

Downtown Claremont Sub-district (D-CL)

1. Description and intent. The Downtown 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.
2. Permitted uses: § 12-12.6, § 12-12.8 and § 12-12.9.
3. Conditional uses: Conditional uses as permitted in § 12-12.7.
4. Prohibited uses: As regulated by §12-12.10 including artisan manufacturing and public parking garages which are also prohibited.
5. Lot Coverage: Maximum 80%.
6. Building Setbacks
 - i. Front Yard. Minimum: 5 feet; Maximum 25 feet
 - ii. Side Yard. Minimum: 5 feet
 - iii. Rear Yard. Minimum: 5 feet//Minimum 20 feet to residentially used or zoned property
 - iv. Distance between buildings on same lot: Minimum 10 feet.
 - v. Frontage buildout: Minimum 70% of the front façade shall extend along the front setback line.
7. Principal Building Height Requirements
 - i. Maximum Stories: 2.5 stories
 - ii. Feet to bottom of eave: Maximum 30 feet
 - iii. Feet to top of parapet: Maximum 35 feet
 - iv. Story Height as measured floor to floor
 - (a) Ground level – non-residential: Minimum 11 feet/Maximum 16 feet

(b) Ground level – residential: Minimum 10 feet

(c) Upper level: Minimum 9 feet

10. Accessory Building Height Requirements

i. Maximum Stories: 2

ii. Maximum Height: 30 feet

11. Ground floor above sidewalk measured at doorway:

i. Ground level – non-residential: Minimum 0 feet

ii. Residential uses – Minimum 1 ½ feet

12. Building Articulation

i. Flat façade – Primary Street: Maximum 35 feet

ii. Flat façade-Secondary Street: Maximum 50 feet

iii. Permitted Attachments subject to § 12-12.16: awnings, canopies, balconies, bay windows, chimneys, porches, and stoops

13. Required Building Transparency

i. Primary Street Ground Level – Non-residential: Minimum 50%/Maximum 80%/ Maximum 2 ½ feet sill height; For non-residential uses located within a building designed to resemble a single-family residential building type within a porch frontage, required transparency may be reduced to 20%.

ii. Secondary Street Ground Level - Non-residential: Minimum 20%/Maximum 80%

iii. Primary Street Ground Level – Residential: Minimum 20%/Maximum 60% iv.

Secondary Street Ground Level – Residential: Minimum 15%/Maximum 60% v. Upper

Level: Minimum 15%/Maximum 50%

14. Parking setbacks from property lines

- i. Primary Street: Behind the principal building
- ii. Secondary Street: Minimum 5 feet
- iii. Side: Minimum 5 feet
- iv. Rear: Minimum 5 feet

15. Parking Access

- i. Primary Street Number of Driveways: Maximum 1
- ii. Secondary Street Driveways: Maximum 1
- iii. Driveway Width: Maximum 24 feet

16. Parking lot screening from public right of way: Minimum planting height 3 feet/Maximum planting height 4 feet; Parking lots with less than 5 spaces is exempt from this requirement.

17. Architecture

- i. Permitted Foundation Materials: Brick masonry, stone masonry, cement-parged concrete block
- ii. Permitted Façade Materials: Brick masonry, stone masonry, stucco, wood siding/shingles, fiber-cement siding/shingles
- iii. Permitted Façade Accent Materials: Cast stone, wood, fiber-cement trim, siding, and panels, composite trim, siding, and panels, architectural metal

18. Frontages

- i. Permitted private frontages: Shopfront, stoop, forecourt, porch
- ii. Public frontages: Sidewalk and tree well, sidewalk and planting strip

19. Sidewalks – 5 foot sidewalk as measured from the top edge of the curb face shall be provided. Where the sidewalk along a property frontage is less than 5 feet, the front facade must be setback an additional distance to ensure a 7 foot minimum clear sidewalk width.

20. Signage as permitted pursuant to §12-23.15.

12-12.13 Placement of Buildings

- a) Intent. It is important that buildings and related landscaping, rather than parking, be the dominant characteristic in Downtown Bernardsville. This creates an environment more conducive to pedestrians. While building placement varies by sub-district, the intent is for new development to be built close to the street.

- b) Front setbacks from a street shall be measured from the property line. Rear and side setbacks are measured at a right angle from the adjacent property line.

- c) Additions to buildings are not required to meet the minimum building frontage standards as applicable by sub- district.

- d) Attachments, as established in section 12-12.16, may encroach into setbacks as applicable by sub-district subject to the following maximums:
 1. Awnings: 6 feet
 2. Balconies: 6 feet
 3. Bay Windows: 6 feet

- e) Minor elements such as accessory utility structures, mechanical equipment, fences, walls, driveways, walkways, and uncovered stoops and porches may encroach into all setbacks but not across property lines.