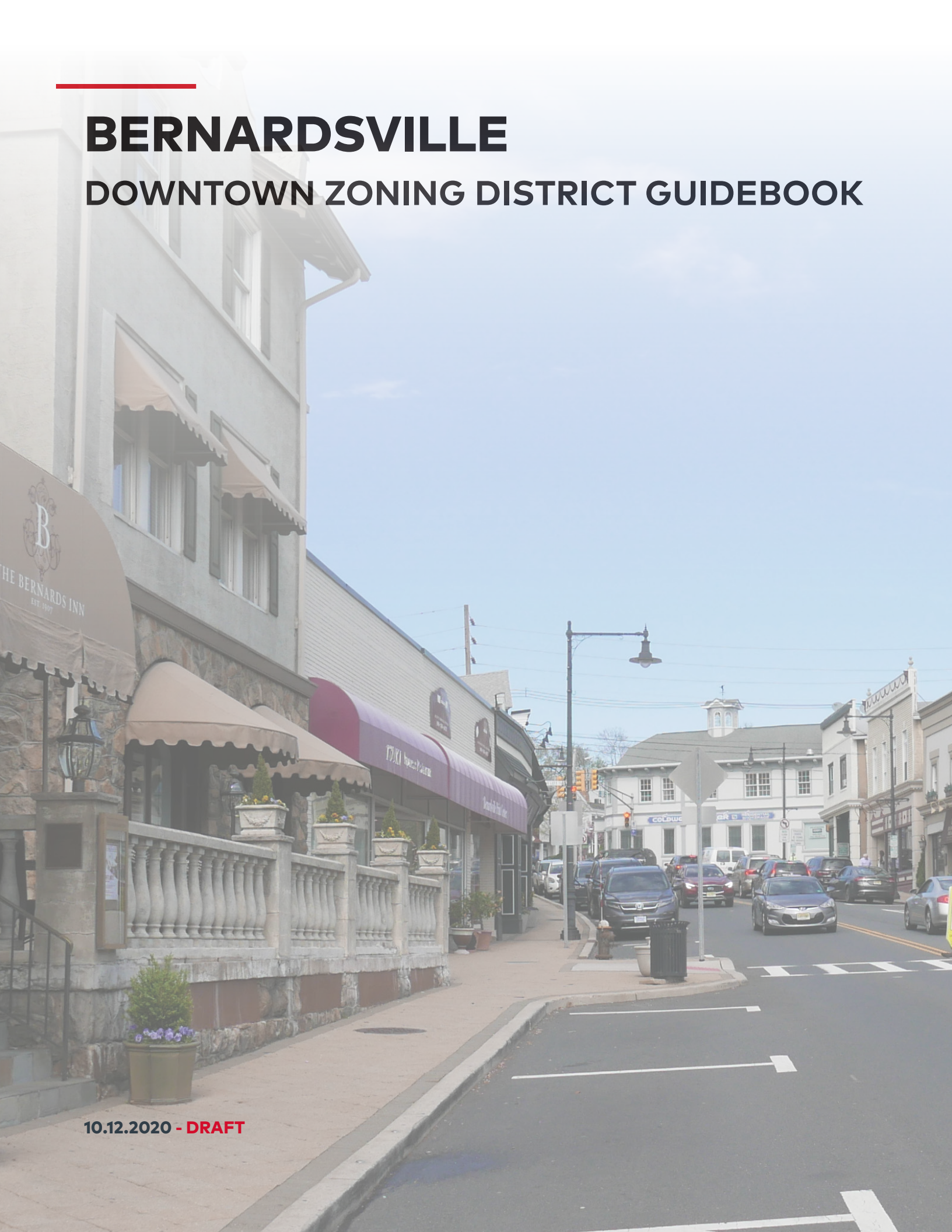

BERNARDSVILLE

DOWNTOWN ZONING DISTRICT GUIDEBOOK



10.12.2020 - DRAFT



BERNARDSVILLE

DOWNTOWN ZONING DISTRICT GUIDEBOOK

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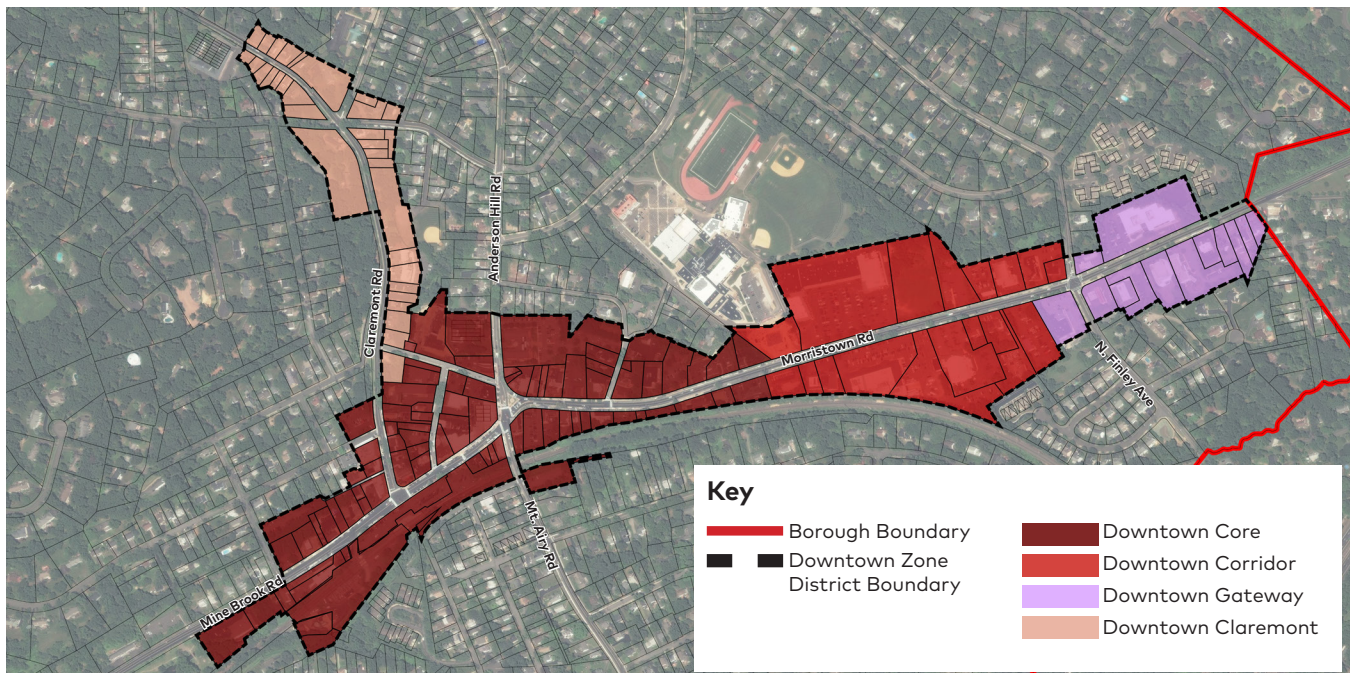


Introduction

The purpose of this Guidebook is to provide imagery that supplement the Downtown District ordinance, which has been applied to properties according to the maps below. This Guidebook includes photos that illustrate many of the design standards and guidelines in the Downtown District. The intent of these graphics is to guide property owners, developers, and designers as well as the review bodies charged with the review and approval of proposed development.



Downtown Zone District Boundary Map



Downtown Sub-district Map

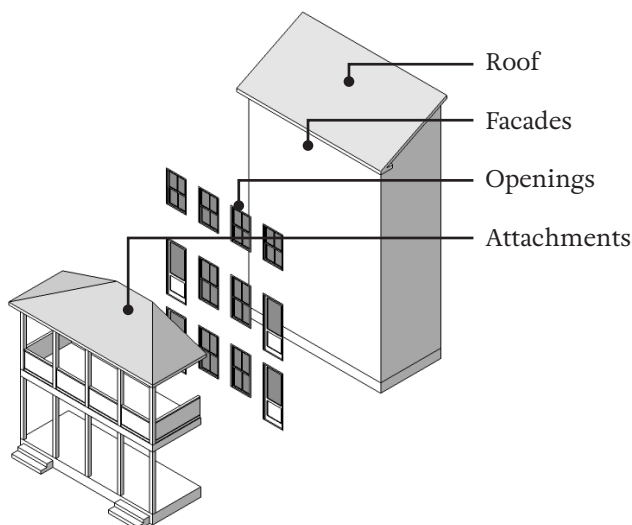
Architecture

Intent Statement

The architecture of Downtown Bernardsville is varied. In the historic core, building design ranges from early 20th century, masonry and stucco “Main Street” shopfront buildings close to the sidewalk, such as the Mastro Shoes building, to older residential-type buildings, such as the Old Library, that feature shallow yards, porches, sloped roofs, and siding. These variations contribute to the unique village-like character of the Borough. The demolition of structures deemed historic is strongly discouraged. At a minimum, the exterior facades and features of buildings deemed historic should be preserved. The later architecture in downtown and along the corridors leading into downtown is more suburban in character and lacks the richness of downtown’s more historic buildings. The intent is for the design of new construction and additions to take cues from Downtown Bernardsville’s most iconic historic buildings.

BUILDING COMPONENTS DIAGRAM

The Architectural standards in the Downtown District apply to the basic building components as depicted below.



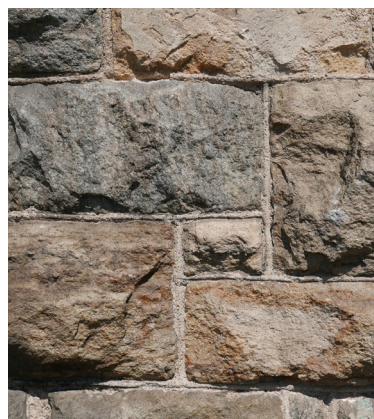
REPRESENTATIVE ARCHITECTURE FROM BERNARDSVILLE



Good architectural examples from Downtown Bernardsville include (clockwise from top left): The Station (above, top); the Old Library (above, middle); Rudolph's Steakhouse (above); Mastro Shoes (opposite, top); and the Bernards Inn (opposite, bottom).



ARCHITECTURAL DETAILS



Architectural projections, recesses, and variations in parapet height are used to articulate this building facade, while windows include brick mould and appropriate headers/lintels and sills typical of masonry construction (top, right). Primary materials in facades change along a horizontal line (top, right). Openings in facades are aligned with or centered between openings above or below (above, right). Materials such as stucco or stone veneer are preferred (above, middle). Windows in walls with siding are to be trimmed, shutters sized to fit their opening, and include shutter hardware to appear as if they are operable (above, left) Parking structures facing streets and open spaces are to be designed to resemble buildings with active uses.

ARCHITECTURAL DETAILS (CONTINUED)



Parapets are an extension of the front facade of buildings with flat roofs (top, left). Roof slopes on the old Library are symmetrical (middle, left). Awnings over storefronts are illuminated from above (top, right). Bay windows extend to grade or have visible support from the adjacent wall (above, left). Classically-ordered columns include base, body, and shaft and the shaft aligns with the face of the beam above (above, middle). Columns on Rudolph's form square or vertically proportioned openings (above, right).

Landscaping and Screening

Intent Statement

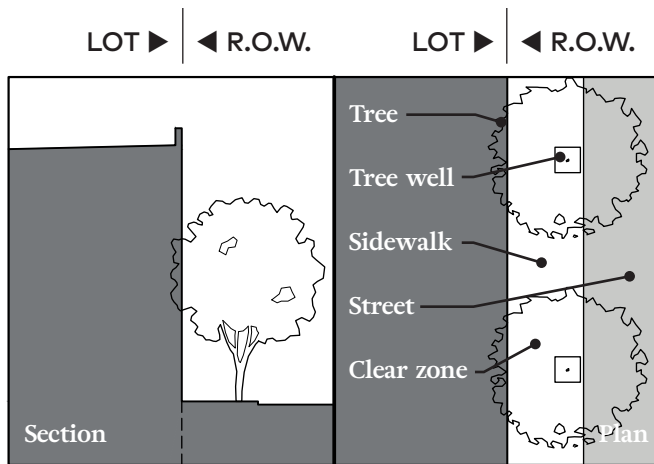
Downtown areas often feature more hardscaped areas than landscaped areas. Landscaping on private property in downtowns is generally used to screen equipment and refuse storage that detract from the streetscape and to soften the impact of paved areas in surface parking lots. It is the intent to provide standards that enhance the pedestrian experience.

LANDSCAPING AND SCREENING CONCEPTS

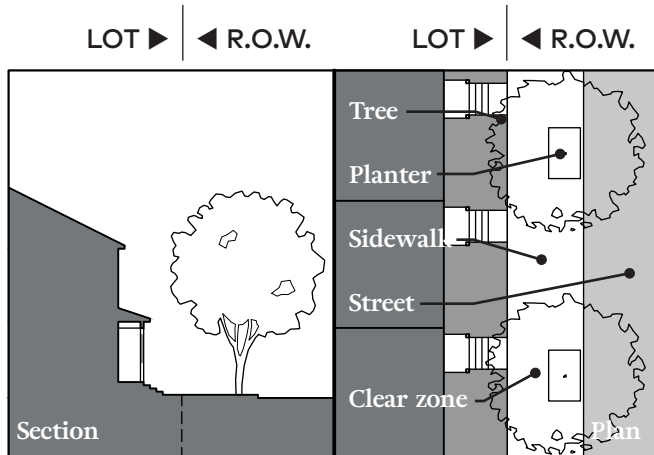


An example of parking lot screening using an evergreen hedge and canopy trees (top, right). Landscaped islands help to break up large amounts of surface parking and provide some protection from the elements (top, left). Above-ground equipment and refuse storage must be screened from surrounding views by a year-round evergreen hedge (bottom, left) or wall. An example of parking lot screening using a combination of landscaping and a low wall (bottom, right).

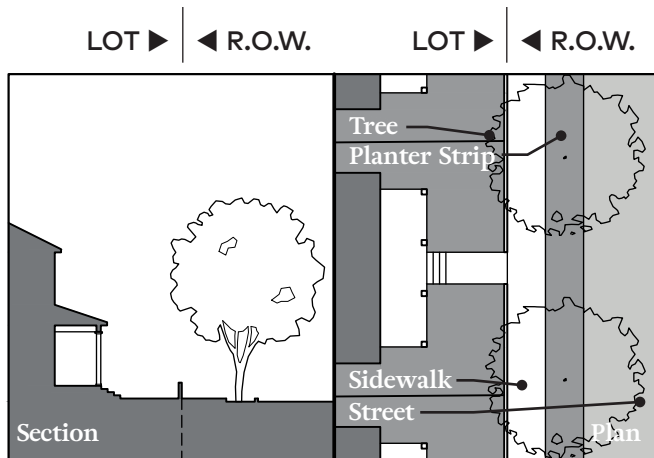
PUBLIC FRONTAGES



Sidewalk-Tree Grate Public Frontage

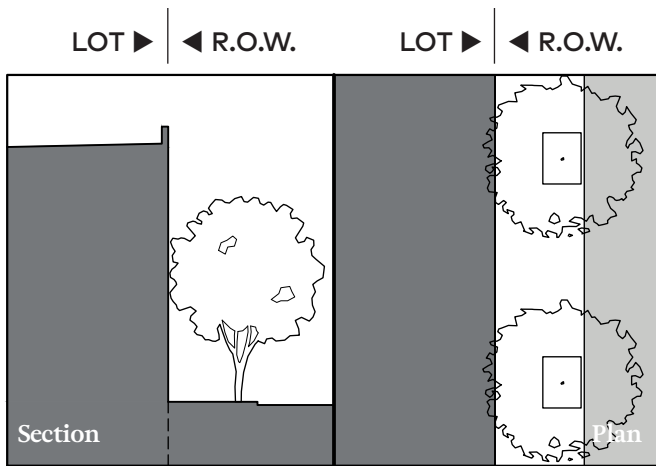


Sidewalk-Tree Planter Public Frontage

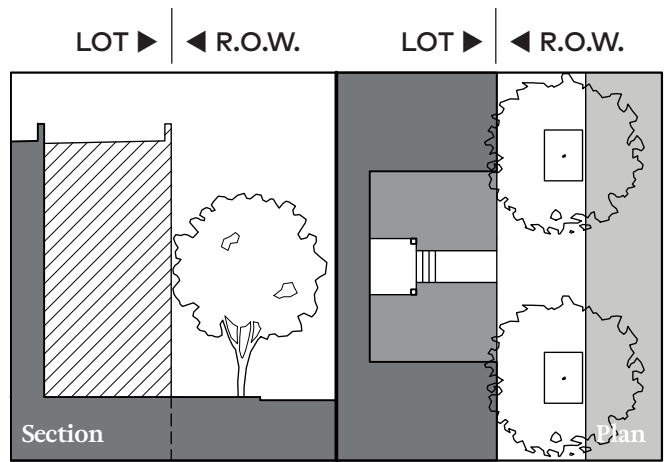


Sidewalk-Planting Strip Public Frontage

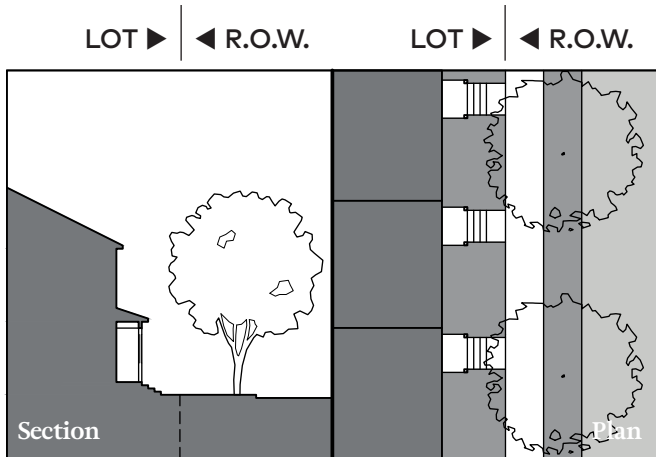
PRIVATE FRONTAGES



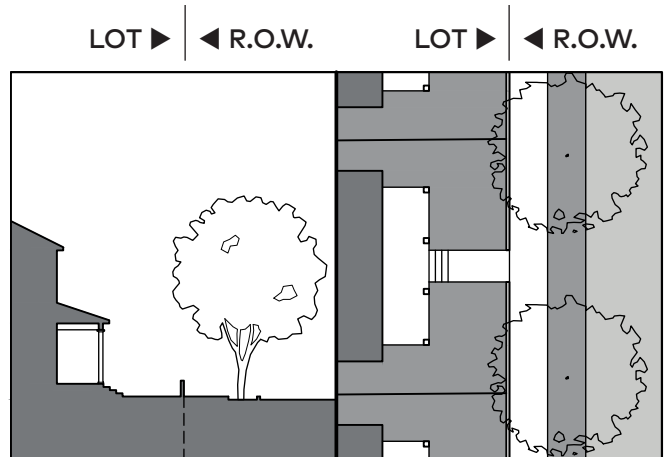
Shopfront Private Frontage



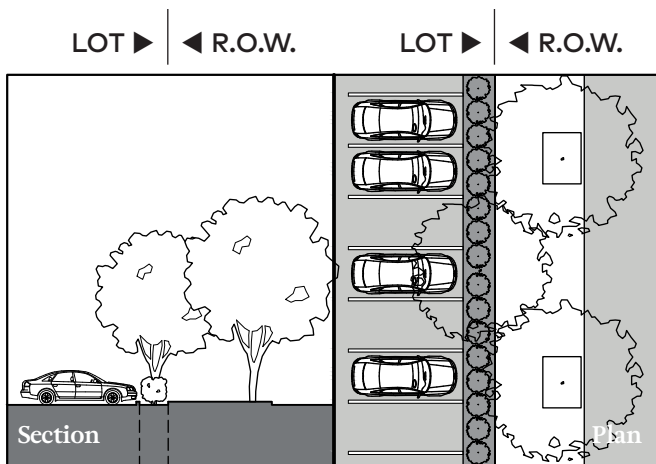
Forecourt Private Frontage



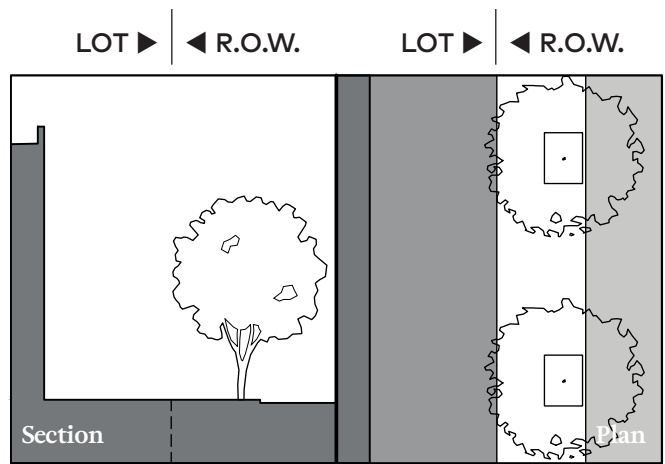
Stoop Private Frontage



Porch Private Frontage



Parking Private Frontage



Yard Private Frontage

Image Credits

- p. 9, top, right: <https://leodesignnyc.com/blogs/journal/a-nine-month-facelift>
- p. 11, top: https://www.cityofchicago.org/dam/city/depts/cdot/Streetscape_Design_Guidelines.pdf
- p. 11, bottom: <http://online.encodeplus.com/regs/overlandpark-ks/acc/doc-view.aspx?tocid=022.020>

