

DELANCO TOWNSHIP

Ordinance No. 2009-2

**An Ordinance Adding Chapter 57 entitled "Design Guidelines"
Of the Ordinances entitled Part II Land Use Procedures of the Township of
Delanco
For the Establishment of Standards in the Definitions and Building Standards**

WHEREAS, the Township Committee of the Township of Delanco ("Township") is dedicated to improving and preserving the appearance of the Township for the betterment of the community;

WHEREAS, the Joint Land Use Board through the Master Plan process and a Smart Future Grant through the State of New Jersey and the Department of Community Affairs has been assigned to create "Design Guidelines" for the community as part of the Master Plan review process; and

WHEREAS, the Township has reviewed existing Code provisions for the Township of Delanco, with regard to existing conditions. The program evaluated existing building siting and in zoning districts C-1 and C-2. The revision of the bulk standards with the addition of performance requirements will promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of these neighborhoods. The revisions encourage compatible infill in the existing developed and infill portions of the community.

NOW, WHEREFORE, IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco as follows:

Article I

Word Usage and Definitions

Word Usage and definitions governing the chapter shall be located in Zoning (Chapter 110) §110-6.

DEFINITIONS in §110-6:

Alley – A service roadway providing a secondary means of access to abutting property and not intended for general traffic circulation.

Awning and Canopy - A temporary or portable roof-like covering that projects from the wall of a building for the purpose of shielding openings from the elements. All awnings and canopies shall be opaque and under no circumstances shall an awning or canopy let light through.

Infill - The development of new buildings or structures on scattered vacant sites in a built-up area.

Liner building – A liner building is a specialized building parallel to the street, which is designed to conceal an area such as a parking lot or loading dock. These buildings are often of limited depth, simply detailed and may serve residential uses located at least eighteen (18) inches above grade and commercial uses located at adjacent sidewalk grade.

Primary Street - Provides both land access and movement within residential, commercial and industrial areas. Penetrates and continues through any type of land use.

Rear lane – A private street or easement providing vehicular and service to the rear of individual lots.

Roof line - The juncture of the roof and the perimeter wall of the structure.

Secondary Street - A street where movement is incidental and involves travel to or from a collector or principal street.

Shopfront & Awning commercial structure - A building frontage where the façade is aligned close to the frontage line with the building entrance at sidewalk grade. The building is conventional for retail, office, and residential mixed use. It has substantial window and/or door openings on the first or ground floor and an awning that may overlap the sidewalk to the maximum extent practicable.

Streetscreen - A freestanding wall built along the frontage line, often for the purpose of masking a parking lot from the thoroughfare.

Article II

Chapter 57. DESIGN GUIDELINES

§57-1. Title.

This chapter shall be known and cited as “Design Guidelines Ordinance.”

§57-2. Purpose

Community stakeholders were surveyed to determine which building forms and places in the community of Delanco were desirable to the community. Based upon the vision sessions, desirable design guidelines were generated which seek to encourage window and door openings, provide surface articulation, determine first floor height in relation to adjacent grade, and create compatible infill and redevelopment that is consistent with the physical forms of architecture defined in the Township’s earliest growth periods at the turn of the 19th Century. The design guidelines are planned to enhance neighborhood character, stabilize value, cultivate historic interest, and foster community pride.

§57-3. Applicability

Applications for site plan approval in the C-1, C-2, and L/W shall conform to the spirit and intent of this chapter. Any deviations from the standards shall be considered waivers similar to deviations from the Site Plan Ordinance.

Existing and infill single and two lot residential developments located in the R-6, R-4, R-1-30, and R-1 Districts shall consider the Design Guidelines a useful tool for design professionals, homeowners, historians, government, and other interested parties. These guidelines are intended to assist in the appropriate rehabilitation of period structures. This is a recommended approach to additions and alterations to existing structures and compatible development of infill sites.

§57-4. Building Location and Orientation

A. Lots shall conform to the dimensional requirements of the schedule of area and bulk requirements of the zone district.

B. Buildings shall be located in relation to the lot lines according to schedule of area and bulk requirements of the zone district.

C. Lot coverage shall not exceed that shown in the schedule of area and bulk requirements of the zone district.

D. Facades shall be built parallel to a rectilinear Principal Front Lot Line.

E. Setbacks for principal buildings shall be shown according to the schedule of area and bulk requirements of the zone district. In the case of infill, as defined, lot(s) development front setbacks shall match one or the other of the existing adjacent front yard setbacks for the building, porch and stairs for residential uses.

F. Corner lot buildings and interior lot buildings shall reflect the orientation of entryways to buildings on the principal street and no one building shall deviate from the predominant orientation, except where corner entryways are utilized.

G. Corner lots, as defined, shall be permitted to reduce the second front yard up to 50% where corner defining elements such as wrap-around porches or corner entryways, and a minimum 25-50% window area are used to enhance the second street façade.

H. Rear setbacks for outbuildings shall be as shown in the schedule of area and bulk requirements of the zone district.

I. Commercial building types shall be located not more than 18" above adjacent sidewalk grade and where possible shall be located at adjacent grade. Shopfront and awning shall be as defined and as permitted by the schedule of area and bulk requirements.

J. Residential buildings shall be located 18" to 60" above the adjacent sidewalk grade where possible.

H. Buildings shall have their principal pedestrian entrances on a frontage line.

K. On assembled parcels in excess of 5 acres, a minimum of 25% and a maximum of 66% residential housing floor area shall be provided.

L. Visitability standards. There shall be provided one zero-step entrance to each commercial building from an accessible path at the front, side, or rear of each building.

§57-5. Building arrangement

- A. Buildings shall conform to the schedule of area and bulk requirements.
- B. Awnings may encroach the public sidewalk without limit. The lowest fabric and structure of the awning must be a minimum of seven (7) feet above the highest adjacent grade.
- C. Stoops may encroach 100% of the depth of a setback.
- D. Balconies and bay windows may encroach up to 25% of the depth of the setback.
- E. Loading docks and services may be accessed by an alley, rear lane, or secondary street when such public ways are available.
- F. Where rear alleys, lanes, and secondary streets are not always available shared loading docks and services areas are permitted along principal lot frontage or primary streets.
- G. Building height shall conform to the schedule of area and bulk requirements.

§57-6. Building Use and Density

- A. Building uses shall conform to the permitted uses described in the District.
 - 1. The actual parking provided to meet the required parking for residential uses shall represent the base residential density permitted.
 - 2. Commercial buildings with a floor area of less than 2,500 square feet shall not be required to provide off- street parking.

§57-7. Parking Standards

- A. Vehicular Parking shall be required as shown at §110-14 except as outlined in subsection 6 above.
- B. On-street parking available along the frontage that corresponds to each lot shall be counted toward the parking requirement of the building on the lot. Where public rights of way including train rights-of-way are located across from the building frontage, on-street parking available along the frontage that corresponds to each lot shall be counted toward the parking requirement.
- C. Parking shall be accessed by an alley, rear lane, or secondary street when such public ways are available and accessible.
- D. Parking lots shall be shielded from the frontage by a liner building or streetscreen, as defined.
- E. All parking areas, including garages, except for driveways shall be located a minimum of 20 feet behind the front lot line.

F. Required parking may be provided within one-quarter mile of the site that it serves if the site is located within ½ mile radius of the rail transit system.

G. Public parking facilities, municipal and private, including the NJTransit rail surface lots may be part of any proposed sharing plan.

H. A minimum of one bicycle rack shall be provided within the public or private frontage for every ten on-street and off-street vehicular parking spaces.

§57-8. Architectural Standards

A. Building wall material may be combined on each façade only horizontally, with the heavier below the lighter.

B. Streetscreens, as defined, should be between 3.5 and 5 feet in height and constructed of a material matching the adjacent building façade. Streetscreens over four (4) feet in height should be 33% transparent. The streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than 11.25 feet for an automobile and 6.5 to 8 feet for pedestrian access.

C. To provide a traditional architectural theme the following are required:

1. All openings, including porches, galleries, arcades and window, with the exception of storefronts, shall be square or vertical in proportion.

2. Pitched roofs, if provided shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12 where 3:12 is preferred for porch roof slopes.

3. Flat roofs shall be enclosed by parapets a minimum of 42 inches height, or as required to conceal mechanical equipment to the satisfaction of the Approving Authority.

4. The exterior finish material on all facades shall be encouraged to be brick, wood siding, cementitious fiber siding, or stucco where possible. Original clapboards, fishscale shingles, stucco, narrow aluminum or vinyl, wood shingles, and brick are consistent with the finish materials contained on existing buildings. Vertical siding, artificial stone, wide vinyl or aluminum, and staggered butt shingle are not desirable.

5. Trim work such as cornerboards, ornamental trim, keystones, lintels and moldings should be restored, repaired, or replicated where possible to highlight the building.

6. Balconies and porches shall be made of painted wood or metal.

D. The facades on retail frontages shall be detailed as storefronts and glazed with clear glass on the first story shall not be less than 50% and shall not exceed 75% of the of the pedestrian façade(s).

E. Openings above the first story, as defined, shall not exceed 50% of the total building wall area, with each façade being calculated independently.

F. The area of glass shall be calculated by measuring the height from finished grade to the top of the plate and width of the exterior wall of the story, and the amount of glass within that area shall be the area of clear glass.

G. Doors and windows that operate as sliders are prohibited along frontages.

H. Fences, if provided in the front yard setback or first lot layer, as defined, are encouraged to be painted wood or metal. Fences at other layers may be of wood board, vinyl or chain link.

I. Provide safe and easy passage from the public realm into individual buildings. The front doors of all buildings shall be visible from the street. If located more than 10 feet from the front building line, their location must be reinforced with additional graphics, lighting, marquees, awnings or canopies.

J. Buildings with rear facades located at Public Parking lots are encouraged to development rear entries and create attractive and embellished rear facades. Signage including suspended, wall, and identification signs are encouraged in these secondary entry locations.

K. Provide interest for the pedestrian at the ground level of buildings by limiting unembellished stone walls. Blank walls in excess of 25% of the façade area or 10 continuous feet of frontage of the property shall not be used at the street level. Blank walls must contain architectural relief such as expressive details and murals. Enclosed display windows not seen from the interior of the building are encouraged to be used for pedestrian interest and display space. Blind, reflective, or blacked windows are not permitted.

L. Provide interest for the pedestrian at the ground level of buildings through detailing at close view. All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns, and balconies.

M. Awnings and canopies may extend a maximum of six (6) feet from the exterior wall of the building. Under no circumstance may any temporary sign, banner, or flag be attached to the bottom of any awning or canopy below a height of 7 feet from grade level of the pedestrian area.

N. All sufficient room for pedestrian passage and additional use of sidewalk such as café tables. Width of the sidewalks shall be maximized within the available right of way. A minimum of 48" of the sidewalk must be clear of any obstruction for the entire length of the property sidewalk.

O. Create shaded sidewalks and vertical landscape throughout the community. Street trees must be provided to the extent that sidewalk and right of way width permits. Selection shall be from the approved list of street trees pursuant to the Site Plan Ordinance §91-8A and shall be consistent with the established landscape palette.

P. The establishment of a continuous street wall, with variety providing in the building width and height. A minimum of one façade element shall align horizontally with adjacent buildings. Façade elements include, but are not

limited to, roof tops, cornices, signs, storefront windows, windows above the first floor, and awnings. Awnings are encouraged. There should be a balance between variety and harmony of building facades. Maintain the similarity in building width. New buildings on parcels wider than 40 feet shall incorporate architectural elements which reflect the width of adjacent buildings. Successful methods for achieving this include, but are not limited to, window pattern, detail placement roof lines, and building styles.

Q. Corner buildings shall relate to the activities of the intersection and encourage activity through their design. Appropriate design of the corner shall include one of the following successful patterns:

1. Opening the space at ground level for people to walk around the corner with the building mass above redefining the corner.
2. A recessed entry at the corner such as the familiar angled wall with the entry door.
3. A corner window with an important view into the building.

R. Create pedestrian interest by using materials that relate to the traditional context of the community. Building facades shall incorporate patterned and textured elements that add visual interest to the surface. These elements should be based on materials and patterns that relate to the traditions of community buildings.

S. Provide a safe and appealing nighttime environment for the business area. The design for the proposed façade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian.

T. Provide sufficient lighting for safe pedestrian passage in the business area. Adequate lighting must be provided for safety and visibility at night. Project plans must include illumination levels and color rendition of exterior building lighting adjacent to sidewalks.

U. Maintain the existing fabric of historic building facades. Buildings shall incorporate elements of the original façade into the renovation scheme:

V. Do not cover existing original façade details by covering them with panels, signs, or painting them out.

W. Do not alter the shape of existing original openings. If a window must be blocked, maintain its original shape.

X. Restore, where possible, the original façade by removing later additions or materials.

Y. Air conditioning units should not be exposed to the principal street face where possible. When alternative locations are not available air conditioning units shall be placed within the framed storefront area. For example a

location over a door is acceptable; however, units may not extend 5" beyond the front building face.

NOTICE

The above entitled ordinance was passed on first reading at a meeting of the Township Committee of the Township of Delanco on January 26, 2009. It will be further considered for final passage after a public hearing at the regularly scheduled meeting to be held on February 9, 2009 at the Municipal Building, 770 Coopertown Road, Delanco, NJ at 7:30PM at which time and place any persons desiring to be heard upon the same will be given the opportunity to be heard. Copies of this ordinance will be made available at the Municipal Clerk's office to members of the general public who shall request them.

Janice M. Lohr, RMC
Municipal Clerk