

| DRAFT 10.29.06 | | NORTH HADDON AVE (WEST) | NORTH HADDON AVE (EAST) |
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| PURPOSE | | <ul style="list-style-type: none"> • CREATE A MIXED-USE, GREEN, WALKABLE TOWN STREET • PROVIDE FOR A MIX OF USES THAT SERVE PRIMARILY THE NEIGHBORS AND SECONDARILY THE WIDER COMMUNITY • FOCUS RETAIL IN CLUSTERS THAT CREATE WALKABLE DESTINATIONS AND ALLOW FOR SHARED PARKING • ADD DIVERSE RESIDENTIAL CHOICES TO THE COMMUNITY • ENCOURAGE A VARIETY OF BUILDING TYPES, TO ACKNOWLEDGE RELATIONSHIPS TO ADJACENT NEIGHBORHOODS | <ul style="list-style-type: none"> • CREATE A MIXED-USE, GREEN, WALKABLE TOWN STREET • PROVIDE FOR A MIX OF USES THAT SERVE PRIMARILY THE NEIGHBORS AND SECONDARILY THE WIDER COMMUNITY • FOCUS RETAIL IN CLUSTERS THAT CREATE WALKABLE DESTINATIONS AND ALLOW FOR SHARED PARKING • ADD DIVERSE RESIDENTIAL CHOICES TO THE COMMUNITY • ENCOURAGE A VARIETY OF BUILDING TYPES, TO ACKNOWLEDGE RELATIONSHIPS TO ADJACENT NEIGHBORHOODS • REQUIRE DESIGN AND SCALE TO BE COMFORTABLE AND COMPATIBLE WITH ADJACENT NEIGHBORHOODS, WHILE BUFFERING NEIGHBORHOODS FROM NEW CONSTRUCTION OR EXPANSIONS |
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| USE | GENERAL | Residential: multi-family, townhouses, twins. Business office, professional office Conditional: Retail, personal services (<i>neighborhood convenience</i>) | Residential: multi-family, townhouses, twins. Business office, professional office Conditional: Retail, personal services (<i>neighborhood convenience</i>) |
| | GROUND STORY | Residential: multi-family, townhouses, twins. Business office, professional office Conditional: Retail, personal services (<i>neighborhood convenience</i>) | Residential: multi-family, townhouses, twins. Business office, professional office Conditional: Retail, personal services (<i>neighborhood convenience</i>) |
| | UPPER STORY | Residential, business office, professional office | Residential, business office, professional office |
| SITING AND MASSING | SETBACKS | The minimum and maximum permitted setbacks are defined by the setback of existing buildings along the block in which improvements are being made. Front (Haddon Ave): Minimum = 10' Maximum = 20' Front (E-W Streets): Minimum = 15' Maximum = 25' Stoops, porches and balconies can encroach upon the front setback. Side (Haddon Ave): Minimum = 0' Maximum = 15' Side (E-W Streets): Minimum = 10' Sum can be no greater than 30' Rear: Minimum = 10' Maximum lot width facing Haddon Avenue = 60' | The minimum and maximum permitted setbacks are defined by the setback of existing buildings along the block in which improvements are being made. Front (Haddon Ave): Minimum = 10' Maximum = 20' Front (E-W Streets): Minimum = 15' Maximum = 25' Stoops, porches and balconies can encroach upon the front setback. Side (Haddon Ave): Minimum = 0' Maximum = 15' Side (E-W Streets): Minimum = 10' Sum can be no greater than 30' Rear: Minimum = 10' Maximum lot width = 60' |
| | COVERAGE | Maximum impervious surface: 75% of lot Maximum building coverage: 50% of lot | Maximum impervious surface: 75% of lot Maximum building coverage: 50% of lot |
| | HEIGHT | Maximum 3 stories Maximum 28' to roof eave line, 36' to cornice line. Dormers and sloped roofs limited to 36' at peak. Within 80 feet of the PATCO right of way, buildings can rise to five stories or a maximum of 55 feet to cornice line. A 100-foot setback from North Haddon Avenue and adherence to all other siting, massing and urban design guidelines are required. | Maximum 2.5 stories Maximum 28' to roof eave line Dormers and sloped roofs may exceed this height, limited to 36' at peak |
| | BUFFERS | All new construction or rear yard alterations should include a minimum 10' buffer, incorporating features such as landscaping and fencing, along any property lines that abut a residential district. Secondary buildings can encroach in this buffer. | All new construction or rear yard alterations should include a minimum 10' buffer, incorporating features such as landscaping and fencing, along any property lines that abut a residential district. Secondary buildings cannot encroach in this buffer. |
| | PARKING AND ACCESS | Parking areas can be located in rear of buildings only, not within front or side setbacks. Driveways can occupy front or side setbacks, to the degree that they do not exceed impervious surface limits. Maximum one curb cut per 200 linear feet of street property line Underground parking is a conditional use . See supplemental design guidelines for underground or structured parking. | Parking areas can be located in rear of buildings only, not within front or side setbacks. Driveways can occupy front or side setbacks, to the degree that they do not exceed impervious surface limits. Maximum one curb cut per 200 linear feet of street property line Underground parking is a conditional use . See supplemental design guidelines for underground or structured parking. |
| | SIGNAGE | | |
| | SCALE | New structures should be designed with a side-to-side rhythm of approximately 25'-50'. This rhythm can be expressed through means such as architecturally articulated bays, variations in setback, window patterns, changes in material, etc. Cornice lines should reflect this rhythm through variation in height or setback from the street. Maximum length of a horizontal facade or side wall, without a significant architectural break or setback, is 100'. Such a break should be an open space between buildings, or a recessed courtyard. Maximum length of a roofline = 60' on Haddon Avenue. Three-story structures should be designed with a composition that differentiates between the ground level and upper levels. This can be expressed through features such as setbacks, changes in materials, bands or other linear ornamentation, etc. | New structures should be designed with a side-to-side rhythm of approximately 25'-50'. This rhythm can be expressed through means such as architecturally articulated bays, variations in setback, window patterns, changes in material, etc. Cornice lines should reflect this rhythm through variation in height or setback from the street. Maximum length of a horizontal facade or side wall, without a significant architectural break or setback, is 100'. Such a break should be an open space between buildings, or a recessed courtyard. Maximum length of a roofline = 60' All new non-residential structures should be designed with a composition that differentiates between the ground level and upper levels. This differentiation can be expressed through means such as setbacks, changes in materials, bands or other linear ornamentation, etc. |
| BUILDING FRONTAGE | All buildings must include front doors and windows facing the street: no blank walls permitted facing the street. Every street-facing ground-level business or residential unit should have a separate entry. | All buildings must include front doors and windows facing the street: no blank walls permitted facing the street. Every street-facing ground-level business or residential unit should have a separate entry. | |
| SIDE WALL | Side walls that face public ways, or which are set back a minimum of five feet from a lot line, should have windows and can have doors. | Side walls that face public ways, or which are set back a minimum of five feet from a lot line, should have windows and can have doors. | |

| DRAFT 10.29.06 | | ALLEN AVE, WILKINS AVE | TANNER ST |
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| PURPOSE | | <ul style="list-style-type: none"> • ACCOMMODATE A MIX OF USES THAT SUPPORT KING'S HIGHWAY RETAIL ACTIVITY, ADD TO THE COMMUNITY'S TAX RATABLES, PROVIDE DIVERSE RESIDENTIAL CHOICES, AND OFFER THE POSSIBILITY FOR CIVIC USES. • EXTEND THE CHARACTER, SCALE AND QUALITY OF DOWNTOWN HADDONFIELD INTO UNDER- OR UNBUILT AREAS, IN TERMS OF STREET PATTERN, PEDESTRIAN CONNECTIONS AND BUILDING FORM. • ENHANCE THE QUALITY OF THE BACKS OF THE KING'S HIGHWAY BUILDINGS AS GATEWAYS TO KING'S HIGHWAY SHOPPING. | <ul style="list-style-type: none"> • EXTEND THE CHARACTER, SCALE, AND QUALITY OF TANNER AND MECHANIC STREETS THROUGHOUT THE ENTIRE DISTRICT. • ACKNOWLEDGE AND SUPPORT THE HISTORIC ARCHITECTURAL QUALITIES OF BUILDINGS ALONG THE STREET AND THE OVERALL URBAN FABRIC. • ACCOMMODATE A MIX OF USES THAT MAINTAIN THE LIVELINESS OF THE STREET, ADD TO THE COMMUNITY'S TAX RATABLES AND PROVIDE DIVERSE RESIDENTIAL CHOICES. - ADD RESIDENTS WHO WILL ADD ROUND-THE-CLOCK LIFE TO THE LARGER DOWNTOWN AREA • INCLUDE RETAIL AND ARTISAN USES TO SERVE THE NEIGHBORHOOD; ALLOW RETAIL UCES THAT SUPPORT KING'S HIGHWAY SHOPPING • MAINTAIN THE TREE-SHADED GREEN QUALITY. |
| | | <p>Residential: multi-family, townhouses, live-work, twins Professional offices, business offices, personal services Conditional: Public use facilities (<i>library, arts center, parking</i>) Conditional: Retail (<i>food / "western anchor", transit-serving</i>)</p> | <p>Residential: multi-family, townhouses, live-work, twins Retail, restaurants, professional offices, business offices, personal services Conditional: Public use facilities (<i>library, arts center, parking</i>)</p> |
| USE | GENERAL | | |
| | GROUND STORY | <p>Wilkins Ave., Allen Ave.: Residential Euclid Ave: Residential, business office, professional office Clement St. extended: Residential, business office, professional office, personal service, public uses Rosedale Ave.: Residential</p> | <p>Tanner St.: Residential, retail, restaurants, professional offices, business offices, personal services Clement St: Residential Mechanic St: Residential, retail, restaurants, professional offices, business offices, personal services</p> |
| | UPPER STORY | Business office, professional office, residential | Business office, professional office, residential |
| SITING AND MASSING | SETBACKS | <p>The minimum and maximum permitted setbacks are defined by the setback of existing buildings along the block in which improvements are being made. Front: Minimum = 3' Maximum = 10' Side: Minimum = 8' (rowhouses are allowed) Corner buildings, front and side: Minimum = 3' Rear: Minimum = 10'</p> | <p>The minimum and maximum permitted setbacks are defined by the setback of existing buildings along the block in which improvements are being made. Front: Minimum = 3' Maximum = 10' Side: Minimum = 8' (rowhouses are allowed) Corner buildings, front and side: Minimum = 3' Rear: Minimum = 10' Maximum lot width = 60'</p> |
| | COVERAGE | <p>Maximum impervious surface: 80% of lot Maximum building coverage: 55% of lot</p> | <p>Maximum impervious surface: 80% of lot Maximum building coverage: 55% of lot</p> |
| | HEIGHT | <p>Maximum 2.5 stories Maximum 28" to roof eave line Dormers and sloped roofs may exceed this height, limited to 36' at peak</p> | <p>Maximum 2.5 stories Maximum 28" to roof eave line Dormers and sloped roofs may exceed this height, limited to 36' at peak</p> |
| | BUFFERS | <p>All new construction or rear yard alterations should include a minimum 10' buffer, incorporating features such as landscaping and fencing, along any property lines that abut a residential district. Secondary buildings cannot encroach in this buffer.</p> | <p>All new construction or rear yard alterations should include a minimum 10' buffer, incorporating features such as landscaping and fencing, along any property lines that abut a residential district. Secondary buildings cannot encroach in this buffer.</p> |
| | PARKING AND ACCESS | <p>Parking areas can be located in rear of buildings only, not within front or side setbacks. Driveways can occupy front or side setbacks, to the degree that they do not exceed impervious surface limits. Maximum one curb cut per 200 linear feet of street property line Underground parking is a conditional use. See supplemental design guidelines for underground or structured parking.</p> | <p>Parking areas can be located in rear of buildings only, not within front or side setbacks. Driveways can occupy front or side setbacks, to the degree that they do not exceed impervious surface limits. Maximum one curb cut per 200 linear feet of street property line Underground parking is a conditional use. See supplemental design guidelines for underground or structured parking. Parking structures must be setback a minimum of 40' from any public street.</p> |
| | SIGNAGE | | |
| | SCALE | <p>New structures should be designed with a side-to-side rhythm of approximately 25'-50'. This rhythm can be expressed through means such as architecturally articulated bays, variations in setback, window patterns, changes in material, etc. Cornice lines should reflect this rhythm through variation in height or setback from the street. Maximum length of a horizontal facade or side wall, without a significant architectural break or setback, is 100'. Such a break should be an open space between buildings, or a recessed courtyard. Maximum length of a roofline = 60' All new non-residential structures should be designed with a composition that differentiates between the ground level and upper levels. This differentiation can be expressed through means such as setbacks, changes in materials, bands or other linear ornamentation, etc.</p> | <p>New structures should be designed with a maxium side-to-side dimension of 40'. Party-wall buildings should be differentiated fthrough means such as architecturally articulated bays, variations in setback, window patterns, changes in material, etc. Cornice lines should reflect this rhythm through variation in height or setback from the street. Maximum length of a horizontal facade or side wall, without a significant architectural break or setback, is 80'. Such a break should be an open space between buildings. Maximum length of a roofline = 60' All new non-residential structures should be designed with a composition that differentiates between the ground level and upper levels. This differentiation can be expressed through means such as setbacks, changes in materials, bands or other linear ornamentation, etc.</p> |
| BUILDING FRONTAGE | <p>All buildings must include front doors and windows facing the street: no blank walls permitted facing the street. Every street-facing ground-level business or residential unit should have a separate entry.</p> | <p>All buildings must include front doors and windows facing the street: no blank walls permitted facing the street. Every street-facing ground-level business or residential unit should have a separate entry.</p> | |
| SIDE WALL | Side walls that face public ways, or which are set back a minimum of five feet from a lot line, should have windows and can have doors. | Side walls that face public ways, or which are set back a minimum of five feet from a lot line, should have windows and can have doors. | |

| DRAFT 10.29.06 | | KINGS HIGHWAY | SOUTH OF KINGS HIGHWAY |
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| PURPOSE | <ul style="list-style-type: none"> REINFORCE THE MAIN PURPOSE OF THE STREET AS THE SHOPPING AND GATHERING FOCUS OF THE COMMUNITY. PRESERVE THE VITALITY, SCALE, CHARACTER, VARIETY AND CONSISTENCY OF THE EXISTING FABRIC OF THIS GREAT STREET. ACKNOWLEDGE AND SUPPORT THE HISTORIC ARCHITECTURAL QUALITIES OF BUILDINGS ALONG THE STREET. ACCOMMODATE A MIX OF USES THAT MAINTAIN THE LIVELINESS OF THE STREET, ADD TO THE COMMUNITY'S TAX RATABLES AND PROVIDE DIVERSE RESIDENTIAL CHOICES — WHILE RECOGNIZING THE ESSENTIAL IMPORTANCE OF RETAIL USE AT THE GROUND LEVEL. MAINTAIN THE TREE-SHADED GREEN QUALITY, WHILE ENCOURAGING MORE ACTIVE USE OF GREEN SPACE. | | <ul style="list-style-type: none"> ACCOMMODATE A MIX OF USES THAT SUPPORT KINGS HIGHWAY RETAIL ACTIVITY, ADD TO THE COMMUNITY'S TAX RATABLES AND PROVIDE DIVERSE RESIDENTIAL CHOICES. CREATE A TRANSITION AND LINK BETWEEN KINGS HIGHWAY AND ADJACENT NEIGHBORHOODS, REFLECTING THE SCALE, CHARACTER, FORM, SPACING, AND SIZE OF THE ADJACENT NEIGHBORHOODS SUPPORT THE PARKING NEEDS OF KING'S HIGHWAY ENHANCE THE QUALITY OF THE BACKS OF THE KING'S HIGHWAY BUILDINGS AS GATEWAYS TO KING'S HIGHWAY SHOPPING. |
| | <ul style="list-style-type: none"> Residential: Multi-family Retail, restaurants, , personal services, professional offices, business offices Conditional: Retail ("<i>western anchor</i>", any use above 5000 s.f. ground floor) | | <ul style="list-style-type: none"> Residential: Multi-family, townhouses, twins, live-work Business offices, professional offices, personal services Conditional: Public use facilities (<i>parking</i>) |
| USE | GENERAL | <ul style="list-style-type: none"> Residential: Multi-family Retail, restaurants, , personal services, professional offices, business offices Conditional: Retail ("<i>western anchor</i>", any use above 5000 s.f. ground floor) | <ul style="list-style-type: none"> Residential: Multi-family, townhouses, twins, live-work Business offices, professional offices, personal services Conditional: Public use facilities (<i>parking</i>) |
| | GROUND STORY | <ul style="list-style-type: none"> Facing King's Highway: Retail, restaurants, personal services Facing north-south streets and walkways: Retail, restaurants, personal services Facing the rear of lots: Business office, professional office, personal services, residential. Retail uses can not have primary or secondary entrances facing the rear of the lot. | <ul style="list-style-type: none"> Business offices, professional offices, personal services, residential |
| | UPPER STORY | <ul style="list-style-type: none"> Business office, professional office, residential | <ul style="list-style-type: none"> Business office, professional office, residential |
| SITING AND MASSING | SETBACKS | <ul style="list-style-type: none"> The minimum and maximum permitted setbacks are defined by the setback of existing buildings along the block in which improvements are being made. Front: Minimum = 0' Maximum = 5' Third Floor = Minimum 15' from front building wall Side setbacks are permitted only along walkways, driveways, and N-S streets. Maximum = 5' Rear: Minimum = 5' east of Chestnut Street, 30' west of Chestnut Street Maximum lot width = 60' | <ul style="list-style-type: none"> The minimum and maximum permitted setbacks are defined by the setback of existing buildings along the block in which improvements are being made. Front: Minimum = 0' Maximum = 10' Front (New street, Centre to Chestnut): Minimum = 5' Maximum = 10' Side: Minimum = 0' Sum can be no greater than 15' Rear: Minimum = 10' For lots abutting a residential lot or school yard Maximum lot width = 30' |
| | COVERAGE | <ul style="list-style-type: none"> Maximum impervious surface: 90% of lot Maximum building coverage: 65% of lot Third floor coverage: 75% of second floor footprint | <ul style="list-style-type: none"> Maximum impervious surface: 80% of lot Maximum building coverage: 55% of lot |
| | HEIGHT | <ul style="list-style-type: none"> Maximum 3 stories Maximum 28' to roof eave line. Dormers and sloped roofs may exceed this height, limited to 36' at peak. | <ul style="list-style-type: none"> Maximum 2.5 stories Maximum 28' to roof eave line Dormers and sloped roofs may exceed this height, limited to 36' at peak. |
| | BUFFERS | <ul style="list-style-type: none"> All new construction or rear yard alterations should include a minimum 10' buffer, incorporating features such as landscaping and fencing, along any property lines that abut a residential district. Secondary buildings can encroach in this buffer to a maximum of 50 percent of the coverage of the building, not to exceed 25 percent of the buffer area. | <ul style="list-style-type: none"> All new construction or rear yard alterations should include a minimum 10' buffer, incorporating features such as landscaping and fencing, along any property lines that abut a residential district. Secondary buildings can encroach in this buffer to a maximum of 50 percent of the coverage of the building, not to exceed 25 percent of the buffer area. |
| | PARKING AND ACCESS | <ul style="list-style-type: none"> Parking areas can be located in rear of buildings only. No new curb cuts permitted. Underground parking is a conditional use. See supplemental design guidelines for underground or structured parking | <ul style="list-style-type: none"> Parking areas can be located in rear of buildings only. No new curb cuts permitted. Underground parking is a conditional use. See supplemental design guidelines for underground or structured parking Parking structures have to be setback a minimum of 40' from any public street. |
| | SIGNAGE | | |
| | SCALE | <ul style="list-style-type: none"> New structures should be designed with a side-to-side rhythm of approximately 25'-30'. This rhythm can be expressed through means such as architecturally articulated bays, variations in setback, window patterns, changes in material, etc. Cornice lines should reflect this rhythm through variation in height or setback from the street. Maximum length of a horizontal facade or side wall, without a significant architectural break or setback, is 100'. Such a break should be an open space between buildings, or a recessed courtyard. Maximum length of a roofline = 60' Three-story structures should be designed with a composition that differentiates between the ground level and upper levels, in addition to the third floor setback. This can be expressed through features such as setbacks, changes in materials, bands or other linear ornamentation, etc. | <ul style="list-style-type: none"> New structures should be designed with a side-to-side rhythm of approximately 25'-30'. This rhythm can be expressed through means such as architecturally articulated bays, variations in setback, window patterns, changes in material, etc. Cornice lines should reflect this rhythm through variation in height or setback from the street. Maximum length of a horizontal facade or side wall, without a significant architectural break or setback, is 100'. Such a break should be an open space between buildings, or a recessed courtyard. Maximum length of a roofline = 30' All new non-residential structures should be designed with a composition that differentiates between the ground level and upper levels. This differentiation can be expressed through means such as setbacks, changes in materials, bands or other linear ornamentation, etc. |
| BUILDING FRONTAGE | <ul style="list-style-type: none"> All buildings must include front doors and windows facing the street: no blank walls permitted facing the street. The minimum area of window and door openings on any wall should be at least 30% of the area of the wall. Blank walls, on any floor, are not acceptable. | <ul style="list-style-type: none"> All buildings must include front doors and windows facing the street: no blank walls permitted facing the street. The minimum area of window and door openings on any wall should be at least 30% of the area of the wall. Blank walls, on any floor, are not acceptable. | |
| SIDE WALL | <ul style="list-style-type: none"> Side walls that face public ways, or which are set back a minimum of five feet from a lot line, should have windows and can have doors. | <ul style="list-style-type: none"> Side walls that face public ways, or which are set back a minimum of five feet from a lot line, should have windows and can have doors. | |

| DRAFT 10.29.06 | | ELLIS AVENUE | WEST KINGS HWY |
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| PURPOSE | | <ul style="list-style-type: none"> • CREATE A MEMORABLE GATEWAY INTO DOWNTOWN, THROUGH THE PLACEMENT AND DESIGN OF BUILDINGS AND LANDSCAPE. • INCLUDE USES THAT SUPPORT AND REINFORCE, BUT DO NOT COMPETE WITH, THE VARIETY OF SHOPPING THAT IS THE GOAL FOR KING'S HIGHWAY: ADDED RETAIL THAT IS LINKED TO THE KING'S HIGHWAY ACTIVITY, RESIDENTIAL, SERVICES AND OFFICES. • CREATE A TRANSITION AND LINK BETWEEN KINGS HIGHWAY AND ADJACENT NEIGHBORHOODS, REFLECTING THE SCALE, CHARACTER, FORM, SPACING, AND SIZE OF BUILDINGS IN THE ADJACENT NEIGHBORHOODS. • ADD TO THE COMMUNITY'S TAX RATABLES AND PROVIDE DIVERSE RESIDENTIAL CHOICES. • ADD RESIDENTS WHO WILL ADD ROUND-THE-CLOCK LIFE TO THE LARGER DOWNTOWN AREA | <ul style="list-style-type: none"> • EXTEND THE CHARACTER AND QUALITY OF KINGS HIGHWAY • ACKNOWLEDGE AND SUPPORT THE HISTORIC ARCHITECTURAL QUALITIES OF BUILDINGS ALONG THE STREET. • ACCOMMODATE A MIX OF USES THAT MAINTAIN THE LIVELINESS OF THE STREET, ADD TO THE COMMUNITY'S TAX RATABLES AND PROVIDE DIVERSE RESIDENTIAL CHOICES. • CREATE A TRANSITION AND LINK BETWEEN KINGS HIGHWAY AND ADJACENT NEIGHBORHOODS, IN TERMS OF THE SCALE, CHARACTER, FORM, SPACING, AND SIZE OF BUILDINGS. • MAINTAIN THE TREE-SHADED GREEN QUALITY. |
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| USE | GENERAL | Residential: Multi-family, townhouses, live-work, twins Professional offices, business offices, personal services Conditional: Retail (<i>food / large-plate retail on ACME site</i>) | Residential: multi-family, townhouses, live-work, twins Retail, professional offices, business offices, personal services |
| | GROUND STORY | Ground floors that face Ellis and Haddon: Personal services, residential, professional offices, business offices. Conditional: Retail. Ground floors that do not face Ellis and Haddon: Professional offices, business offices, residential | Residential, retail, professional offices, business offices, personal services |
| | UPPER STORY | Professional offices, business offices, residential | Business office, professional office, residential |
| SITING AND MASSING | SETBACKS | The minimum and maximum permitted setbacks are defined by the setback of existing buildings along the block in which improvements are being made. Parking spaces can not occupy space within the setbacks. Access driveways and landscaping can occupy the setback. Front (Ellis Triangle): Minimum = 0' Maximum = 5' Front (South Ellis): Minimum = 3' Maximum = 10' Side: Minimum = 0' Sum can be no greater than 15' Rear: Minimum = 10' Maximum lot width = 60' | The minimum and maximum permitted setbacks are defined by the setback of existing buildings along the block in which improvements are being made. Front: Minimum = 3' Maximum = 10' Side: Minimum = 0' (Allow zero lot lines but the end of the rows have 10' setbacks) Rear: Minimum = 10' Maximum lot width = 60' |
| | COVERAGE | Maximum impervious surface: 75% of lot Maximum building coverage: 50% of lot | Maximum impervious surface: 80% of lot Maximum building coverage: 55% of lot |
| | HEIGHT | Maximum 2.5 stories (South Ellis) Maximum 22' to roof eave line (South Ellis) Maximum 3 stories (Ellis Triangle) Maximum 28' to roof eave line (Ellis Triangle) Dormers and sloped roofs may exceed this height, limited to 35' at peak | Maximum 2.5 stories Maximum 22' to roof eave line Dormers and sloped roofs may exceed this height, limited to 32' at peak |
| | BUFFERS | All new construction or rear yard alterations should include a minimum 10' buffer, incorporating features such as landscaping and fencing, along any property lines that abut a residential district. Secondary buildings cannot encroach in this buffer. | All new construction or rear yard alterations should include a minimum 10' buffer, incorporating features such as landscaping and fencing, along any property lines that abut a residential district. Secondary buildings cannot encroach in this buffer. |
| | PARKING AND ACCESS | Parking areas can be located in rear of buildings only, not within front or side setbacks. Driveways can occupy front or side setbacks, to the degree that they do not exceed impervious surface limits. Maximum one curb cut per 200 linear feet of street property line. Underground parking is a conditional use . See supplemental design guidelines for underground or structured parking | Parking areas can be located in rear of buildings only, not within front or side setbacks. Driveways can occupy front or side setbacks, to the degree that they do not exceed impervious surface limits. Maximum one curb cut per 200 linear feet of street property line. Underground parking is a conditional use . See supplemental design guidelines for underground or structured parking. |
| | SIGNAGE | | |
| | SCALE | New structures should be designed with a side-to-side rhythm of approximately 25'-50'. This rhythm can be expressed through means such as architecturally articulated bays, variations in setback, window patterns, changes in material, etc. Cornice lines should reflect this rhythm through variation in height or setback from the street. Maximum length of a horizontal facade or side wall, without a significant architectural break or setback, is 100'. Such a break should be an open space between buildings, or a recessed courtyard. Maximum length of a roofline = 60' All new non-residential structures should be designed with a composition that differentiates between the ground level and upper levels. This differentiation can be expressed through means such as setbacks, changes in materials, bands or other linear ornamentation, etc. | New structures should be designed with a side-to-side rhythm of approximately 25'-30'. This rhythm can be expressed through means such as architecturally articulated bays, variations in setback, window patterns, changes in material, etc. Cornice lines should reflect this rhythm through variation in height or setback from the street. Maximum length of a horizontal facade or side wall, without a significant architectural break or setback, is 100'. Such a break should be an open space between buildings, or a recessed courtyard. Maximum length of a roofline = 60' All new non-residential structures should be designed with a composition that differentiates between the ground level and upper levels. This differentiation can be expressed through means such as setbacks, changes in materials, bands or other linear ornamentation, etc. |
| APPEARANCE | BUILDING FRONTAGE | See "Fronts and Sides" in Kings Highway Design Guidance. | All buildings must include front doors and windows facing the street: no blank walls permitted facing the street. Every street-facing ground-level business or residential unit should have a separate entry. |
| | SIDE WALL | See "Fronts and Sides" in Kings Highway Design Guidance. | Side walls that face public ways, or which are set back a minimum of five feet from a lot line, should have windows and can have doors. |