

EXHIBIT F

Chapter 203. Zoning

Part 2. Woolwich Regional Center and Auburn Road Village Regulations and Design Standards

Article XVIII. Corridor Commercial (CC)

§ 203-137. Corridor Commercial District.

- A. Goal: to provide locations for sales and services necessary to sustain the regional community with commercial and office locations that are auto-dependent, that are single- and multiuse buildings, and that may or may not be on individual lots.
- B. Permitted Uses
- (1) Daycare establishments for children and adults
 - (2) Anchor or magnet stores, shopping centers, supermarkets, wholesale clubs, lumber, hardware and garden centers
 - (3) Bakeries, confectioners
 - (4) Breweries, Wineries and Distilleries
 - (5) Business and household service uses including repair shops for business equipment, appliances and the shops of tradesmen such as plumbers and electricians
 - (6) Delicatessen/carryout
 - (7) Funeral homes and mortuaries
 - (8) Greenhouses, including retail sales
 - (9) Florists
 - (10) Health and fitness centers; dance and exercise studios
 - (11) Light industrial and assembly operations which do not have characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the public
 - (12) Mechanical car wash
 - (13) Offices for administrative, executive, professional, business sales, government offices and similar uses, the normal attributes of which do not involve the storage, exchange or delivery of merchandise to the general public
 - (14) Office of banks and loan associations not having drive-thru facilities for the transaction of business from motor vehicles
 - (15) Office of banks and savings and loan associations having drive-thru facilities for the transaction of business from motor vehicles
 - (16) Office furniture and supplies, auto and rental equipment
 - (17) Outpatient medical, rehabilitation or dental facilities
 - (18) Personal service businesses including hair salons, tanning salons, nail salons, dry cleaning outlets, dressmaking or tailor shops, shoe repair shops and related uses except for tattoo studios and body piercing establishments
 - (19) Public transportation stations and shelters
 - (20) Recreational and sport facility, indoor and outdoor, commercial
 - (21) Rental halls for meetings and social occasions
 - (22) Repair and maintenance of equipment and machines normally utilized in any of the uses permitted in this district
 - (23) Restaurant, full service or fast food freestanding, no drive thru
 - (24) Restaurant, full service or fast food freestanding or in multi-tenant buildings, with drive-thru or drive-thru only
 - (25) Restaurant, full service or fast food in multi-tenant building, no drive thru
 - (26) Brewpubs
 - (27) Retail sales and services, including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, automotive supplies and services (exclusive of service stations and repair garages), including convenience stores

- (28) Research, experimental or testing laboratories
- (29) Veterinarian office and animal hospital
- (30) Warehouse and distribution of goods and products, provided that no goods are sold at retail from the premises
- (31) Automobile dealerships for new cars and trucks
- (32) Public and commercial garages
- (33) Utility facilities, including telephone, water, sewer, electricity and gas
- (34) Wireless telecommunications towers and antenna located entirely within an existing building or on the roof or side of a building or attached to an existing structure

C. Customary Accessory Uses and Accessory Buildings Incidental to the Above Permitted Principal Uses in the NC Zone, including:

- (1) Flag poles; clock towers
- (2) Parking structures
- (3) Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
- (4) Temporary construction trailers
- (5) Surface parking lots
- (6) Walls and fences
- (7) Signage



D. Conditional Uses

- (1) Service stations and repair garages subject to the special requirements of § 203-66.

E. The following examples best embody the purpose, goals and objectives of the gateway highway commercial service unit

- (1) Photo 1
 - (a) Commercial buildings should be clean, simple and inviting.
 - (b) Signage should be integrated into architecture.
 - (c) Modern materials are acceptable if they respect well-established rules of scale and rhythm.
 - (d) So far, 21st Century suburban communities require automobiles and they must be serviced.



- (2) Photo 2
 - (a) Communities must meet convenience needs that often rely on the automobile.
 - (b) Small parking courts are permitted in front of establishments.
 - (c) Signage should be integrated into architecture.

- (3) Photo 3
 - (a) Generous landscape buffers provide the setting for single-use commercial establishments.
 - (b) Driveways directly accessing Route 322 are prohibited. Access shall be provided via a secondary road system.
 - (c) Pedestrian walkways remain important even in a more auto-dependent environment.
 - (d) 21st Century suburban communities continue to rely on the automobile, which typically requires gas.



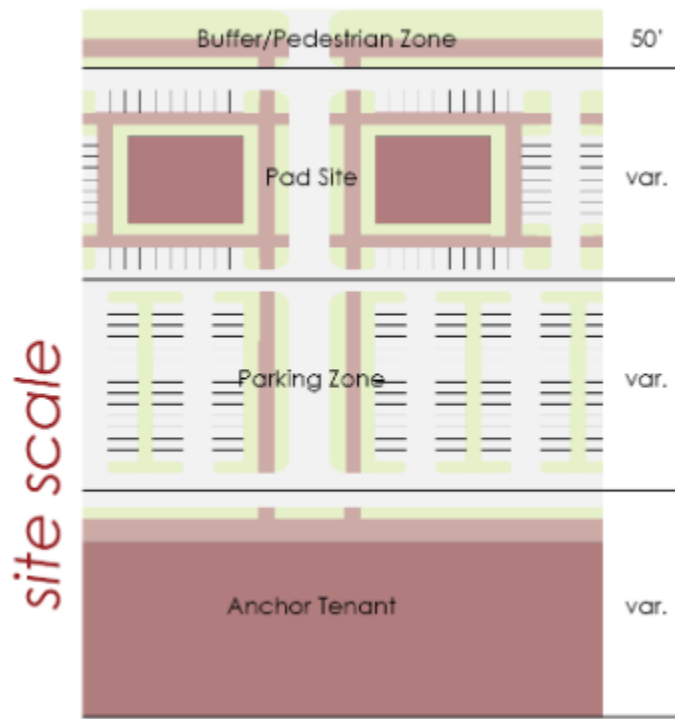
- (4) Photo 4

- (a) Modern materials are acceptable, provided they respect established rules of rhythm and scale and that they are durable and are not an imitation of another material.
- (b) Fenestration can be used effectively to provide a rhythm of solid and void.
- (c) Individual or multitenant flex space is a typical need of growing communities.

F. Size and Scope

- (1) FAR 0.30 maximum
- (2) Generally located along Route 322 west of Oak Grove Rd. and east to the municipal boundary.
- (3) The zone is intended to provide locations for a mixture of service retail and office space
- (4) May be single- or multi-tenant buildings.
- (5) Buildings are permitted to be 45 feet tall or three stories.
- (6) Front yard parking is permitted.
- (7) On-street parking on Route 322 is not permitted.

G. The Site



(1) Architecture and design.

- (a) Design Elements
 - i. Contextual neighborhood consistency.
 - ii. Special architectural features at corners.
 - iii. Public and private outdoor spaces accessible and visible to the public.
 - iv. Off-street parking shall be located to the side or rear.
 - v. Drive-through windows shall be located to the side or rear.
 - vi. Bus shelters.

(b) Commercial and Office Zoning Requirements

		Minimum	Maximum
	Buffer/Pedestrian zone		
	Front	50'	—
	Rear	75'	—
	Sidewalk width	5'	10'
	Planting strip width	4'	10'
	Decorative street lighting (distance on center)	50'	75'
	Lot area	200'	—
	Lot width	200'	—
	Corner lot	200'	—
	Lot depth	250'	—
	Impervious coverage	—	75%
	Front yard setback	75'	—
	Side yard setback	25'	—
	Rear yard setback	50'	—

(c) Light Industrial Zoning Requirements

		Minimum	Maximum
	Buffer/Pedestrian zone		
	Front	100'	—
	Rear	100'	—
	Sidewalk width	5'	10'
	Planting strip width	4'	10'
	Decorative street lighting (distance on center)	50'	75'
	Lot area	200'	—
	Lot width	200'	—
	Corner lot	200'	—
	Lot depth	250'	—
	Impervious coverage	—	75%
	Front yard setback	100'	—
	Side yard setback	100'	—
	Rear yard setback	100'	—

(2) Parking Requirements.

- (a) Off-street parking provided through driveways.
- (b) Porous pavement.
- (c) Belgian block curbing.
- (d) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.
- (e) Retail/Office parking to be provided at a ratio of four spots per 1,000 square feet.
- (f) Shared parking is conditionally permitted.
- (g) No loading bays shall be visible from Route 322 or adjacent residential uses or zones

(3) Edge and buffer Design Recommendations.

- (a) Street tree spacing (distance on Center)
 - i. Minimum – 36'
 - ii. Maximum – 30'
- (b) Side and rear yard fence height
 - i. Maximum – 6'
- (c) Planting Buffers
- (d) Maximize uniqueness to street.
- (e) Custom mailboxes.
- (f) Tree grates.
- (g) Foundation Plantings.
- (h) Planting buffers between different land uses.
- (i) Parking planting.
- (j) Screen ground-mounted utility boxes.
- (k) Planters.
- (l) Potted Plants

(4) Environment Design Recommendations.

- (a) Porous pavement and rain gardens are encouraged for parking areas.
- (b) Deciduous street trees are encouraged to lower summer cooling load.
- (c) Trees to modulate microclimate.
- (d) Long-life trees encouraged to maximize green infrastructure funds.
- (e) Xeriscape.
- (f) Nonexotic, noninvasive species are encouraged to minimize water needs.
- (g) Bioswales, cisterns, rain gardens, and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

(5) Tree protection requirement

- (a) A black cherry tree, *Prunus serotina*, is located in the U.S. Route 322 corridor receiving zone toward the western end and north of U.S. Route 322. To maximize opportunities for its long-term survival, the following procedures will be adhered to by all applicants for development on these parcels:
 - i. An area the size of the tree's dripline will be designated as a tree protection zone and fenced off prior to construction activities. No material storage, equipment parking, excavation, benching, equipment clean-outs or soil compaction shall occur within this area. Signage identifying the area as off-limits shall be posted on the fence.
 - ii. The existing grade of the area surrounding the tree protection zone shall be maintained. Black cherry as a species is listed as sensitive to drainage changes that raise the natural water level in the soil.
 - iii. Dead wood pruning or crown cleaning of the tree should be performed by a New Jersey certified tree expert (CTE) hired by the applicant.
 - iv. To the extent that grade changes do not raise the water level around the tree, a layer not to exceed three inches in depth shall be applied to the soil within the tree protection zone.

H. The Public Realm

(1) Zoning and Design

- (a) Design Elements
 - i. Dormers
 - ii. Gables.
 - iii. Recessed entries.
 - iv. Cupolas or towers.
 - v. Pillars or posts.
 - vi. Bay windows.
 - vii. Decorative cornices.

- viii. First-floor colonnades.
- ix. Porte cocheres.
- x. Decorative patterns on exterior finishes.
- xi. Porches.
- xii. Porticos.
- xiii. Arcades.
- xiv. Terraces.

(b) Zoning Requirements

	Minimum	Maximum
Building height	30'	45'
Eave height	18'	23'
Window-to-eave offset	6"	—
Front facade fenestration of office and retail uses	60%	—
Side and rear facade fenestration of office and retail uses	30%	—
Building face or roof offset	5'	—

(2) Edge and buffer. Design Recommendations

- (a) Patio setback from side and rear property lines: minimum of five feet.
- (b) Gutters shall be architecturally compatible with a building.
- (c) For light industrial uses, no structures, including parking lots, shall be located within 100' of any lot line.

(3) Environment Design Recommendations.

- (a) North-south building orientation.
- (b) Solar screens.
- (c) Solar panels.
- (d) Discharge spouts shall have splash parts or be discharged underground.



I. The Private realm.

(1) Architecture and design.

- (a) Design elements.
 - i. Building walls shall be brick, stone, synthetic trim board, stucco or similar material.
 - ii. Roof materials shall be raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
 - iii. Roof types shall be A-frame, flat, mansard or combinations thereof.
 - iv. All rooftop equipment shall be screened from view.
 - v. Building facades shall be parallel to frontage property lines.

(b) Zoning Requirements

	Minimum	Maximum
First story clear height		
Office and retail	10'	15'
Light industrial	10'	45'
Roof pitch	—	9/12

	Minimum	Maximum
Front and side encroachments		
Bay window	—	8'
Awning	—	8'
Solar screen	—	8'
Balcony/Balconette	—	8'
Rear deck	—	8'
Terrace	8'	8'
Patio	8'	10'

(2) Parking Requirements:

- (a) Office: 4 spaces per 1,000 square feet of floor area
- (b) Commercial: 4 spaces per 1,000 square feet of floor area
- (c) Light industrial: 4 spaces per 3,000 square feet of floor area.

(3) Edge and buffer Design Recommendations

- (a) Window Boxes
- (b) Espaliers
- (c) Roof Decks/gardens
- (d) Green roofs
- (e) Garden walls may be brick, stone or stucco to match the principal building.
- (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
- (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).

(4) Environment Design Recommendations

- (a) Bioswales, cisterns, rain gardens and porous payment driveway material are encouraged to aid in reducing stormwater runoff.

J. General Design Standards

(1) Building orientation.

- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
- (b) At least 50% of a building's front facade must be built to the minimum setback line.
- (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

(2) Fenestration.

- (a) No blank facades or walls are permitted.
- (b) Minimum area of window opening on front facades of office and retail uses: 60%.
- (c) Vertically align windows
- (d) Windows shall be more vertical than horizontal.
- (e) Minimum area of window opening on wide and rear facades of office and retail uses: 30%

(3) Vertical breaks:

- (a) Two-foot building offsets every 100 feet minimum are required.

(4) Horizontal breaks.

- (a) Use of material change, window lines and pediments is required.
 - (b) Required at a minimum of one per every 24 feet of vertical height.
- (5) Roofline.
- (a) A-frame, mansard, and flat are permitted
 - (b) Minimum two-foot offset required every 100 feet.
- (6) Building materials permitted.
- (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.
- (7) Roof materials permitted.
- (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
- (8) Appurtenances
- (a) Solar screens, awnings, and arcades shall be used to provide user comfort, energy conservation and design unity.
 - (b) Architecture should reflect the difference between public versus private doors and entries.
- (9) The Public Realm
- (a) Front of building set back from sidewalk.
 - (b) Front doors shall be on public streets or internal parking courts.
- (10) The Semi-Public Realm
- (a) Fronts of buildings (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
 - (b) Bioswales and rain gardens are permitted.
 - (c) Front stoops are encouraged as public space transition.
 - (d) Parking lots shall be fully landscaped to break down scale, provide user comfort and to modulate microclimate.
- (11) The Private Realm
- (a) Storage space is required.
 - (b) Outdoor patio space is permitted.
- (12) Edges, buffers and transition Design Guidelines.
- (a) Edge treatments may include walls, fences, and hedges.
 - (b) Maximum edge height for front yard: three and one-half feet.
 - (c) Maximum edge height for side yards: six feet (exclusive of trees).
 - (d) Maximum edge height for rear yard: six feet. (exclusive of trees)
 - (e) Buffers must be provided on all external property edges.
 - (f) Minimum front yard buffer width: 30 feet.
 - (g) Minimum side yard buffer width: 30 feet.
 - (h) Minimum rear yard buffer width: 50 feet.
 - (i) Minimum buffer adjacent to residential neighborhoods: 75 feet.
- (13) Amenity Design Guidelines.
- (a) Multipurpose path within buffer.
 - (b) A pedestrian system within parking court defined by textured pavement is required.
 - (c) Minimum ten-foot-wide sidewalks adjacent to buildings.

- (14) Parking amenities/access notes.
 - (a) Porous pavement in parking courts and drive aisles is permitted to address stormwater.
 - (b) Parking in front yard is permitted.