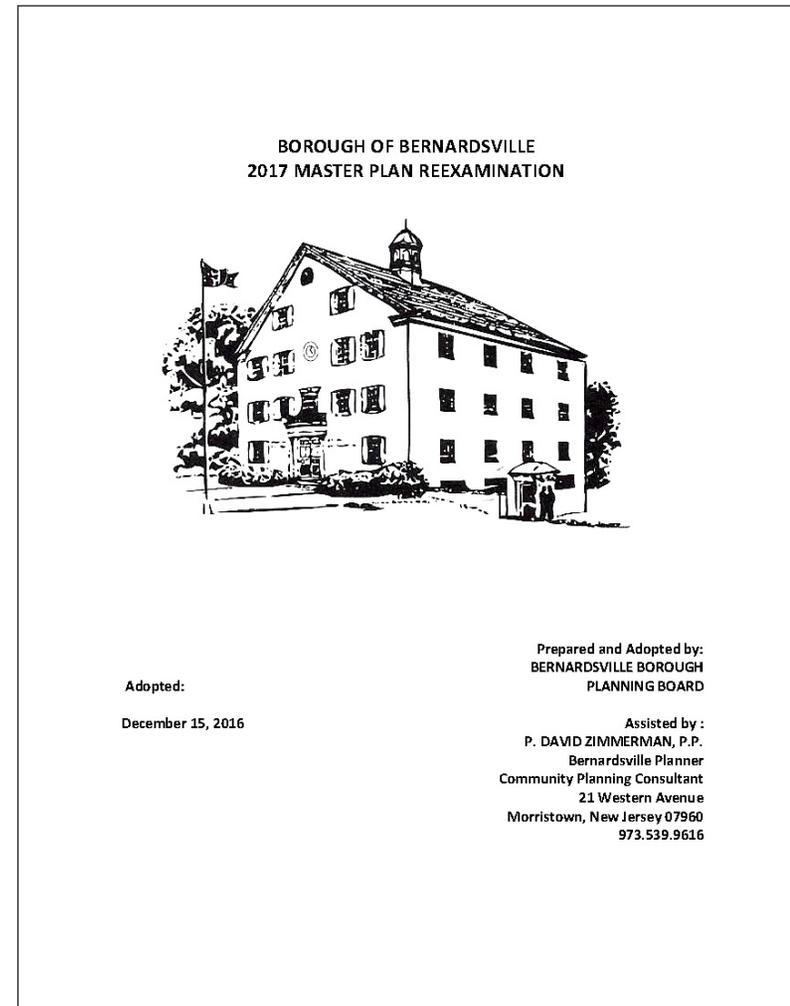




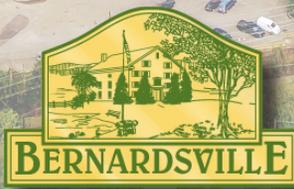
PROJECT PURPOSE

Implementing the Bernardsville Master Plan

- » Promote the downtown as the commercial and civic center of Bernardsville;
- » Enhance the physical characteristics of the downtown through sign, façade, and streetscape improvements;
- » Encourage architectural design that is consistent with the historical character of Bernardsville;
- » Create a pedestrian-friendly atmosphere in the downtown; and
- » Provide sufficient parking in the downtown



2. PROCESS





PROCESS



Phase 1: Understand

- Project kick-off with Downtown Committee, Mayor, and Planning Board Chair
- Review existing conditions



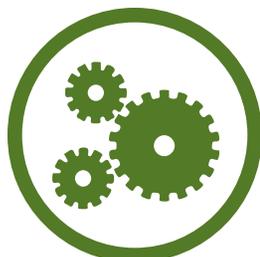
Phase 2: Design

- Draft the design regulations
- Presentation to and review by the Downtown Committee



Phase 3: Refine

- Revisions
- Public presentation ← **WE ARE HERE**



Phase 4: Implement

- Final revisions
- Approval process

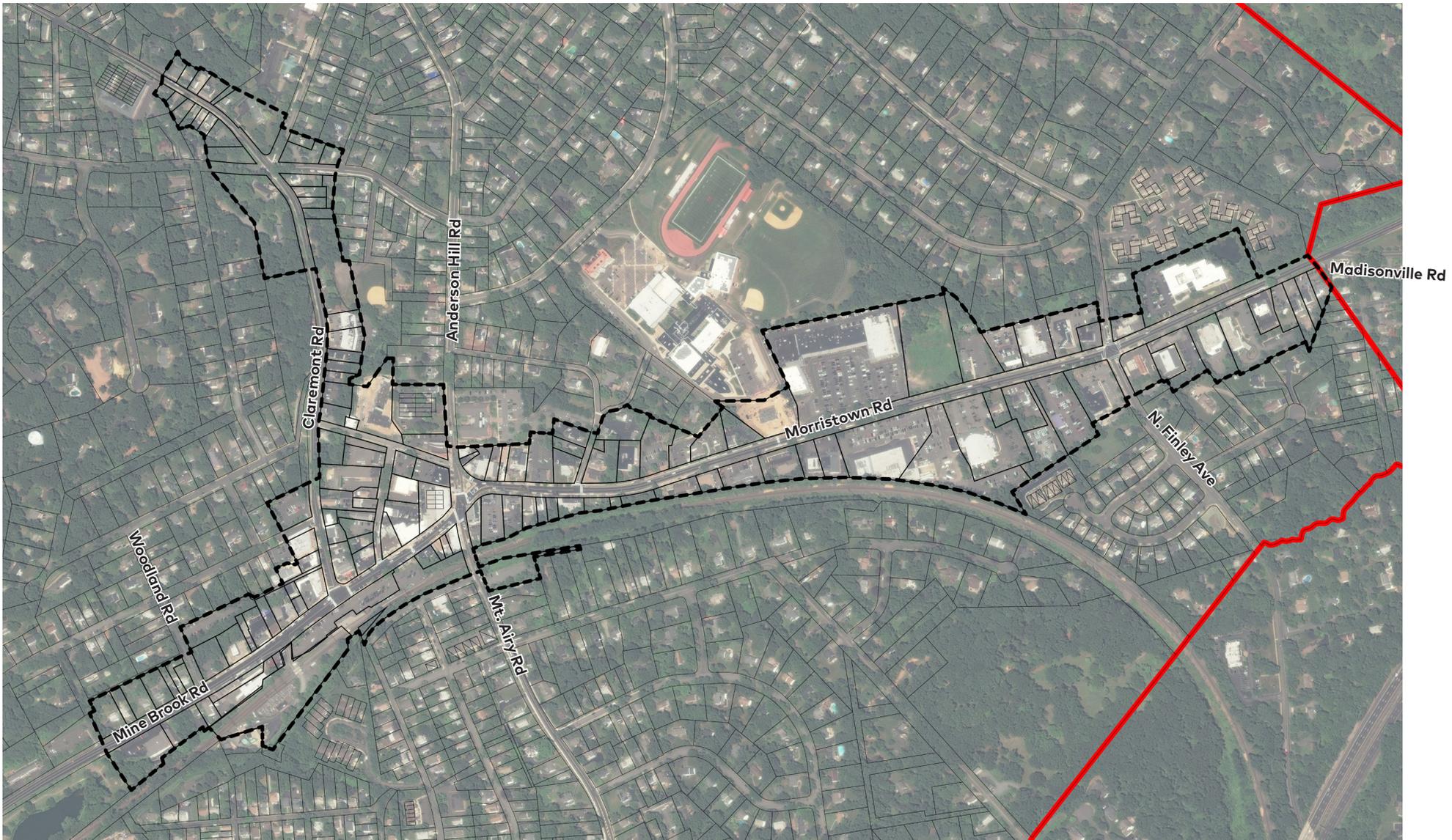
3. OVERVIEW OF THE DOWNTOWN DISTRICT

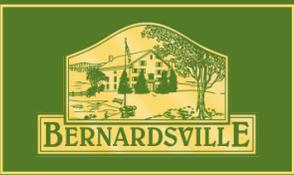




OVERVIEW OF THE DOWNTOWN DISTRICT

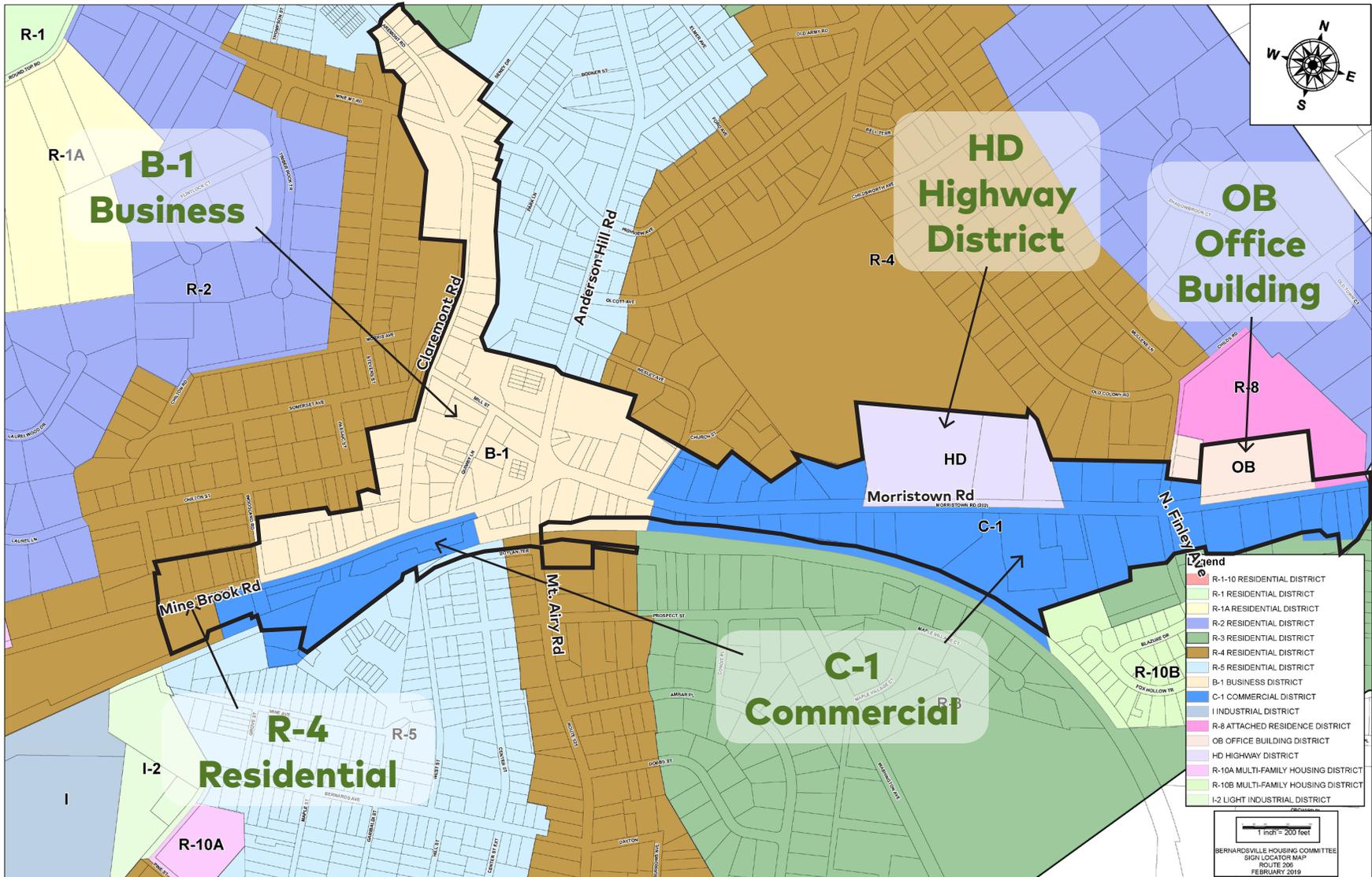
Project Boundary





OVERVIEW OF THE DOWNTOWN DISTRICT

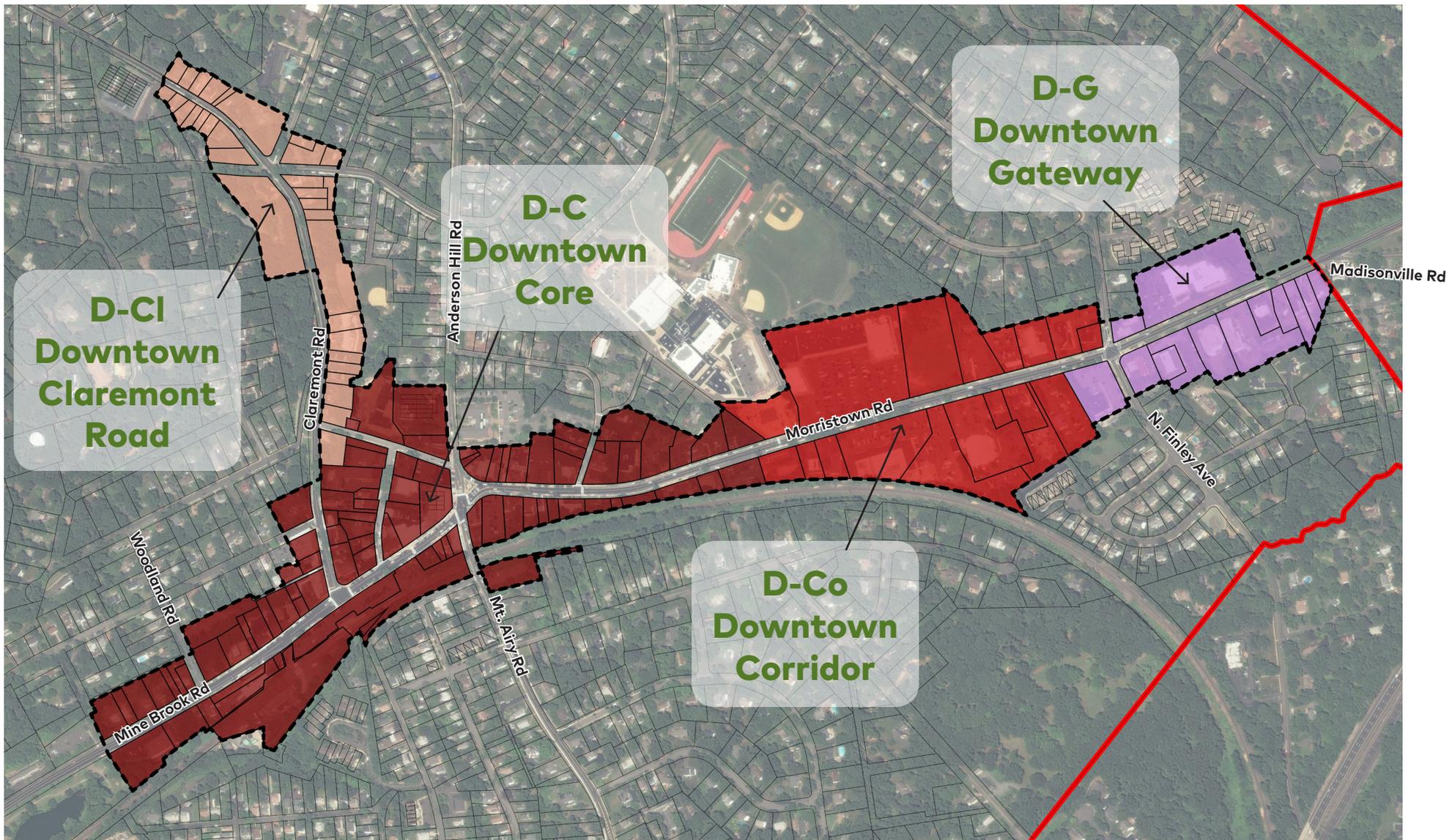
Current Zoning





OVERVIEW OF THE DOWNTOWN DISTRICT

Downtown Sub-districts





OVERVIEW OF THE DOWNTOWN DISTRICT

Organization of the Downtown District

General Provisions

- » Purpose, intent, applicability, etc.

Administrative Procedures

- » Process for project approval

Standards and Guidelines

- » General to all sub-districts
- » Specific to each sub-district

Definitions

Images and graphics supplement the text and tables

BERNARDSVILLE

DOWNTOWN ZONING DISTRICT

TABLE OF CONTENTS

12-12. Downtown District

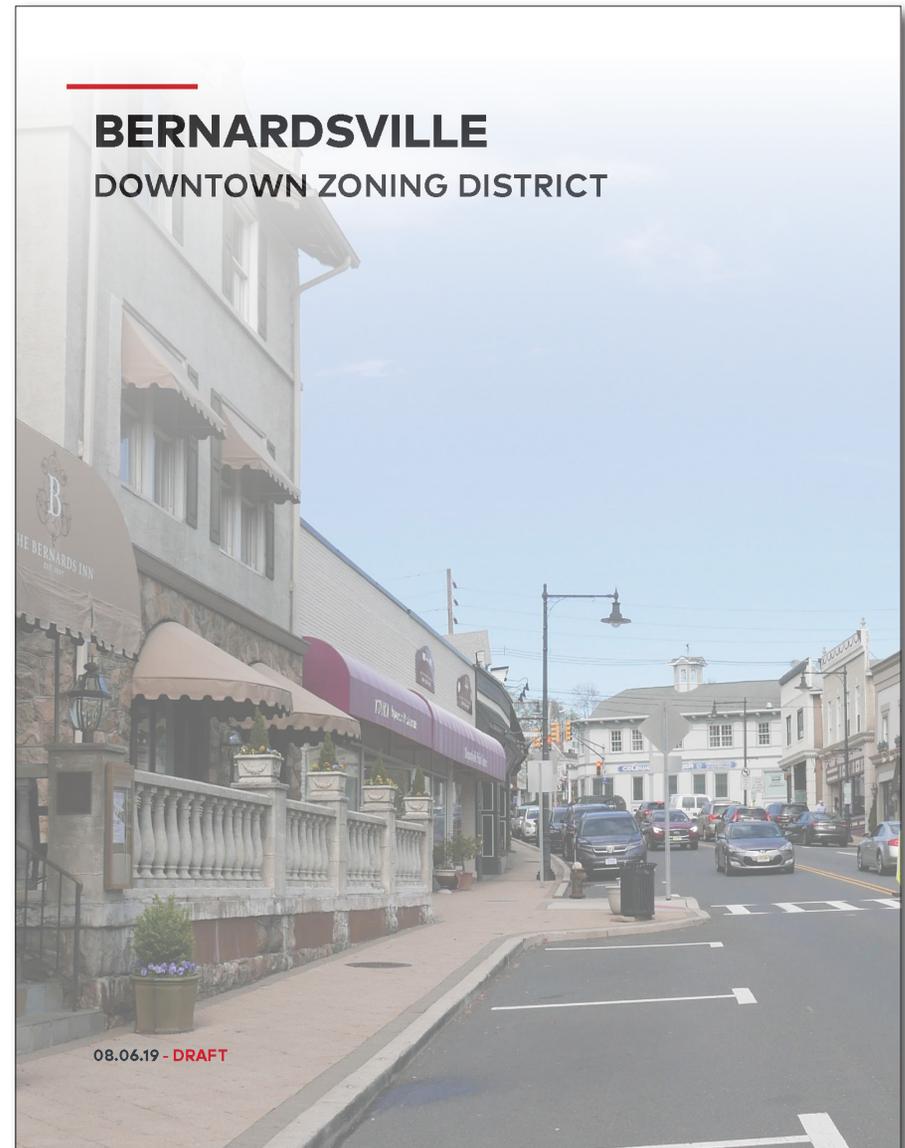
1. General Provisions	5	List of Illustrations	
A. Purpose	5	Fig. 12-12.1 a Boundary Map	5
B. Intent	5	Fig. 12-12.1 b Sub-district Map	6
C. Territorial Applicability.....	5	Fig. 12-12.3 a Building Components.....	13
D. Sub-districts.....	5	Fig. 12-12.3 b Material Change Diagram	14
E. Standards and Guidelines Defined.....	5	Fig. 12-12.3 c Sidewalk-Tree Grate Public Frontage Diagram	19
F. Transitional Provisions	6	Fig. 12-12.3 d Sidewalk-Tree Planter Public Frontage Diagram	19
G. Conflicting Provisions	7	Fig. 12-12.3 e Sidewalk-Planting Strip Public Frontage Diagram	20
H. Affordable Housing Overlay	7	Fig. 12-12.3 f Shopfront Private Frontage Diagram	21
2. Administrative Procedures	7	Fig. 12-12.3 g Forecourt Private Frontage Diagram	21
A. Pre-application Conference.....	7	Fig. 12-12.3 f Stoop Private Frontage Diagram	21
B. Site Plan and Development Plan	7	Fig. 12-12.3 g Porch Private Frontage Diagram	21
C. Review and Approval.....	8	Fig. 12-12.3 h Parking Private Frontage Diagram	21
D. Deviations from the Standards	8	Fig. 12-12.3 i Yard Private Frontage Diagram	21
3. Standards and Guidelines	8		
A. General to All Sub-districts.....	8		
B. Standards Specific to Downtown Core Sub-district (D-C).....	24		
C. Standards Specific to Downtown Corridor Sub-district (D-Co).....	26		
D. Standards Specific to Downtown Gateway Sub-district (D-G).....	28		
E. Standards Specific to Downtown Claremont Sub-district (D-CI)	30		
4. Definitions	32		
Image Credits	33		



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
- » Previously Issued Permits and Pending Complete Applications
- » Existing Development





OVERVIEW OF THE DOWNTOWN DISTRICT

Overview of the Standards

Land Use

Lot

- » Maximum coverage

Placement

- » Setbacks

Height

- » Measured in stories and feet

Articulation

- » Breaking down the mass of buildings

Transparency

- » Amount of windows

Parking

- » Required amount of parking
- » Location of parking





OVERVIEW OF THE DOWNTOWN DISTRICT

Overview of the Standards

Architecture

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

Landscaping and Screening

- » Parking, refuse, equipment, etc.

Frontages

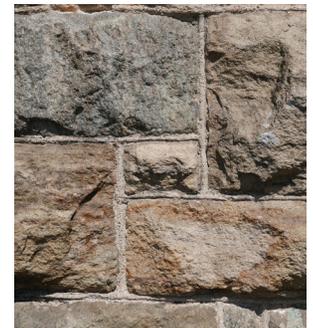
- » Entrances, streetscape

Lighting

- » Building and site lighting

Signage

- » Supplements existing standards
- » Addresses signage types



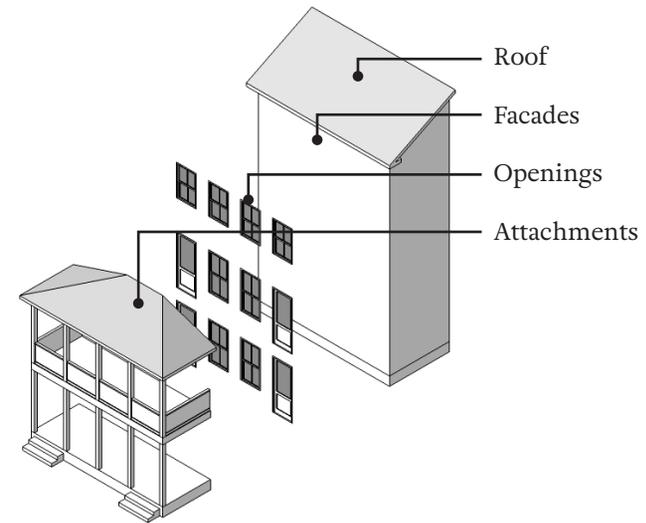


OVERVIEW OF THE DOWNTOWN DISTRICT

Overview of the Standards

Architecture

- » Exterior Primary Materials
 - Stucco, stone, brick, and wood/fiber-cement siding
 - E.I.F.S., faux masonry panels, thin stone veneer, and vinyl prohibited
- » No more than two primary materials on a building facade
- » Buildings oriented to the street
- » 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



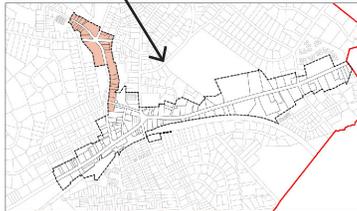
OVERVIEW OF THE DOWNTOWN DISTRICT

Sample Sub-district Pages

Location Map

Standards Specific to Downtown
Claremont Road Sub-district (D-CI)

1. Location Map



2. Description and Intent

The Claremont Road sub-district contains a mixture of uses in a form that creates an appropriate transition between the core of downtown and the single-family neighborhoods to the north. New development in the area would ideally feature a mixture of uses and be compatible in scale and character with existing development.



Downtown-Claremont Road Current Character

3. USE

Permitted Uses:	Refer to 12-12.3.A.1.(a)
Conditional Uses:	Refer to 12-12.3.A.1.(b)
Prohibited Uses in addition to those listed in 12-12.3.A.1.(c):	Artisan Manufacturing Public Parking Garages
Refer to 12-25 for standards related to Conditional Uses	

4. LOT

Lot Coverage:	80% max.
Refer to 12-12.3.A.2. for additional standards	

5. PLACEMENT

Setbacks:	
Street Build-to Zone:	10 ft. min./30 ft. max.
Side:	5 ft. min.
Rear:	5 ft. min./20 ft. min. adjacent to residentially zoned property
Distance Between Buildings on Same Lot:	
	10 ft. min.
Frontage Buildout:	
	Min. 70% of the front facade shall extend along the Street Setback line
Refer to 12-12.3.A.3. for additional standards	

6. HEIGHT

Principal Buildings:	
Stories:	2.5 max.
Bottom of eave/top of parapet:	30 ft. max./35 ft. max.
Accessory Buildings:	
	2 stories max./30 ft. max. overall
Ground Floor Above Sidewalk:	
Non-residential uses:	0 ft.
Residential uses:	1.5 ft. min.
Ceiling Height:	
Ground level - Non-residential:	10 ft. min./15 ft. max.
Ground level - Residential:	9 ft. min.
Upper level:	8 ft. min.
Refer to 12-12.3.A.4. for additional standards	

7. BUILDING ARTICULATION

Flat Facade - Primary Street:	35 ft. max.
Flat Facade - Secondary Street:	50 ft. max.
Permitted Attachments:	
Awnings/Canopies, Balconies, Bay Windows, Chimneys, Porches, and Stoops	

Refer to 12-12.3.A.2., 3., and 8. for Attachment and additional standards

8. BUILDING TRANSPARENCY

Required Openings:	
Primary Street Ground level - Non-residential:	50% with a max. 2.5 ft. sill height ¹
Secondary Street Ground level - Non-residential:	20%
Primary Street Ground level - Residential:	20%
Secondary Street Ground level - Residential:	15%
Upper level:	15%
Refer to 12-12.3.A.8.c. for additional standards	

9. PARKING

Parking Setbacks:	
Primary Street:	Behind the principal building
Secondary Street:	5 ft. min.
Rear:	5 ft. min.
Side:	5 ft. min.
Access:	
Primary Street	1 max.
Secondary Street	1 max.
Driveway Width:	20 ft. max.
Refer to 12-12.3.A.9. for additional standards	

10. ARCHITECTURE

Facades:	
Permitted Foundation Materials:	Brick masonry, stone masonry, cement-parged concrete block

Permitted Facade Materials:	Brick masonry, Stone masonry, Stucco, Wood siding/shingles, Fiber-cement siding/shingles
-----------------------------	--

Permitted Facade Accent Materials:	Cast stone, Wood, Fiber-cement trim and panels, Composite trim and panels, Architectural metal
------------------------------------	--

Refer to 12-12.3.A.8. for additional standards

11. LANDSCAPING AND SCREENING

Parking Lot Screening From Street:	Required; 3 ft. min./4 ft. max. height
---	--

Refer to 12-12.3.A.9. for additional standards

12. FRONTAGES

Permitted Private Frontages:	Shopfront, Stoop, Forecourt, Porch
Public Frontages:	Sidewalk & Treewell, Sidewalk & Planting Strip

Refer to 12-12.3.A.10. for Frontage standards

13. SIGNAGE

Permitted Signs:	Awning, Canopy, Small Ground-mounted, Projecting, Wall, Window
-------------------------	--

Refer to 12-12.11. for Signage standards

14. NOTES

- ¹ For non-residential uses located within a building designed to resemble a single-family residential building type with a Porch Frontage, glazing may be reduced to 20%.
- ² Parking lots with less than 5 spaces are exempt from this requirement.

Standards

4. NEXT STEPS AND DISCUSSION





NEXT STEPS AND DISCUSSION

SCHEDULE

Public Review of Draft Downtown District

- » Posted on Borough website **8/13**
- » Submit written comments by **9/13**

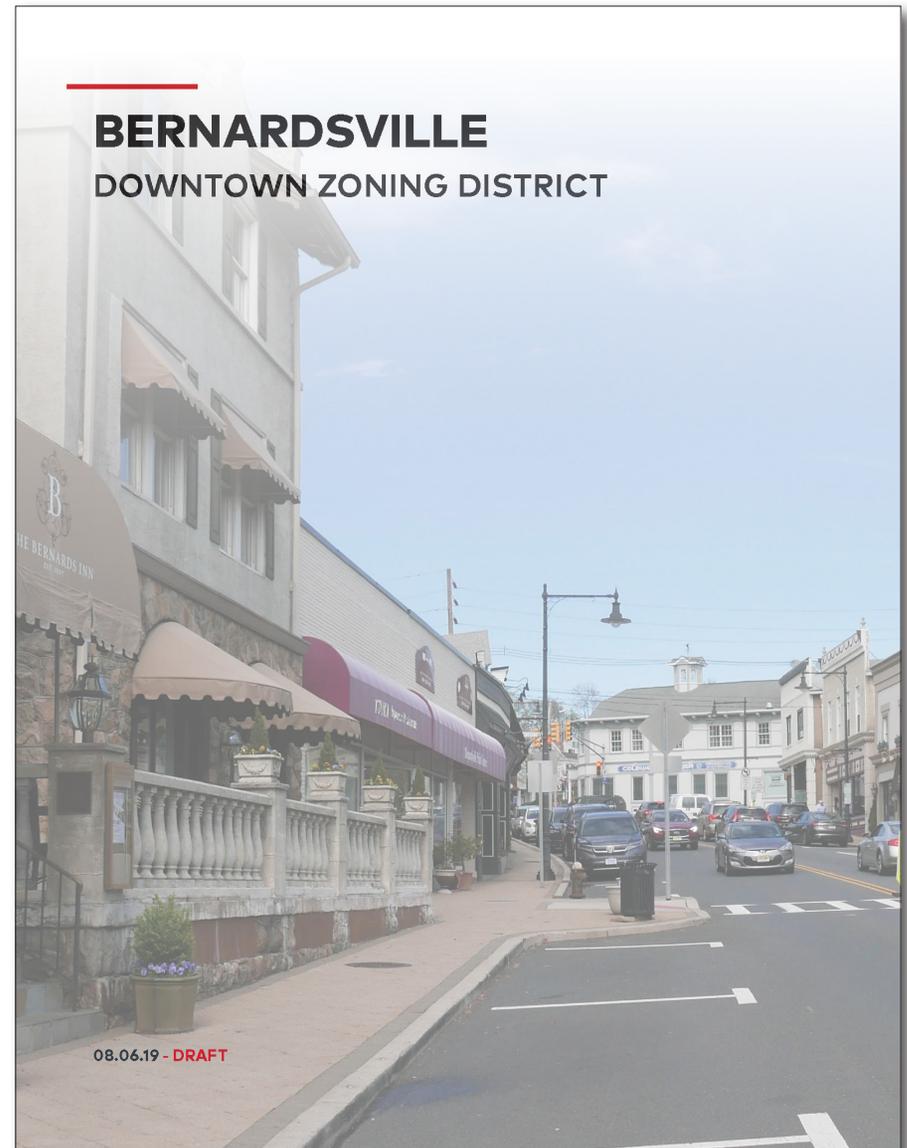
Council Action

- » ??

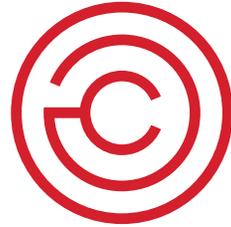
Planning Board Action

- » ??

**We want your
feedback!**



THANK YOU!



common ground

URBAN DESIGN + PLANNING

Keith Covington

keith@commongrounddesign.com

(615) 678-8640