

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

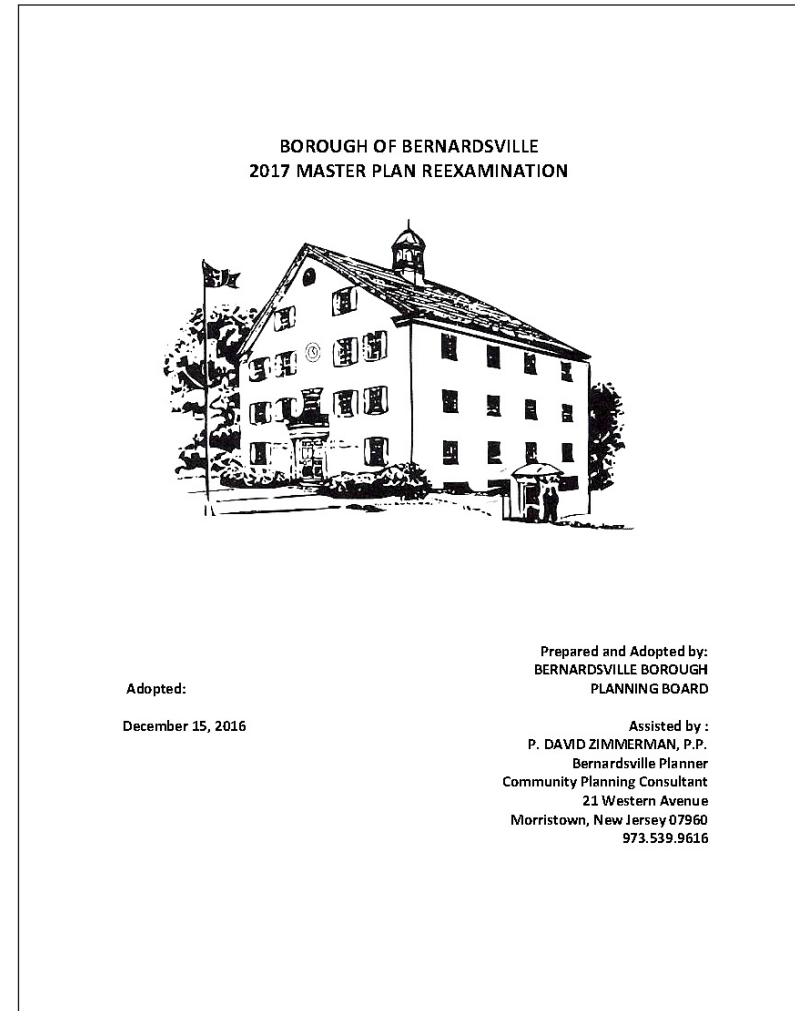




PROJECT PURPOSE

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



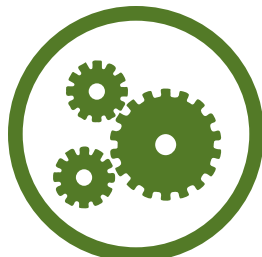
Phase 2: Design

- 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

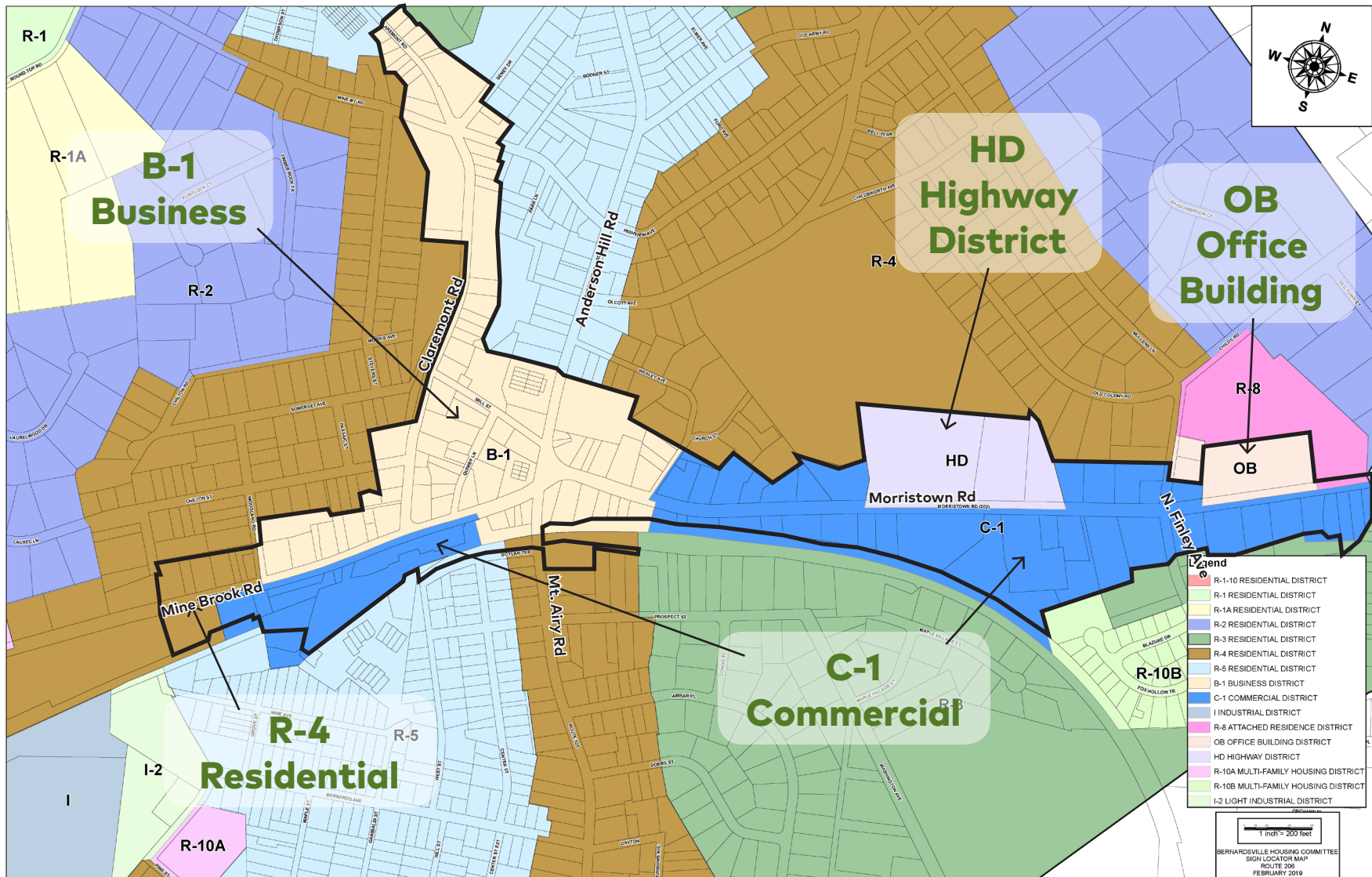
Project Boundary





OVERVIEW OF THE DOWNTOWN DISTRICT

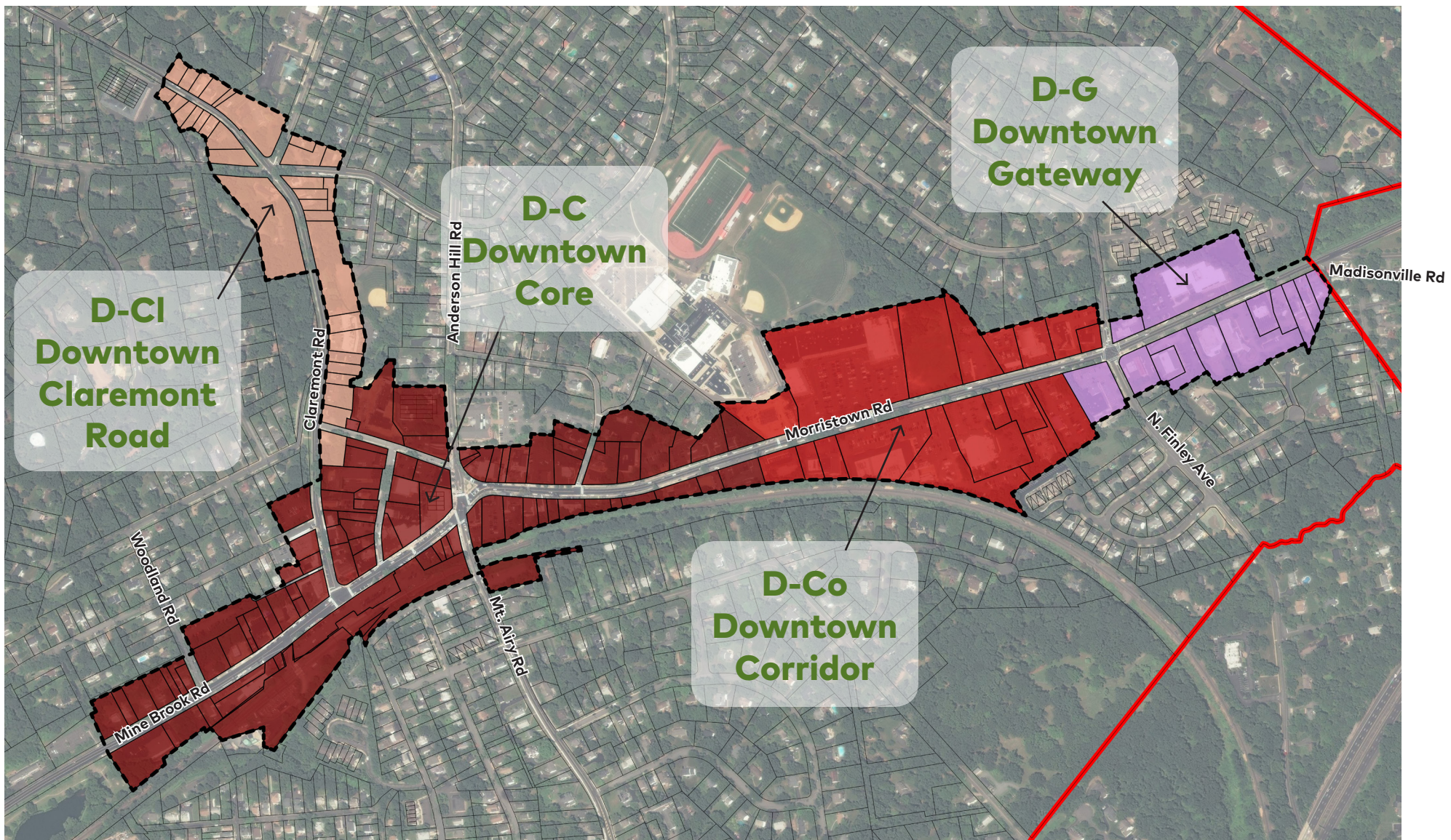
Current Zoning





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

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12-12. Downtown District

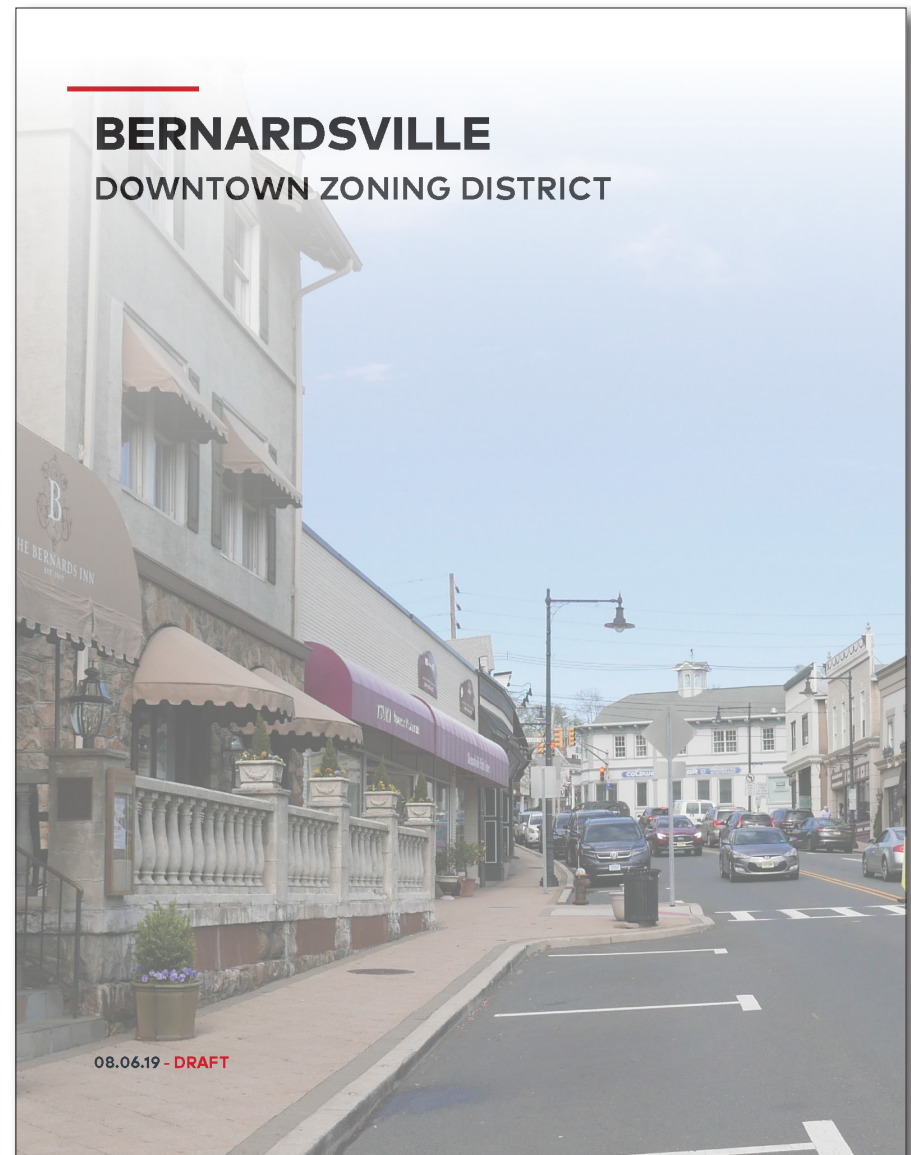
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OVERVIEW OF THE DOWNTOWN DISTRICT

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

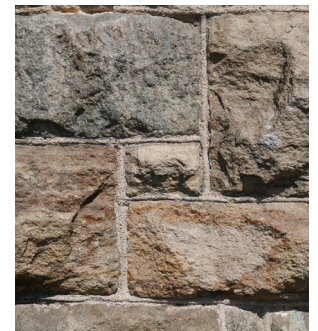
- » Entrances, streetscape

Lighting

- » Building and site lighting

Signage

- » Supplements existing standards
- » Addresses signage types



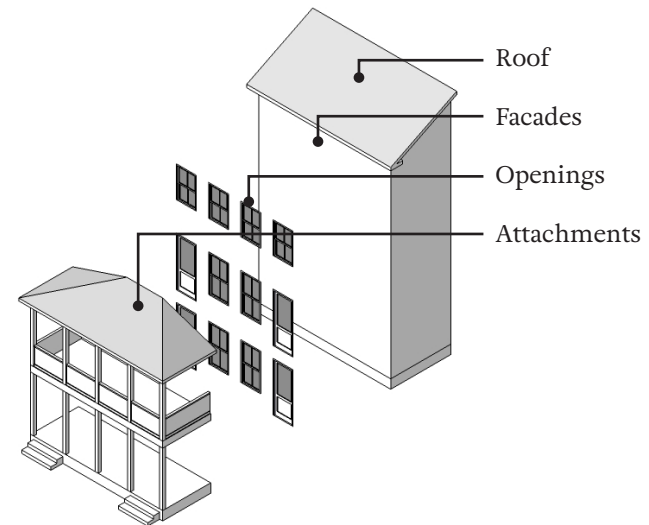


OVERVIEW OF THE DOWNTOWN DISTRICT

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



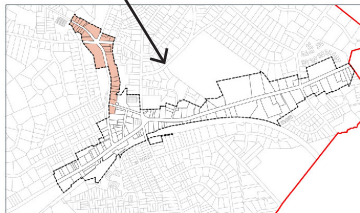
OVERVIEW OF THE DOWNTOWN DISTRICT

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, Secondary Street, Alley
Primary Street Driveways:	1 max.
Secondary Street Driveways:	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, Fiberglass siding/shingles
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Permitted Facade Accent Materials:	Cast stone, Wood, Fiberglass trim and panels, Composite trim and panels, Architectural metal
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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**

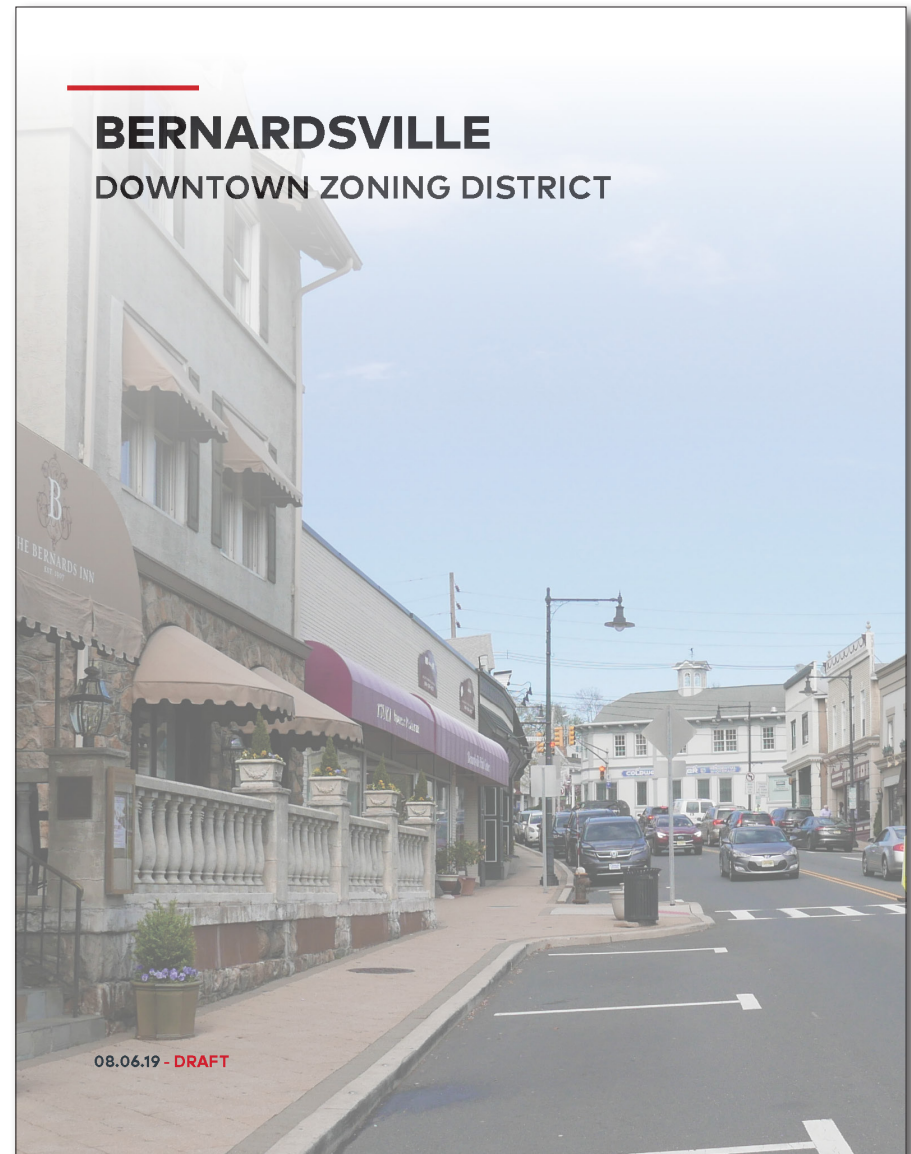
Council Action

» ??

Planning Board Action

» ??

**We want your
feedback!**



THANK YOU!



common ground

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