

Downtown Gateway Sub-district (D-G)

1. Description and intent. The Downtown Gateway sub-district extends along Morristown Road near its intersection with Finley and east to the Borough limits near Madisonville Road. This area serves as the eastern gateway into Bernardsville. The area has a more auto-dependent character than other sub-districts. The intent is to encourage a slightly more intense development pattern in this area-in particular, office uses, but with an appropriate transition to surrounding residential areas.
2. Permitted uses: Uses as permitted in § 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
5. Lot Coverage: Maximum 85%.
6. Building Setbacks
 - i. Front Yard. Minimum: 5 feet; Maximum 75 feet.
 - ii. Side Yard. Minimum: 5 feet
 - iii. Rear Yard. Minimum: 20 feet
 - iv. Distance between buildings on same lot: Minimum 20 feet.
 - v. Frontage buildout: Minimum 60% of the front façade shall extend along the ~~street~~ front setback line.
7. Principal Building Height Requirements
 - i. Maximum Stories: 3 stories
 - ii. Feet to bottom of eave: Maximum 40 feet
 - iii. Feet to top of parapet: Maximum 45 feet
 - iv. Story Height as measured floor to floor
 - (a) Ground level – non-residential: Minimum 13 feet/Maximum 21 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 within 25 feet of front property line

12. Building Articulation

- i. Flat façade – Primary Street: Maximum 50 feet
- ii. Flat façade-Secondary Street: Maximum 50 feet
- iii. Permitted Attachments subject to § 12-12.16: awnings, canopies, balconies, bay windows, drive-thru for Financial Institutions and Pharmacies only, porches and stoops

13. Required Building Transparency

- i. Primary Street Ground Level – Non-residential: Minimum 60%/Maximum 80%
- 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: Minimum 5 feet; Surface parking is limited to one double-loaded aisle of parking between the building and the street.
- 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 2
- ii. Secondary Street Driveways: Maximum 2
- 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 for buildings designed to resemble a single-family residential building type only, fiber-cement siding/shingles to resemble a single-family residential building type only
- 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, porch
- ii. Public frontages: Sidewalk and planter, sidewalk and planting strip

19. Sidewalks - 8 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 8 feet, the front facade must be setback an additional distance to ensure a 10 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.