

## LAND USE

*142 Attachment 5-1*

### **Township of Robbinsville**

#### **TOWN CENTER ZONING AND DESIGN REGULATIONS**

**[Added 3-27-1997 by Ord. No. 97-9]**

##### **SECTION 1:**

##### **HOW TO USE THIS DOCUMENT**

Section 1 is intended to be used as an overview guide of the various sections of the Town Center Ordinance and how the sections interrelate to each other. This document, The Town Center Zoning and Design Regulations, contains the six sections that must be referenced for the purpose of development within the Town Center zones. The sections contain definitions, design codes, standards, site plan regulations, and implementation that need to be understood in relation to the Town Center Plan and Implementation. The Enabling Ordinance is codified as § 142-19, TC Town Center District.

The six sections are as follows:

Section 1: How to Use the Document. It contains a flow chart of the various components of the plan and definitions.

Section 2: Street Regulating Plan

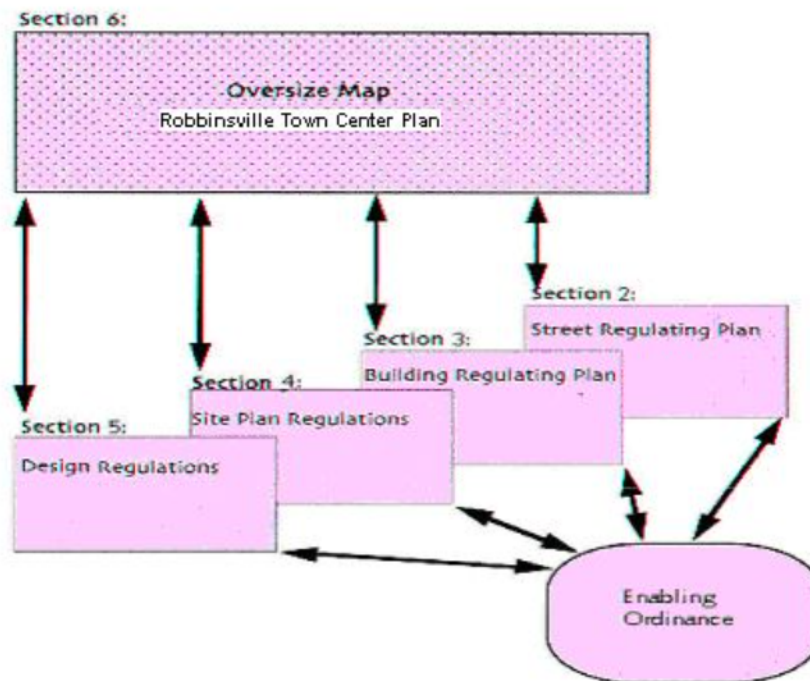
Section 3: Building Regulating Plan

Section 4: Site Plan Regulations

Section 5: Design Regulations

Section 6: Robbinsville Town Center Plan (map on file in Township offices)

## ROBBINSVILLE CODE



### A. Introduction.

The Robbinsville Township Town Center Zoning and Design Regulations are an interrelated set of plans, diagrams, photographs, tables and text which specify the design and intent of the Robbinsville Township Town Center.

### B. How to use the document.

Step 1) Review Section 1 “How to Use the Document” and Legal Definitions.

Step 2) Refer to Section 6: Oversized Town Center Plan.<sup>1</sup> Robbinsville Town Center Plan is the legal map which accompanies this document. It is the Regulating Plan of the design for the Town Center. All regulations in this document are derived from this map. It reflects the location of streets, avenues, and boulevards, open space and parks, retail and mixed-use buildings within the Town Center. It also includes a symbol legend that designates the location of:

- a) Architectural follies.
- b) Locations warranting special architectural details.
- c) Suggested location for civic buildings with special architectural emphasis.

<sup>1</sup> Editor's Note: The Robbinsville Town Center Plan (oversized map) is on file in the Township offices.



## LAND USE

- Step 3) Review Section 3: Specific Number and Types of Residential Units and Square Footage of Retail.
- Step 4) Review Enabling Ordinance:<sup>2</sup> Specifics on Implementation. Specifics on implementation is the text which explains how regulations that are specified within the document will be implemented. This is the legal language that clarifies the regulations.
- Step 5) Review Section 2: Street Regulating Plan. Street Regulating Plan shows specific locations for each street type. It contains figure ground plans and sections for each type. In addition, specifications are provided, including traffic flow, parking, right-of-way, pavement width, speed, curb radius, drainage, the pedestrian realm, pedestrian crosswalks, average daily traffic, streetlighting, landscaping, and bicycle paths.
- Step 6) Review Section 3: Building Regulating Plan. Building Regulating Plan specifies the types of units and the square footage of retail/commercial that can be built. It is specific to the lots within the Town Center Zones. Each land use specified has designated locations within the TC Zones where that use is allowed.
- Step 7) Review Section 4: Site Plan Regulations. Site Plan Regulations are the general concerns needing to be addressed dealing with how the lots are laid out, how the buildings are situated within their surroundings, and how the development should affect the surrounding community and the natural needs of the environment.
- Step 8) Review Section 5: Design Regulations. Design Regulations are made up of two parts. The first is the Design Vocabulary which is a series of images that exemplify the features of the architecture of buildings on each lot type. The second part of the Design Regulations section is the Architectural Regulations, which detail the elements within the architecture.

### C. Definitions.

Unless otherwise stated, the following words shall, for the purpose of these Regulations, have the meanings herein indicated. Any word used in these Regulations which is not defined herein and which is defined in other articles of Chapter 142, Land Use, shall, for the purpose of these Regulations, have the meanings defined therein.

**ACCESSORY DWELLING** — A year-round housing unit which shall not exceed 600 square feet of living area, with cooking facilities, sanitary facilities, and an independent means of access.

**APARTMENT/CONDOMINIUM BUILDING** — A multistory building having no more than four stories and a maximum height of 60 feet with a common entrance or entrances and a common area lobby and elevator(s) to service residential dwelling units consisting of one or two bedrooms. **[Amended 12-11-2003 by Ord. No. 2003-30]**

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<sup>2</sup> Editor's Note: The Enabling Ordinance (Ord. No. 97-9) is codified as § 142-19, TC Town Center District.

## ROBBINSVILLE CODE

**ASSISTED CARE LIVING** — An assisted living facility shall be a facility which provides long-term housing opportunities for individuals of age-restricted category which facilities shall provide, in addition to a basic living unit, medical, nursing, and related facilities which may be required by the residents therein to afford them the opportunity to obtain assistance when needed while preserving their basic living unit during the time that any additional medical, nursing, or related services are required. For purposes of this chapter, assisted care units shall not be institutional in character. They shall be designed to be residential in character and adhere to the rhythms and standards established by the design criteria. All units shall be reviewed for approval by the Town Center Subcommittee.

**BASE GRID** — The Street Regulating Plan and Building Regulating Plan exclusive of TDR receiving areas as designated thereon.

**BAY** — A regularly repeated unit on a building elevation defined by columns, pilasters, or other vertical elements, or defined by a given number of windows or openings.

**BELT COURSE** (also **STRING COURSE** or **HORIZONTAL COURSE**) — A projecting horizontal band on an exterior wall marking the separation between floors or levels.

**BLANK WALL** — An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.

**BLOCK** — Those structures fronting on one or both sides of a roadway and located between the two nearest points of intersection of said roadway or between the nearest point of intersection and the terminus of the roadway. Lanes and alleys shall not constitute an intersection. For purposes of this definition, the orientation of the structure situated on a corner lot shall be determinative of which “block” the structure falls within.

**BOARD** — The Planning Board of Robbinsville Township.

**BOULEVARD** — A major street with a planted median in the center of the two cartways, with parkways on both outside edges.

**BUFFER** — An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms, and/or fences, and designed to limit views and sounds from the subject property to adjacent properties and vice versa.

**BUILD-TO LINE** — The alignment which dictates the front yard primary facade setback from the street or public right-of-way, to be followed by buildings or structures fronting thereon. For the purposes of this chapter, a minimum of 50% of the facades effected must meet the build-to line. The build-to line does not apply to building projections or recesses above the first floor.

**BUILDING COVERAGE** — The area of a lot upon which the principal structure, a garage, and any other structure requiring foundations are located.

## LAND USE

**BUILDING ENVELOPE** — The area within which the building can be sited. The building need not fill the envelope area, but must be placed anywhere within the envelope area.

**BUILDING SCALE** — The relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings.

**CALIPER** — The diameter of a tree trunk measured in inches, six inches above ground level for trees up to four inches in diameter and measured 12 inches above ground level for trees over four inches in diameter.

**COLUMN** — A vertical pillar or shaft, usually structural.

**COMMON OPEN SPACE** — A parcel, or parcels, of land, an area of water or combination of land and water, including floodplains and wetland areas within a development site designed and intended for the use and enjoyment of residents of the development and, where designated, the community at large. Common open space shall not include:

1. The land area of lots allocated for single-family detached dwellings, single-family semidetached dwellings, and duplex dwellings, front yards, side yards and rear yards.
2. The land area of lots allocated for apartment and townhouse dwelling construction, including front yards, side yards, rear yards, interior yards, and off-street parking facilities.
3. The land area of lots allocated for commercial use, including front yards, side yards, rear yards, and parking facilities.
4. The land area of lots allocated for public and semipublic uses are for schools, churches, community clubs, community facilities, and other civic buildings. The uses on these lots include open space for playgrounds and athletic fields which are a part of the principal use, front yards, side yards, rear yards, parking facilities, and other open space around the buildings.

**CONTEXT** — The character of the buildings, streetscape, and neighborhood which surround a given building or site.

**CORNICE** — The top part of an entablature, usually molded and projecting.

**CUPOLA** — A small roof tower, usually rising from the roof ridge.

**CURTAIN WALL** — A light-weight, nonstructural outer wall of a building in the form of a metal grid with infill panels of glass and other materials.

**DETACHED GARAGE** — Garages constructed on residential lots which are not attached to the principal residence except by pergolas, indoor or outdoor connecting corridors or the like.

## ROBBINSVILLE CODE

**DIRECTIONAL EMPHASIS** — The combination of building height and width, together with the placement of fenestration, structural elements, and architectural details, may convey a predominantly horizontal or a predominantly vertical directional emphasis to a building facade.

**DOWNTOWN APARTMENT** — See “urban apartment.”

**ELDERLY DAY-CARE CENTER** — A building or space in a building and grounds used for the day care of senior citizens. It does not, however, provide daily health-related care or services of any kind.

**ELEVATION** — An exterior facade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

**ENCROACHMENT** — The area where building elements are allowed outside the limits of the defined building envelope.

**ENTABLATURE** — Originally was an elaborated beam supported by columns. It now generally refers to an elaborated horizontal band along the exterior of a building. Used primarily just beneath the roofline, sometimes used on the facade between floors.

**ENVIRONMENTAL CONSTRAINTS** — Features, natural resources, or land characteristics that are sensitive to improvements and many require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

**FACADE** — A building face or wall.

**FASCIA** — A projecting flat horizontal member or molding, also part of a classical entablature.

**FENESTRATION** — Window and other openings on a building facade.

**FOCAL POINT** — See “visual termination.”

**FRONT YARD** — The area between the front property line and the front facade of a building.

**GABLE** — The part of the end wall of a building between the eaves and a pitched or gambrel roof.

**GARAGE LINKAGE** — A structural link between the primary rear wall of a residential structure and a detached garage fronting on an alley which shall be constructed as a one-story breezeway or conditioned space with a maximum width of 24 feet and made of materials compatible with the exterior wall of the house and the garage at the points of connection. **[Added 7-12-2001 by Ord. No. 2001-20]**

## LAND USE

**GATEWAY** — A principal point of entrance into a district or neighborhood.

**GATEWAY BUILDING** — A building located at a gateway which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.

**HALF STORY** — An inhabitable attic space that, because of the slope of the roof, has less square footage than other levels within the same building.

**HOME OFFICE** — Any office that exists within a residential unit, and is primarily used by persons living in that residence.

**HORIZONTAL COURSE** — See “belt course.”

**IMPERVIOUS COVERAGE** — That area of a lot upon which all structures inclusive of permitted setback encroachments are located.

**INTERNAL CAPTURE** — A concept of parking analysis which recognizes that a portion of the market for at least one of the uses in a multiple-use development is drawn from another use, thus reducing the number of trips anticipated to the site. **[Amended 12-11-2003 by Ord. No. 2003-30]**

**INTERNAL PARK (or NEIGHBORHOOD PARK)** — A component of common open space, comprised of one or more parcels with a minimum area of 500 square feet, of a distinct geometric shape, and adjoining a public right-of-way on at least one side.

**LANE** — A narrow right-of-way located through the interior of blocks and providing vehicular and service access to the side or rear of properties.

**LINKAGE** — A line of communication, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature (e.g., a railroad line, major arterial) or a natural feature (e.g., a river, stream).

**LINTEL** — A horizontal beam over an opening in a masonry wall, either structural or decorative.

**LIVE/WORK UNIT** — A building fronting on a Type 1 Avenue or larger road and consisting of at least two stories within which a residential unit and/or retail or office space as permitted in the Zone District TC-1 exists for a business owned or operated by one of the residents of the building. No less than 30% nor more than 60% of the floor area exclusive of the basement shall be dedicated to the commercial use. Each element of the building may be serviced by separate entrances. **[Amended 12-11-2003 by Ord. No. 2003-30]**

**MASONRY** — Wall building material, such as brick or stone, which is laid up in small units.

## ROBBINSVILLE CODE

**MASSING** — The three-dimensional bulk of a structure: height, width, and depth.

**MIXED-USE BUILDING** — A building containing more than one use, e.g., retail on ground floor and offices and/or housing above.

**MODIFIED GRID STREET PATTERN** — An interconnected system of streets and avenues which is primarily a geometric/rectangular grid in pattern, however, modified in street layout and block shape as to avoid a monotonous repetition of the basic street/block grid pattern. Streets and avenues should be limited to a maximum length of 400 to 800 feet in length without visual terminations. Major boulevards can be longer.

**NEIGHBORHOOD MOTOR VEHICLE SERVICE STATION OR GARAGE** — A motor vehicle service station or garage that is complimentary to the scale of the Town Center. Such facilities shall be limited to four fuel dispensers serving no more than eight motor vehicles at any one time and/or two indoor service bays servicing no more than two motor vehicles at any one time.

**NEOTRADITIONAL NEIGHBORHOOD** — A pedestrian-oriented neighborhood, with variable lot widths and sizes, a mix of dwelling unit types, on-street parking, and nonresidential uses generally located in the center core of the neighborhood. This area may contain a Main Street commercial area or front on a community green. The maximum size of the neighborhood is intended to be a five-minute walk from the core.

**OPEN SPACE, INTERNAL** — See "internal park."

**OPEN SPACE, EXTERNAL** — All parks, wetlands, and farmland that contribute to create a ring of nondeveloped land surrounding the Town Center Zones, which is also connected to a continuous network of open space throughout Robbinsville Township, and adjacent townships.

**PARKWAY** — A planting area located within the public right-of-way, typically located between the curb and the sidewalk, and planted with ground cover and trees.

**PILASTER** — A column partially embedded in a wall.

**PITCH** — The angle of slope of a roof or berm.

**‘THE PLAN’** — Refers to this entire document as a whole.

**PORT COCHRE** — A cover roof extending off the building facade which allows a vehicle to park under and passengers to access the house via a side stair.

**PORTICO** — An open-sided structure attached to a building sheltering an entrance or serving as a semienclosed space.

**PROPORTION** — The relationship, or ratio, between two dimensions, e.g., width of street to height of building wall, or width to height of window.

## LAND USE

**PUBLIC SIDEWALK** — A paved path provided for pedestrian use and usually located at the side of a road within a right-of-way.

**PUBLIC VIEWSHED** — That which is reasonably visible, under average conditions, to the average observer located on any public land or right-of-way, or on any semipublic or private space which is normally accessible to the general public.

**QUOINS** — Corner treatment for exterior walls, either in masonry or frame buildings.

**RETAIL SALES** — Sales of goods or merchandise which are marketed inside of a building and exclusive of sales of goods or merchandise which are displayed or stored outdoors unless it is otherwise permitted in Chapter 142, Land Use. **[Added 7-10-1997 by Ord. No. 97-14]**

**RHYTHM** — The effect obtained through repetition of architectural elements such as building footprints, height, roof lines, or side yard setbacks; of streetscape elements, such as decorative lamp posts; or of natural elements, such as street trees.

**RIGHT-OF-WAY (ROW)** — The publicly owned land that makes up a street and sidewalk, including everything up to the front property line of lots fronting on a given street.

**SENIOR HOUSING** — Housing intended to be restricted to individuals by age who have no children under the age of 18 cohabitating with them. For the purpose of this chapter, “senior housing” shall be limited to assisted care living structures and structures as illustrated in Section 5, Design Regulations, B, Design Vocabulary, 5, Senior Housing, of these Regulations. **[Amended 7-10-1997 by Ord. No. 97-14]**

**SETBACK ENCROACHMENTS, PERMITTED** — Balconies, stoops, open porches, decks, bay windows, sheds, raised doorways, chimneys, awnings projecting from the front façade, front steps, garages, garage linkages, decks, port cocheres, pergolas, porches, patios, arbors, swimming pools, and balconies in the rear yard may encroach within the prescribed yard setbacks in accordance with the design standards set forth in this chapter. **[Amended 7-12-2001 by Ord. No. 2001-20]**

**SHARED PARKING** — Concept of parking analysis which recognizes that uses of a multiple-use building or project have complementary parking demands allowing such uses to share the same marginal parking spaces provided to accommodate peak parking conditions in a common parking facility. **[Amended 12-11-2003 by Ord. No. 2003-30]**

**SIDEWALK DISPLAY** — The outdoor display of merchandise for sale by a commercial establishment. The displayed merchandise must be similar to the merchandise sold within the establishment.

**SIGNABLE AREA** — The area or areas on a commercial building facade where signs may be placed without disrupting facade composition. The signable area will often include panels at the top of store windows, transoms over storefront doors and windows, sign

## ROBBINSVILLE CODE

boards on fascias, and areas between the top of the storefront and the sills of second story windows.

**SIGN, FASCIA** — The vertical surface of a lintel over a storefront which is suitable for sign attachment.

**SIGN, ICON** — A sign that illustrates, by its shape and graphics, the nature of the business conducted within.

**STREET FURNITURE** — Functional elements of the streetscape, including but not limited to benches, trash receptacles, planters, telephone booths, kiosks, sign posts, streetlights and bollards.

**STREETSCAPE** — The built and planted element of a street which define its character.

**STRING COURSE** — See “belt course.”

**STUDIO ROOM** — A guest room or home/office separated from the primary dwelling unit on a given lot, usually located as a second floor to a detached garage, provided same does not have kitchen facilities or shower or bathtub facilities.

**TEXTURE** — The exterior finish of a surface, ranging from smooth to coarse.

**TOWN CENTER PLAN** — Master Regulating Plan for all of the Town Center Zones. Specific regulating plans have been generated from this Town Center Plan.

**TOWN CENTER SUBCOMMITTEE** — The Committee designated by the Planning Board as a subcommittee of the Planning Board for the purpose of reviewing proposed development within the Town Center as further set forth in Chapter 142, Land Use.

**TOWNHOUSE** — A side-by-side attached group of single-family units having a minimum of three units per building. In the case of an end unit, a townhouse is attached on one side to a series of units of the same type. **[Amended 7-12-2001 by Ord. No. 2001-20]**

**TRANSIT STOP (or BUS STOP)** — An identifiable location with adequate pedestrian amenities where a bus can safely stop to load or discharge passengers.

**URBAN APARTMENT** — A residential unit limited to a minimum of 650 square feet and a maximum of 1,400 square feet to be located on any level except the ground floor of any commercial lot type.

**VIEWSHED** — See “public viewshed.”

**VILLAGE** — A contained community in a rural setting surrounded by open space.

**VISUAL TERMINATION** — A point, surface, building, or structure terminating a vista or view, often at the end of a straight street or coinciding with a bend in the established axis.



## LAND USE

VISUALLY IMPERVIOUS — A buffering or screening device which partially or totally blocks the view to, or from, adjacent sites by a discernible factor ranging up to 100%.



## LAND USE

### *142 Attachment 5-2*

#### **Township of Robbinsville**

#### **TOWN CENTER ZONING AND DESIGN REGULATIONS**

##### **SECTION 2:**

##### **STREET REGULATING PLAN**

**[Amended 8-12-1999 by Ord. No. 99-17; 7-12-2001 by Ord. No. 2001-20; 12-11-2003 by Ord. No. 2003-30]**

Street Regulating Plan contains 11 street types that shall be built to the specifications set forth in this chapter. The 11 categories of the Street Regulating Plan can be found within this section as follows:

##### **CATEGORIES:**

- A. Street Classification Inventory
- B. Residential Lane
- C. Commercial Alley
- D. Residential Street
- E. Residential Street (One-Way)
- F. Avenue Type 1
- G. Avenue Type 2
- H. Avenue Type 3
- I. Commercial Mixed Use Street
- J. Town Center Exchange
- K. Town Boulevard
- L. Main Street - Route 33
- M. Highway - State Route 130

##### **STANDARDS:**

1. All lanes, alleys, streets, avenues, and boulevards developed within the designated Town Center zones must conform to the standards as defined in the Street Regulating Plan.

## ROBBINSVILLE CODE

2. The street configurations were designed to meet the needs of projected traffic, pedestrian volume and circulation. In addition, the streets have been specifically designed to provide a sense of enclosure, enhance neighborhood character, visually terminate in specific locations and provide physical and visual access to public places in the Town Center. Each street type has been dimensioned and specified for right-of-way, street pavement, parkway, sidewalk, landscaping, lighting, drainage, parking, average daily traffic (ADT), and curb radii. Each street type designated on the Street Regulating Plan refers to Diagrams in this section.
3. The following shall apply to all streets, avenues, and boulevards:
  - A. All streets, avenues, and boulevards must have a rear lane except on lots specified in the Street Regulating Plan.
  - B. Parallel parking shall be provided on all street types unless designated otherwise in the Street Regulating Plan. Diagonal head-in parking may be permitted along the front of commercial uses and/or the community green. Curbside parking shall not be permitted within 25 feet of an intersection.
  - C. Planted parkways shall be provided, except where the road abuts the community green. The parkway shall be a minimum of five feet in width. Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk in commercial areas shall be larger. At corners, handicapped ramps shall be provided. Sidewalks in commercial areas shall be continued across street surfaces using paving materials to delineate crosswalks.
  - D. Curbing shall be required on all streets except where specified on lanes and where designated on the Street Regulating Plan. Curb radii is specified in the individual street type descriptions of the Street Regulating Plan.
  - E. Granite block curbing, or equivalent, is recommended. Such curbing shall not extend more than six inches above the finished pavement on all streets.

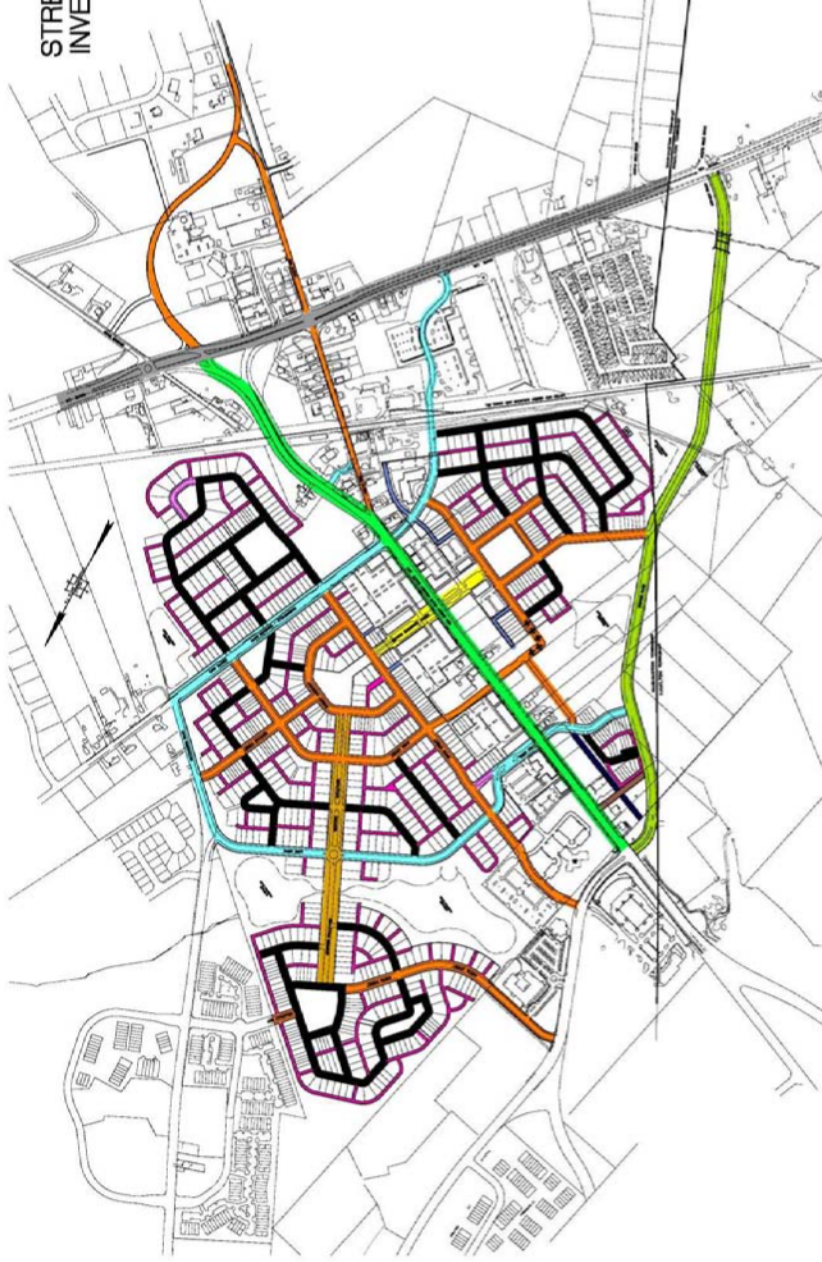
# LAND USE

## Street Classification Inventory

### STREET CLASSIFICATION INVENTORY

- One Way Residential
- Avenue Type 1
- Avenue Type 1 Variant A
- Avenue Type 2
- Avenue Type 3
- Commercial Mixed
- Town Boulevard
- Route 33
- Commercial Alley
- Residential Street
- Residential Lane
- Route 120
- Commercial Lane
- Commercial Access Easement

**NOTES:**  
 1) SEE THE COMPREHENSIVE ZONING MAP FOR THE LOCATION AND CONTINUATION OF THE AVENUE TYPE 1 LOT LOCATIONS AND CONTINUATION.  
 2) SEE SECTION CONDITIONS FOR ANY EXCEPTIONS TO DESIGN CONTROLS FOR SPACED AREA.



Robbinsville Town Center

STREET REGULATING PLAN

Section 2

REVISED 10/8/03

ROBBINSVILLE CODE

Residential Lane

[Amended 7-12-2001 by Ord. No. 2001-20]

RESIDENTIAL LANE



NOTES:  
1) LET LINES ARE CONCEPTUAL ONLY. THEY ARE NOT ATTACHED  
TO PRELIMINARY LOT LAYOUTS AND COMPLETION.  
2) CONCEPTUAL LINES ARE NOT TO BE USED FOR ANY  
CONSTRUCTION OR DESIGN.

Robbinsville Town Center Plan

Section 2

STREET REGULATING PLAN

REVISED 12/10/00

## RESIDENTIAL LANE

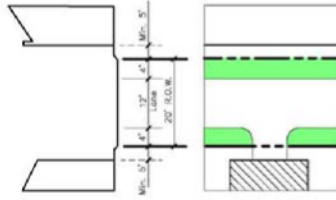
### SPECIFICATIONS

Traffic Flow	Two way
Parking	None
Right-Of-Way	20 ft.; Where two lanes intersect each other, a triangular corner cutoff shall be provided 15 ft. in length along each property line.
Pavement Width	12 ft.
Speed	10 MPH
Curb Radius	5 ft. at intersections with other classes of streets.
Drainage	25 ft. at intersections between two residential lanes.
Pedestrian Realm	No curbs allowed. Sheet flow to shoulder. Catch basins prior to intersection sidewalk or at intersection with another lane.
Pedestrian Crossing	On Pavement.
Average Daily Traffic	Sidewalks cross alleys at grade.
Street Lighting	< 200 Lighting is required at intersections. Additional lighting standards – See Section 5.
Landscaping	Cross. Vegetated ground covers or shrubs between carway and right-of-way line. Flower gardens or vegetable gardens also permitted. Incorporated in pavement width.
Bicycle Path	

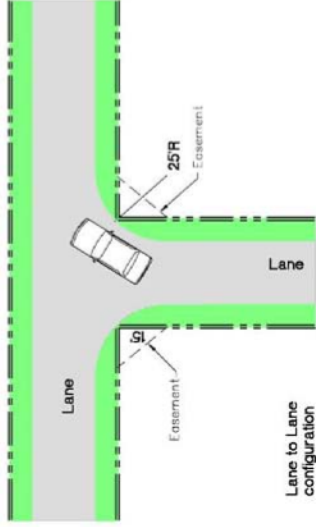
Residential lanes and commercial alleys have unique design characteristics. Residential lanes are important to provide access to parking and to insure the integrity of the streetscape. They will have low ADT and low vehicular speed. The lanes are generally green in character which gives value to the lots and neighborhood.

Curbing shall not be permitted except at corners of intersections with other street types. At such intersections curbing shall be required along the corner radius as far as the intersection extends. The curb radius shall be consistent with the elevation of the sidewalk at the point of the intersection.

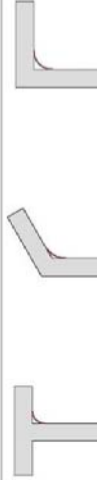
Lane lighting shall be provided on all garages or on a pole adjacent to parking areas. Lighting fixtures and poles shall be of consistent architectural quality and style to compliment the predominant architectural theme.



Section 2



Lane to Lane configuration



25 ft. curb radius

Greater angles may require a greater curb radius

25 ft. curb radius

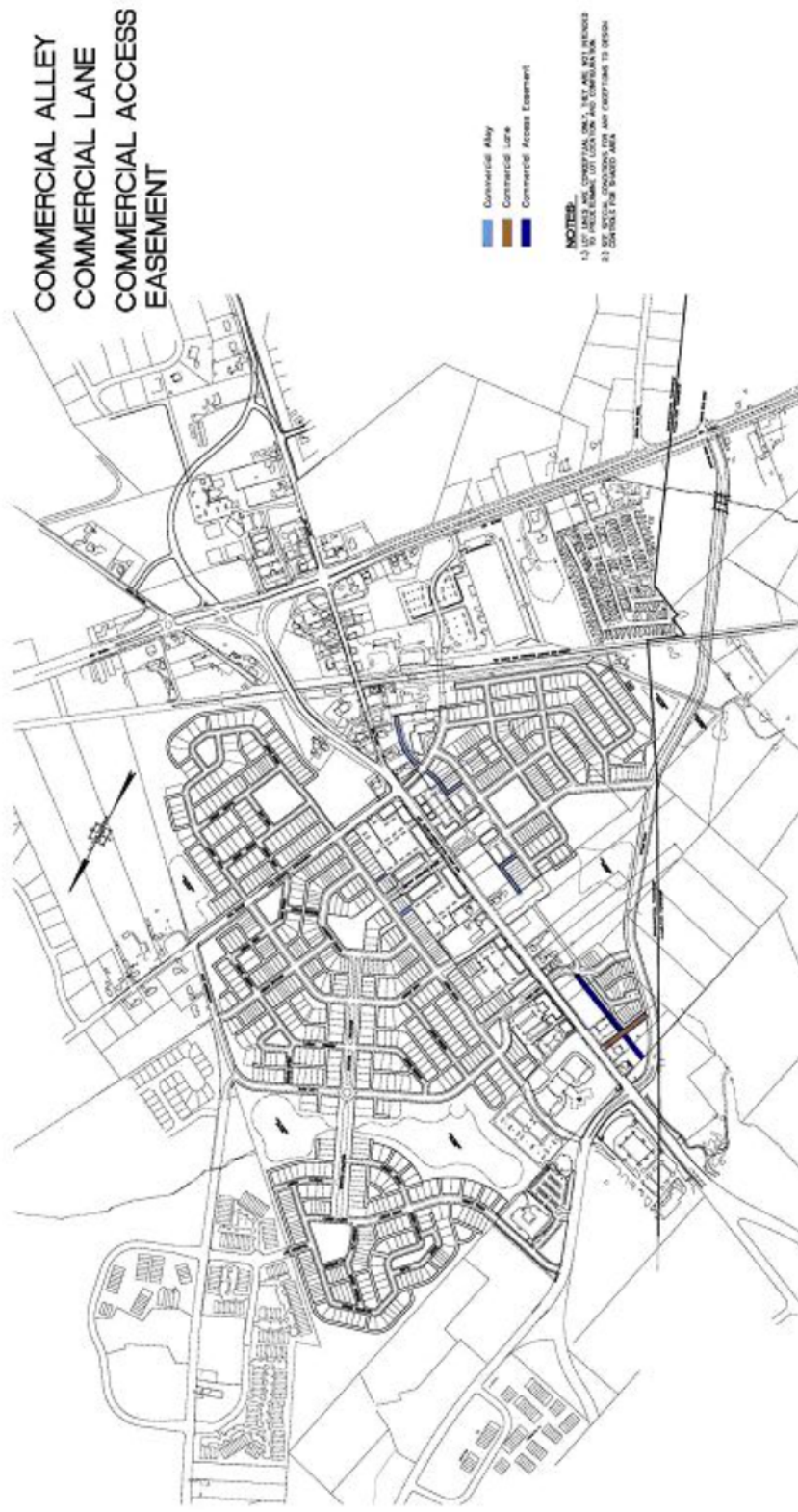
Residential lanes connect in various angles, greater than but not less than 90 degrees. The curb radius for the intersection of two residential lanes shall be 25 ft. to accommodate movement of garbage trucks and snow plows. At 90 degree intersections a triangular corner cutoff shall be provided from the adjoining lot extending 15 ft. along each property line. A lesser cutoff, with dimensions sufficient to maintain a green border area, shall be provided where residential lanes intersect at an angle greater than 90 degrees.

Street Regulating Plan



ROBBINSVILLE CODE

Commercial Alley



Robbinsville Town Center Plan

Section 2

STREET REGULATING PLAN

REVISED 12/10/03





ROBBINSVILLE CODE

Residential Street



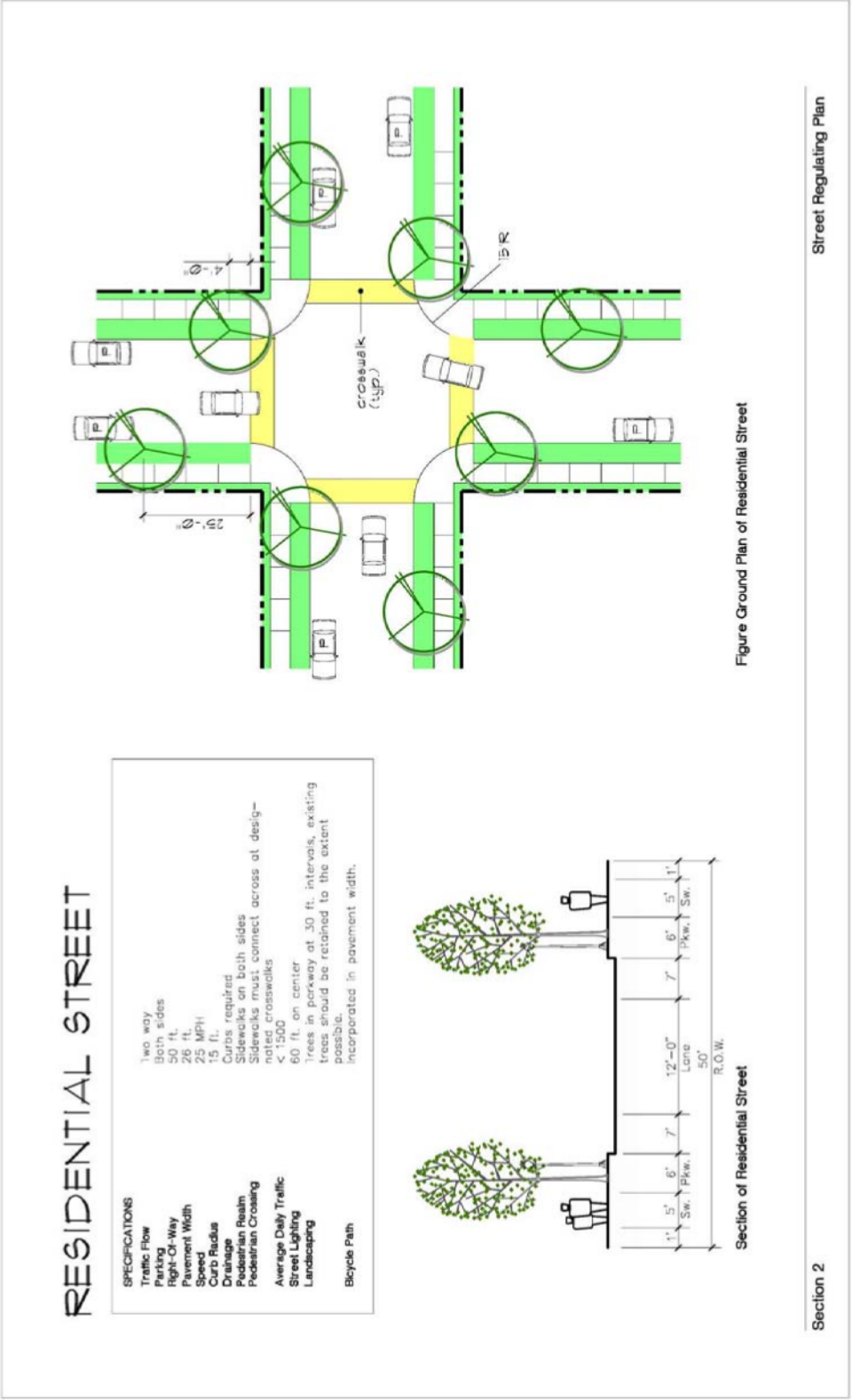
Robbinsville Town Center Plan

Section 2

STREET REGULATING PLAN

REVISED 12/10/03

# LAND USE



ROBBINSVILLE CODE

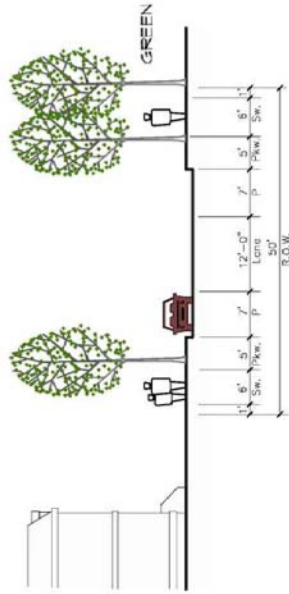
Residential Street (One-Way)



# LAND USE

## RESIDENTIAL STREET (ONE WAY)

SPECIFICATIONS	
Traffic Flow	One way
Turning	Both sides
Right-Of-Way	50 ft.
Pavement Width	26 ft.
Speed	25 MPH
Stop Radius	10 ft.
Drainage	Curbs required
Pedestrian Right-of-Way	Sidewalks on both sides
Pedestrian Crossing	Sidewalks must connect across at designated crosswalks
Average Daily Traffic	< 1500
Street Lighting	80 ft. on center
Landscaping	Trees in parkway at 30 ft. intervals, existing trees should be retained to the extent possible.
Bicycle Path	Incorporated in pavement width.



Street Section of One Way Residential Street

Section 2

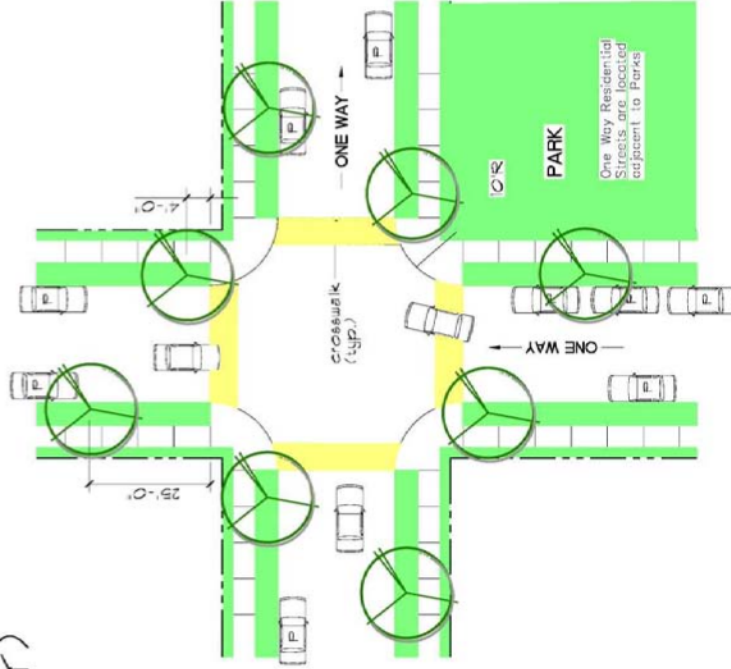


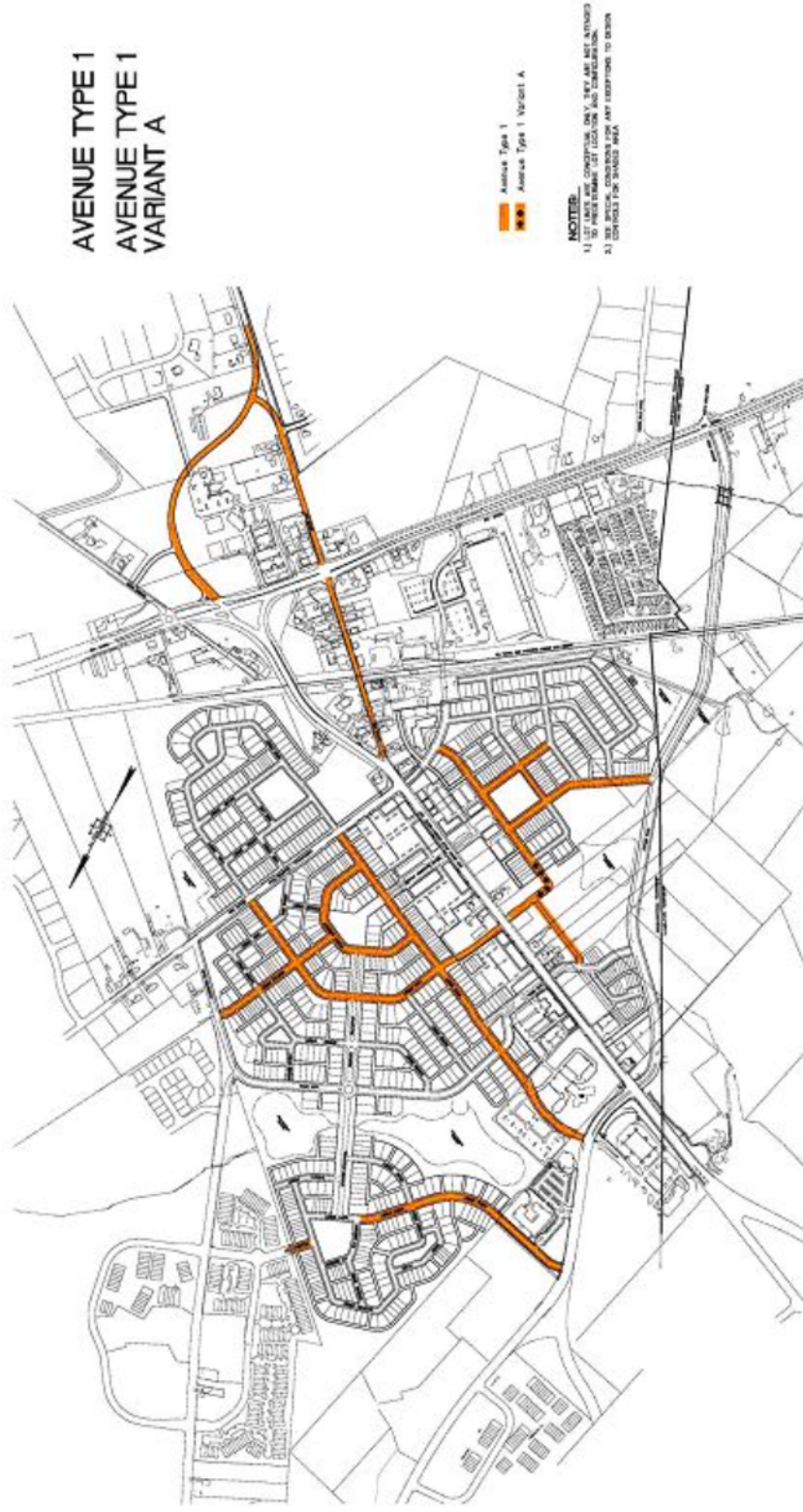
Figure Ground Plan of One Way Residential Street

Street Regulating Plan



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Avenue Type 1



Robbinsville Town Center Plan

Section 2

STREET REGULATING PLAN

REVISED 12/10/03

AVENUE TYPE 1

SPECIFICATIONS •	
Traffic Flow	Two way
Parking	Both sides except in historic section of Robbinsville
Right-Of-Way	66 ft.
Pavement Width	36 ft.
Speed	25 MPH
Curb Radius	15 ft.
Drainage	Curbs required
Pedestrian Realm	Sidewalks on both sides
Pedestrian Crossing	Sidewalks must connect across at design- marked crosswalk markings or texture
Average Daily Traffic	< 1500
Street Lighting	80 ft. on center along those sections with housing frontage. 50 ft. on center along sections trees in parkway at 30 ft. intervals, existing trees should be retained to the extent possible.
Landscaping	Incorporated in pavement width.
Bicycle Path	

• Except in historic Robbinsville which deserves special consideration.

AVENUE TYPE 1 - VARIANT A

SPECIFICATIONS	
Traffic Flow	Two way
Parking	None
Right-Of-Way	54 ft.
Pavement Width	24 ft. (12 ft. x 2)
Speed	25 MPH
Curb Radius	25 ft.
Drainage	Curbs required
Pedestrian Realm	Sidewalks on both sides
Pedestrian Crossing	Sidewalks must connect across at design- marked crosswalk
Average Daily Traffic	< 1500
Street Lighting	80 ft. on center along sections with housing frontage. 50 ft. on center along sections with commercial frontage.
Landscaping	Trees in parkway at 30 ft. intervals, existing trees should be retained to the extent possible
Bicycle Path	None – bicycles mix with traffic

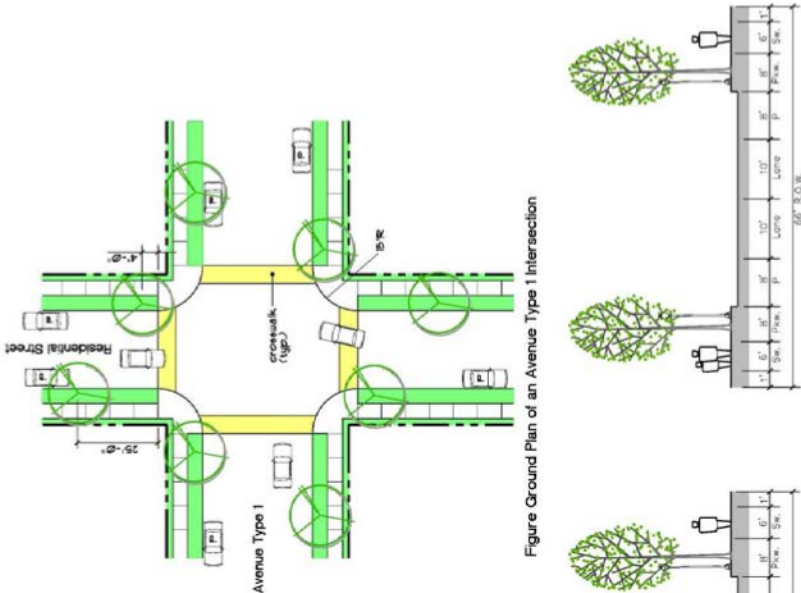
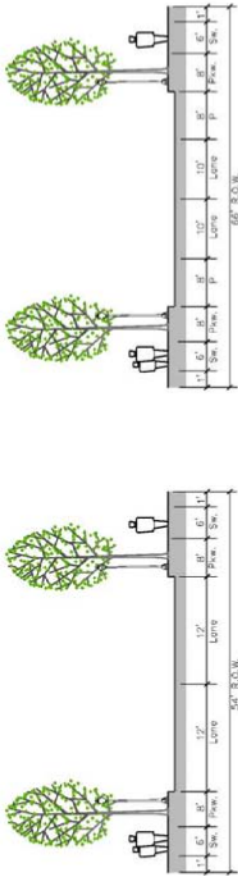


Figure Ground Plan of an Avenue Type 1 Intersection



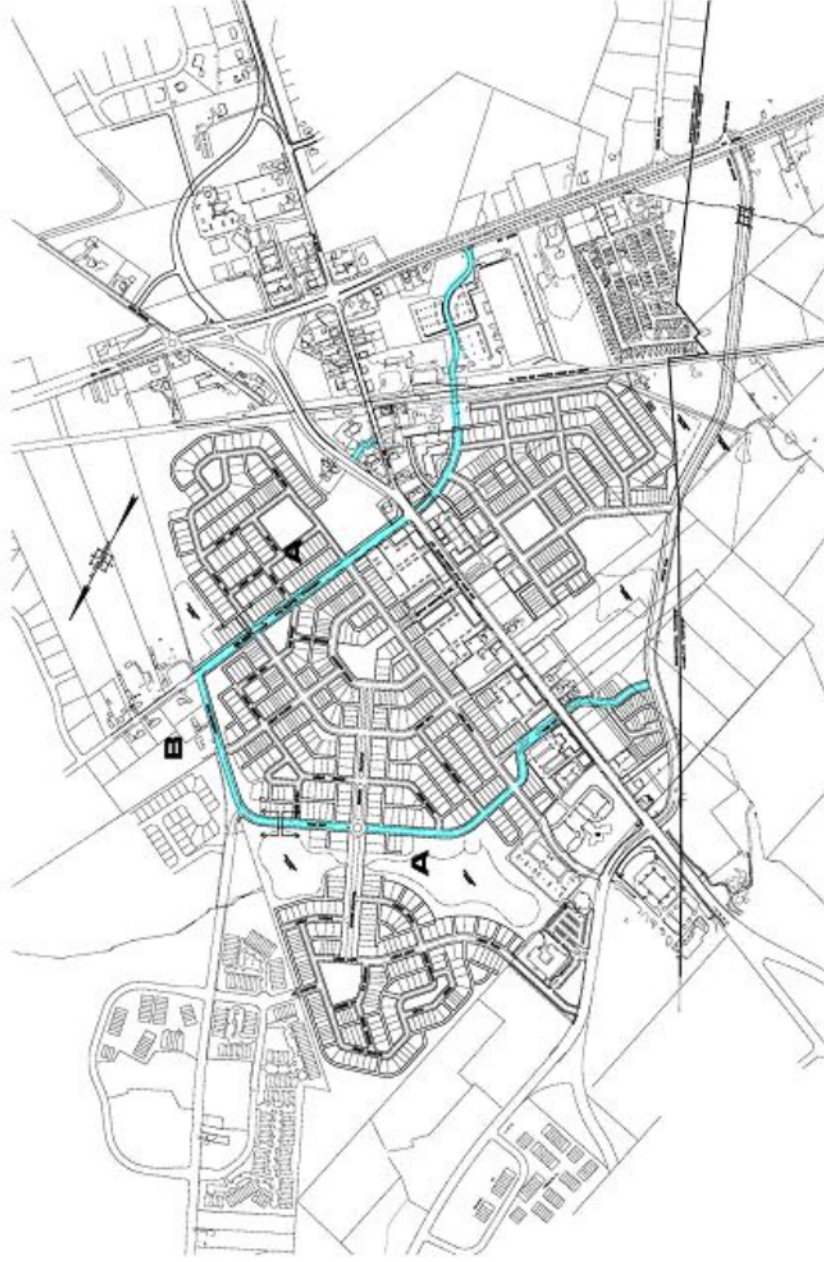
Section of Avenue Type 1 - Variant A

Section of Avenue Type 1

Street Regulating Plan  
REVISED 10/8/03

ROBBINSVILLE CODE

Avenue Type 2



AVENUE  
TYPE 2

NOTES:  
1) LET LINES AND CONCEPTS ONLY. THEY ARE NOT INTENDED  
TO PRESENT A SET DESIGN AND CONSTRUCTION.  
2) THE DESIGN IS FOR INFORMATION ONLY AND IS SUBJECT TO DESIGN  
3) THE DESIGN IS FOR INFORMATION ONLY AND IS SUBJECT TO DESIGN

Robbinsville Town Center Plan

Section 2

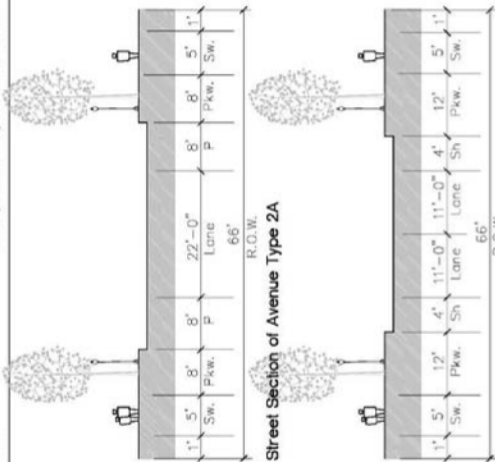
STREET REGULATING PLAN

REVISED 12/10/03



# AVENUE TYPE 2

SPECIFICATIONS	
Traffic Flow	Two way
Parking	Both sides on section A none on section B
Right-Of-Way	66 ft.
Pavement Width	(A) 38 ft. (B) 30 ft.
Speed	35 MPH
Curve Radius	15 ft.
Drainage	Curbs required
Pedestrian Realm	Sidewalks on both sides
Pedestrian Crossing	Sidewalks must connect across of design-nated crosswalks
Average Daily Traffic	< 3500
Street Lighting	80 ft. on center
Landscaping	Trees in parkway at 30 ft. intervals, existing trees should be retained to the extent possible.
Bicycle Path	Incorporated in pavement width.



Section 2

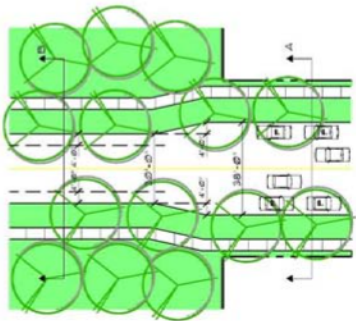


Figure Ground Plan of the Transition from section A to B

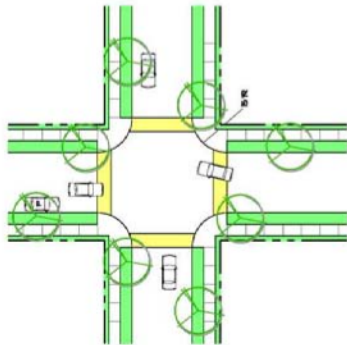


Figure Ground Plan of a Type 2 Intersection

ROBBINSVILLE CODE

Avenue Type 3



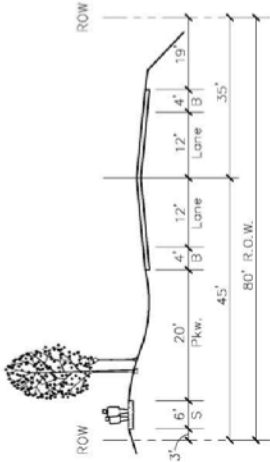
Robbinsville Town Center Plan

Section 2

STREET REGULATING PLAN

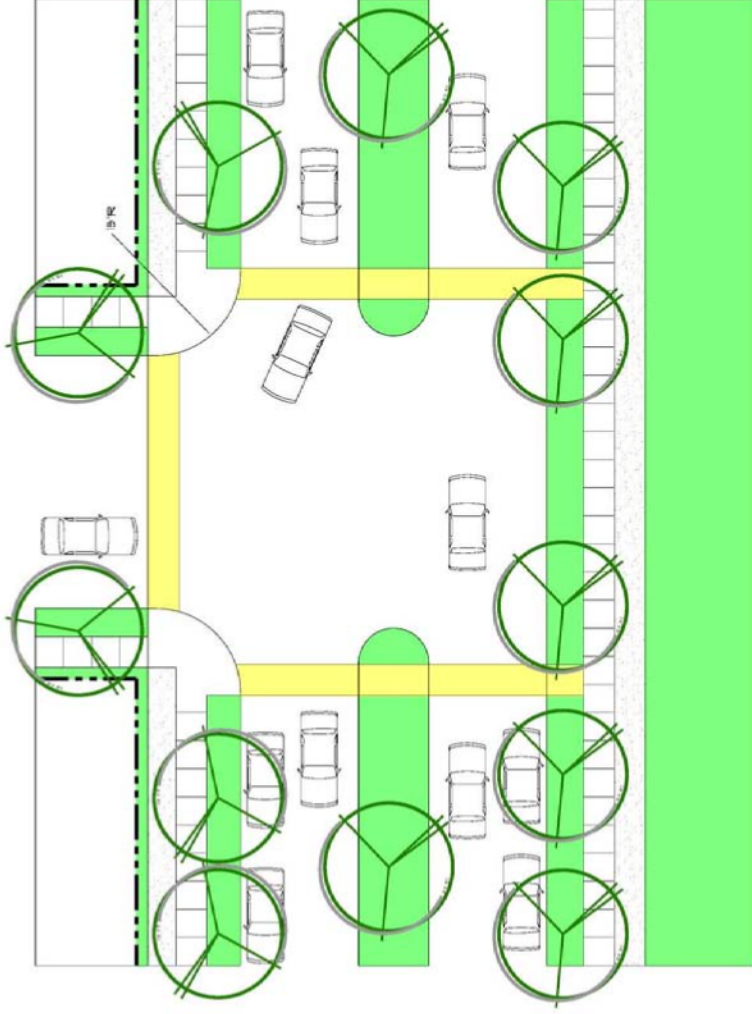
AVENUE TYPE 3

SPECIFICATIONS	
Traffic Flow	One lane in each direction
Parking	No parking
Right-Of-Way	80 ft.
Pavement Width	32 ft.
Speed	35 MPH
Curve Radius	15 ft.
Drainage	Curbs required
Pedestrian Realm	Sidewalks on both sides
Pedestrian Crossing	Sidewalks must connect across at designated crosswalks
Average Daily Traffic	< 7500
Street Lighting	80 ft. on center
Landscaping	Trees in parkway at 30 ft. intervals, existing trees should be retained to the extent possible.
Bicycle Path	Incorporated off pavement next to sidewalk



Avenue Type 3 Section

ROBBINSVILLE CODE



Type 3 Avenue intersecting with Residential Street

Section 2

LAND USE

Commercial Mixed Use Street



Robbinsville Town Center Plan

Section 2

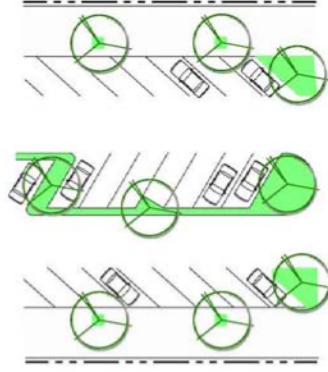
STREET REGULATING PLAN

Street Regulating Plan

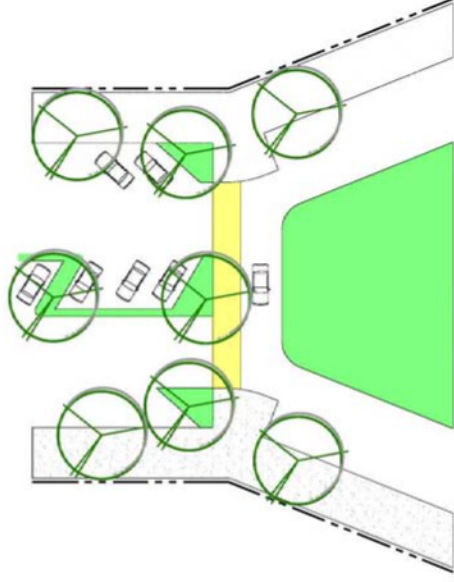


# COMMERCIAL MIXED-USE STREET

<b>SPECIFICATIONS</b>	Two way
Traffic Flow	Both sides and center
Parking	124 ft. max.
Right-Of-Way	78 ft.
Pavement Width	25 MPH
Speed	15 ft.
Curb Radius	Curbs required
Drainage	Sidewalks 15 ft. wide along angled parking configurations as shown. Planting spaces between parking spaces for trees and shrubs. Streets must connect across with designated crosswalk.
Pedestrian Realm	40 ft. on center
Street Lighting	Trees in sidewalk at 35' o.c. intervals.
Landscaping	Planting spaces between cars shall have a tree as shown in the figure ground plan below.
Bicycle Path	Incorporated in pavement width.
Special Conditions	A minimum of two story buildings are required along this street section.



Mixed-Use Street Figure Ground Plan



Pedestrian Crossing at Town Center  
Pedestrian safe havens are created through curb bump outs and islands. Pedestrian crossing shall be delineated by a crosswalk.



Mixed-Use Street Section

Section 2

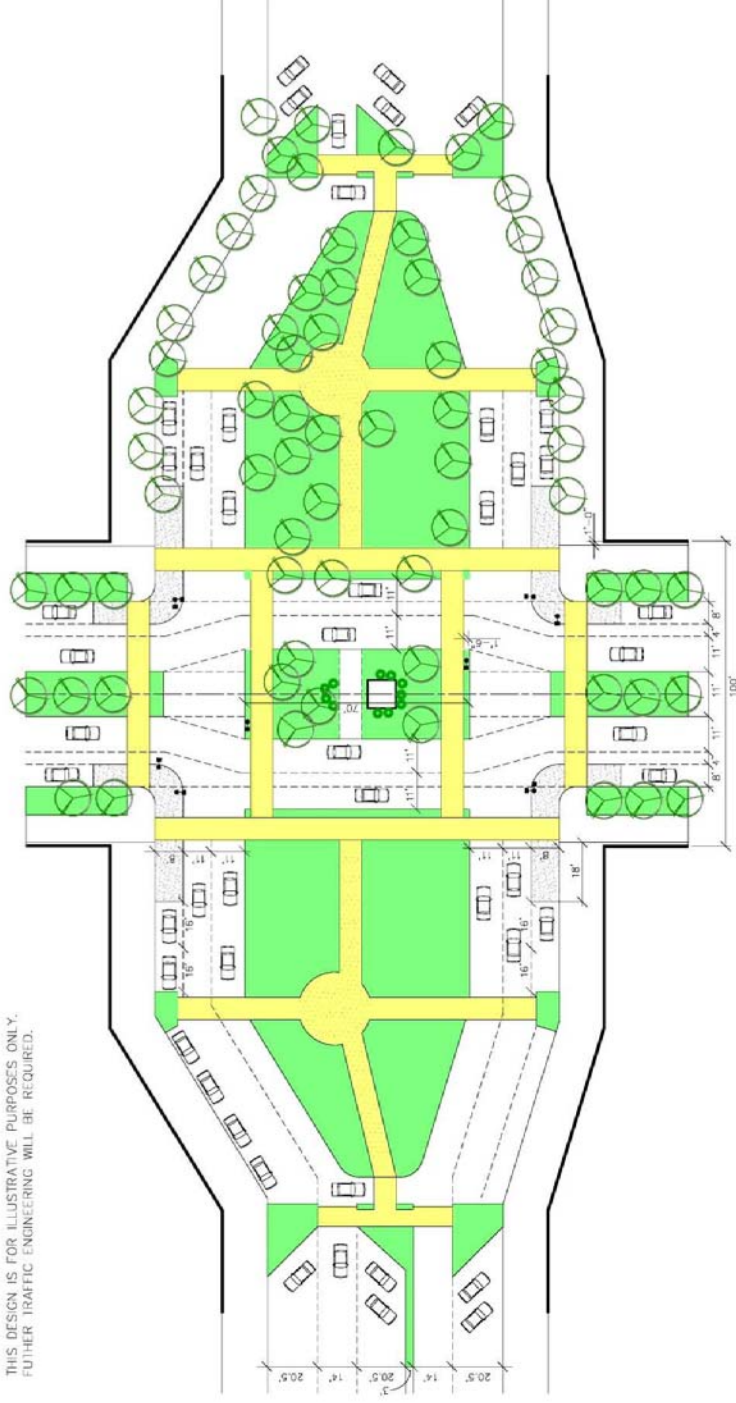
ROBBINSVILLE CODE

The Town Center Exchange

THE TOWN CENTER EXCHANGE

Intersection at Main Street (Route 33)

THIS DESIGN IS FOR ILLUSTRATIVE PURPOSES ONLY.  
FURTHER TRAFFIC ENGINEERING WILL BE REQUIRED.



Section 2

Street Regulating Plan

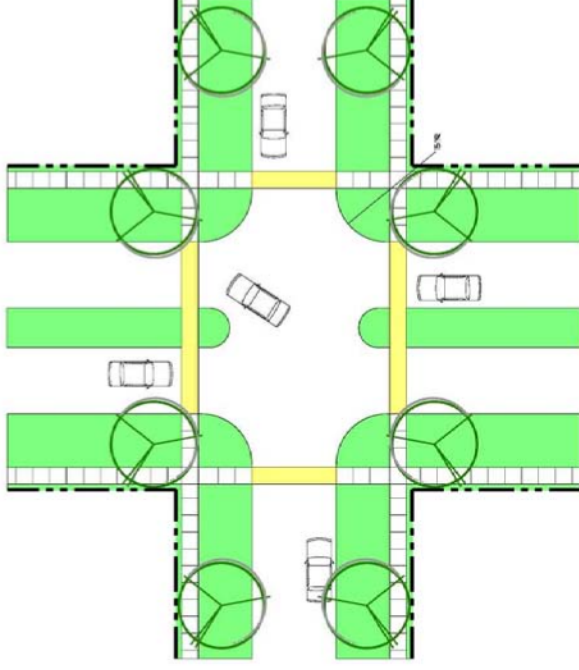




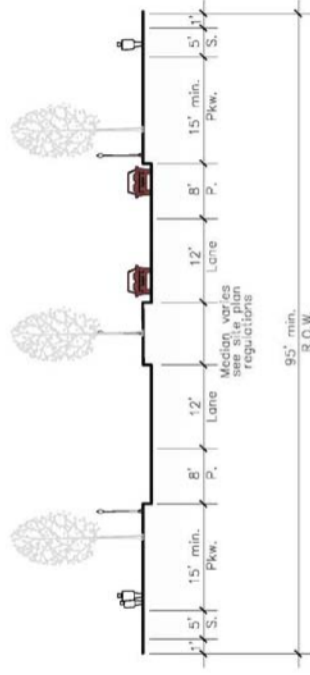
# LAND USE

## TOWN BOULEVARD

SPECIFICATIONS	
Traffic Flow	Two way
Right-Of-Way	None
Right-Of-Way	95' ft. to 150' ft.
Pavement Width	40' ft.
Speed	35 MPH
Curb Radius	15' ft.
Drainage	Curbs required
Pedestrian Realm	Sidewalks on both sides
Pedestrian Crossing	Sidewalks must connect across at designated crosswalks
Street Lighting	60' ft. on center for both sides of the street and median, lights on the center median should offset side light by 30' feet.
Landscaping	Trees in parkway at 30' ft. intervals, existing trees should be retained to the extent possible.
Bicycle Path	Incorporated in pavement width.



Typical street intersection with a residential street



Section 2

Street Regulating Plan

ROBBINSVILLE CODE

Main Street - Route 33



Robbinsville Town Center Plan

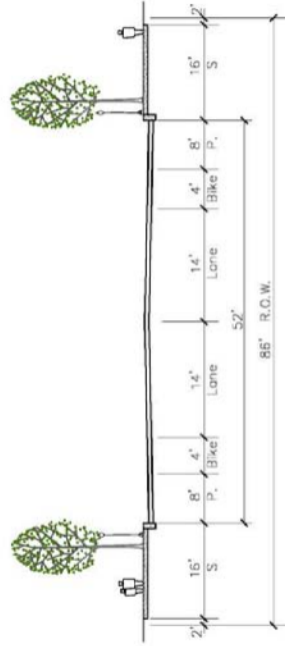
STREET REGULATING PLAN

Section 2

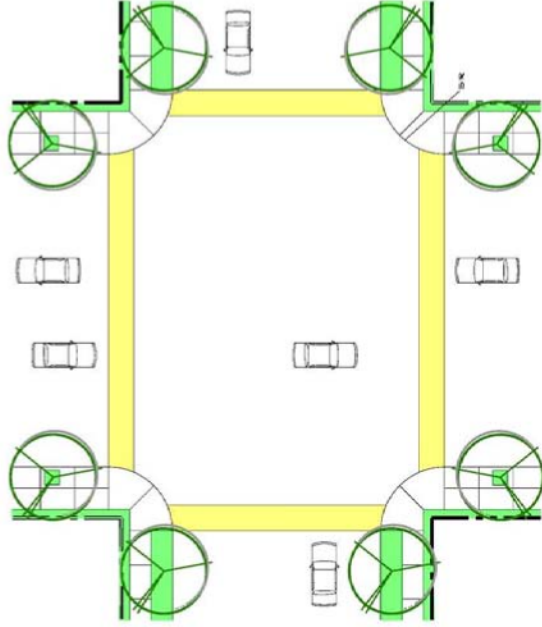
# LAND USE

## ROUTE 33 (MAIN STREET)

SPECIFICATIONS	
Traffic Flow	Two way
Parking	Both sides
Right-Of-Way	86 ft.
Pavement Width	52 ft. (26 ft. x2)
Speed	25 MPH
Curb Radius	15 ft.
Drainage	Curbs required
Pedestrian Realm	Sidewalks on both sides
Pedestrian Crossing	Sidewalks must connect across at designated crosswalks
Street Lighting	40 ft. on center for both sides of the street median. Lights on the center median should offset side light by 20 feet.
Landscaping	Trees in sidewalk at 35 ft. intervals, existing trees should be retained to the extent possible.
Bicycle Path	Incorporated in street.



Main Street Route 33 Section



Typical Intersection Figure Ground Plan  
Main Street with Residential Street

Section 2

Street Regulating Plan  
REVISED 1/15/99

ROBBINSVILLE CODE

Highway - State Route 130



Robbinsville Town Center Plan

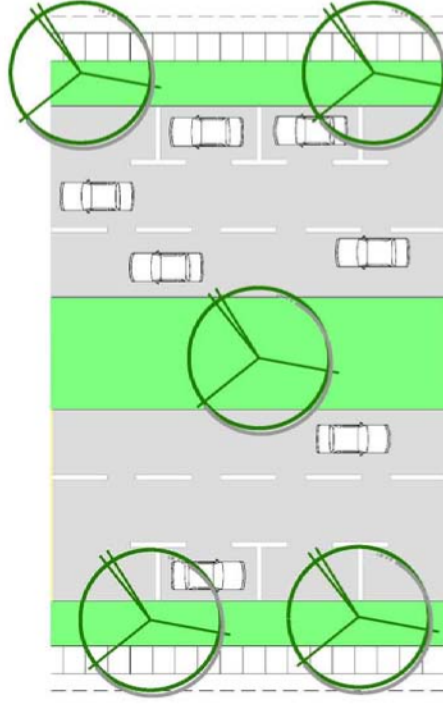
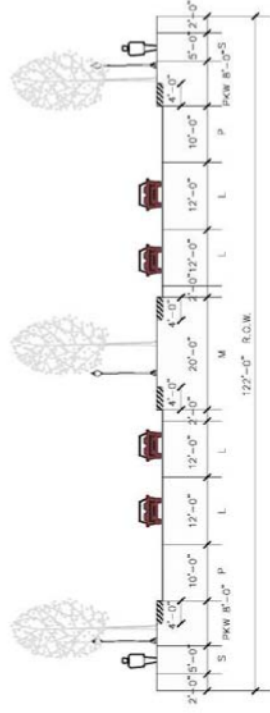
Section 2

STREET REGULATING PLAN

# LAND USE

## HIGHWAY 130

SPECIFICATIONS	
Traffic Flow	Two way
Parking	Both sides
Right-Of-Way	120 ft.
Pavement Width	68 ft. (36 ft. x 2)
Speed	20 ft.
Curio Radius	Curbs required
Drainage	Sidewalks on both sides
Pedestrian Route	Sidewalks must connect across with
Pedestrian Crossing	designated crosswalk
Average Daily Traffic	80 ft. on center for both sides of the street and
Street Lighting	median. Lights on the center median should
	offset side light by 40 feet.
	Trees in parkway and median at 30 ft. intervals.
	existing trees should be retained to the extent
	possible. Trees shall be set back 4 ft from the
	curb edge as shown.
	Incorporated in pavement width.
Landscaping	
Bicycle Path	



Section 2

Street Regulating Plan



## LAND USE

*142 Attachment 5-3*

### **Township of Robbinsville**

#### **TOWN CENTER ZONING AND DESIGN REGULATIONS**

##### **SECTION 3:**

##### **BUILDING REGULATING PLAN**

**[Amended 8-12-1999 by Ord. No. 99-17; 7-12-2001 by Ord. No. 2001-21; 12-11-2003 by Ord. No. 2003-30]**

Section 3 of this document, Building Regulating Plan, contains three categories of standards that must be addressed for all proposed development located within the Town Center Zones. The three categories of the Building Regulating Plan can be found within this section as follows:

##### **CATEGORIES:**

###### **A. Town Center Zone Plans**

###### **B. General Residential Standards**

1. Housing Unit Count
2. Development Credit Use
3. General Residential Standards

Transfer Development Rights Map

Village House with Lane

Village House without Lane

Narrow Lot

Duplex

Townhouse

###### **C. Commercial Standards**

Commercial One Story

Commercial/Office/Retail/Apartment 2-4 Story

Live/Work Unit

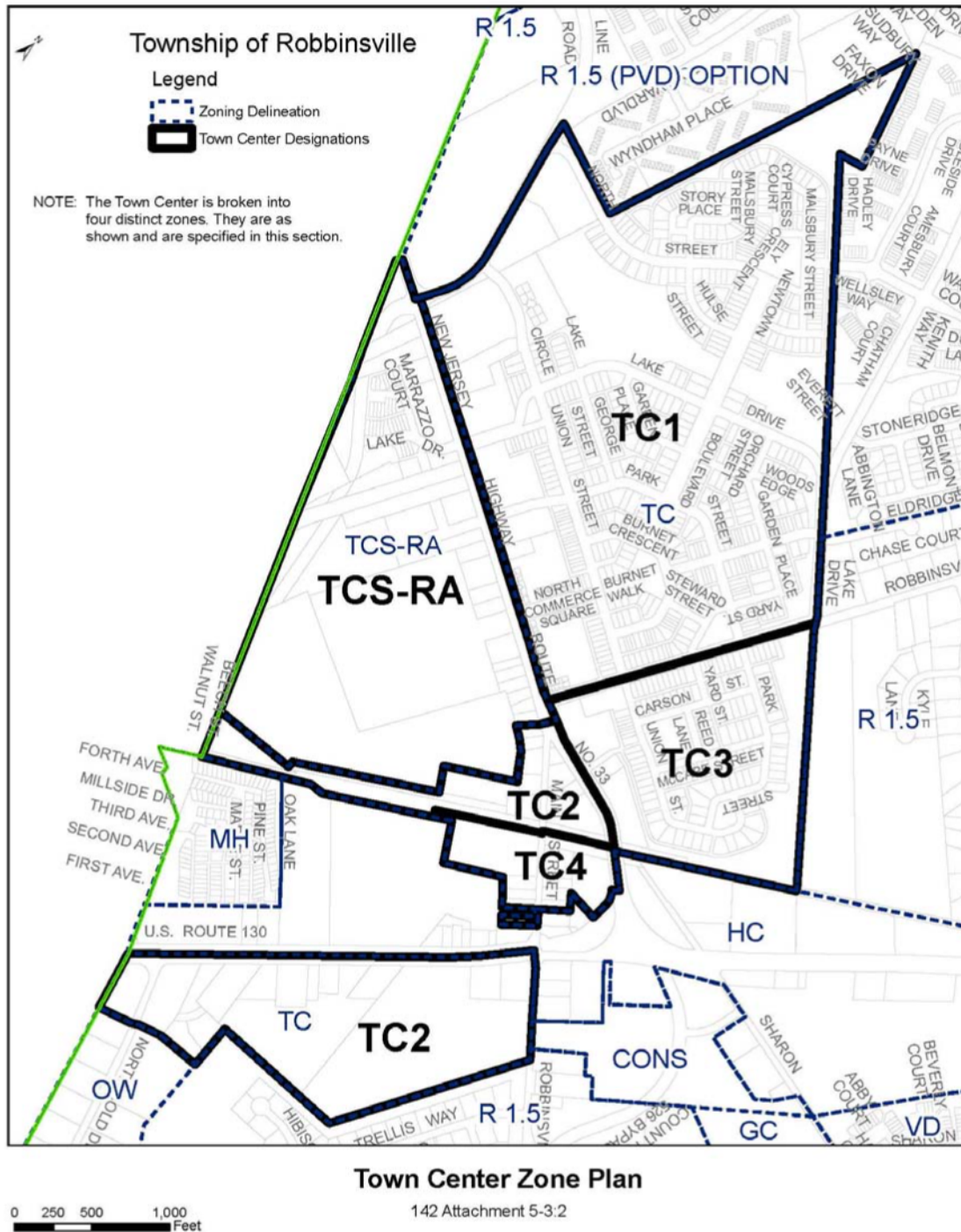
Public and Semipublic Uses and Community Facilities within the Town Center

###### **D. Civic Lot Types**



# ROBBINSVILLE CODE

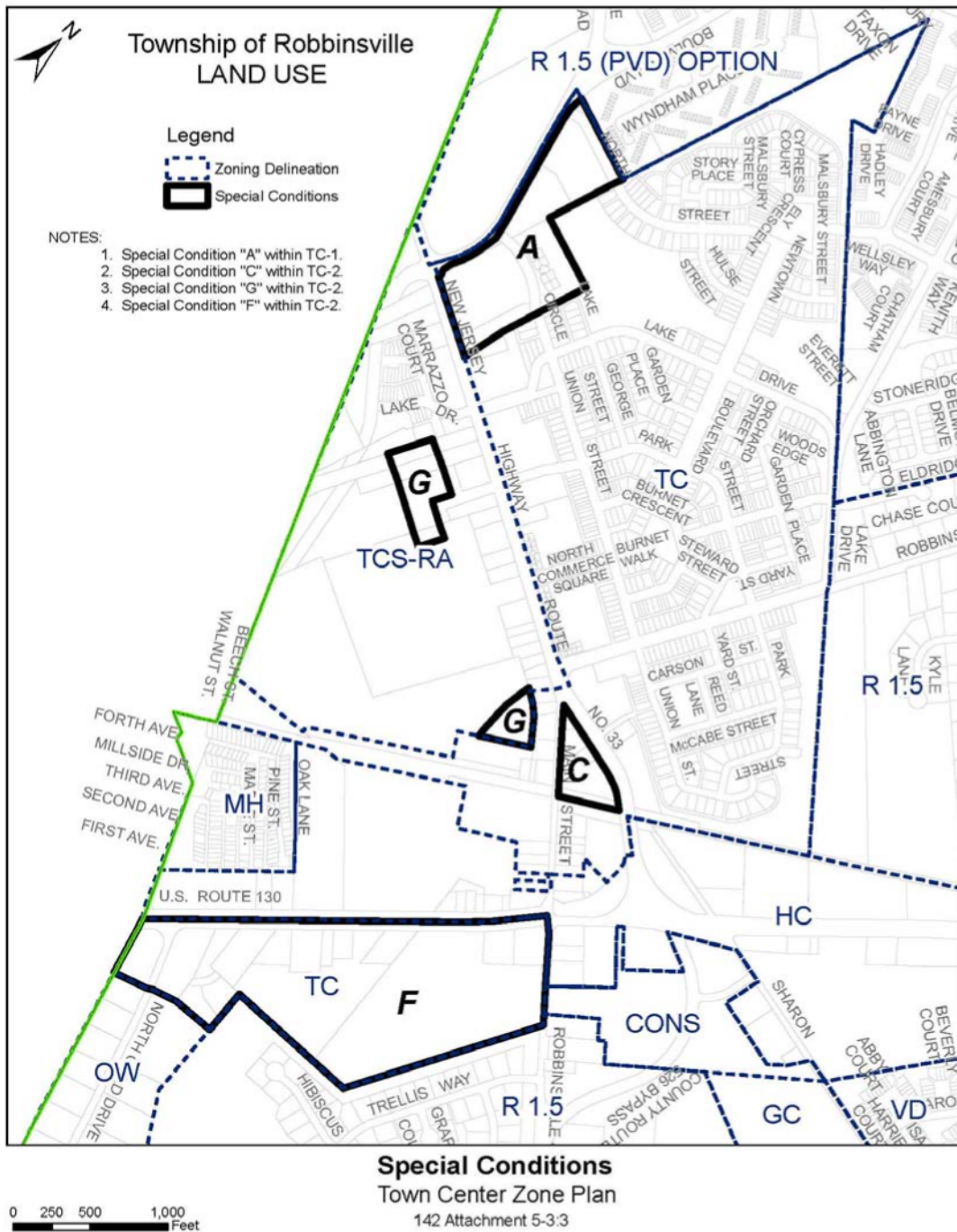
## TOWN CENTER ZONE PLAN [Amended 6-14-2013 by Ord. No. 2013-12]





# LAND USE

## SPECIAL CONDITIONS TOWN CENTER ZONE PLAN [Amended 6-14-2013 by Ord. No. 2013-12]



## ROBBINSVILLE CODE

### B. GENERAL RESIDENTIAL STANDARDS

[Amended 7-10-1997 by Ord. No. 97-14; 12-11-2003 by Ord. No. 2003-30]

1. Housing unit count. The area designated as Town Center is approximately 371.4 acres which represents about three percent of the total land area within Robbinsville Township. The Town Center is divided into four different zones with distinct specifications for development in each zone. In addition, there are special condition areas that have been created in response to unique conditions. The table/chart that follows estimates the residential build-out within the four zones of the Town Center, excluding all the special condition areas except Special Condition "G". The number of units should represent the upper limit that can be developed within the standards set forth in the Building Regulating Plan. The intent of the table/chart is to ensure that infrastructure is adequate and that the resulting built environment is appropriately balanced between housing types and commercial uses.

The "base gross density" in the table/chart is the "by right" gross density that underlies the Town Center zones. The "bonus gross density" is the added development opportunity if the land is developed in accordance with all of the standards found in the Street Regulating and Building Regulating Plans. These standards include architectural, bulk, capacity and design standards. The "enhanced gross density" is a bonus incentive for participants who not only adhere to the development standards but who are willing to purchase the development rights to developable lots in lower density zones in Robbinsville Township, or to develop affordable housing units that are authorized by the Robbinsville Township Council.

#### TC-1

The formula used to calculate the density for TC-1 is as follows:

#### **Gross Acreage = 158 Acres**

Base Density	@ 1.5 d.u./ac	=	237 units
Bonus Density	@ 0.9 d.u./ac	=	142 units
Enhanced Density <sup>2, 3</sup>	@ 1.2	=	190 units
Foxmoor Transfer <sup>1</sup>		=	141 units
Total Units in TC-1 <sup>4</sup>		=	710 units

<b>TC-1 Housing Count Mix =</b>	<b>Min.</b>	<b>Max.</b>
Village Houses	5%	20%
Narrow Lots	25%	40%
Town Houses	15%	25%
Duplex	15%	20%
Urban Apartments	10%	25%
Live/work Units	0%	5%

## ROBBINSVILLE CODE

### TC-2

The formula used to calculate the density for TC-2 is as follows:

**Gross Acreage (Excluding TC-2 Special Condition B, D, E, F) = 109.5 Acres**

Base Density	@ 4.2 d.u./ac	=	460 units
Bonus Density	@ 0.37 d.u./ac	=	40 units
Enhanced Density <sup>2, 3</sup>	@ 0.37 d.u./ac	=	40 units
Total Units in TC-2		=	540 units

<b>TC-2 Housing Count Mix =</b>	<b>Min.</b>	<b>Max.</b>
Village Houses	5%	20%
Narrow Lots	10%	20%
Town Houses	15%	25%
Duplex	5%	20%
Urban Apartments	10%	25%
Apartment/Condominium	10%	25%
Live/work Units	0%	5%

### TC-3

The formula used to calculate the density for TC-3 is as follows:

**Gross Acreage = 44 Acres**

Base Density	@ 1.5 d.u./ac	=	66 units
Bonus Density	@ 0.5 d.u./ac	=	22 units
Enhanced Density <sup>2, 3</sup>	@ 1.0 d.u./ac	=	44 units
Total Units in TC-3		=	132 units

<b>TC-3 Housing Count Mix =</b>	<b>Min.</b>	<b>Max.</b>
Village Houses	30%	50%
Narrow Lots	20%	40%
Town Houses	5%	20%
Duplex	15%	30%

### TC-4

Maximum permitted number of new housing units as of the date of this ordinance: = **10 units**.

Each TC zone has a specific number of assigned housing units. It is the responsibility of the Planning Board, during the process of application review, to determine if an applicant meets the housing unit number requirements as explained below. It is also the responsibility of the Planning Board to provide to the developer, upon request, the total number of housing units remaining for any TC zone.

## LAND USE

- <sup>1</sup> Foxmoor transfer is based on the fact that 319 housing units have been approved for the Foxmoor site. It is estimated that 178 units will be constructed on the Foxmoor site. This allows any portion of the 141 unit balance to be transferred into the TC Zone. Should the Developer of Foxmoor wish to transfer more than 141 units, each unit over 141 would have to be transferred to a TDR receiving area on the Town Center plan and follow the rules established in the ordinance for TDR.
- <sup>2</sup> Including housing units transferred in by Transfer of Developmental Rights (TDR)
- <sup>3</sup> Including units developed when affordable units are added at a ratio of 4:1.
- <sup>4</sup> For purposes of unit count, each Assisted Care Unit shall not count as any residential unit in the TC Zone for which the units are permitted.

## ROBBINSVILLE CODE

2. Transfer of Development Rights. The total number of housing units can be additionally increased by purchasing the development rights to any developable lots in all lower density zones in Robbinsville Township. The lots should be permanently retired for open space preservation, parks, agriculture or other reasons as may be determined to be appropriate by the Township Council. The specifics of how this process is to be implemented is to be determined by the Township Council, and to be approved by the Planning Board. Each preserved lot in the undeveloped areas of Robbinsville Township will allow additional housing units to be transferred to designated TDR reserved areas in the TC-1 and TC-3 zones. The ratio of developable units retired to actual units transferred will be based on the economics of the transfer. The plan anticipated the transfer of approximately 75 to 100 housing units into the aforementioned zones. The additional units, as a result of transferred development rights, will increase the total housing units within a TC zone, and all of the added housing must conform to all the regulations of this article as specified in the Street Regulating Plan (Section 2), the Building Regulation Plan (Section 3), the Site Plan Regulations (Section 4), and the Design Regulations (Section 5) and shall conform to the unit mix ratio as established for the appropriate TC district.

### 2.1 General Residential Zone Criteria. [Added 5-26-2005 by Ord. No. 2005-12]

- a. Housing unit count. The area designated as Town Center is approximately 371.4 acres, accounting for about 3% of the total land area within Robbinsville Township. The Town Center is divided into four different zones with distinct specifications for development, Town Center 1 (TC-1), Town Center 2 (TC-2), Town Center 3 (TC-3) and Town Center 4 (TC-4). In addition to the four zones, there are five special condition areas which function as overlay districts. For the purpose of the residential density calculation in the TC-2 District, only the acreage outside of special condition areas has been included. The bonus densities in the TC-1, TC-2 and TC-3 zones shall only be permitted utilizing the methods for increasing density found in § 142-19C(7)(b). The Department of Planning/Zoning shall maintain a Base Grid list of assigned residential units in each Town Center District indicating the number of units occupied, approved and remaining for the base density, bonus density and units transferred from the Foxmoor development:
- b. Development credit use.
  - (1) The use of development credits shall occur as indicated on an approved PURD plan for the receiving area lots that have been specified for development in accordance with § 142-86.<sup>1</sup>
  - (2) Each of the permitted housing types shall be equal to the following development credits for units transferred from the Rural Agricultural District:

Village House:	.90 credit
Narrow House:	.85 credit
Duplex	.70 credit
Townhouse:	.65 credit
Urban Apartment:	.50 credit

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<sup>1</sup> Editor's Note: See now § 142-82.

## LAND USE

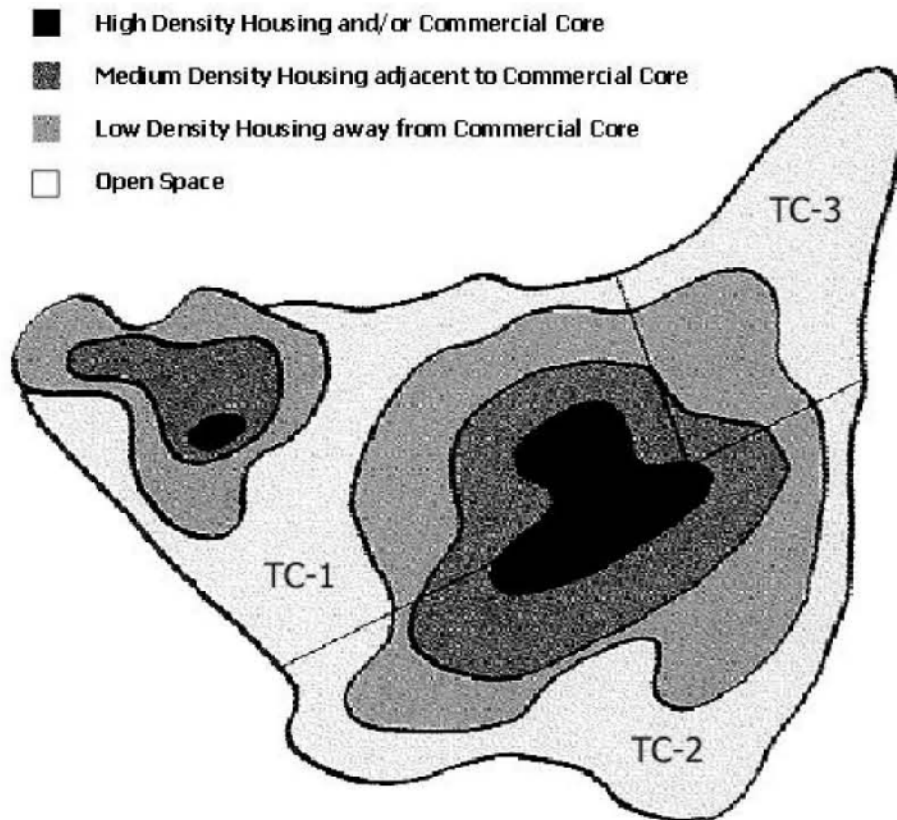
(3) The additional units, as a result of the transfer from the Rural Agricultural District, shall increase the permitted number of units calculated in the formulas in Section 3, Subsection B3a, Housing unit count, hereinabove. The additional permitted units shall otherwise conform to the area, yard and coverage standards of the Street Regulating Plan (Section 2), the Building Regulation Plan (Section 3), Site Plan Regulations (Section 4), the Design Regulations (Section 5) and shall conform to the unit mix ratio for their respective Town Center district.



## ROBBINSVILLE CODE

### 3. General residential standards.

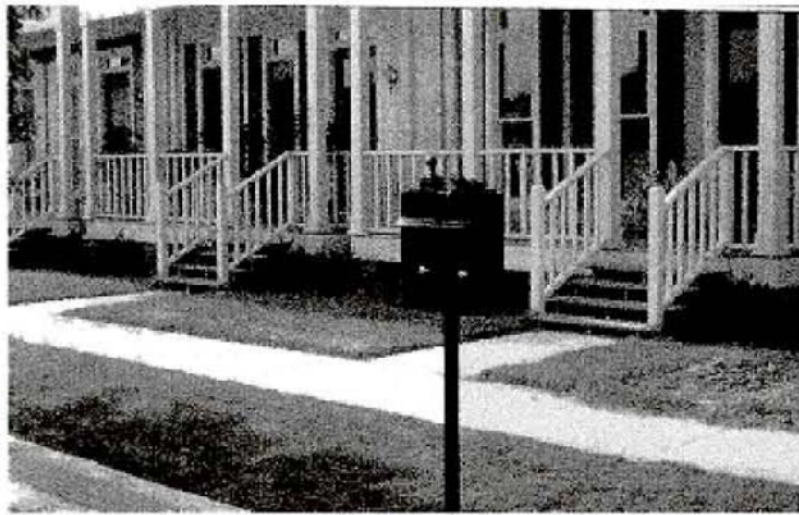
- a. Density variation. Residential net density shall generally decrease from the community green and/or commercial core towards the periphery of the Town Center. A mix of dwelling unit types shall be distributed throughout the Town Center. Smaller lots and higher net density dwellings are generally located closer to the community green and main street commercial core areas. See Diagram below.



**General Diagram of Density Variation within the TC Zones**

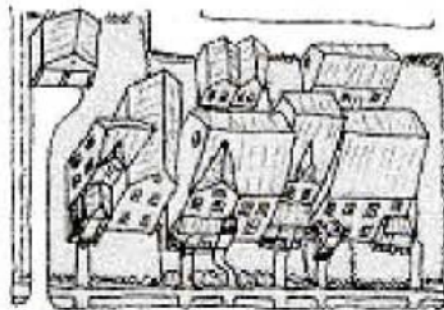
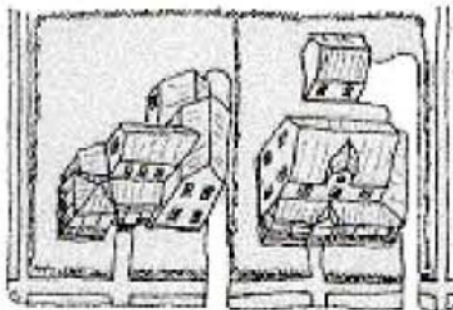


## LAND USE

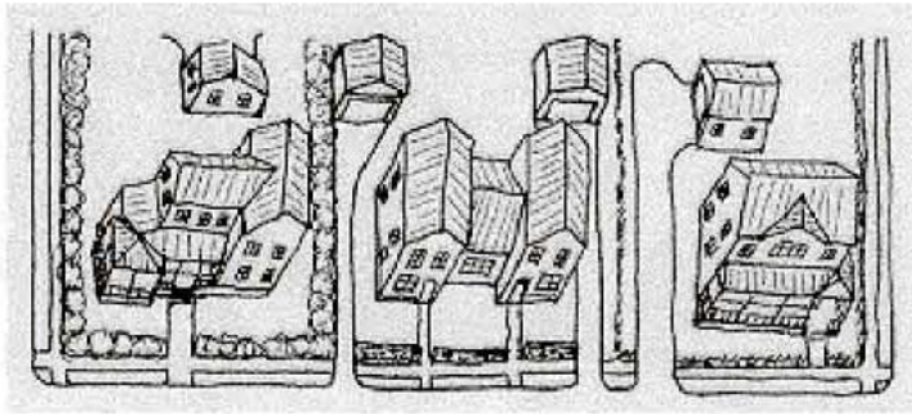


The ground floor level, preferably combined with a covered entry porch, should be raised at least two feet above sidewalk grade to provide security and privacy.

- b. Building variation. Buildings containing dwelling units shall be designed in conformance to the Design Vocabulary as specified in the Building Regulating Plan. Building designs shall vary in terms of footprint, architectural elevations, window placement, type of roof, height, front entrance, and porch locations. Colors, materials, and architectural details should be limited in number, compatibility, and repetition throughout the neighborhood.



## ROBBINSVILLE CODE



- c. Raised ground floor. The ground floor of all residential units shall be raised above the level of the adjacent sidewalk as specified for the various street types. Residential units shall have their ground floors raised above ground level at the front of the building by a minimum of two feet, and residential buildings which are required to comply with ADA standards and State Handicapped Accessibility Codes are exempt from this requirement.
- d. Front yards. All dwelling units, excluding accessory dwellings and urban apartments, shall have a clearly defined front yard using landscaping, hedging, fencing, or a brick or stone wall, none of which shall exceed 3 1/2 feet in height. Accessory dwellings shall only be permitted on village lots with the maximum lot size. **[Amended 7-12-2001 by Ord. No. 2001-20]**
- e. Front porches. A minimum of 50% of dwelling units, except apartments, shall have a front entrance articulated with a covered front entry porch. Front porches shall generally be located on the front of the dwelling facing the sidewalk, but may occasionally be located on the side wall of a dwelling. The size of front entry porches shall be a minimum of six feet deep from the front wall of the dwelling to the enclosing porch rail and a minimum of 10 feet long.
- f. **[Amended 7-12-2001 by Ord. No. 2001-20; 3-15-2007 by Ord. No. 2007-8; 8-26-2010 by Ord. No. 2010-25]**
  - (i) Patios/terraces, decks and rear yards. All dwelling units, except apartments located on upper floors, shall have a private yard or patio designed in accordance with the standards of this chapter and having a minimum of 400 square feet in area. Rear steps and landings are permitted, but may not encroach into the minimum required yard or patio area by more than 20 square feet. Decks in rear yard areas are permitted, provided they are constructed no more than 21 inches above grade. In no case shall rear steps and landings in excess of 21 inches high be closer than 15 feet to side and rear property lines. Property owners may not alter existing

## LAND USE

property grade without Township approval. The yard or patio shall be within an area enclosed by a masonry wall, wooden fence, trellis or lattice, evergreen hedge, vines, or some combination thereof.

- (ii) Replacement of existing fences in rear yard areas. Property owners shall be permitted to replace any existing wooden fence without obtaining a zoning permit when the replacement fence is either made of the same material, same style, same height and thickness and will occupy the same footprint of the existing wooden fence or is replaced with a fence made of white vinyl that is the same style, or similar to, the existing style of fence to be replaced and will occupy the same footprint and be the same height of the fence to be replaced. All replacement vinyl fencing, whether or not a zoning permit is required, shall have a six-inch bottom and top rail and a minimal thickness of the vinyl structural members to be 0.125 inches or approved equal. In instances where the property owner meets the requirements set forth herein, the property owner shall first obtain written approval from the Zoning Officer prior to installation of the replacement fencing. In instances where the property owner fails to meet the requirements set forth herein, a property owner shall be required to obtain a zoning permit before installing any replacement fencing. A manufacturer's specification sheet must be submitted with any zoning application for a zoning permit or request for written approval, as applicable, for such replacement fencing.
  - (iii) Rear walls, fences, or trellises may not be closer than seven feet to the alley right-of-way. In the case of walls, fences or trellises, the height of such yard or patio enclosures shall be five feet to seven feet high. Portions of fencing below five feet shall be of solid material and above five feet in height must be made of a trellis or other semitransparent material and shall be suitable to provide privacy and screen views of neighboring uses, except that the height of any replacement vinyl fencing that does not meet the requirements of Subsection f(ii) above shall be permitted to be a maximum of six feet in height and shall be of solid material and above six feet in height must be made of a vinyl, white trellis or other vinyl, white semitransparent material and shall be suitable to provide privacy and screen views of neighboring uses. Each upper floor apartment dwelling should be provided with a terrace consisting of a minimum of 64 square feet, recessed inside the exterior building wall of the dwelling, or a balcony of 72 square feet projecting on the outside of the building wall. If a terrace or balcony is not provided for upper floor apartments, each dwelling shall be provided with access to a conveniently located common space, park, or green with a minimum size equal to or greater than the total of all combined balconies which should have been provided to serve those residential units which do not have the same. An additional 100 square feet of area per unit shall be included in the common open space. Such additional space shall be designed to accommodate hard surfaces, with places for grills, movable chairs, tables and the like. **[Amended 7-12-2001 by Ord. No. 2001-20; 3-15-2007 by Ord. No. 2007-8]**
- g. Roofline orientation. Roofline orientation shall vary to the highest extent possible. **[Amended 7-12-2001 by Ord. No. 2001-20]**

## ROBBINSVILLE CODE

- h. Garden sheds. Garden sheds not to exceed 50 square feet and six feet in height for homes with two-car garages and not to exceed 30 square feet and six feet in height for homes with one-car garages. Sheds shall be permitted in the rear yards and shall be architecturally attached to the garage's structure. Garden sheds shall be of wood or cement board siding and roof materials similar to that of the main house. Sheds shall not encroach in the required minimum yard area. **[Added 7-12-2001 by Ord. No. 2001-20]**



ROBBINSVILLE CODE

Transfer Development Rights Map



Robbinsville Town Center Plan

Section 3

STREET REGULATING PLAN



LAND USE

Village House with Lane  
[Amended 7-12-2001 by Ord. No. 2001-20]



Robbinsville Town Center Plan

BUILDING REGULATING PLAN

Section 3

Village House (with lane)

LOT WIDTH	60 ft.	72 ft. *
LOT DEPTH	100 ft.	---
LOT AREA	6,000 sq ft.	---
FRONT YARD	15 ft.	25 ft.
REAR YARD	35 ft.	---
SIDE YARDS (Minimum)	One (5 ft.)	Both (12 ft.)
BUILDING COVERAGE	43% Maximum, exclusive of permitted setback encroachments.	
IMPERVIOUS COVERAGE	60% Maximum, inclusive of permitted setback encroachments.	
PRIVATE YARD/PATIO	A village lot shall have a minimum total of 625 square foot yard or patio area consisting of one area at least 25'x25'.	

\*Lots that exceed the maximum lot width may be approved at the discretion of the Robbinsville Town Council Sub-Committee.

Parking

On-site parking shall be provided by an enclosed garage and located in the back yard with access from the lane.

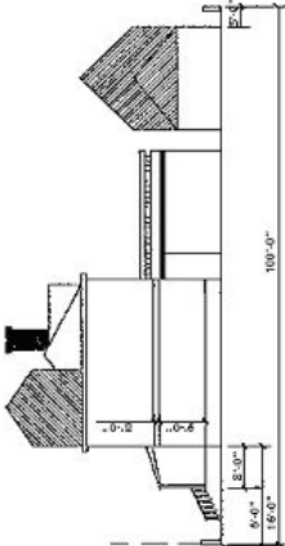
Building Height/Mass

Section 3

Building Regulating Plan

A minimum of 1½, maximum 3½ stories. The ground floor shall be raised a minimum of 2 feet above the sidewalk. It is required that the front porches be at least 6 feet deep.

- \* Chimneys are allowed to extend over the roof ridge by 2 feet
- \* Towers are allowed only on corner lots not to exceed 225 sq ft in area
- \* Second story space above garages shall have a flat, shed, gable, or hip roof at a pitch not to exceed 4/12. Studio rooms are allowed above garage if detached in the rear yard and may extend over the roof ridge. (See section 1 definitions for clarification of Studio)

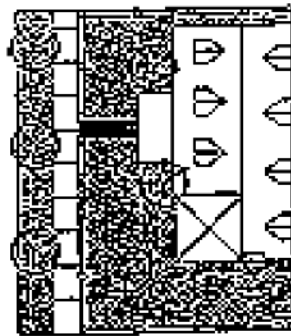


## LAND USE

### Street Edge/Front Yard

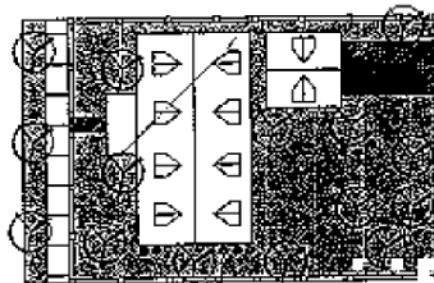
A hedge, picket fence or combination thereof must be placed along the front property line, and must be 3 1/2 feet high with decorative elements on corners and at walk corners at property lines.

Alternative. As an alternative to the street edge requirements and at the discretion of the Township, the applicant may enter into an agreement with the Township to provide alternative enhancement equal in value within the applicant's section of the Town Center.



### Interior Lot

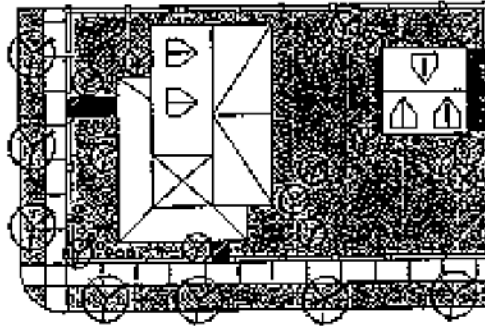
Adjacent lots can be divided by a five-foot-high to seven-foot-high wood fence, hedge, wrought iron fence, brick, or stone wall. Portions of fencing above five feet in height must be made of a trellis or other semitransparent top piece.



## ROBBINSVILLE CODE

### Corner Lot

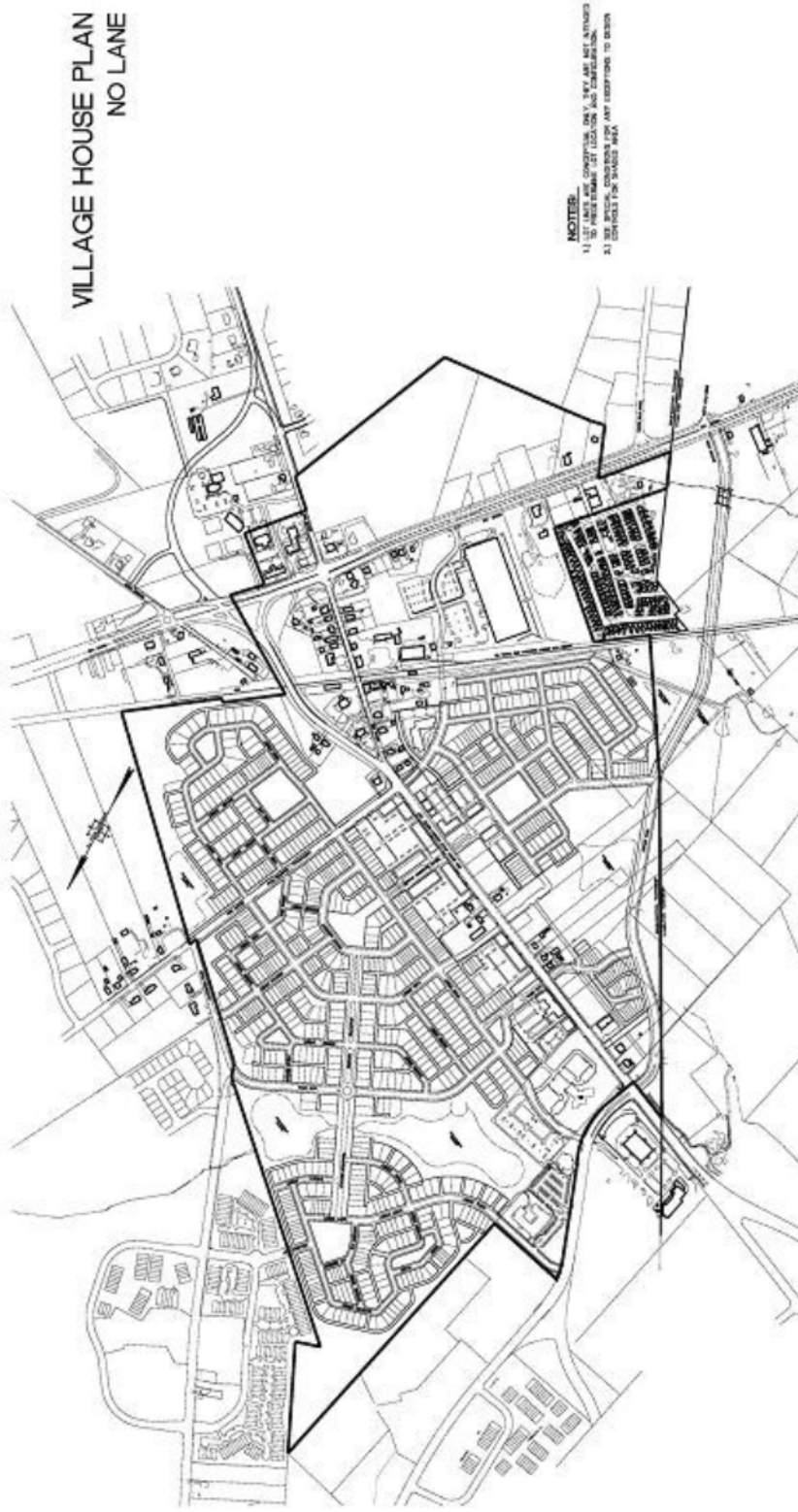
Side streets should be treated the same as front streets. The front porch encroachment may wrap around the corner on a corner lot house. Subject to the specific architecture of the unit, rear yard fencing may extend along the side street and may be between five feet and seven feet high only from the rear property line to a point that is either half of the depth of the unit or the location of the side entry, when provided.





## LAND USE

### Village House Without Lane [Amended 7-12-2001 by Ord. No. 2001-20]



### Robbinsville Town Center Plan

### BUILDING REGULATING PLAN

Section 3

Building Regulating Plan

## ROBBINSVILLE CODE

### **Village House (without lane)**

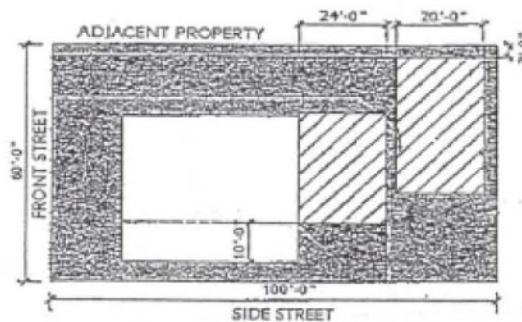
Building standards. See "Village House with Lane."

## LAND USE

### Village House (without lane)

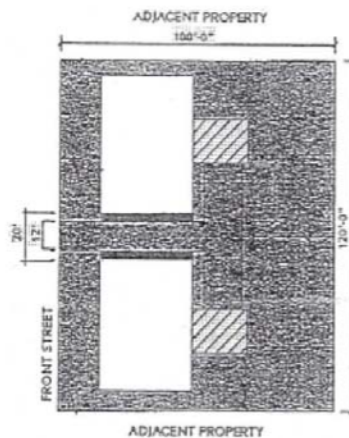
#### Garage Access from the Street

If the Building Regulating Plan shows that the lot is designated to be a Village House without a lane, then the garage can be accessed from the street. When the garage is accessed from the front street, the garage must be located in the rear yard with the driveway running along the side of the house. If the garage is accessed from the side street, a shorter driveway can be used, but the front facade of the garage must be set back at least 10 feet farther than the side street facade of the building. The closest that the driveway can get to the adjacent property line is three feet.



#### Shared Driveway Alternative

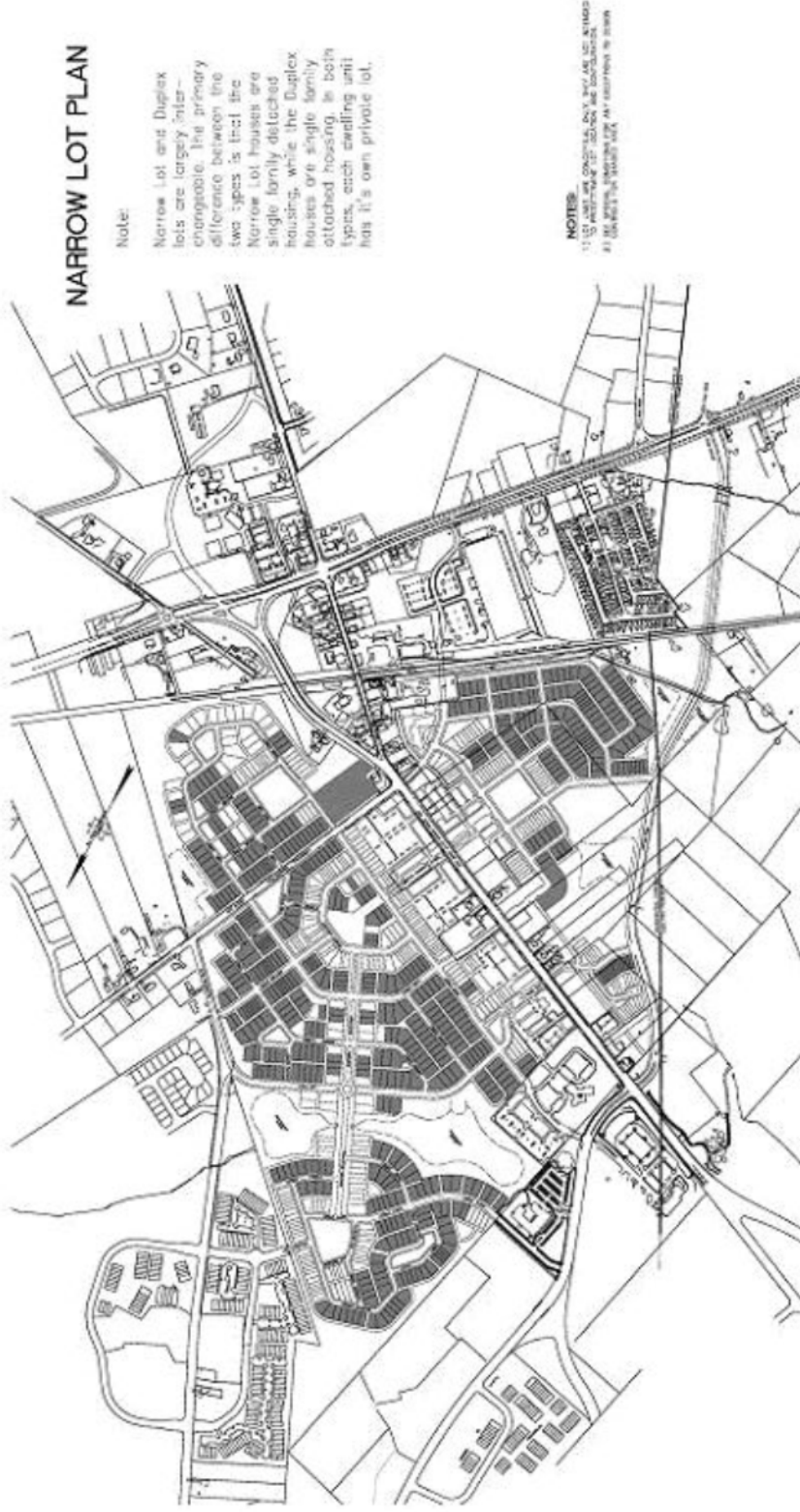
Shared driveway shall be a minimum of 10 feet and a maximum of 12 feet wide. A planting area of a minimum of three feet in width is required between the house and driveway.



ROBBINSVILLE CODE

Narrow Lot

[Amended 7-12-2001 by Ord. No. 2001-20]



Robbinsville Town Center

Section 3

Narrow Lot

	Min.	MAX.
LOT WIDTH	45 ft.	Less than 60 ft.*
LOT DEPTH	100 ft.	---
LOT AREA	4,500 sq ft.	---
FRONT YARD	15 ft.	25 ft.
REAR YARD	35 ft.	---
SIDE YARDS (Minimum)	One (4 ft.)	Both (10 ft.)
BUILDING COVERAGE	48% Maximum, exclusive of permitted setback encroachments except garage linkages.	65% Maximum, inclusive of permitted setback encroachments.
IMPERVIOUS COVERAGE	A Narrow lot shall have a minimum total of 400 square foot yard or patio area consisting of one area at least 18' x 19' and the balance of the area having no dimension less than 10'.	
PRIVATE YARD/PATIO		

\*Lots that exceed the maximum lot width may be approved at the discretion of the Planning Commission.

Parking

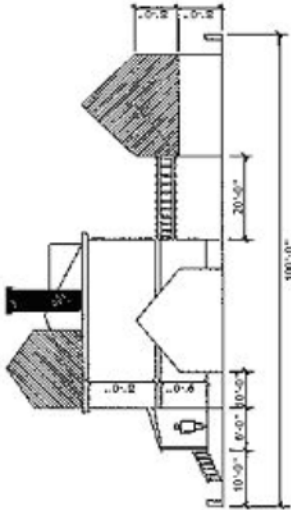
On-site parking shall be provided by an enclosed garage and located in the back yard with access from the lane.

Building Height / Mass

A minimum of 1½, maximum 3½ stories. The ground floor shall be raised a minimum of 2 feet above the sidewalk. It is required that front porches must be at least 6 feet deep.



- Chimneys are allowed to extend over the roof ridge by 2 feet
- Towers are allowed only on corner lots not to exceed 225 sq ft in area
- Second story space above garages shall have a flat, shed, gable, or hip roof at a pitch not to exceed 4/12.
- Studio rooms are allowed above garage if detached in the rear yard and may extend over the roof ridge. (See section 1 definitions for clarification of what a studio is)



Building Regulating Plan

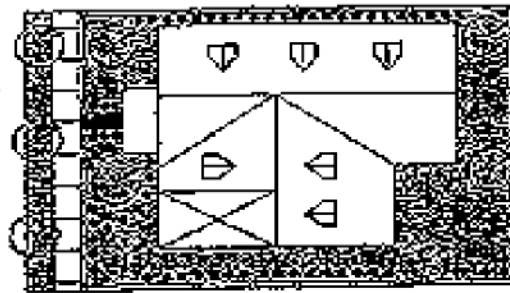


## ROBBINSVILLE CODE

### Street Edge/Front Yard

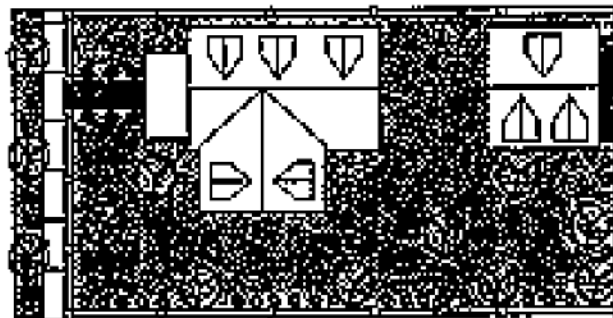
A hedge, picket fence or combination thereof must be placed along the front property line, and must be three feet high with decorative elements on corners at property lines.

Alternative. As an alternative to the street edge requirements and at the discretion of the Township, the applicant may enter into an agreement with the Township to provide alternative enhancement equal in value within the applicant's section of the Town Center.



### Interior Lot

Adjacent lots can be divided by a five-foot-high to seven-foot-high wood fence, hedge, wrought iron fence, brick or stone wall, or combination thereof. Portions of fencing above five feet in height must be made of pickets, lattice, or other semitransparent top options.

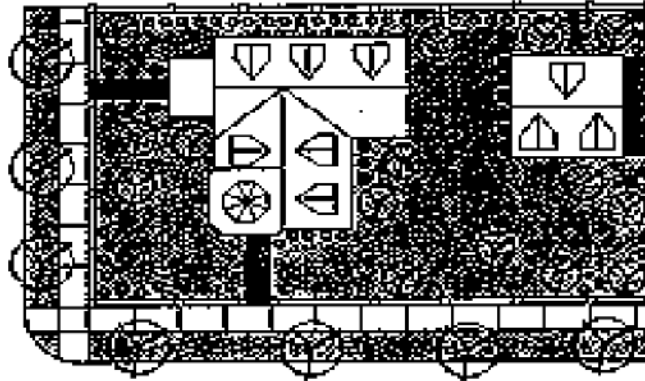




## LAND USE

### Corner Lot

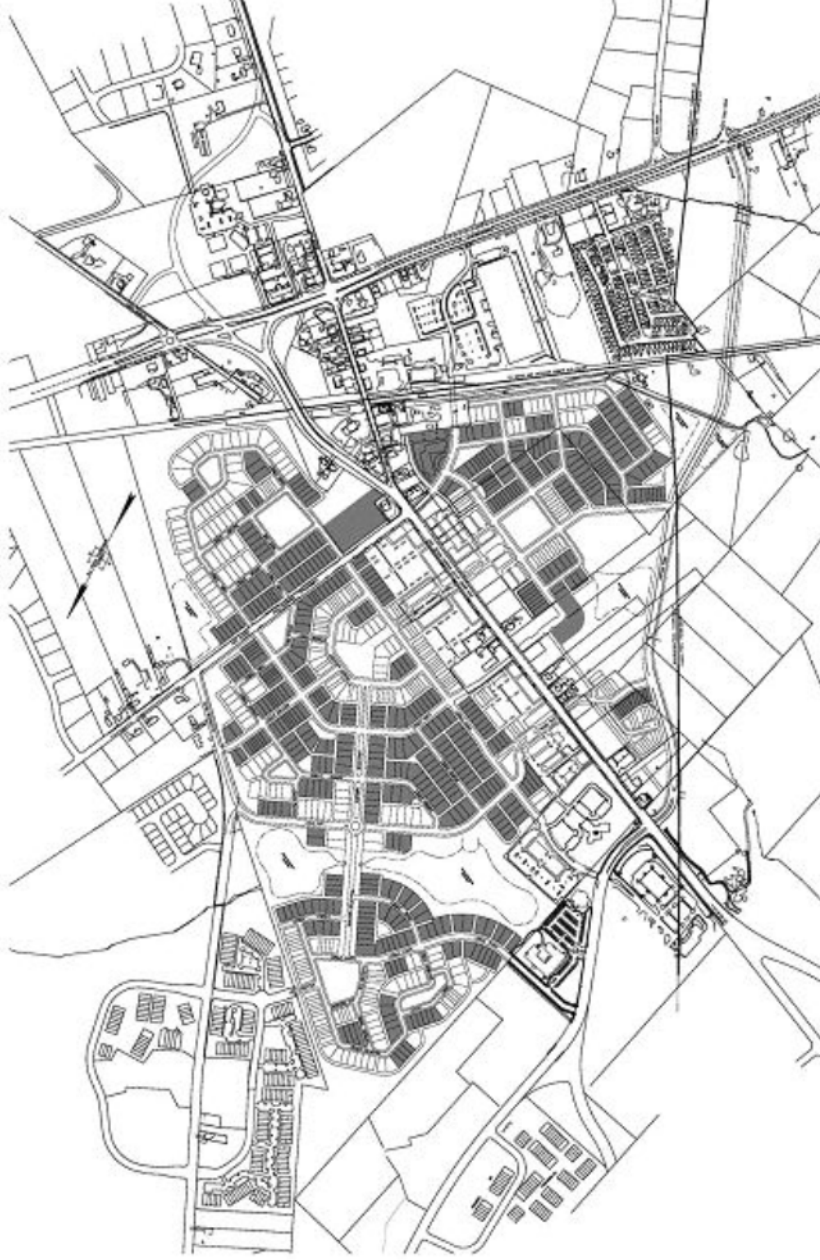
Regulations apply to all sides of the lots that abut a street. Subject to the specific architecture of the unit, rear yard fencing may extend along the side street and may be between five feet and seven feet high only from the rear property line to a point that is either half of the depth of the unit or the location of the side entry, when provided.



ROBBINSVILLE CODE

Duplex

[Amended 7-12-2001 by Ord. No. 2001-20]



DUPLEX PLAN

Note:  
The lot locations for  
Narrow Lot and Duplex  
lots are largely inter-  
changeable. The primary  
difference between the  
two types is that the  
Narrow Lot houses are  
single family detached  
housing, while the Duplex  
houses are single family  
attached housing. In both  
types, each dwelling unit  
has it's own private lot.

NOTES:  
1) LOT 188 AND 189 ONLY ARE NOT INTENDED  
TO BE USED FOR DUPLEX OR NARROW LOT DEVELOPMENT.  
2) LOT 189 IS NOT TO BE USED FOR DUPLEX OR NARROW LOT DEVELOPMENT.

Robbinsville Town Center Plan

Section 3

BUILDING REGULATING PLAN

# LAND USE

## Duplex

	MIN.	MAX.
LOT WIDTH	35 ft.	50 ft.*
LOT DEPTH	100 ft.	---
LOT AREA	3,500 sq. ft.	---
FRONT YARD	15 ft.	25 ft.
REAR YARD	35 ft.	---
SIDE YARDS (Minimum)	7 1/2' (one side)	
BUILDING COVERAGE	50% Maximum, exclusive of permitted setback encroachments.	
IMPERVIOUS COVERAGE	70% Maximum, inclusive of permitted setback encroachments.	
PRIVATE YARD/PATIO	A Duplex lot shall have a minimum total of 400 square foot yard or patio area consisting of one area at least 14' x 23' and the balance of the area having no dimension less than 7.5'.	

\*Lots that exceed the maximum lot width may be approved at the discretion of the Rock Island Township Town & Sub-Committee.

### Parking

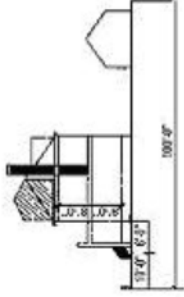
On-site parking shall be provided by an enclosed garage and located in the back yard with access from the lane.

### Building Height / Mass

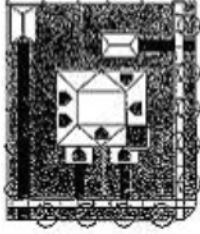
A minimum of 1 1/2, maximum 3 1/2 stories. The ground floor shall be raised a minimum of 2 feet above the sidewalk.

Second story space above garages shall have a flat, shed, gable, or hip roof at a pitch not to exceed 4/12.

Corner units can have tower not exceeding 225 square feet in base area.



Corner Lot



Rear yard parking with driveway access is permitted where lanes are not available. Subject to the specific architecture of the unit, rear yard fencing may extend along the side street and may be between 5' and 7' high, only from the rear property line to a point that is either half of the depth of the unit or the location of the location of the side entry, when provided.

### Section 3

### Building Regulating Plan

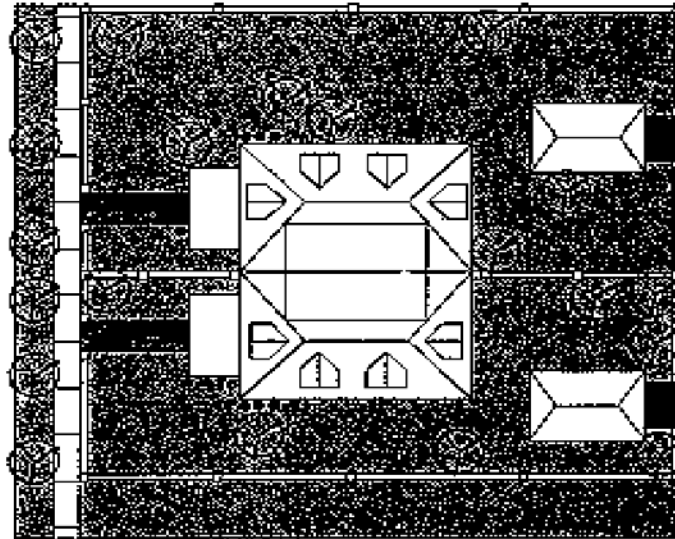
## ROBBINSVILLE CODE

### Street Edge/Front Yard

A hedge, picket fence or combination thereof must be placed along the front property line, and must be three feet high with decorative elements on corners and at property lines.

Alternative. As an alternative to the foregoing requirements and at the discretion of the Township, the applicant may enter into an agreement with the Township to provide alternative enhancements equal in value within the applicant's section of the Town Center. Entrances can be shared by both units or by the following configurations:

- \* Single porch entry door.
- \* Separated entrances from shared porch.
- \* Separate entry door and porch.



### Interior Lot

Adjacent lots can be divided by a five-foot-high to seven-foot-high wood fence, hedge, wrought iron fence, brick or stone wall, or combination thereof. Portions of fencing above five feet in height must be made of pickets, lattice, or other semitransparent top options.

LAND USE

Townhouse

[Amended 7-12-2001 by Ord. No. 2001-20]



Robbinsville Town Center Plan

BUILDING REGULATING PLAN

Section 3

REVISED 12/10/03

TOWNHOUSE

LOT WIDTH	MIN	MAX
LOT DEPTH	23 ft. *	32 ft.
LOT AREA	100 ft.	--
FRONT YARD	2,300 sq ft.	
REAR YARD	5 ft.	11 ft. **
	35 ft.	--
SIDE YARDS (Minimum)	Interior lots -- both (0 ft)	
	End of corner lots -- (one) 5 ft	
BUILDING COVERAGE	68%	
MAX. IMP. COVERAGE	80%	
PROPERTY EDGE TREATMENT	Brick wall, hedge, pickett fence (wood column, or iron) or a combination thereof.	
PRIVATE YARD/PATIO:		

A 20' wide Townhouse lot shall have a minimum total of 400 square foot yard or patio area consisting of one area at least 18' x 19' and the balance of the area having no dimension less than 7.5'.  
A 23' wide or grater width Townhouse shall have a minimum of 400 square foot yard or patio area consisting of one area at least 14' x 23' and the balance of the area having no dimension less than 7.5'.

- \* In the TC-1, only 20' wide townhouse lots shall be permitted with a minimum 2,000 sq. ft. lot area provided: they are restricted to interior townhouse lots, the maximum number of lots having a width less than 23' shall be 20% of the total number of townhouse lots in that sub-zone and the minimum number of townhouse lots having a width of 32' or grater shall be 20% of the total number of townhouse lots in that Town Center sub-zone.
  - \*\* When a grouping of townhouse is situated along a curved right of way, the front setback of one or more units may be greater than the maximum setback in order to accommodate the architectural integrity of the building and comply with the side yard setback. However, in no case shall townhouses or a portion of a townhouse be setback more than 20' for at least one corner of the effected townhome measured from the centerline of the street.
- Townhouses shall be set at the minimum front yard setback wherever practical. Subject to the specific architecture of the townhomes being built, at least 1 unit in each grouping must be located at the minimum front yard setback and 25% of all townhomes in a section shall be built at the minimum front yard setback.



## LAND USE

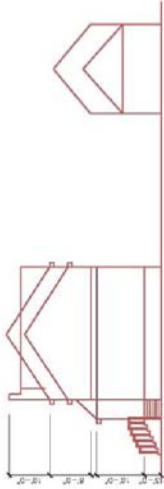
### Parking

Provided by garage or parking pad in the rear yard of the lot. Garages require 3 ft spacing on one lot line unless otherwise permitted in section 4-13, F.

### Building Height / Mass

A minimum of 1 1/2, maximum 3 1/2 stories. The ground floor shall be raised a minimum of 2 ft above the sidewalk.

Chimneys are allowed above the roof.



### PROPERTY EDGES

#### 1) Street Edge/Front Yard

A hedge, picket fence or combination thereof must be placed along the front property line, and must be 3 1/2 feet high with decorative elements on corners and at property lines. Sidewalks must be textured patterned concrete, brick, or combination thereof.

#### 2) Interior Lot

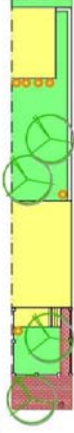
Adjacent lots can be divided by a 5 to 7' high wood fence, hedge, wrought iron fence, brick or stone wall, or combination thereof. Portions of fencing below five feet in height shall be made of solid material to provide privacy and above 5 feet in high must be made of pickets, lattice, or other semi transparent material.

#### 3) Corner Lot

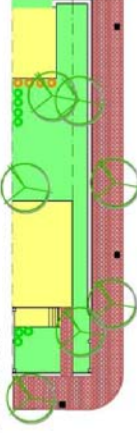
Rear yard parking with driveway access is permitted where lanes are not available. Subject to the specific architecture of the unit, rear yard fencing may extend along the side street and may be between 5' and 7' high only from the rear property line to a point that is either half of the depth of the unit or the location of the side entry, when provided.

4) As an alternative to the street edge requirements and at the discretion of the Township, the applicant may enter into an agreement with the township to provide alternative enhancements equal in value within the applicant's section of the Town Center.

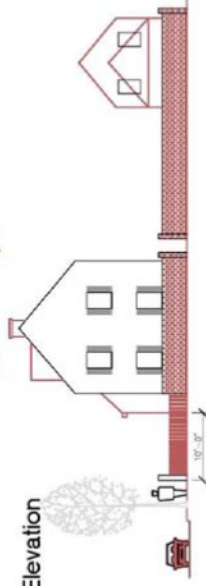
#### Interior Lot



#### Corner or End lot



#### Elevation



### Section 3

### Building Regulating Plan

## ROBBINSVILLE CODE

### C. COMMERCIAL STANDARDS.

The permitted amount of commercial square footage for each of the four TC zones follows. The minimums and maximums are ranges intended to provide a balance in the type of development that occurs in order to achieve a sustainable community, and is dependent on the architectural, bulk, capacity and design standards that are prescribed in the Street Regulating and Building Regulating Plans.

**Square footage requirements.** The required amount of commercial square footage for each of the TC Zones is as follows: [Amended 12-11-2003 by Ord. No. 2003-30]

	<u>Minimum</u>	<u>Maximum</u>
TC-1	= 91,800 s.f. (ground floor retail) 30,000 s.f. (upper floor commercial)	300,000 s.f. (ground floor and upper floor retail and commercial)
TC-2	= 40,000 s.f. (ground floor retail) 15,000 s.f. (upper floor commercial)	225,000 s.f. (ground floor and upper floor retail and commercial)
TC-3	= 0	65,000 s.f. (ground floor and upper floor retail and commercial)
TC-4	= Any additional retail or commercial uses in this area must be compatible with the existing historic character of the Village of Robbinsville. See Section 3: Building Regulating Plan: Commercial/Retail/Office/Urban Apartment Units Building Regulating Plan.	



Multistory mixed-use structures may contain retail uses on the ground floor, offices uses on the second floor, and apartments on the second or third floor.

## LAND USE

**The 25% rule.** The commercial buildings are as specified in the Building Regulating Plan. This shall include the provision for retail and office-service uses. The commercial component of the Town Center shall be mandatory and shall be completely constructed prior to the commencement of construction of the final 25% of the dwellings in the development. If build-out of any section of the Town Center is phased, then the minimum amount of commercial use shall be in proportion to the number of residential units constructed during that phase, for the purposes of calculating the percentage of commercial that must be completed. Apartment dwellings located on upper floors above a commercial use shall be counted as one dwelling unit each.

**Mixed-use buildings.** Commercial uses shall be contained in buildings as specified in the Building Regulating Plan, including multistory, mixed-use structures with commercial/retail uses on the ground level, and apartment dwellings or offices on the upper levels. Such buildings shall vary in terms of footprint and architectural elevations. In a three-story building, the second floor may contain either apartment dwellings or commercial uses. These mixed-use buildings which comprise the commercial core of the Town Center shall front onto the streets as specified in the Building Regulating Plan. Commercial uses can be mixed and integrated with dwelling units and public and semipublic uses, community clubs, and community facilities.

**Corner stores.** Corner stores may be located in residential neighborhoods away from the core of the Town Center. Corner store buildings located in residential neighborhoods shall be designed to appear as a residential building and shall be limited to one ground level commercial use not to exceed 1,000 square feet in gross floor area with apartment dwellings on the upper level(s). The commercial use in a corner store shall be primarily oriented to serve the residents of the immediately surrounding neighborhood. A corner store building shall be set back a maximum of 10 feet from the right-of-way line and should occupy a lot equivalent to a narrow lot single-family house.



## ROBBINSVILLE CODE

**Restaurants and cafes.** Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired.

Design of sidewalk cafes shall be subject to approval by the Planning Board. The following standards and guidelines are applicable to sidewalk cafes: **[Amended 8-16-2017 by Ord. No. 2017-16]**

- A. Allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb leading to the entrance of the establishment shall be maintained free of tables and other encumbrances.
- B. Planters, posts with ropes, wrought iron railings, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the cafe.
- C. Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- D. Outdoor cafes shall be required to provide additional outdoor trash receptacles.
- E. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- F. Outdoor cafes shall not be entitled to additional signage, over and beyond what is permitted for this use.
- G. The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.



**The Town Center commercial core.** The nucleus of the Town Center is its commercial core. This is the area with the highest density, the most activity, and is the urban element of the Town Center plan. The Town Center commercial core is partially in TC-1 and partially in TC-2. The ground floor retail square footage requirements are in accordance with the following:

## LAND USE

### TC-1

Maximum square feet = 127,500 gross square feet ground floor retail (based on fifty-foot-deep buildings)

Minimum square feet = 91,800 gross square feet ground floor retail (based on thirty-six-foot-deep buildings)

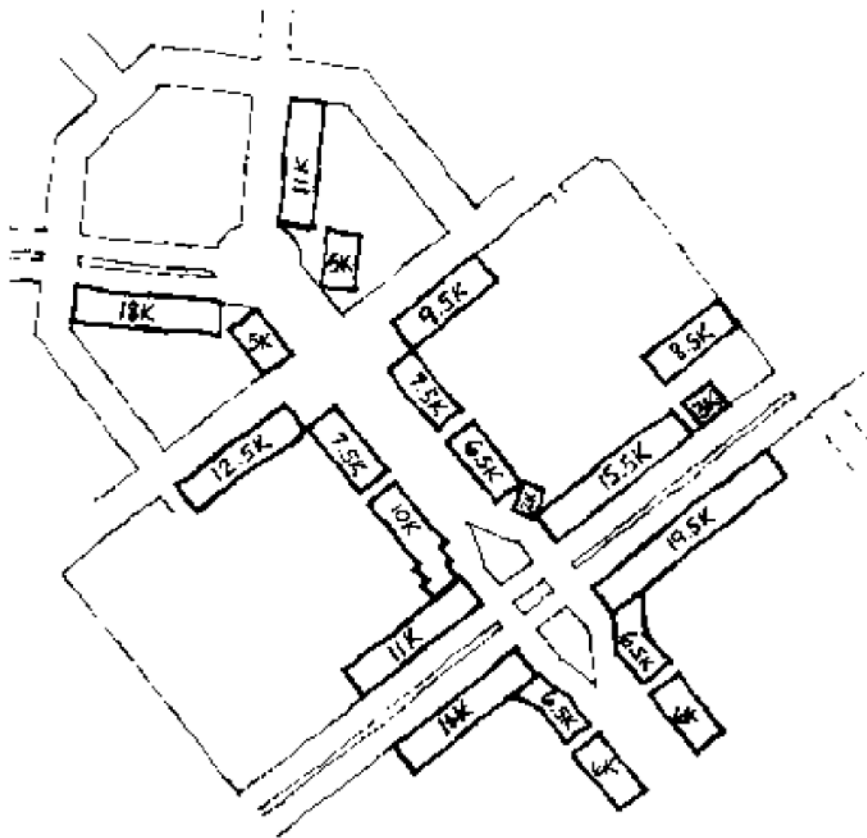
### TC-2

Maximum square feet = 55,500 gross square feet ground floor retail (based on fifty-foot-deep buildings)

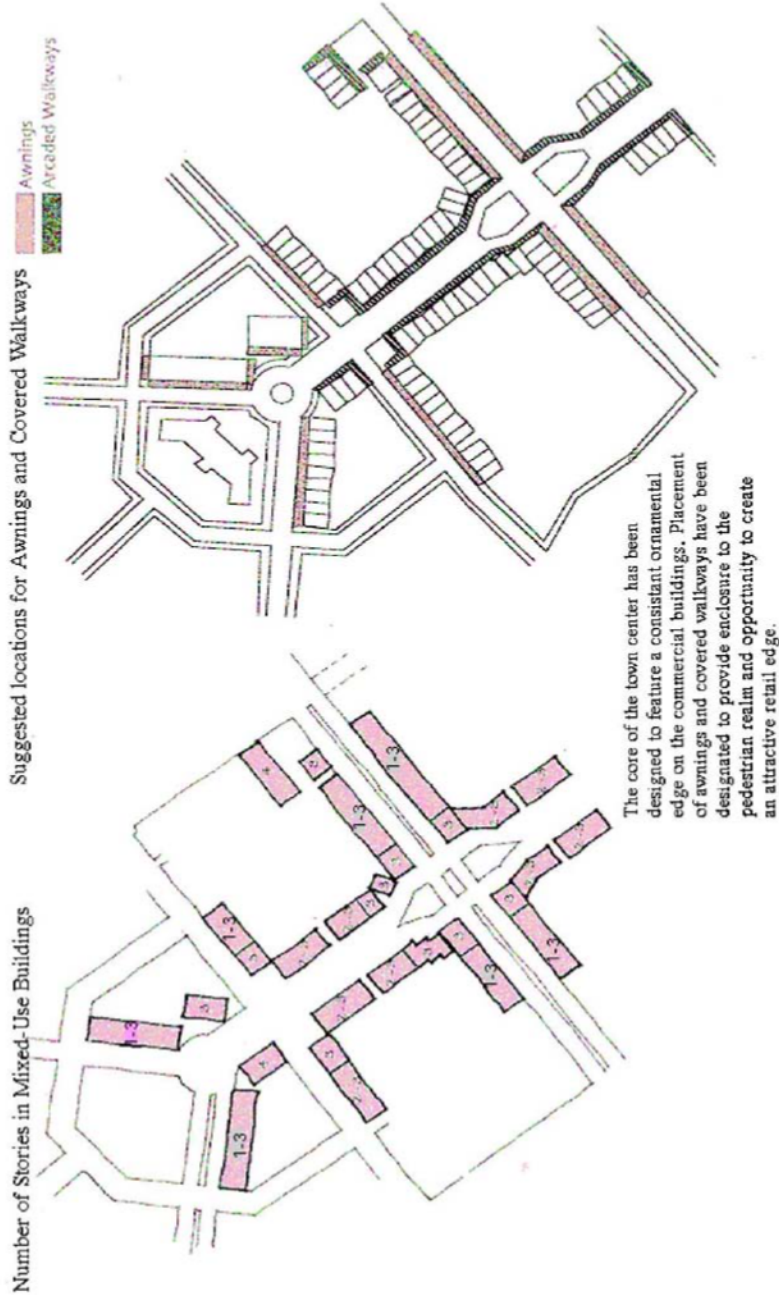
Minimum square feet = 40,000 gross square feet ground floor retail (based on thirty-six-foot-deep buildings)

#### Ground Floor Retail Square Footage.

These are maximum square  
K=1,000 s.f.



# ROBBINSVILLE CODE



Section 3



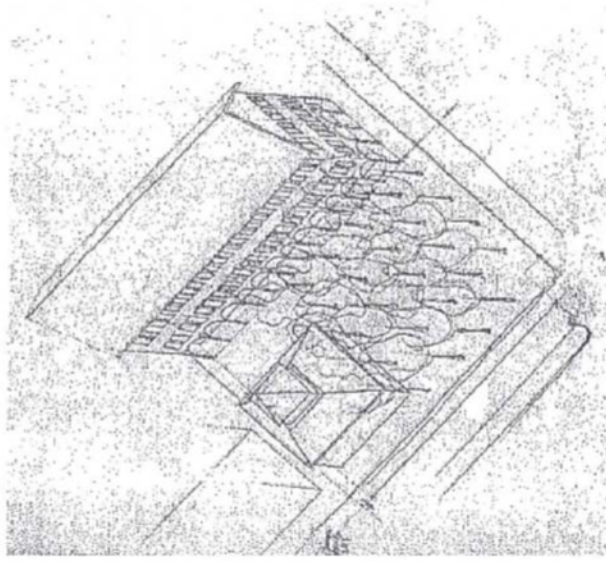
LAND USE

TYPE 3: TOWN CENTER COMMERCIAL

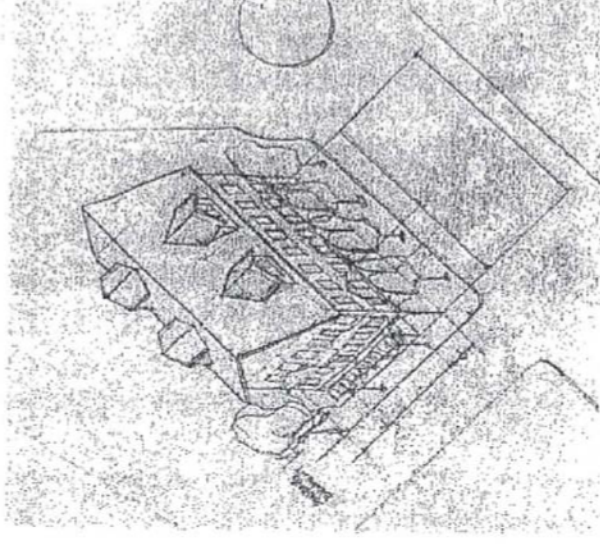
SMALL ANCHOR (PAGE 2)

BUILDING ENVELOPE & ENCROCHMENTS

ANCHOR #1



ANCHOR #2



Building Regulating Plan

**Commercial One Story**  
[Amended 7-12-2001 by Ord. No. 2001-20]



Section 3

LAND USE

TYPE 1: TOWN CENTER  
COMMERCIAL ONE STORY

BUILDING ENVELOPE AND ENCROACHMENTS



DATA

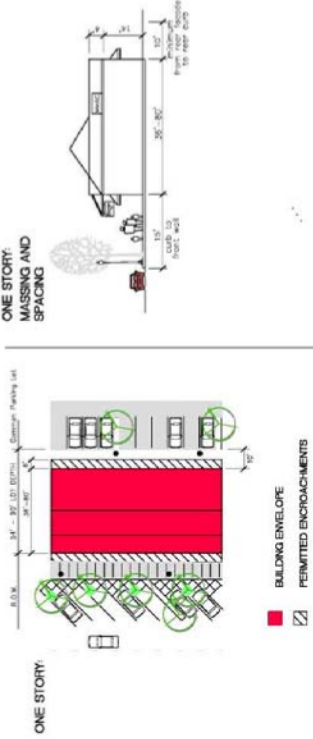
	MIN	MAX
BUILDING DEPTH	36 ft	60 ft
BUILDING HEIGHT	1 story	1 1/2 story
GROUND FLOOR	On grade	1 ft above grade, but with appropriate stair or ramp
BUILDING BAY SPACING	20 ft	36 ft
LOT DEPTH	54 ft	60 ft
LOT WIDTH	20 ft (1 bay)	60 ft
FRONT YARD SETBACK	0 ft	0 ft ( on Rt. 33 ) 5 ft ( on Avenue )
REAR YARD	10 ft	Sufficient to accommodate off-street parking
SIDE YARDS	0 ft	15 ft with alley near yard parking access
ROOF TYPES	Flat with parapet, gable, hip or combination ( 3/12 minimum roof pitch )	
HOUSING	Residential use only. A separate residential entrance must be provided with a patio or balcony to 64 sq ft in area.	
CHIMNEY	Chimneys are allowed to extend over roof edge.	

PERMITTED ENCROACHMENTS

Awning not to extend more than 5 ft from the facade. Signs to upper levels must be inside building footprint. Balconies for housing on second floor shall not extend more than 2 ft.

BUILDING HEIGHT

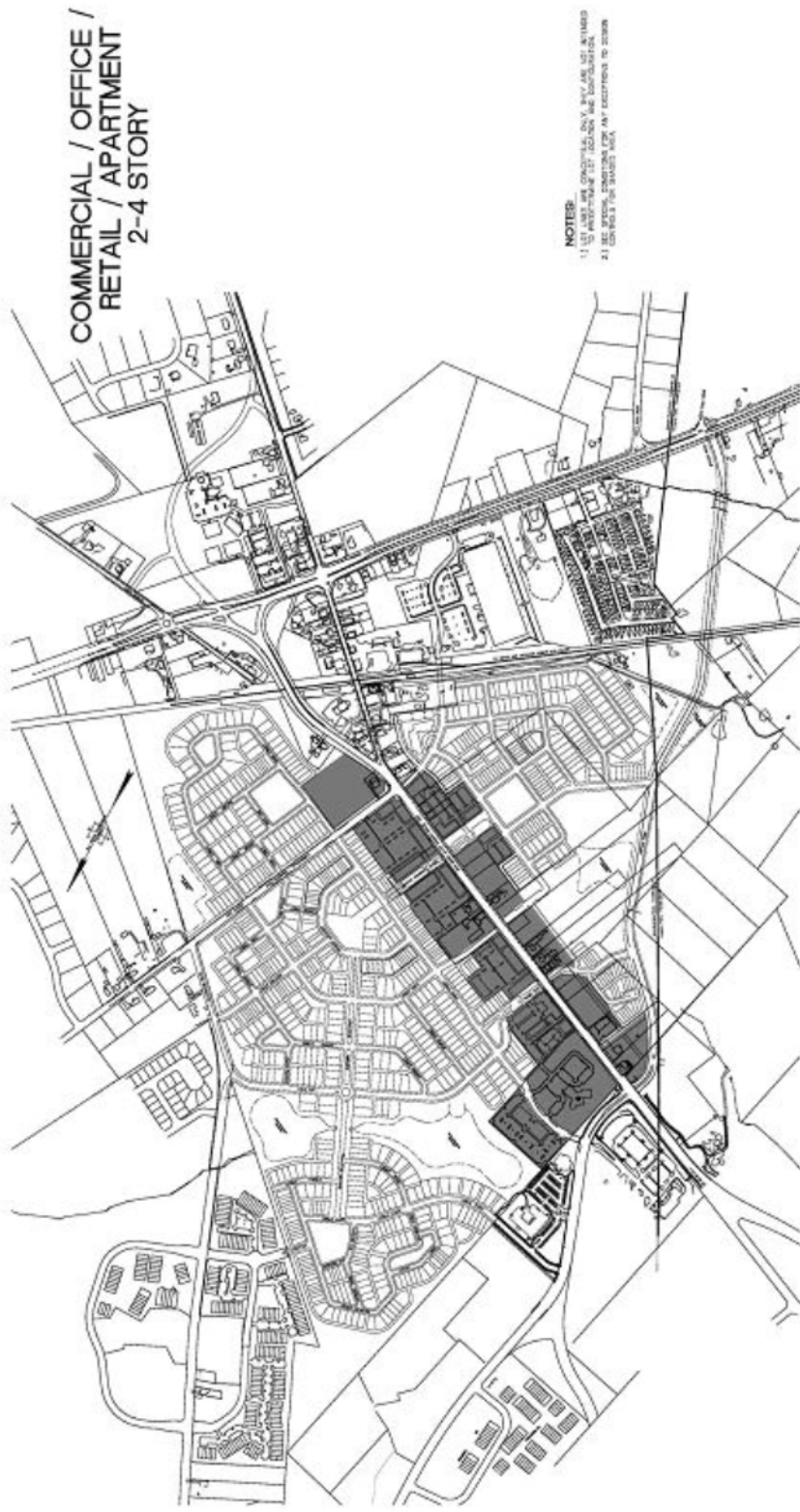
Ground floor level shall be a minimum of 14 ft high. Minimum 1 stories, maximum 2 1/2 stories. Ground floor shall be level with sidewalk. Chimneys are allowed to extend over the roof ridge. Cupolas/bell towers shall be allowed and encouraged.



ONE STORY: MASSING AND SPACING

Section 3

Building Regulating Plan

**Commercial/Office/Retail/Apartment 2-4 Story**



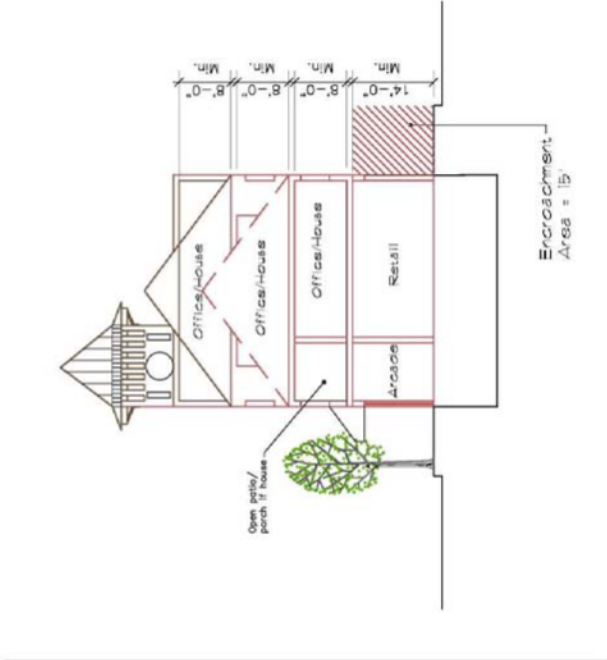
COMMERCIAL / OFFICE /  
RETAIL / APARTMENT  
2-4 STORY

DATA

	MIN	MAX
BUILDING DEPTH	38 ft + 10 ft arcade	50 ft + 10 ft arcade
BUILDING HEIGHT	2 stories On grade	4.5 stories • 1st floor made, but with appropriate sub or ramp
GROUND FLOOR	20 ft	38ft
BUILDING BAY SPACING		
LOT DEPTH	54 ft	-
LOT WIDTH	20ft (1 bay)	-
FRONT YARD SETBACK	0 ft	5 ft
REAR YARD	From building to curb line of rear parking lot/area	
SIDE YARD	10 ft	Sufficient to accommodate off- street parking.
ROOF TYPES	0 ft, parking access Flat with parapet, gable, hip or combination (3/12 minimum roof pitch)	15 ft with alley rear yard
HOUSING	Housing above retail or service must be a minimum of 650 sq ft in area. A separate residential entrance must be provided with a patio or balcony a 64 sq ft in area.	
TOWER		
CHIMNEY	Chimneys are allowed to extend over roof edge.	
PERMITTED ENCROACHMENTS		
FRONT	Awnings and outdoor displays not to extend more than 5 ft from the facade. Stairs to upper levels must be inside building footprint. Balconies for housing on second floor shall not extend more than 5 ft.	

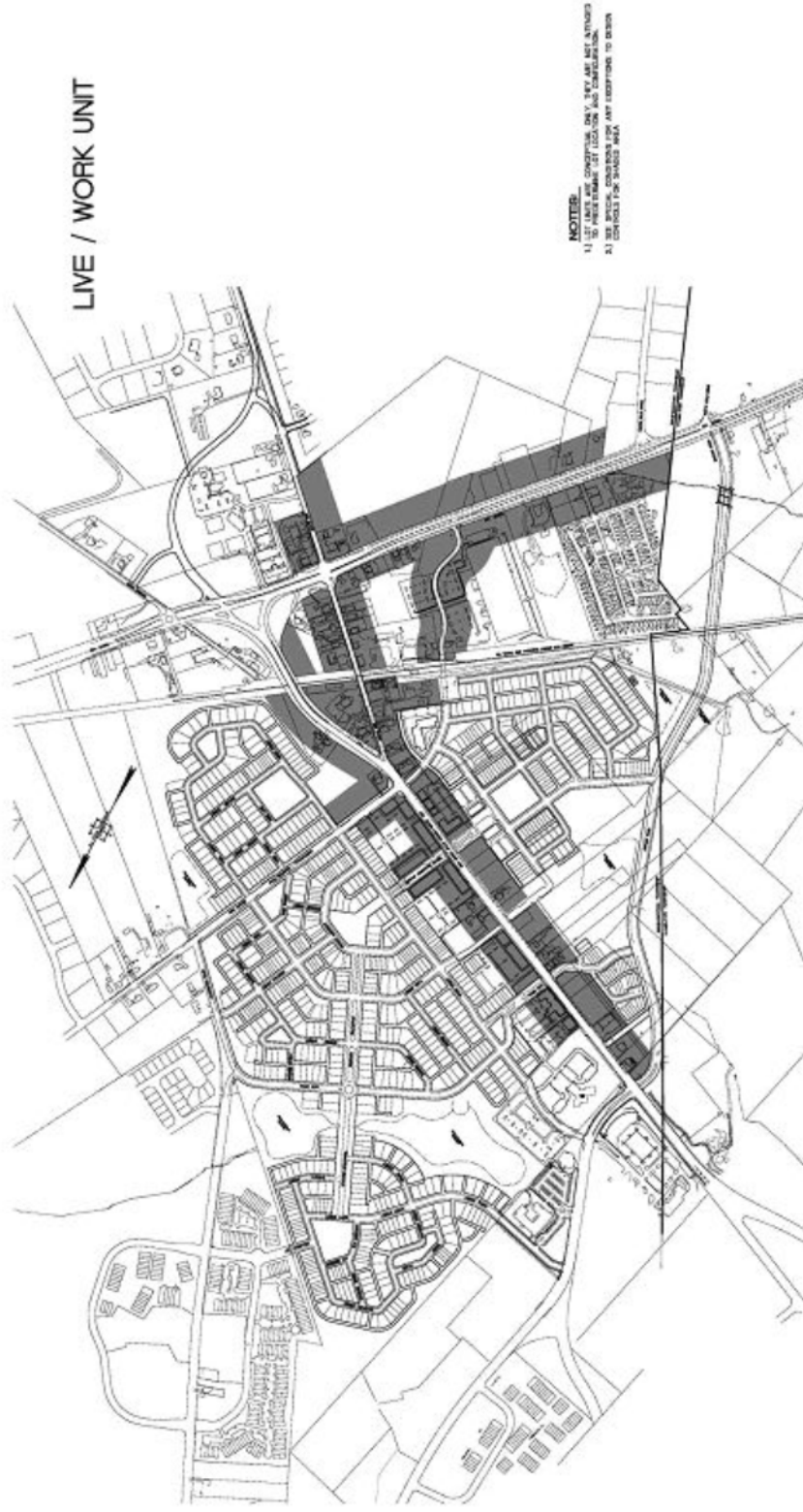
BUILDING HEIGHT

Ground floor level shall be a minimum of 14 ft high. Minimum 2 stories, maximum 4.5 stories. Ground floor shall  
be level with sidewalk. Chimneys are allowed to extend over the roof ridge. Cupolas Belvedere shall be allowed  
and encouraged. Towers are encouraged on all corner buildings. • Definition of 1/2 story above 4  
stories may only occur upon the following architectural conditions: 1/2 Habitable = "habitable attic" attic space  
as defined by N.J.A.C. 5:23 - 3.14 (b) 2 ft of the uniform construction code.



ROBBINSVILLE CODE


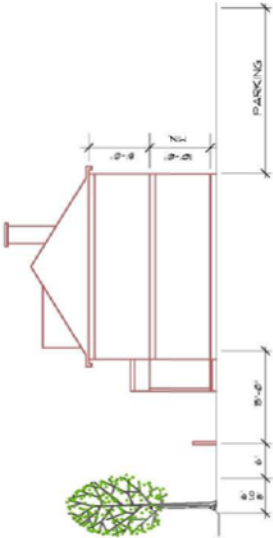
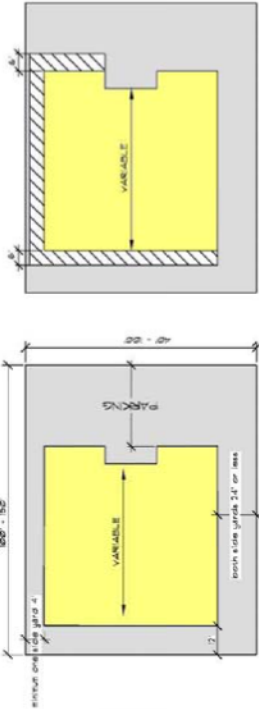
Live/Work Unit





LIVE / WORK UNITS

DATA	MIN	MAX
LOT WIDTH	30 ft with rear alley 60 ft without alley	50 ft
LOT DEPTH	10'-1=100 ft 10'-2, 10'-3, 10'-4=120 ft	150 ft
FRONT YARD	5 ft	15 ft
SIDE YARD	4 ft (one side yard)	24 ft (both side yards)
REAR YARD	Sufficient off street parking to compensate for the on-street parking that will be deducted, and internal and peripheral land scaping.	
ROOF TYPES	Flat with parapet, gable, hip or combination (3/12 minimum roof pitch)	
HOUSING	Housing above retail or service must be a minimum of 650 sq ft in area. A separate residential entrance must be provided. Chimneys are allowed to extend over roof edge.	
CHIMNEY PERMITTED ENCROACHMENTS	Awnings not to extend more than 5 ft from the facade. Stairs to upper levels must be inside building foot print. Balconies for housing on second floor shall not extend more than 5 ft.	



## ROBBINSVILLE CODE

### 6.A) Public and semipublic uses and community facilities within the Town Center.

1. The sites for civic, public and semipublic uses, community clubs, or community facilities have been designated on the Civic Building Regulating Plan and in the Master Development Plan in Section 6.
2. Sites shall be dedicated to appropriate uses, as determined by the Planning Board. Such uses can include churches and religious institutions, day-care, and other institutional uses such as senior citizens center, multiple-use cultural center and small private schools.
3. Such uses shall occupy prominent buildings that employ additional mass and height, civic architectural design, or other distinguishing features. These buildings must be specifically designed and separately reviewed for civic and visual appropriateness by the Planning Board. **[Amended 8-16-2017 by Ord. No. 2017-16]**
4. The architecture for these buildings, clock towers or monuments must be of a civic character in mass, scale and materials. The character should emulate buildings shown in the Civic Design Vocabulary.
5. Parking for such uses shall utilize on-street parking to the extent possible. If additional off-street parking is required, it shall be located in the rear of the building or structure and completely screened from the viewshed of the street.



**Figure 6-1**

Buildings for public and semipublic uses, community clubs, and community facilities should be prominent by virtue of their additional mass and height, civic architectural design, or other distinguishing features.

LAND USE

Civic Lot Types



Robbinsville Town Center Plan

BUILDING REGULATING PLAN

Section 3

Building Regulating Plan



## LAND USE

*142 Attachment 5-4*

### **Township of Robbinsville**

## **TOWN CENTER ZONING AND DESIGN REGULATIONS**

### **SECTION 4:**

#### **SITE PLANNING REGULATIONS**

**[Amended 8-12-1999 by Ord. No. 99-17; 12-11-2003 by Ord. No. 2003-30]**

Section 4 of this document, Site Planning Regulations, contains eight categories that must be addressed for all proposed development located within the Town Center Zones. The eight categories of the Site Planning Regulations contained in this section are as follows:

#### **CATEGORIES:**

A. Open Space

Township Open Space Network

Town Center Open Space Plan

B. Floodplain Control

C. Detention Basins

Town Center Detention Basins Plan

D. Block Layout

E. Required Loading and Service Areas

F. Off-Street and On-Street Parking

G. Landscaping

H. Shade Trees

## ROBBINSVILLE CODE

### A. Open space.

1. Open space network. An interconnected open space network shall connect the Robbinsville Town Center to Mercer County Park, and Assunpink Wildlife Management Areas via a conservation easement and public open space system using the Miry Run Stream corridor, the Assunpink Creek corridor, and proposed conservation areas along those waterways (see the Township Open Space Network diagram at the end of this subsection). The continuous connection of public access along the open space network must not be allowed to be broken. It is crucial to link the Robbinsville Town Center with a larger park and open space network beyond the boundaries of Robbinsville Township. **[Amended 7-10-1997 by Ord. No. 97-14]**
2. Critical links 1 through 5 (see the Township Open Space Network diagram at the end of this subsection). The critical areas connecting the Town Center to the rest of the network are identified on the Proposed Open Space Network Map. Critical points 1 through 3 are existing wetlands within the Town Center Zones. These wetland areas must become the three critical links where the Town Center connects to the entire Robbinsville Township open space network. Point 3 is the most substantial wetland within the Town Center Zones, and is therefore the best suited for a trail head for a foot/bike path that should run through the entire Robbinsville Township open space network. The Robbinsville Township open space network must then connect uninterrupted to Mercer County Park (see the Township Open Space Network diagram at the end of this subsection) along the Assunpink Creek corridor through a short stretch of West Windsor Township. Every effort should be made with West Windsor Township to establish this corridor link. Critical link #5 is the link needed to connect access of the network between the Miry Run stream corridor and the Assunpink Creek corridor. Again, establishment of this link will be a key to linkage with Mercer County Park. Every effort should be made by Robbinsville Township to make this link either a public easement or a public park. **[Amended 7-10-1997 by Ord. No. 97-14]**
3. The open spaces, parks, and boulevards shown on the Street Regulating Plan shall remain so in perpetuity. Such open spaces shall be deed restricted to prohibit future subdivision or development, except for recreational, equestrian, and cemetery uses which may be permitted with the approval of the Planning Board. Open spaces shall be used for social, recreational, and/or natural environment preservation purposes. The uses authorized must be appropriate to the character of the open space, including its topography, size and vegetation, as well as to the character of the development, including its size, density, characteristics of the expected population, and the number and type of dwellings to be served.
4. Internal open space shall be spatially enclosed by the buildings that front on the area or upon the streets bounding the area. The internal open spaces shall be landscaped such that a minimum of 60% of the area is covered with trees, shrubs, lawn, and ground cover. The types of trees and shrubs shall be such that vistas through the internal open space are largely unobstructed. Internal open spaces shall be landscaped using elements such as formal gardens, walkways, monuments, statues, gazebos, fountains, park benches, and pedestrian-scale lamp posts. Internal open spaces shall be designed as an active gathering place for all residents of the development in both day and evening, and



## LAND USE

shall include places for strolling, sitting, social interaction, and informal recreation by various age categories.

5. Town Center greens. Two small Town Center greens have been provided on either side of Route 33, with one or more larger parks in TC-1, TC-2, and TC-3 Zones. These parks and greens provide adequate space for concerts, outdoor exhibits, and community gatherings based on the number of residents expected at full development. Public rest rooms, public telephones, and police/fire call boxes shall be provided as needed.
6. Peripheral open space shall be provided as shown on the Open Space Plan and other regulating plans.
7. Open space, particularly peripheral open space areas, containing existing attractive or unique natural features, such as streams, creeks, ponds, wetlands, woodlands, specimen trees, and other areas of mature vegetation worthy of preservation may be left unimproved and in a natural state. As a general principle, the preservation of undeveloped open space in its natural state is encouraged. Certain improvements such as the cutting of trails for walking or jogging, and the provision of picnic areas may be made in the open space. In addition, the Board may require other improvements such as removal of dead or diseased trees, thinning of trees or other vegetation to encourage more desirable growth, grading, and seeding.
8. Peripheral open space areas may be used for public and semipublic recreation purposes. Recreational facilities shall be required to serve the anticipated needs of the residents of the development taking into account the anticipated characteristics and demographic profile of the development's population, the recreational facilities available in neighboring developments, and the relevant provisions regarding recreational facilities contained in the comprehensive plan. Recreation facilities may include soccer, baseball, football, and other field sports that require open, unlit fields.
9. Walkways, jogging, and bicycle paths shall be integrally designed into the open space system. These pedestrian and bicycle paths shall be continuous and shall connect with the sidewalks and bicycle paths of adjacent streets. They shall be of adequate width and design to accommodate the projected volume of pedestrians and bicycles.
10. Cemeteries may be permitted in both internal and peripheral open space areas with the approval of the Planning Board.
11. The buildings, structures, and improvements permitted in the open space shall be appropriate to the authorized uses and shall conserve and enhance the amenities of the open space with regard to its topography and unimproved condition.
12. The construction schedule of the development shall coordinate the improvement of the open space with the construction of residential dwellings. It is intended that 100% of the open space be developed and usable at 75% completion of the residential units in each Town Center District. The actual timing of the improvement of each open space element shall be established by the Planning Board depending upon the projected

## ROBBINSVILLE CODE

development of all parcels which would have a direct impact upon or in relation to that particular open space element. **[Amended 8-16-2017 by Ord. No. 2017-16]**

13. The method utilized for ownership, administration, and maintenance of open space shall be approved by the Planning Board and Township Council.
  - a. The ownership, administration, and maintenance of common open space shall be established pursuant to one or more of the following methods. It is recognized that the form of ownership for various parcels may vary due to the unique circumstances and purposes of each open space parcel. At this time it is intended that the property owners' association form of ownership be the least favored method of ownership. The same is included as an option so as not to preclude that method of ownership in all instances. The governing body shall have the ultimate decision in issues relating to open space ownership based upon recommendations regarding the same made by the Planning Board. The various ownership methods are as follows:
    - (i) The Township may accept dedication of common open spaces, or any interest therein, for public use and maintenance, for no consideration to be paid by the Township. Unless waived by the governing body at time of approval, the Township shall have the option to accept all, or any portion, of the common open space at any time within 10 years of the. The final plat shall contain a note, in language acceptable to the Township Attorney, that the common open space is irrevocably reserved to the Township for a period of 10 years from the date of the recording of the final plat. Said note shall also state that the Township shall have no duty to maintain or improve the dedicated common open space unless, and until, it has been accepted by formal action of the governing body.
    - (ii) With permission of the governing body, and with appropriate deed restrictions in favor of the Township, and in language acceptable to the Township Attorney, the property owner may transfer the fee simple title in the common open space, or a portion thereof, to a private, nonprofit organization among whose purposes is the conservation of open space land and/or natural resources, provided as follows:
      - a. The organization is acceptable to the Township and is a bona fide conservation organization with perpetual existence.
      - b. The conveyance contains appropriate provisions for proper retransfer or reverter in the event that the organization becomes unable to continue to carry out its functions.
      - c. A maintenance agreement acceptable to the Township is entered into by the property owner, organization, and Township.
    - (iii) If a portion of the common open space is to be used for agricultural purposes, that portion of the common open space may be transferred to a person, or

## LAND USE

other entity, who will farm the land. Prior to the transfer of any common open space for agricultural purposes, a permanent conservation easement in favor of the Township, in language acceptable to the Township Attorney, shall be imposed against such land. The conveyance shall contain appropriate provisions for the retransfer or reverter to the Township in the event the land ceases to be used for agricultural purposes.

- (iv) The governing body may create a special assessment district for all or part of the Town Center Zone District. In addition to other services which may be required to be provided by the Township, the cost of which may be assessed to those properties located within the assessment district, may be for maintenance and related costs of the common open space.
  - (v) The property owner may establish a mandatory membership property owners' association made up of the owners of property in the Town Center, as a nonprofit corporation for the purpose of owning, administering, and maintaining common open space; provided, however, the association shall not be dissolved nor shall it dispose of the common open space by sale or otherwise (except to an organization conceived and established to own, administer, and maintain common open space approved by the governing body) without first offering the common open space for dedication to the Township. The property owners' association shall be empowered to levy and collect assessments from the property owners located within the area designated to be included in the association to cover maintenance, replacements, working capital, operating expenses, insurance against casualty and liability, and contingencies as they may relate to the open space as well as other common amenities and infrastructure. If deemed appropriate by the governing body, there may be multiple associations within the Town Center District.
  - (vi) If a portion of the common open space is to be used for cemetery purposes, that portion of the common open space may be transferred to a religious organization, cemetery corporation, or other similar entity which will operate or maintain the cemetery. Prior to the transfer of any common open space for cemetery purposes, a permanent deed restriction in favor of the Township, in language acceptable to the Township Attorney, shall be imposed against such land. The conveyance shall contain appropriate provisions for the retransfer or reverter to the Township with provisions that the Township may sell, transfer or otherwise convey the property to another entity it deems qualified to operate and maintain the cemetery.
- b. In the event that any association or organization established to own and maintain common open space, or any successor organization, fails, at any time after its establishment, to maintain the common open space in a reasonable order and condition, the governing body may serve written notice upon such association, or organization, and if applicable the resident members of same, setting forth the manner in which the association or organization has failed to maintain the common open space in reasonable condition. Said notice shall include a demand that such

## ROBBINSVILLE CODE

deficiencies of maintenance be corrected within 30 days thereof and shall state and date and place of a hearing thereon which shall be held within 14 days of notice. At such hearing the governing body may modify the terms of the original notices as to the deficiencies and may give an extension time within which they shall be corrected. If the deficiencies set forth in the original notice or in the modifications thereof shall not be corrected within said 30 days, or extension thereof, the Township, in order to preserve the taxable values of the property and to prevent the common open space from becoming a public nuisance, may enter upon the common open space and maintain the same for a period of one year.

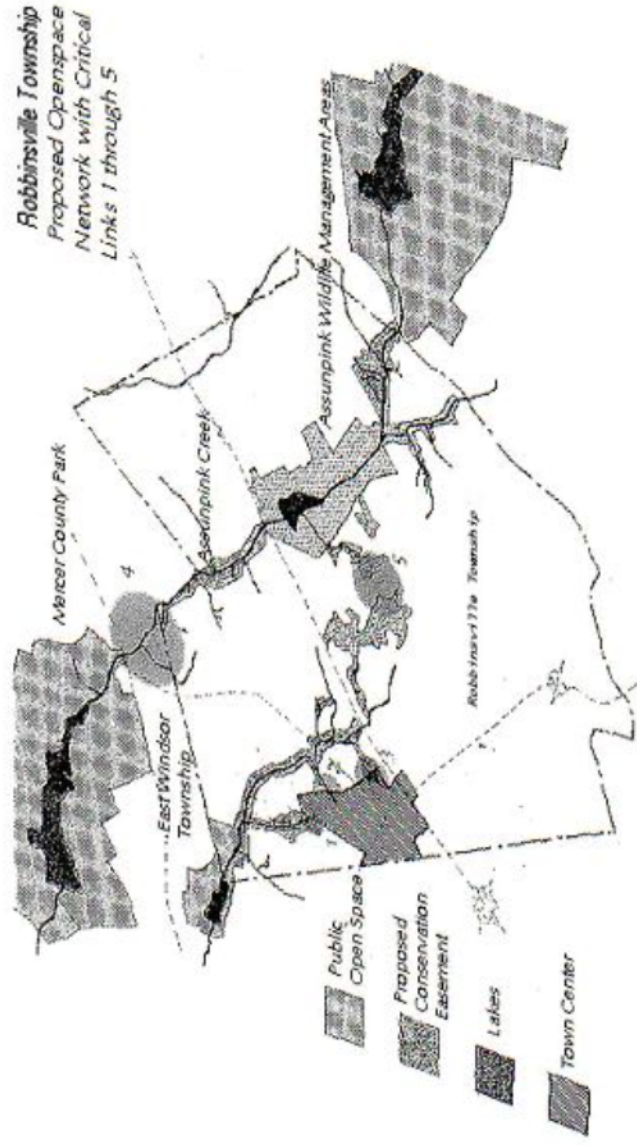
Said maintenance by the Township, as directed by the governing body, shall not constitute taking of said common open space, nor vest in the public any rights to use the same. Before the expiration of said year, the governing body shall, upon its initiative or upon the request of the association or organization theretofore responsible for the maintenance of the common open space, call a public hearing upon notice to such association or organization, and/or to the resident members of same, to be held by the governing body, at which such association or organization and its resident members shall show cause why such maintenance by the Township should not, at the option of the Township, continue for a succeeding year.

Costs of maintenance by the Township shall be assessed against the individual resident members of the association or the association or organization itself where appropriate for as long as the Township continues to maintain the open space. Said assessment shall become a lien against the affected properties if payment is not received by the Township within a specified period of time.

The Township may, in its discretion, continue to maintain said common open space during the next succeeding year and, subject to a similar hearing and determination, in each year thereafter. The Township, at the time of entering upon said common open space for the purpose of maintenance, shall file a notice of lien, in the office of the Mercer County Clerk upon the properties affected by the lien within the Town Center.

LAND USE

Township Open Space Network



Section 4

ROBBINSVILLE CODE

Town Center Open Space Plan





## LAND USE

### **B. Floodplain and wetlands control.**

All designated floodplain areas and delineated wetlands shall comply with the requirements of the Department of Environmental Protection. Floodplain areas may be utilized in meeting open space requirements.

### **C. Detention basins.**

1. The general location of detention basins are indicated on the Detention Basins Map. Several types of detention basin concepts are illustrated:
  - a. Larger basins.
  - b. Linear basins.
  - c. Small basins located in parks.
  - d. Lakes or ponds.



Linear shallow basins should look like stream beds.  
(example 2)

2. Size and depth of the various basins shall be calculated based on recognized engineering standards.
3. Detention basins, headwalls, outlet structures, concrete flow channels, rip rap channels, and other drainage improvements shall be screened with plant material and/or berms. Such drainage structures, as appropriate, shall be situated in the least visible location or, if visible, incorporated into the natural curves of the land. Detention basin embankments and the basin itself shall be extensively landscaped with wet site tolerant plant materials with the intention of recreating a seasonal and high-water wet ecosystem. The detention

## ROBBINSVILLE CODE

facility shall be sized to accommodate the future growth of vegetation planted in the basin.



**Linear basins should look like stream Bed**

4. In lieu of peripheral fencing, detention basins edges shall be contoured and shaped to form low angles at the primary water line, thereby insuring greater pedestrian safety.
5. The detention facilities must be designed as a totality for the Town Center zones. A master drainage plan must be developed. Cost for such shall be prorated to each developer based on the calculated amount of runoff.

LAND USE

Town Center Detention Basins Plan



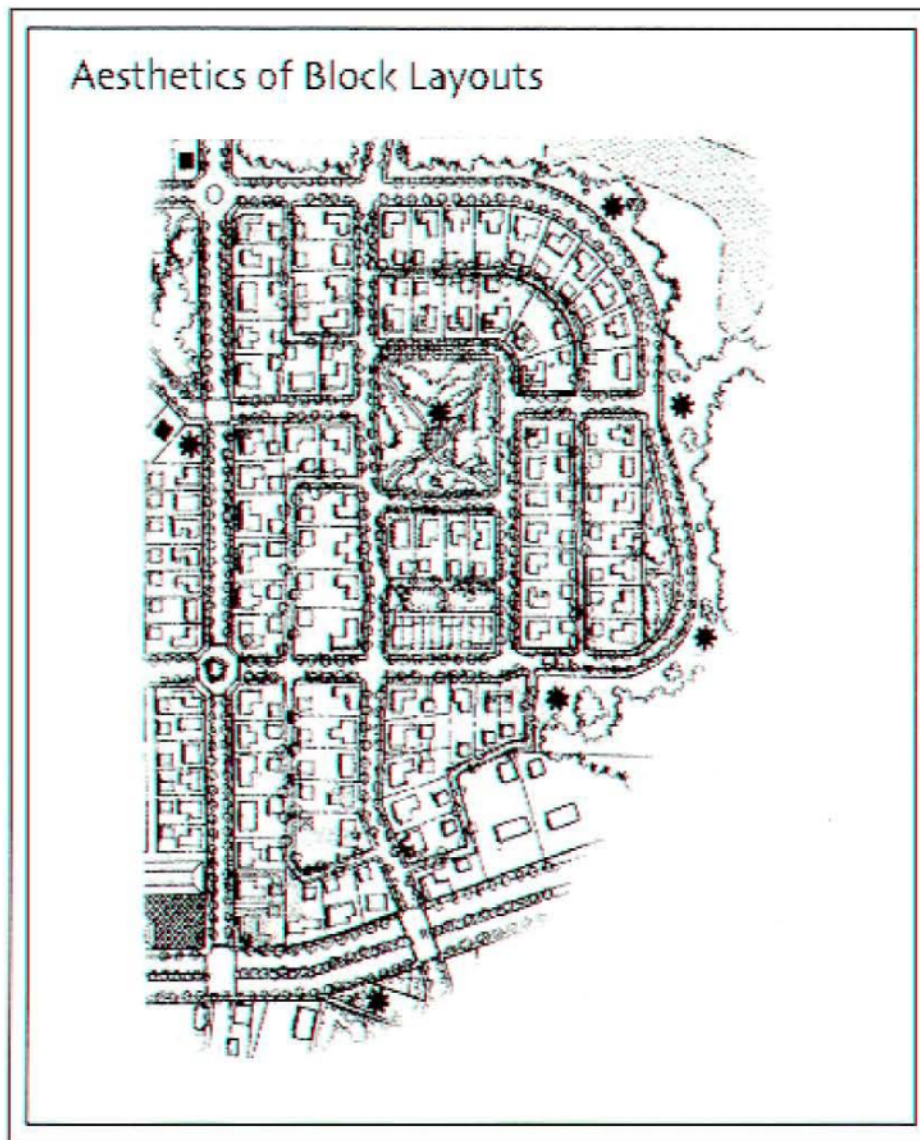
Robbinsville Town Center Plan

Section 4



## ROBBINSVILLE CODE

### D. Block layout. [Amended 7-12-2001 by Ord. No. 2001-20]



1. Block type. The blocks created by streets, avenues, and boulevards shall conform in location and size to the regulations specified in Section 2 (Street Regulating Plan) unless otherwise amended by approval of the Township Planning Board. **[Amended 8-16-2017 by Ord. No. 2017-16]**
2. Lot width and area. There are no minimum lot width or lot area standards established in Section 2 (Street Regulating Plan). The intention is to promote the greatest flexibility in developing the character of each block. A minimum side yard of five feet shall be required for all lots except duplexes and townhouses. Lot sizes shall vary in increments of five feet whenever possible, with the exception of townhouse and senior housing

## ROBBINSVILLE CODE

lots. No more than three contiguous lots shall be of the same size whenever possible. Whenever adjacent lots are of identical size, the intent shall be to vary the setbacks or position of the structures to avoid uniformity of appearance.

3. Design considerations. Buildings shall relate in scale and design features to the recommended Design Vocabulary. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by continuous use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors recommended in the Design Vocabulary or in location designated on the plan as requiring special architectural treatment.
4. Aesthetics of block layouts.
  - a. A residential neighborhood with varying block configurations shall be designed within a street grid and accommodate a variety of lot sizes and types.
  - b. The build-to line for residential buildings shall be used as a guideline for all residential units in a given block and shall not be interpreted so as to create a single setback line. The intent shall be that the buildings shall vary along setback lines within the guidelines as established in Section 4D-2, Lot width and area.
  - c. The design of the blocks is intended to be enhanced by the streets that they abut. At strategic locations streets and curves shall bend to allow the grid pattern to be unique in not becoming entirely linear streets. The plan of the neighborhood is intended to show how a modest bend or curve will not affect the overall lot layout but will instead promote flexibility and character. To the greatest extent possible, existing topography should be used to provide added interest and character to the street layout.
  - d. Streets in some cases are intended to weave through neighborhoods and open spaces to create varied site vistas while maintaining the integrity of the street grid. Pedestrian walkways for these streets are intended to promote walking to create a sense of neighborhood. Small urban parks and green edges abutting residential homes are intended to add interest to the neighborhood. Common open spaces are provided at the edges of some blocks to provide opportunity for active and/or passive recreational activities.

All of the above components shall be viewed in conjunction with one another in creating neighborhood design.
5. Buildings shall be architecturally emphasized through fenestration, entrance treatment, and detailing. Buildings with more than one facade facing a public street or internal open space shall be designed to provide for enhanced facade treatments on those sides of said buildings which are not the front of the building.

## ROBBINSVILLE CODE

6. No two detached homes with the same basic floor plan and style shall be constructed adjacent to one another unless there is substantial differentiation in the front elevation consisting of at least three of the following:
  - a. Porch and window configuration.
  - b. Varied roof styles.
  - c. Variation of exterior materials of at least 50% of the front facade of the homes.
  - d. The width of lot and/or house varies.
7. A block consisting of between one and 10 lots shall be developed with the minimum of three different base model type homes. Blocks consisting of between 11 and 30 lots shall be developed with a minimum of four base types. Each base model type home in any block shall have at least two alternative front elevations containing different design features as enumerated in Paragraph 6a through d above.
  - a. The Town Center Subcommittee shall approve sketch plans and elevations of all buildings and the block locations within the Town Center where such buildings may be built.
  - b. Upon commencement of construction of the first dwelling in any block, the developer shall provide the Construction Official with a map of the block indicating the base model type and elevations of homes proposed to be built in said block. This map shall be updated by the developer upon each subsequent building permit application for the block when said permits are sought from the Construction Official.
  - c. The Planning Board shall have the authority to grant minor changes or deviations to the building plans and block locations, based upon presentation of the reasons therefor by the developer. **[Amended 8-16-2017 by Ord. No. 2017-16]**
8. Exterior public and semipublic spaces, such as courtyards or plazas, shall be designed to enhance surrounding buildings, and provide amenities for users, in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles, and other items of street furniture, as appropriate. Courtyards shall have recognizable edges defined on at least three sides by buildings, walls, elements of landscaping, and elements of street furniture, in order to create a strong sense of enclosure.
9. All materials, colors, and architectural details used on the exterior of a building shall be compatible with the building style, the Design Vocabulary, and with each other. A building designed of architectural style that normally includes certain integral materials, colors, and/or details shall incorporate such into its design. Where appropriate to the architectural style of a building, shutters shall be provided on all windows fronting a street or visible from the public right-of-way. Shutters shall be proportioned to cover 1/2 the width of the window.



## LAND USE

### **E. Required loading and service areas.**

1. When required, loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations.
2. Screening and landscaping shall be provided to minimize direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also be provided to minimize spillover glare, noise, or exhaust fumes. Screening and buffering shall be achieved through walls, fences, and landscaping. Screening shall be a minimum of five feet tall and shall be visually impervious. Recesses in the building, or depressed access ramps, may be used.

## ROBBINSVILLE CODE

### **F. Off-street and on-street parking. [Amended 7-12-2001 by Ord. No. 2001-20; 12-11-2003 by Ord. No. 2003-30]**

The overall intent for the provision of parking in the Town Center is to balance the use mix with available parking opportunities both on and off street. A parking analysis pursuant to Subsection 4 of this section should be performed in consideration of any development application in order to insure the adequacy of parking without, wherever possible, overdeveloping off-street parking areas.

1. Off-street parking shall be provided according to minimum requirements as specified below:

<b>Use</b>	<b>Required Off-Street Parking</b>
Village single-family	2 garage spaces per unit
Narrow single-family	1 garage, 2 total
Townhouse and duplex	1 garage space per first bedroom, plus 1 space for more than one-bedroom
Apartment dwellings: <sup>1, 2</sup>	
One bedroom	1.00 space per unit
Two bedrooms	1.40 spaces per unit
Three bedrooms	1.75 spaces per unit
Accessory dwellings	1 space per unit
Retail <sup>2</sup>	Minimum 1 space per 350 square feet Maximum 1 space per 250 square feet
Office uses <sup>2</sup>	Minimum 1 space per 350 square feet Maximum 1 space per 250 square feet
Institutional/churches	Minimum 1 space per 3 seats
Warehouse	Minimum 1 per 4,000 square feet Maximum 1 per 1,000 square feet

#### NOTES:

<sup>1</sup> Total on-street and off-street parking for apartments shall be 1.35 spaces for one-bedroom apartments, 1.65 spaces for two-bedroom apartments and 2 spaces for three-bedroom apartments.

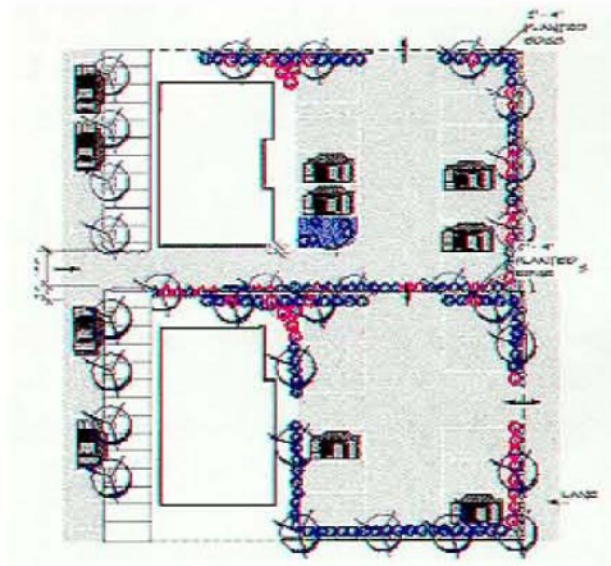
<sup>2</sup> If adequate on-street parking is not available, additional off-street spaces will be provided.

2. Off-street parking for commercial uses shall be sufficient to provide parking for the employees of all proposed uses as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage. Off-street parking lots shall be prohibited in any front yard setback area, shall be located at the rear of buildings on the interior of lots whenever possible, and shall be accessed by means of common driveways, preferably from side streets or lanes. Cross-access

## LAND USE

easements for adjacent lots with interconnected parking lots shall be required, in language acceptable to the governing body.

3. In addition to the off-street parking requirements specified above, on-street parking shall be provided to serve customers of commercial uses. Commercial on-street parking shall be provided as curbside, parallel, or angle parking located along both sides of the streets on all blocks upon which commercial uses front.
4. Parking analysis required. Each applicant for a nonresidential development greater than 5,000 square feet shall conduct a parking study to determine the number of on-street and off-street parking spaces required to accommodate peak parking demand. In calculating peak parking demand, the applicant shall:
  - a. Project the peak number of occupied parking spaces using formulas and procedures presented in the most recent edition of Parking Generation, an information report published by the Institute of Transportation Engineers (ITE).
  - b. Calculate the number of parking spaces needed by expanding the number of occupied parking spaces by 10% to assure a reasonable number of vacant parking spaces to permit turnover of the parking supply.
  - c. Identify how these parking spaces will be assured to future occupants and customers of the proposed land uses.



Off-street parking areas must be located to the rear of buildings and appropriately landscaped, buffered, and screened.

## ROBBINSVILLE CODE

5. Shared parking shall be encouraged for all commercial parking lots and particularly for those serving mixed-use commercial and residential buildings. Where necessary, in parking lots which are serving mixed-use commercial and residential buildings, the Planning Board may, in its discretion, permit a limited amount of parking to be reserved either for residential or specified commercial uses only; or may restrict the hours that certain spaces are to be used for residential or commercial uses only. In exercising its discretion to allow any limitations to be placed on the use of any parking spaces, the Board shall do so with the intent to limit such restrictive use in order to advance the objective of encouraging shared parking.

An applicant seeking to satisfy its parking requirement using a shared parking approach shall prepare a parking report that documents how an adequate supply of parking spaces will be provided to satisfy projected parking demand. The report shall be prepared using procedures presented in the most recent version of the report Shared Parking, published by the Urban Land Institute. The report shall be prepared using the most current shared parking methodology published by the Urban Land Institute or the Institute of Transportation Engineers.

The report may also adjust projected parking demand based on an analysis of captured parking using procedures presented in the most recent version of the Trip Generation Handbook published by the Institute of Transportation Engineers.

A captured and shared parking study and report shall:

- a. Calculate the projected peak parking demand for each land use that will be sharing the available parking supply using the latest edition of the ITE informational report Parking Generation.
- b. Calculate the extent to which parking demand will be mitigated on the site as a result of trips captured from adjoining land uses and therefore occurring without the use of a vehicle.
- c. Calculate the peak parking accumulation for the development, making use of shared parking procedures.
- d. Expand the peak parking accumulation by 10% to determine the needed supply of parking spaces. This will assure an adequate capacity of spaces for the turnover of vehicles.
- e. Determine the number of on-site parking spaces that will be supplied.
- f. Determine the number of on-street parking spaces that are available to the development in accordance with procedures established by this section..
- g. Determine whether any additional parking spaces will be needed to serve the development and if so how they will be supplied.

## LAND USE

- h. Propose additional methods, if needed, to reduce parking demand to mitigate an insufficient supply of parking. Other methods could include the use of fringe parking lots, a satellite parking lot with shuttle bus service, the provision of transit subsites to employees in lieu of assurance of a parking space or the establishment of a valet parking service making use of an identified off-street parking lot.
6. Use of on-street parking spaces.

On-street parking credit may be counted for spaces which do not actually front on the property for which they are to be considered as serving, provided they are located within 1,000 feet of the property for customer or client parking and 2,000 feet of the property for employee parking. The Planning Board may, in its discretion, elect to give such spaces on-street parking credit; deny any credit for such spaces; or give partial credit for such spaces depending on the use of the property upon which they front and the uses of intervening properties located between the property seeking to apply the spaces toward its parking need and the spaces themselves.

Creation and maintenance of public transportation options may be used in lieu of on-street parking needs where such a program is proposed and reviewed and approved by the Planning Board as to the short- and long-term viability of any such plan.

The following guidelines shall be used to determine which on-street parking spaces an applicant may assume are available:

- a. Parking spaces located on a road that the Street Regulating Plan classifies as a residential street shall not be included in the parking inventory for a commercial land use.
- b. Spaces directly abutting the applicant's property are 100% available to the applicant, unless parking regulations restrict parking during the time period when the spaces are needed to satisfy the applicant's peak parking demand.
- c. Spaces abutting a different commercial use shall not be counted unless that use has an off-setting peak parking demand or unless the owner of the use certifies that it has no need for the available parking spaces.
- d. Parking that abuts open space, wetlands or detention basins shall be considered available but must be shared with other nearby commercial users. The applicant shall propose to the Planning Board the percentage of the parking for which credit will be taken and will explain to the Planning Board the methodology used in determining that percentage.
- e. Fifty percent of the on-street parking spaces that abut residential land uses on roads that the Street Regulating Plan classifies as avenues shall be considered available for commercial parking but must be shared with other commercial uses as discussed above.

## ROBBINSVILLE CODE

### 7. Commercial land uses with high parking demand.

If a proposed retail development leases more than 50% of its square footage for restaurant space, instructional studios and/or a medical or dental clinic, the applicant shall provide additional information to the Planning Board documenting what the parking demand from the development will be and how that demand will be managed. The use of valet parking, off-site fringe parking, ride-sharing or shared parking can all be employed, as appropriate, as part of a managed parking program, or the applicant may elect to provide additional parking spaces to satisfy the projected parking demand.

Similarly, the applicant for an office development shall submit additional parking information to the Planning Board in the event that the applicant proposes to allow more than 50% of the floor space to be occupied by a medical or dental clinic or service.

### 8. Parking for all dwelling units shall be prohibited in front yard setback areas. With the exception of lots that do not back up to lanes, as depicted on the street regulating plan, driveways and driveway access shall be prohibited in any front yard area. Driveways shall be set back a minimum of three feet from the side of dwelling units. Parking areas shall be set back a minimum of 20 feet from the rear of dwelling units. Driveways shall be set back a minimum of three feet from any side property line, unless such driveway is shared by dwellings on two adjacent lots in which case the driveway may be located with the driveway center line on the common side lot line. Parking for townhouses shall be provided as driveways or garages with access from a rear lane. Private driveways for townhouses shall connect to lanes only and not to streets. Parking for apartments may be located in common parking lots located on a lot other than that containing the apartment building entrances. If access to a garage is provided from a street, the front entrance of such a garage shall be set back 10 feet further than the front wall of the dwelling unit. The location of a garage shall be set back a minimum of three feet from side and five feet from rear property line.

### 9. Parking lot landscaping, buffering and screening.

- a. Lots for apartment and nonresidential uses shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and civic, commercial, or residential uses shall be designed with textured paving, landscaping, and street furniture approved by the Planning Board.
- b. Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct views of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise, or exhaust fumes onto adjacent properties, in particular residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity. In order to achieve these objectives, parking lots exposed to view shall be surrounded by a minimum of a four-and-one-half-foot-high, year-round visually impervious screen, hedge, or wall. The height of any required screen, hedge or wall shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements.



## LAND USE

- c. The interior of all parking lots shall be landscaped to provide shade and visual relief. This is best achieved by protected planting islands or peninsulas within the perimeter of the parking lot. Parking lots with 10 or less spaces may not require interior landscaping if the Planning Board determines that there is adequate perimeter landscaping. In parking lots with 11 or more spaces, a maximum of one deciduous shade tree shall be required to be planted in the parking lot for every five parking spaces. A six-foot planting diamond, or equivalent planter, is required per tree. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible, provided these objectives are designed to the satisfaction of the Planning Board.
  - d. Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian accessways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents and as approved by the Planning Board.
10. Residential garage and parking design standards.
- a. With the exception of lots that do not back up to lanes, as depicted on the Street Regulating Plan, driveways and driveway access shall be prohibited in any front yard area.
  - b. Driveways that are accessed through the front yard area shall be no wider than 10 feet, and parking for all dwelling units shall be prohibited within the front yard setback.
  - c. Garages, driveways and parking areas shall have a minimum setback of three feet from any side property line or side of dwelling unit. An exception to the three-foot setback from the side property line shall exist for townhouse and duplex lots to permit garages, driveways and parking areas that share a common wall on the common property line.
  - d. Garages shall only be located to the rear of the principal building.
  - e. The garage setback from the right-of-way of the rear lane shall be governed by the following:
    - (1) No parking is permitted within the driveway accessing the garage, in which case the garage shall be set back seven feet, with a six-inch tolerance, from the right-of-way of the rear lane; or
    - (2) Parking may occur within the driveway leading to the garage, in which case said garage shall be set back no less than 18 feet and no more than 22 feet from the right-of-way of the rear lane.

## ROBBINSVILLE CODE

A maximum of 15% of the lots within a Town Center subzone shall be allowed to exceed the driveway depth of 22 feet. No vehicle parked in a driveway or parking area shall encroach into the public right-of-way.

- f. Two adjacent lots may share a driveway along their common property line subject to a cross-access easement.
- g. Residential lots may require on-site parking spaces adjacent to the garage in order to meet the minimum off-street parking requirements if sufficient spaces are not provided within the garage and the driveway to the garage.
- h. The maximum width of a driveway throat shall not exceed 24 feet. There shall be no more than one driveway apron per lot.
- i. Garages on single-family or duplex corner lots are permitted direct access to the side street, provided the entrance of said garage has a setback of 10 feet further than the side wall of the dwelling unit.
- j. Required residential off-street parking spaces shall abut the side of the on-site garage and have a depth between 25 and 26 feet from the alley right-of-way and a minimum designated parking width of eight feet contained on said lot. A clear width of 11 feet free of fence, shrub, etc., shall be provided for parking spaces to accommodate vehicle access. On lots that cannot accommodate the full eleven-foot designated parking area width, an access easement on the adjacent lot shall be required to accommodate door openings only. When necessary, due to abutting garages and/or minimal lot widths, driveways and parking areas may abut the adjacent lot's property line.
- k. Driveways may be constructed of grass or brick pavers, two-foot-wide concrete to wheel tracks, or stone pavers.
- l. All townhouse driveways and parking spaces shall only be accessed from the rear lane.
- m. Required parking for urban apartments may be located in common parking lots located on a lot other than that containing the apartment building entrances. Parking should be located within 300 feet of the urban apartment building entrance in order to minimize parking off site.

## LAND USE

### **G. Landscaping.**

1. Extensive landscaping shall be required. All areas of a site not occupied by buildings, parking lots, other improvements, or textured paving shall be intensively planted with trees, shrubs, hedges, ground covers, and/or grasses, unless such area consists of attractive existing vegetation to be retained. Perennials and annuals are encouraged.
2. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art and sculpture.
3. Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered. Planting shall be designed with repetition, structured patterns, and complimentary textures and colors, and shall reinforce the overall character of the area.
4. Landscaping plans shall be prepared by a certified professional in the field of landscape architecture.
5. Removal of debris. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, and other debris shall be removed from the area of the site to be constructed and disposed of in accordance with the law. No tree stumps, portions of tree trunks, or limbs shall be buried anywhere in the development. All dead or dying trees, standing or fallen, shall be removed from the site. If trees and limbs are reduced to chips, they may, subject to approval of the Municipal Engineer, be used as mulch in landscaped areas. Areas which are to remain as open space and undeveloped shall be cleaned of all debris and shall remain in their natural state.
6. Protection of existing planting. Maximum effort should be made in the areas in which the Town Center will be constructed to save fine or mature specimens because of size or relative rarity. These should be protected and preserved. No material or temporary soil deposits shall be placed within four feet of shrubs or within two feet of the dripline of trees designated to be retained. Protective barriers or tree wells shall be installed at the dripline around each plant and/or group of plants that are to be retained. Barriers shall not be supported by the plants they are protecting, but shall be self-supporting. Barriers, such as snow fences, shall be a minimum of four feet high and constructed of a durable material that will last until construction is completed.
7. Slope planting. Landscaping of the area of all cuts, fills, and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one foot vertically to three feet horizontally shall be planted with ground covers appropriate for the purpose, soil conditions, water availability, and environment.
8. Additional landscaping. In addition to the required screening and street trees, additional planting or landscaping elements shall be required throughout the village or hamlet, where necessary, for climate control, privacy, or for aesthetic reasons.

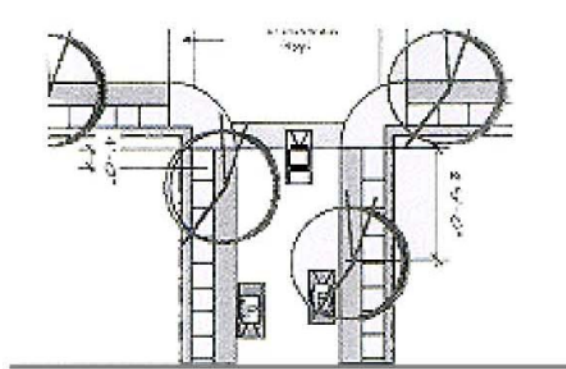
## ROBBINSVILLE CODE

9. Planting specifications. Deciduous trees shall have at least a two-inch caliper at the time of planting and shall be balled and burlapped. Evergreen trees shall be a minimum of five to six feet high at the time of planting. Shrubs shall be two feet in height at the time of planting. Only nursery-grown plant materials shall be acceptable, and all trees, shrubs, and ground covers shall be planted according to accepted horticultural standards.
10. Within two years from the time of planting, all dead or dying plants, whether installed new, transplanted, or designated as existing trees to be retained on the plan, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering during the initial two years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owners or their agents.
11. Plant species. The plant species selected should be hardy for the particular climatic zone in which the development is located and appropriate in terms of function and size. Street trees can be selected by referring to the background section of the Model Subdivision and Site Plan Ordinance. Shrubs and other planting may be selected from those recommended in a standard reference book, such as Shrubs and Vines for American Gardens by Donald Wyman (New York, MacMillan, 1969). Final selection shall be reviewed by the Town Center Subcommittee and the landscape plan shall be submitted to the Subcommittee for its review and recommendations.
12. Trees shall have a caliper of two inches, be nursery grown, be of substantially uniform size and shape, and have straight trunks. Trees shall be properly planted and staked and provision made by the applicant for regular watering and maintenance until they are established. Dead or dying trees shall be replaced by the applicant during the next planting season.
13. Other landscape improvements. Landscaping and site treatment plans shall consider seasonal flowers in planters, planting beds, and hanging baskets.
14. Garbage and recycling. Garbage collection, recycling, and other utility areas shall be screened around their perimeter by wood enclosures with a roof or by brick walls, with a minimum height of seven feet, and shall extend on three sides of such an area, with a gate or door on the third side. Such a wall shall be capped on the top. A landscaped planting strip a minimum of three feet wide shall be located on three sides of such a facility. Planting material shall be separated from the parking lots by Belgian block curbing and shall have ramp access to such facility for vehicles and carts. A mixture of hardy flowers and/or decorative evergreen and deciduous trees may be planted. The area between trees shall be planted with shrubs and/or ground cover, or covered with mulch.
15. Energy conservation. To conserve energy, landscaping shall include the planting of evergreen windbreaks to block northwest winds in the winter, thereby reducing heating energy costs in the winter. Deciduous shade trees shall be planted near the southern facades of buildings to block summer sun, thereby reducing solar heat gain during the summer months.

## LAND USE

### H. Shade trees.

1. Street trees, with a minimum of two-inch caliper or 12 feet high at the time of planting, shall be spaced per the requirements specified in Section 2 regarding streets, avenues, boulevards, and highways, as well as medians of boulevards, and divided roads. Bottom branches shall be trimmed to a minimum of eight feet from the ground to allow pedestrian passage in commercial areas. Street trees shall be planted on both sides of the street and in the parkway between the curb and the sidewalk, if such exists. Existing trees shall be used where possible. In locations where healthy and mature shade trees exist, the requirements for new trees may be waived or modified.
2. The particular species of shade trees shall be determined upon specific locational requirements, soil types, geology, climate, and indigenous species. The following urban-tolerant street trees are recommended for streets, and elsewhere, in a planned small community:
  - \* Village Green Zelkova
  - \* Littleleaf Linden
  - \* Thornless Honeylocust
  - \* Green Ash
  - \* Regent Scholar Tree
  - \* (Male) Princeton Sentry Ginko
  - \* London Plane
  - \* Hackberry
  - \* Red Oak
  - \* Redspire Pear or Red Maple
  - \* October Glory Red Maple
3. All intersections shall have street trees. Street tree planting, on the left side, shall begin four feet from the curb radius. The right side of the street shall begin tree planting 25 feet from the curb radius.







## LAND USE

*142 Attachment 5-5*

### **Township of Robbinsville**

## **TOWN CENTER ZONING AND DESIGN REGULATIONS**

### **SECTION 5: DESIGN REGULATIONS**

Section 5 of this document, Design Regulations, contains two categories that must be addressed for all proposed development located within the Town Center Zones. Design Regulations which include (1) a Design Vocabulary and (2) Architectural Design Regulations have been established for each building type in the Town Center and shall include the general design qualities as well as the specific architectural standards to be used. The two categories of the Design Regulations can be found within this section as follows:

#### **CATEGORIES:**

##### **A. Architectural Regulations**

1. Site Orientation
2. Building Mass and Style
3. Roofs and Roof Materials
4. Facade Treatment and Facade Materials
5. Entry and Doors
6. Windows
7. Porches, Stoops and Arcades
8. Trim, Eaves, and Decorative Building Elements
9. Cross Gables and Dormers
10. Gutters
11. Chimneys
12. Walls, Fences, and Hedges (Front Yard)
13. Colors
14. Driveway

## ROBBINSVILLE CODE

15. Garages
  16. Pavement Materials and Textures
  17. Curb Treatment
  18. Lighting
  19. Signs
  20. Street Furniture
  21. Park Furniture
  22. Heating and Air Conditioning
  23. Fire Escapes
  24. Recycling and Trash Storage
- B. Design Vocabulary
1. Village House
  2. Narrow Lot
  3. Duplex
  4. Townhouse
  5. Senior Housing
  6. Commercial Core
  7. Civic Buildings
  8. Paths and Sidewalks

## LAND USE

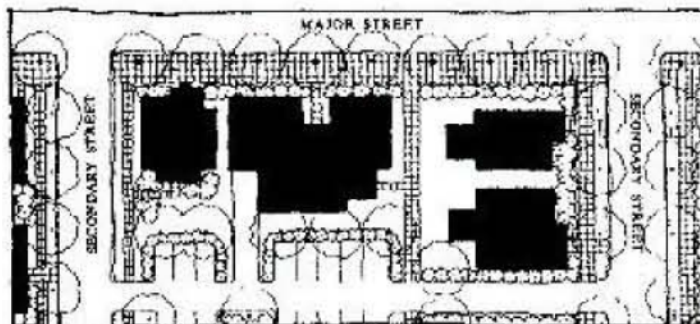
### A. Architectural Regulations

Unlike the Design Vocabulary, the Architectural Design Regulations are not specific to any particular lot type, but address the overall detailing concerns of all the buildings within the Town Center. The Architectural Design Regulations (Section 5A) , the Design Vocabulary (Section 5B) and the Building Regulating Plan (Section 3) are to be used collectively to guide the massing of various building types and aesthetic impacts.

- 1) Site orientation.
  - a. Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. On a lot with multiple buildings, those located on the interior of the site shall front towards and relate to one another, both functionally and visually. A lot with multiple buildings may be organized around features such as courtyards, greens, or quadrangles which encourage pedestrian activity and incidental social interaction among users. Smaller, individualized groupings of buildings are encouraged. Buildings shall be located to allow for adequate fire and emergency access.



Spaces framed by buildings should be geometrically logical and/or architecturally formal.



Buildings must be located to front upon the street.

## ROBBINSVILLE CODE

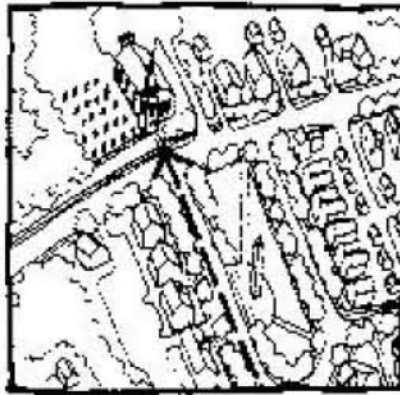
- b. Buildings shall be located to front towards and relate to public streets, both functionally and visually. Buildings shall not be oriented to front toward a parking lot.



Buildings should define the streetscape along the required setbacks  
[Amended 7-12-2001 by Ord. No. 2001-20]

- c. Buildings shall define the streetscape through the use of setbacks and massing. The streetscape shall be generally continued across side yard setback areas between buildings by using landscaping. The streetscape shall also be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges, or fences which define front yards. [Amended 7-12-2001 by Ord. No. 2001-20]
- d. Buildings on corner lots shall be considered significant structures, since they have at least two facades visibly exposed to the street. If deemed appropriate by the Town Center Subcommittee or Planning Board, such buildings may be designed with additional height and architectural embellishments, such as corner towers, to emphasize their location.
- e. Buildings located at gateways entering the Town Center shall mark the transition into and out of the neighborhood in a distinct fashion using massing, additional height, contrasting materials, and/or architectural embellishment to obtain this effect. Buildings located at gateways to a community green area or a Main Street commercial area shall mark the transition to such areas in a distinct fashion using massing, additional height, contrasting materials, and/or architectural embellishments to obtain this effect.

## LAND USE



Focal point should terminate views down streets.

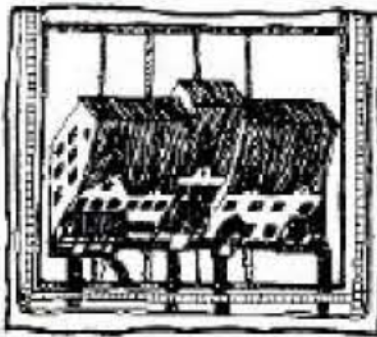
- f. Focal points or points of visual termination shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments, or other distinguishing features. Areas recommended to receive special architectural treatment have been specified on the Building and Street Regulating Plans.

## ROBBINSVILLE CODE

- 2) Building mass and style. **[Amended 7-12-2001 by Ord. No. 2001-20]**
- a. Building massing and architectural style shall respond to the Building Regulating Plan and the Design Vocabulary.
  - b. Commercial buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections, recesses, and changes in floor level, shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets shall be provided, in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. Duplexes may be designed to appear as a single building, such as large single-family detached dwelling.



This building represents an ideal way to modulate a large commercial structure. Its mass, scale, roof pitch, and architectural detail give form to the street.



Long building walls and rooflines should be offset to provide interest and variety.

- c. Balconies, stoops, open porches, decks, bay windows, raised doorways, chimneys and awnings projecting from the front facade may lie within the front yard and, for all house types except townhouse, may be no closer than 10 feet from the property line, and projecting from the side facade may lie within the side yard no closer than three



## LAND USE

feet from the property line. Front steps may lie within the front yard no closer than five feet from the property line. Garages, decks, port cocheres, pergolas, porches, patios, arbors and balconies in the rear yard must maintain a minimum three-foot side yard setback and a minimum seven-foot rear yard setback.

Swimming pools must maintain a minimum five-foot setback from side and rear property lines, and permitted setback encroachments must be included in the maximum impervious coverage calculation for any lot.

## ROBBINSVILLE CODE

### 3) Roofs and roof materials.

- a. Roof types shall be front or side gable, ambrel, mansard, hipped, salt box, or combinations thereof. The recommended pitch for the principle roof shall be 9/12. The principal pitch may be lowered if there are overhanging eaves that are either bracketed or have exposed rafters.
- b. A shed roof shall be permitted only when attached to a principal roof or parapet wall.
- c. Flat roofs generally shall be discouraged; however, in residential units flat roofs may be permitted when enclosed by a continuous balustrade, with a minimum height of three feet. Balusters shall have a minimum two inches' diameter and shall not be greater than six inches on center. Flat roofs may be permitted in conjunction with commercial uses when enclosed by a continuous parapet. All flat roofs shall have an articulated cornice line that generally corresponds to a consistent cornice line on the neighboring buildings.
- d. Permitted roof materials for pitched roofs:
  - \* Slate
  - \* Cedar wood shingles
  - \* Dimensioned asphalt (four complementing colors)
  - \* Composite tile (slate)
  - \* Standing seam copper or anodized aluminum.
- e. Where hipped roofs are used, it is recommended that the minimum pitch be 6/12. Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Flat roofs should be avoided on one-story buildings and are recommended for use only on buildings with a minimum of two stories, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane. Other roof types should be appropriate to the building's architecture. Mansard roofs are discouraged on buildings less than three stories in height. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements, are encouraged.



Gable roofs with a minimum 9/12 pitch should be used to the greatest extent possible. Other types of roofs should be appropriate to the architectural style of the building.

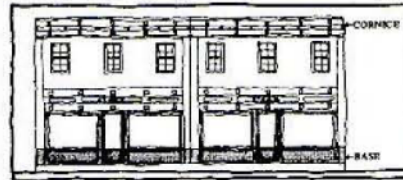
## LAND USE

### 4) Facade treatment and facade materials.

- a. The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors, and details. Blank wall or service area treatment of side and/or rear elevations visible from the public viewshed is discouraged.
- b. All visibly exposed sides of a building shall have an articulated base course and cornice. The base course shall align with either the kickplate or sill level of the first story. A cornice which terminates or caps the top of a building wall may project horizontally from the vertical building wall plane and may be ornamented with moldings, brackets, and other details. The middle section of a building may be horizontally divided at the floor, lintel, or sill levels with belt or string courses.



All sides of a building should be architecturally consistent with the front facade



Buildings should be designed with a base course and cornice.



Blank windowless walls should be articulated in order to reduce the negative appearance.

- c. Solid, blank, windowless walls or service areas visible from the public viewshed shall be discouraged. Where the construction of a blank wall is necessitated, it is recommended that the effected facades be articulated by the provision of false windows, architecturally articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Intense landscaping may also be appropriate in certain cases.
- d. Facade materials for residential buildings:
  - \* Wood clapboard.
  - \* Simulated clapboard.

## ROBBINSVILLE CODE

- \* Brick (English, Common, Flemish Bond).
  - \* Wood shingles.
  - \* Simulated wood shingles.
  - \* Indigenous stone.
  - \* Synthetic stucco (EIFS).
- e. Facade treatment and facade materials for commercial and/or mixed-use building.
1. Mixed-use buildings shall be clad in brick, stucco, stone, or a combination thereof. The roofs shall be slate or tile, unless a single-color asphalt is selected for all commercial mixed-use buildings. Buildings and all display windows shall be adequately lit at night so as to insure perpetual pedestrian attention.
  2. Brick mortar joints shall not exceed 1/2 inch. Mortar joints shall be struck. Brick colors shall be in the brown and red range.
  3. Brick shall be laid in English or Flemish bond.
  4. Stucco shall have either a smooth or textured finish and shall approximate the color of the local stone (off-white to golden brown) in color.
- f. All residential buildings, except for senior housing, shall be raised a minimum of two feet above the residential sidewalk line. All visible facades shall have an articulated base. The above-grade foundation to sill height shall be covered with either brick, fieldstone, split face CMU, brick pattern concrete, or other masonry solution appropriate to the architecture.
- g. Siding.
1. Buildings using clapboard or simulated clapboard shall have between 3.5 inches to six inches' exposure. German siding shall not exceed eight inches' exposure.
  2. Corner boards shall not be less than four inches or more than eight inches and shall protrude from the siding surface to create a shadow line.
- h. Wood surfaces shall be painted with colors from the Benjamin Moore Historic Color Collection or equivalent. Trim and shutters shall be painted a contrasting color (or colors) from the main body.
- i. Townhouses shall have a coherent architectural style, vocabulary, and color scheme.
- j. No more than eight townhouse units may be built in a row. If there are eight units in a row within that fabric, then there should be a common pedestrian passageway to the rear alley.
- k. Front facades of townhouses shall be faced in brick, stone or stucco on primary elevations which face front and side streets. Back elevations out of primary viewshed can be made of other materials. Projecting windows may also be made of materials

## LAND USE

other than masonry. Subject to specific approved architectural designs, portions of side elevations may be made of materials other than brick if the applicant can articulate that the material substitution is integral to the integrity of the architecture and that it is consistent with the intent of §142-19, TC Town Center District. **[Amended 7-12-2001 by Ord. No. 2001-20]**

- l. In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses shall be reflected by differences in facade treatment. Storefronts and other ground floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct, but compatible, exterior materials, signs, awnings, and exterior lighting.
- m. Storefronts are an integral part of a building and shall be integrally designed with the upper floors to be compatible with the overall facade character. Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed 75% of the total ground level facade area. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Ground floor commercial uses should be differentiated by the facade treatment.

## ROBBINSVILLE CODE

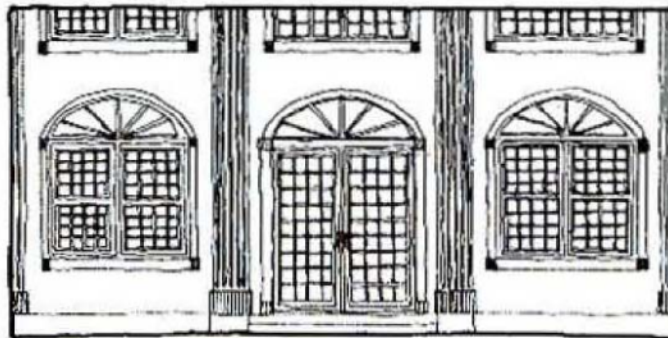
### 5) Entry and doors.

1. All entrances and doors to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, over-hangs, railings, balustrades, fanlights, transoms and sidelights where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.



Storefronts should be integrally designed as part of the entire facade.  
Buildings with multiple storefronts should be architecturally compatible.

2. It is encouraged that secondary doors not be on the primary street facade. These doors shall be architecturally consistent with the building's style. Any second floor balcony door shall be a French door. There shall be no sliding doors.



Entrances to buildings should be architecturally defined and articulated.

3. Sidelights, if they exist, shall not be less than 12 inches in width. Fanlights or transom windows may be placed above doors. Transoms, fanlights, and sidelights are encouraged to have true divided lights.



## LAND USE

### 6) Windows.

1. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned or square. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.
2. Windows on residential streets.
  - a. Glazing on the primary residential facade shall not exceed 30% of that facade. No more than three windows may be grouped together on the primary facade.
  - b. First and second story primary facade windows shall be proportioned vertical to square, except for gable windows which may be shaped.
  - c. The outer glazing of the interior window shall be set back one inch to two inches from the outer plane of the wall (actual dimension). Windows may have true divided lights. At minimum, there shall be a face frame decorative lintel and drip mold around windows.
  - d. Divided lights. Windows may have wood interior divided lights, or wood inserts, either interior or exterior. Casement windows and nondivided windows are permitted.
  - e. Shutters shall be either louvered or paneled with format to fit actual window size.
3. Windows on commercial mixed-use structures.
  - a. Storefront windows shall be between 26 inches and 36 inches off the ground and shall be architecturally compatible to and in proportion with the facade treatment. Transom windows may be elevated above awnings. Aluminum framed plate glass "Storefronts" are prohibited.
  - b. Primary display windows shall occupy a minimum of 60% and a maximum of 75% of the ground floor.
  - c. Transoms above the ground floor display windows are recommended.
  - d. Primary facade windows on the second floor shall be a minimum of 24 inches from the corner.
  - e. The outer glazing of the window shall be set back a minimum of three inches from the outer plane of the wall. At minimum, there shall be a decorated lintel, face frame, and drip mold over the doors and windows.
  - f. Divided lights shall be a minimum two over two and shall have wood interior, divided lights, or wood inserts, either interior or exterior. Casement windows are permitted.

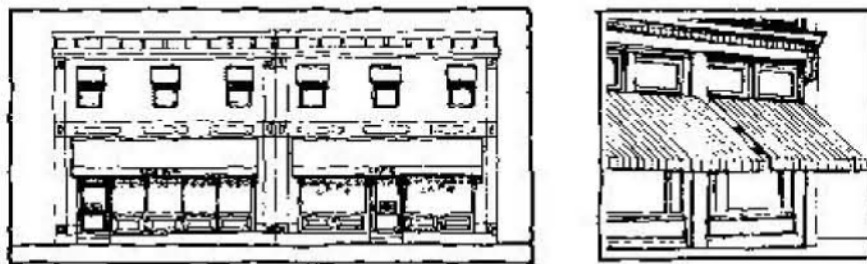
## ROBBINSVILLE CODE

- g. Solid, blank, windowless walls or service areas visible from the public view shed shall be discouraged. Where the construction of a blank wall is necessitated, it is recommended that the effected facades be articulated by the provision of false windows, architecturally articulated masonry, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Intense landscaping may also be appropriate in certain cases.
- 4. Solid metal security gates or solid roll-down metal windows shall not be permitted. Link or grill-type security devices shall be permitted only if installed from the inside, within the window or door frames. Security grilles shall be recessed and concealed during normal business hours. Models which provide a sense of transparency, in light colors, are encouraged.
- 5. Fixed or retractable awnings are permitted at ground floor level, and on upper levels where appropriate, if they complement a building's architectural style, materials, colors, and details; do not conceal architectural features, such as cornices, columns, pilasters, or decorative details; do not impair facade composition; and are designed as an integral part of the facade. Canvas is the preferred material, although other waterproofed fabrics may be used. Metal or aluminum awnings are prohibited. In buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure.

## LAND USE

### 7) Porches, stoops, and arcades.

1. All residential units shall have either a porch, covered portico, or decorated entrance on the street facade of the building.
2. Front porches shall be located on the facade facing the sidewalk, and may be wrapped around the side wall of a dwelling. The minimum porch size shall be six feet deep from the front wall of the dwelling to the enclosing porch rail and 10 feet long.
3. Porch superstructures shall be faced with wood, rusticated or rough faced stone, stucco or brick. Porches can include chamfered posts or more complex styles with elaborate spindle work, frieze and spandrel carving. Porte cocheres are an optional extension of the porch. Porch roofs shall be supported by posts, piers or columns. Posts shall be a minimum of five inches by five inches. Columns shall be of classic proportions and correct entablature. Stone piers shall be rough faced. Balusters shall have a minimum diameter of two inches and shall not be greater than six inches on center. Railing shall be wood or wrought iron. All porch railing components shall be painted.



Awnings may be used to complement a building's architectural style.

4. Porches may be enclosed with screens. The screen framing shall be architecturally compatible with the style of the porch.
5. Covered porticoes are small decorated roofs on front columns over a raised stoop. This detail, albeit on a small scale, is one way of providing surface texture. These can range from a simple shed roof to an ornate Italianate portico.
6. Open or covered stoops are recommended on townhouses although porches are allowed. Stoops and steps should be faced in masonry, brick, slate, stucco or stone. Brick shall be used for walls and risers with concrete or stone treads. Railings and banisters should be painted decorative wood or wrought iron with architectural emphasis on the corners and newel posts. Steps must be a minimum of 36 inches wide and can be fronted on the front or side of the stoop platform.

## ROBBINSVILLE CODE

- 8) Trim/eaves and other decorative building elements.
  1. Building trim.
    - a. All dwelling units and commercial buildings shall be, at a minimum, trimmed with gable and eave boards all around. Trim ornament may be elaborated to any of the following:
      1. Plain or decorated frieze.
      2. Overhanging eaves.
      3. Boxed cornice.
      4. Denticulated cornice.
      5. Ornate Italianate bracketed cornice.
    - b. Tight eaves shall be finished by molding. All windows shall have decorative lintel with sill and side trim. All doors shall be trimmed with decorative lintel and side edge. All nonmasonry structures shall have corner boards.
  2. Decorative elements such as pergolas, cupolas, and belvederes are encouraged as elements to give architectural emphasis to structures on lots so designated for architectural embellishment on the Street Regulating Plan.
  3. Towers are recommended on buildings located in prominent positions requiring special architectural treatment. Towers shall not extend more than 15 feet above the roof ridge line. They shall be in character with the architectural style of the building. A tower's floor plan shall not exceed 15 feet by 15 feet.

## LAND USE

### 9) Cross gables and dormers.

Cross gables and dormers should be used to distinguish one building from its neighbor. Dormers may be hipped, gabled, shed, pedimental or eyebrow. The architectural features shall be used to give various plans distinctive architectural quality.

### 10) Gutters.

Gutters should be architecturally compatible with the style of the building. Discharge sprouts shall have splash parts or be discharged underground to the street.

### 11) Chimneys.

Fireplace chimneys shall be clad in either brick, stone, stucco or clapboard and located at gable ends or centrally. Chimney tops shall have decorative details, e.g., corbeling. Any other flues shall be painted the color of the roof

### 12) Walls, fences, and hedges (front yard). [**Amended 7-12-2001 by Ord. No. 2001-20**]

1. All lots shall have a front yard clearly defined by landscaping, hedging, picket fencing, or a wall that defines the transition from public to the private front yard space. Fences, hedges, and walls shall be limited to a maximum of 3 1/2 feet in height and provide sense of semiprivate space. Entrances, gates, and corners must be articulated with decorative post treatment. Specific design emphasis should be given to the pattern of the pickets and post finials. Home buyers should have a choice of patterns.
2. Walls and fences shall be architecturally compatible with the style, materials and colors of the principal building on the same lot. Front yards may have the following treatments: stone walls or brick walls with a stone or caststone cap, wood picket fences, decorative metal, or cast iron fences, masonry or stucco walls, and stone piers. Solid wooden fences are permitted in rear and side yards only. Highway-style guard rail, stockade, or contemporary security fencing such as chain link, barbed or razor wire are prohibited. Refer to photos.



Examples of front fencing.

## ROBBINSVILLE CODE

### 13) Colors.

1. Color combinations must be either Benjamin Moore Paint color combinations, from the Benjamin Moore pamphlet entitled "Historical Color Collection - Interior/Exterior," or other brands of paint so long as the color combinations have been matched to color combinations in said pamphlet.
2. Brick shall be in the brown and red ranges.
3. Stucco, stone and masonry veneer shall be earthtones.
4. Simulated clapboard shall match the paint colors as closely as possible.
5. Roof colors shall be compatible with the color scheme used for the other building element.
6. Detached garages and other accessory structures shall be of the same colors as the principal structure.

### 14) Driveways. [Amended 7-12-2001 by Ord. No. 2001-20]

Driveways which directly access the street shall be constructed of colored asphalt (in the same tonality as roof tiles, green or red), scored concrete, or decorative stamped concrete paving blocks unless driveway has access from a residential lane.

### 15) Garages. [Amended 7-12-2001 by Ord. No. 2001-20]

Garage doors shall not exceed eight feet in width unless such wider door is articulated so as to reduce its scale. Garage doors may be overhead, sliding, or hinged-carriage doors. Front facade garage doors shall be individually framed. The number of individual garage doors that may be on any single lot is two.

### 16) Pavement materials and textures.

1. The acoustic, thermal, visual, and tactile properties of the proposed paving materials shall be appropriate to the proposed functions of pedestrian circulation. Modular masonry materials, such as brick, slate, and concrete pavers, or gridded cast-in-paving materials, such as exposed aggregate concrete slabs, shall be used on sidewalks, pedestrian walkways and pathways, crosswalks, public or semipublic plazas, courtyards, and open spaces. Asphalt, and nonaggregate exposed concrete slabs, should be avoided.
2. The parkway in front of commercial/mixed-use buildings shall be paved with brick, flagstone, exposed-pebble patterned concrete, colored code concrete, or a combination thereof. There shall be open spaces, a minimum of 18 inches in diameter, for trees. The area between the edge of the sidewalk and the building facade shall be paved with materials complementary to those used in the parkway. Sidewalk materials shall cross the streets at designated areas.



## LAND USE

3. Sidewalk materials shall cross the streets at designated areas.



Manufacturer: Eurocobble  
Michael Vandever Associates Inc.  
New York Telephone: 1 212 627-5803  
Type Milano Grande  
Material: Quarried Stone  
Color: Grey Mix 1

Accent Paving

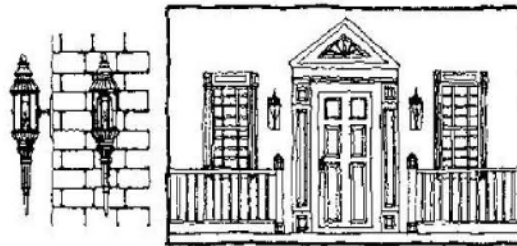
- 17) Curb treatment.

Curbing shall be made of granite slabs, exposed six-inch gray concrete in a square section, or Belgian blocks.

## ROBBINSVILLE CODE

### 18) Lighting.

1. Streetlights shall be decorative and blend with the architectural style of the Town Center. The styles of light fixtures and poles shown at the end of this Section A(18) have been specified for the Town Center.
2. Streets and sites shall be provided with adequate lighting, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties. House side shields shall be provided where abutting a residential use.
3. Along all commercial or mixed-use streets, parking areas, sidewalks, walkways, courtyards, community greens, and interior open spaces in Town Center, twelve-foot-high decorative lampposts shall be provided at regular intervals. Posts in commercial mixed-use and senior citizen and townhouse streets shall be spaced at no greater than 60 feet on center. Lighting on residential streets should be no greater than 150 feet apart per side and should be located at the intersections and corners. Lighting standards shall be consistent throughout the Town Center.
4. In parking lots, post heights may be extended to a maximum of 16 feet.
5. Use of minimum wattage metal halide or color-corrected sodium or mercury vapor light sources is encouraged. Noncolor corrected low-pressure sodium are prohibited.
6. Porch light and yard post lighting is encouraged to augment streetlighting design.
7. Residential garages facing lanes shall be provided with elevated lighting on the garage facade facing the lane or a post lamp.
8. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with the local building codes. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from the exterior, and, as a general rule, lights should be concealed through shielding or recessed behind architectural features. The use of low-pressure sodium, fluorescent, or mercury vapor lighting, either attached to buildings or to light the exterior of buildings, shall be prohibited. Mounting brackets and associated hardware should be inconspicuous.

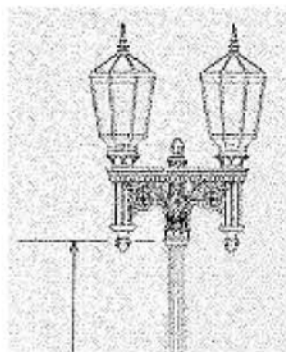


Lighting fixtures attached to a building should be architecturally compatible with the facade.

## LAND USE

The Town Center Subcommittee shall determine where each style of lamppost and fixture may be used within the Town Center. The following are examples of the types of fixtures to be used:

Hadco's Acorn Scroll is perfect for streetlighting, parking lots, walkways and parks where a beautiful fixture is preferred. Aluminum with a refractive polycarbonate globe. Available in 100 or 150 watt HPS and 100 or 175 Watt MH, Type IV, V with suggested mounting heights of 12 feet, 14 feet, 14 feet 6 inches, 16 feet and 18 feet. Recommended for single use with Decorative Pole 1, 3, 4, 6, 7, 8 or 9. For dual applications, use with Decorative Pole 1, 2, 5 or 9 with the B, C or D Decorative Bracket.



Also by Hadco is the Hagerstown. It's ideal for streetlighting, parking, walkways and parks. Aluminum with a refractive polycarbonate globe. Available in 100 or 150 watt HPS and 100 or 175 watt MH, Type IV, V with suggested mounting heights of 12 feet, 14 feet, 14 feet 6 inches, 16 feet and 18 feet. Recommended for single use with Decorative Poles 1 through 9. For dual applications, use with Decorative Pole 1, 2, 3, 4, 5 or 9 with the B, C or D Decorative Bracket.

Hadco's Capitol is a classic choice for streetlighting, parking, walkways and parks. Cast aluminum and refractive polycarbonate globe. Available in 100 or 150 watt HPS and 100 or 175 watt MH, Type IV, V with suggested mounting heights of 12 feet, 14 feet, 14 feet 6 inches, 16 feet and 18 feet. Recommended for single use with Decorative Poles 1 through 9. For dual applications, use with Decorative Pole 1, 2, 5 or 9 with the B, C or D Decorative Bracket.

Examples of recommended styles of lampposts are pictured below:

ROBBINSVILLE CODE



Colgate I Pole  
Round fluted cast aluminum  
Height: 14 feet 6 inches



Montclair Pole  
Round smooth cast aluminum  
Height: 12 feet 9 inches

## LAND USE

### 19) Signs. [Amended 12-3-2009 by Ord. No. 2009-35; 4-26-2012 by Ord. No. 2012-7]

All signs located within the Town Center shall comply with the sign regulations and receive approval from the Zoning Officer and Construction Official for compliance, as set forth herein below, with the following design criteria:

1. Permitted signs.
  - a. Wall-mounted or painted signs, provided the following standards are met:
    - (i) The sign shall be affixed to the front facade of the building and shall not project outward from the wall to which it is attached more than 12 inches.
    - (ii) The area of the signboards shall not exceed 30 square feet.
    - (iii) Limited to one sign per business per building side of tenant area or space.
  - b. One wall-mounted sign, not exceeding 30 square feet in area, shall be permitted on any side or rear entrance which is open to the public.
  - c. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper-story business uses, provided the following standards are met:
    - (i) The sign is located next to the entrance.
    - (ii) The sign shall project outward from the wall to which it is attached no more than 12 inches.
    - (iii) The area of the signboard shall not exceed 20 square feet.
  - d. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, or black anodized aluminum. Applied plastic letters shall not be permitted.
  - e. Projecting signs, including graphic or icon signs, mounted perpendicular to the building wall, provided the following standards are met:
    - (i) The signboard shall not exceed an area of 15 square feet.
    - (ii) The distance from the ground to the lower edge of the signboard shall be 10 feet or greater.
    - (iii) The height of the top edge of the signboard shall not exceed the height of the building.
    - (iv) The distance from the building wall to the signboard shall not exceed 12 inches.

## ROBBINSVILLE CODE

- (v) The width of the signboard shall not exceed five feet.
- (vi) Limited to one sign per business.
- f. Painted windows or door signs, provided the following standards are met:
  - (i) (Reserved)
  - (ii) The sign shall be silk screened, hand painted or laminated panel lettering.
  - (iii) (Reserved)
  - (iv) May be in addition to: a wall-mounted sign, a freestanding sign, an applied letter sign, a projecting sign, or a valance awning sign.
- g. Awning signs, for ground floor uses only, provided the following standards are met:
  - (i) It shall not exceed the width of the window, and the height of the lettering, numbers, or graphics shall not exceed 12 inches.
  - (ii) It shall not extend greater than five feet from the building.
- h. One freestanding sign, provided the following standards are met:
  - (i) The building, where the business to which the sign refers is located, shall be set back a minimum of five feet from the lot line.
  - (ii) The area of the signboard shall not exceed 20 square feet.
  - (iii) The height of the top of the signboard, or of any posts, brackets, or other supporting elements, shall not exceed eight feet from the ground.
  - (iv) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.
  - (v) The sign shall be located in proximity to the main entrance to the business, and its location shall not interfere with pedestrian or vehicular circulation.
- i. Businesses located in corner buildings are permitted signage for each street frontage.
- j. Businesses with service entrances may identify these with one sign not exceeding four square feet.
- k. One directional sign. This sign may be either wall-mounted or freestanding on the rear facade, but shall be limited to 20 square feet in area.

## LAND USE

### 2. Temporary signs.

- a. Temporary civic, cultural, and public service window posters, when posted inside commercial establishments, provided they do not, individually or combined, occupy more than 25% of the total area of said window, or eight square feet, whichever is less. Temporary window signs are permitted on ground floor windows only.
- b. Temporary promotional or special sales signs shall be permitted for a period not to exceed 60 days, when erected in conjunction with a commercial establishment, provided they do not, individually or combined with other window signs, exceed 25% of the total area of the display window or 16 square feet, whichever is less. Temporary signs advertising a business opening or change in ownership shall not exceed an area of 16 square feet, and shall require a temporary zoning permit, specifying the date of removal. All temporary signs shall have the date of removal printed clearly on the lower right-hand corner, as viewed from the exterior. Temporary promotional signs are permitted on ground floor windows only.

### 3. Prohibited signs.

- a. Signs employing mercury vapor, low-pressure and high-pressure sodium, and metal halide lighting, plastic panel rear-lighted signs.
- b. Signs on roofs, dormers, and balconies.
- c. Billboards.
- d. Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.

### 4. Design standards for signs.

- a. Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.
- b. Signs shall fit within the existing facade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details or obscure the composition of the facade where they are located.
- c. Whenever possible, signs located on buildings within the same blockface shall be placed the same height in order to create a unified sign band.
- d. Wood and painted metal are the preferred materials for signs. Flat signs should be framed with raised edges. Wood signs shall use only high-quality exterior grade wood with suitable grade finishes.



## ROBBINSVILLE CODE

- e. Sign colors should be compatible with the colors of the building facade. A dull or matte finish is recommended for reduction of glare and enhancement of legibility.
  - f. Signs shall be either spotlight or backlit with a diffused light source. Spot-lighting shall require complete shielding of all light sources. Light shall not significantly spill over to other portions of the building or site. Backlighting shall illuminate the letters, characters, or graphics on the sign, but not its background. Warm fluorescent bulbs may be used to illuminate the interior of display windows. Neon signs placed inside the display windows shall ensure low intensity colors.
  - g. Signs shall be mounted so that the method of installation is concealed. Signs applied to masonry surfaces should be mechanically fastened to mortar joints only and not directly into brick or stone. Drilling to provide electrical service should also follow the same rule.
5. Zoning Officer and Construction Official approval for signs. The erection of any sign pursuant to this section shall require a construction permit and zoning permit unless otherwise specified herein. No signs shall be erected, altered or replaced nor shall any permits be issued for signs which are not in accordance with the standards established in this chapter. Each application for a zoning and construction permit for the erection of a sign shall be accompanied by plans showing the area of the sign, size and character, the method of illumination, if any, the exact location proposed for such sign, the proposed method of fastening such sign to the building structure, the vertical distances between such sign and the curb, the horizontal distance between such sign and the street right-of-way line and any other additional information as may be requested by the Construction Official.

## LAND USE

### 20) Street furniture.

Street furniture includes benches, waste containers, planters, phone booths, bus shelters, bicycle racks, water fountains, and bollards. Street furniture must be compatible with the architecture of surrounding buildings, the character of the area, and other elements of the streetscape. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage. The following elements, shown in this Section 5A(21), are recommended for street furniture.



Street Furniture – Benches and Urban Clock

Street Furniture - Urban Trash Receptacle and Planters



ROBBINSVILLE CODE

Urban Drinking Fountain



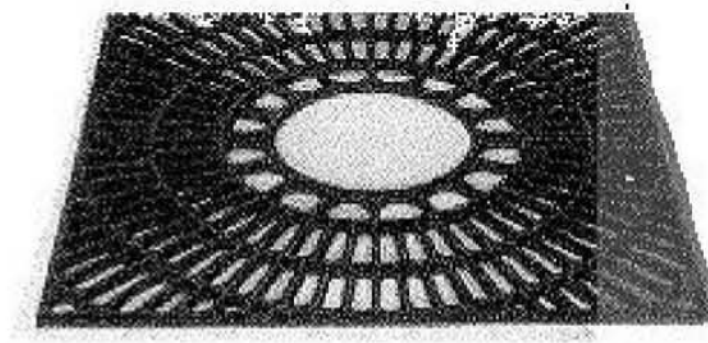
Bicycle Rack



## LAND USE



Tree Guard



Tree Grate

## ROBBINSVILLE CODE

### 21) Park furniture.

Park furniture includes benches, waste containers, picnic tables, play equipment, gazebos, bicycle racks, water fountains, and bollards. Park furniture should be selected to enhance the character of the park and the character of the area, and other elements of the streetscape. Consistency in the selection and location of the various elements of park furniture is critical for maximum effect and function usage. The following elements, shown in this Section 5A(21), are recommended.



Gazebo for Main Town Green



Gazebo in Smaller Green



Gazebo in Smaller Green

## LAND USE

### 22) Heating and air conditioning.

All air-conditioning units, HVAC systems exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from the public right-of-way view and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, or landscaping.

### 23) Fire escapes.

Fire escapes shall not be permitted on a building's front facade. On buildings requiring a second means of egress pursuant to the local building codes, internal stairs, or other routes of egress, shall be used.

### 24) Recycling and trash storage areas.

All nonresidential recycling and trash storage areas shall be screened from public view at the ground level using masonry or wooden walls, landscaping hedging, or a combination thereof. The height of such wall/enclosure must be 1.5 feet higher than the container walls.

## ROBBINSVILLE CODE

### **B. Design Vocabulary.**

The purpose of the Design Vocabulary is to develop unity, while encouraging and allowing diversity. This Design Vocabulary shall serve as guidelines for the architects, builders, and residents of the Robbinsville Town Center. This written code is enhanced by a pictorial Design Vocabulary categorized by land use type, residential, commercial, and mixed-use. These photographs were selected to illustrate building and architectural designs which are reflective of the overall design intent for the Town Center.



## LAND USE

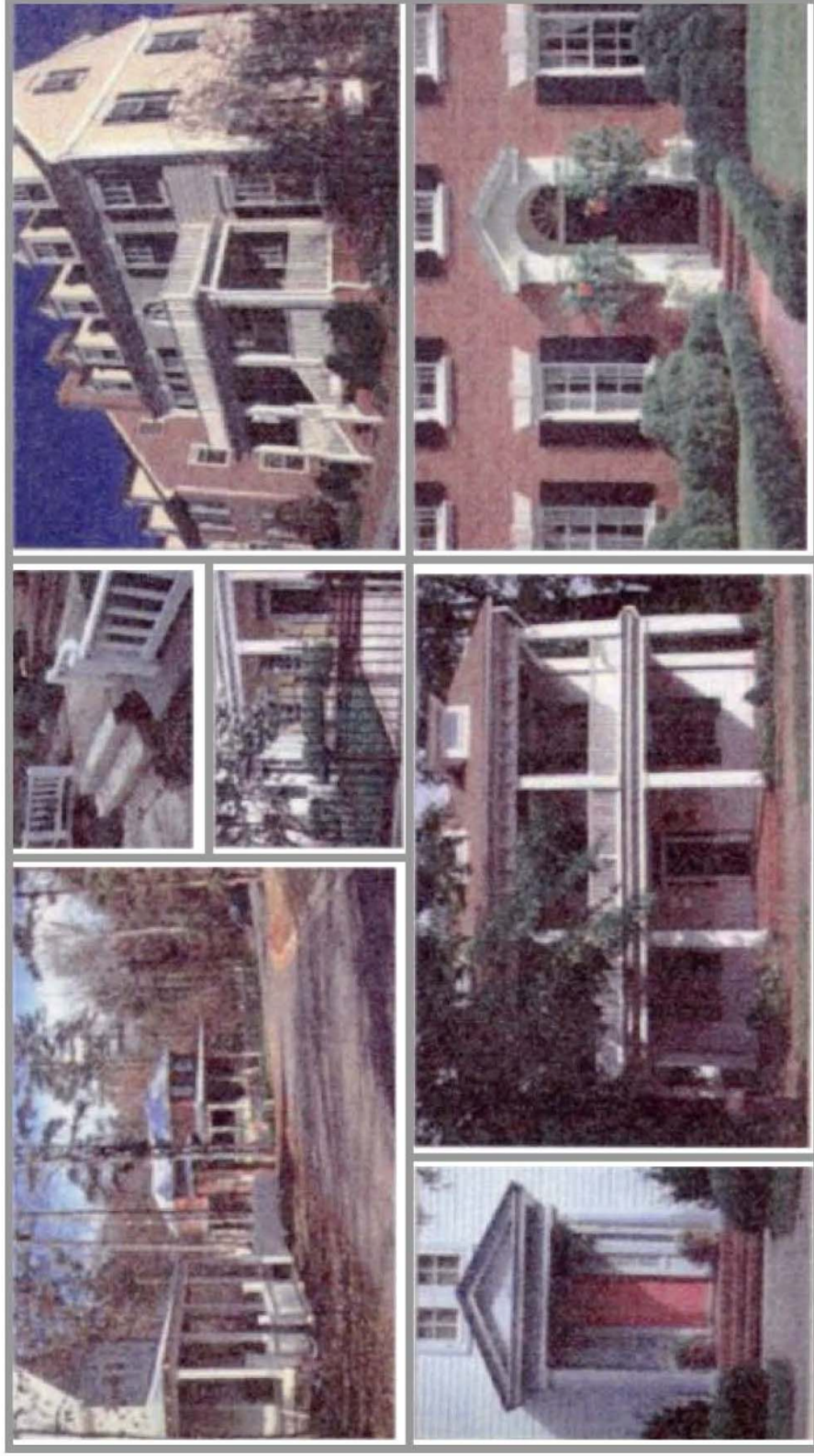
### Village House

The following photographs represent the desired character: mass, scale, materials, details and colors for the Village housing

This lot size allows single family homes and permits the greatest variety of housing types for one lot type. The configuration will accommodate large side-hall front gable houses, and center hall houses. Attached garages would be uncommon on this style. The size of this housing type could accommodate elaborate detailing, strong color combinations and a gradation of building materials from a rusticated stone base to elaborate stick work in the gables. The center-hall house is equally common clad in brick and in clapboard. The roof may be hipped or end gable, and tight eaves with molding. Pedimented dormers are common. The broad expanse of the façade allows this type to comfortably approach the street at close range. This form is the most frequently seen with a detached garage.



ROBBINSVILLE CODE

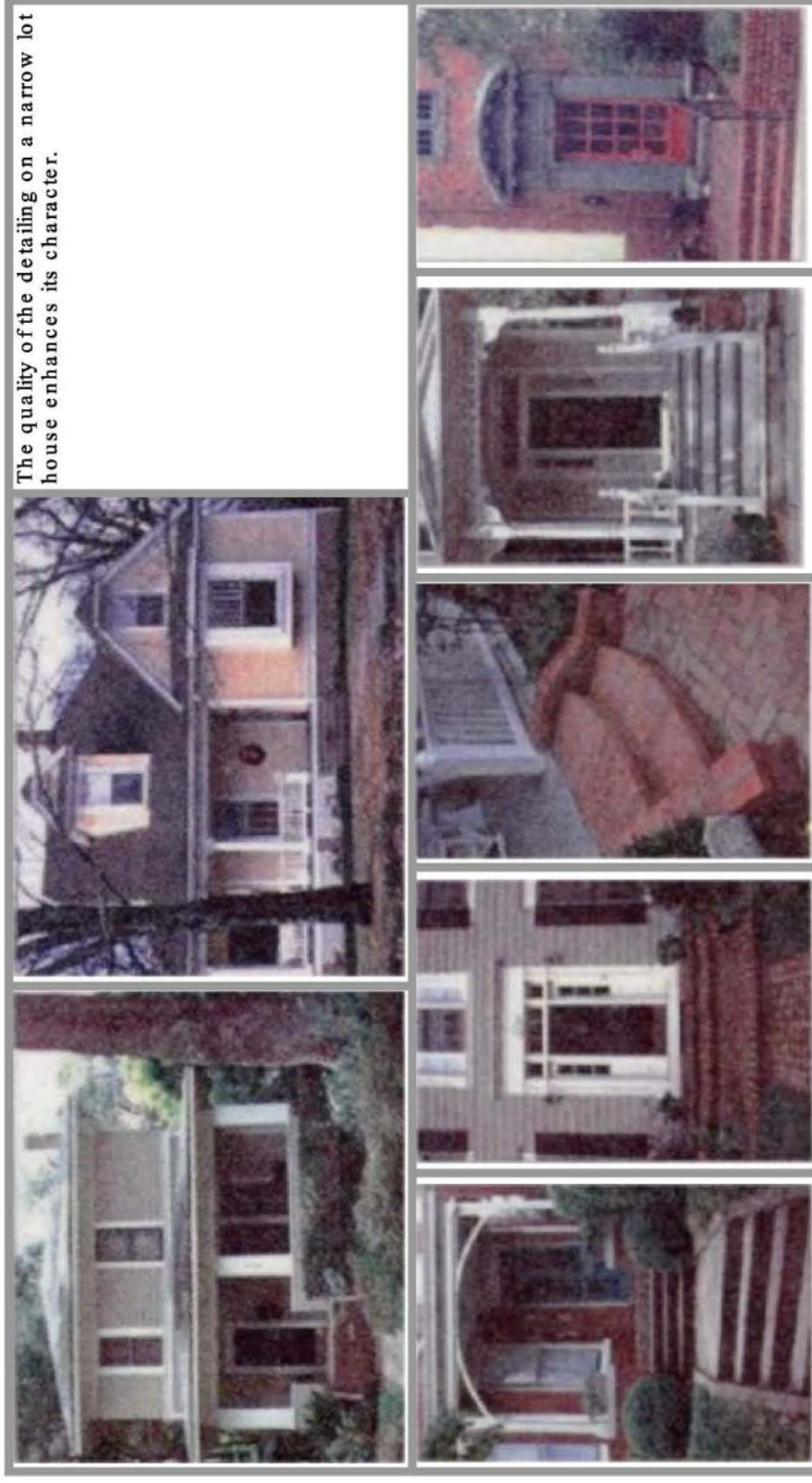





## LAND USE

### Narrow Lot

The following photographs represent the desired character: mass, scale, materials, details and colors for narrow lot housing



ROBBINSVILLE CODE

	<p><b>This format produces an intermediate width house and lot.</b></p>	
		

## LAND USE

### Duplex

The following photographs represent the desired character: mass, scale, materials, details and colors for the duplex.





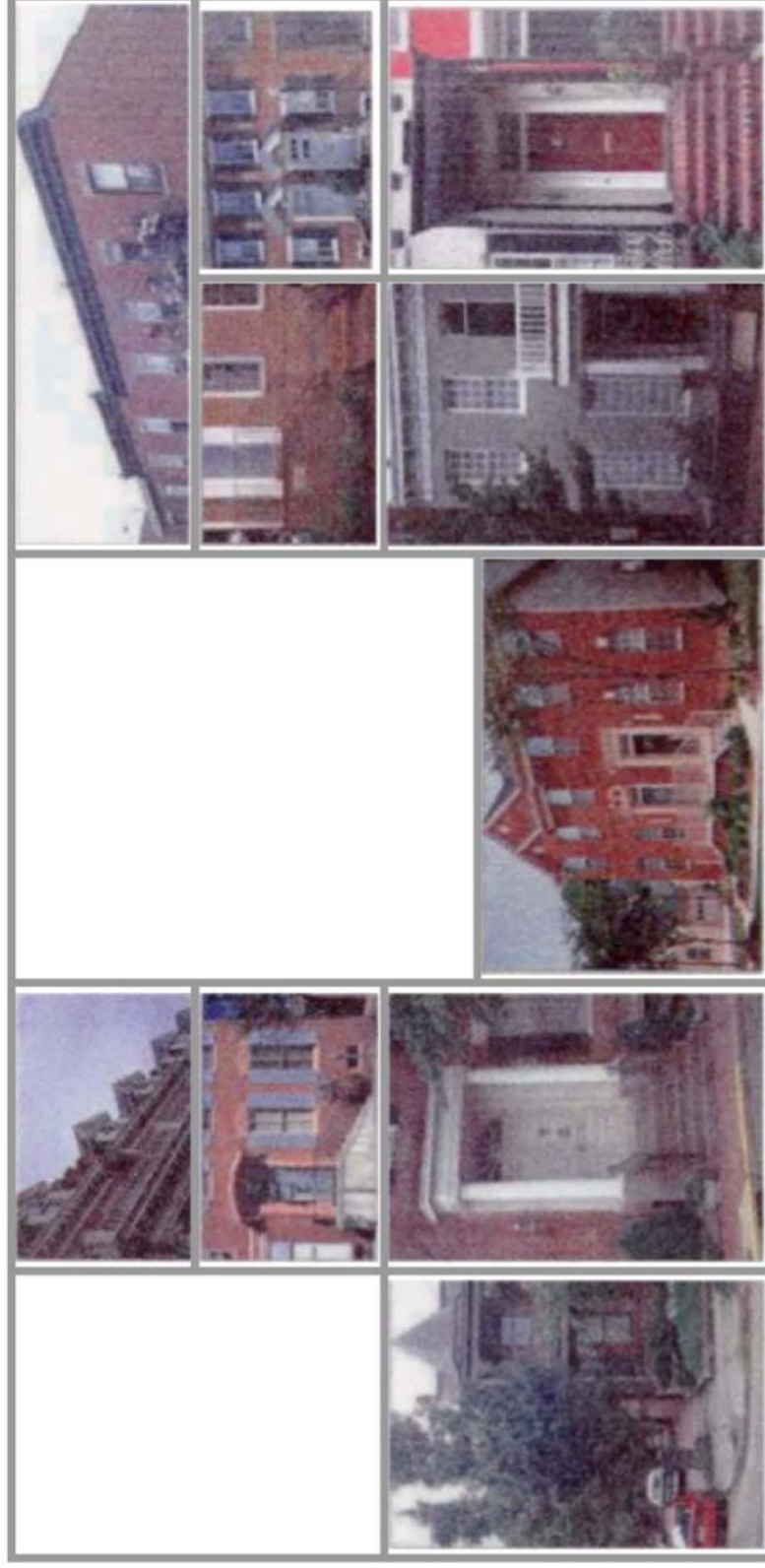
## ROBBINSVILLE CODE

This lot configuration provides houses that appear to be large single family units, but are in fact, two family units. The external configuration of this type may be generally similar to the Village Houses.



LAND USE

**Townhouse**



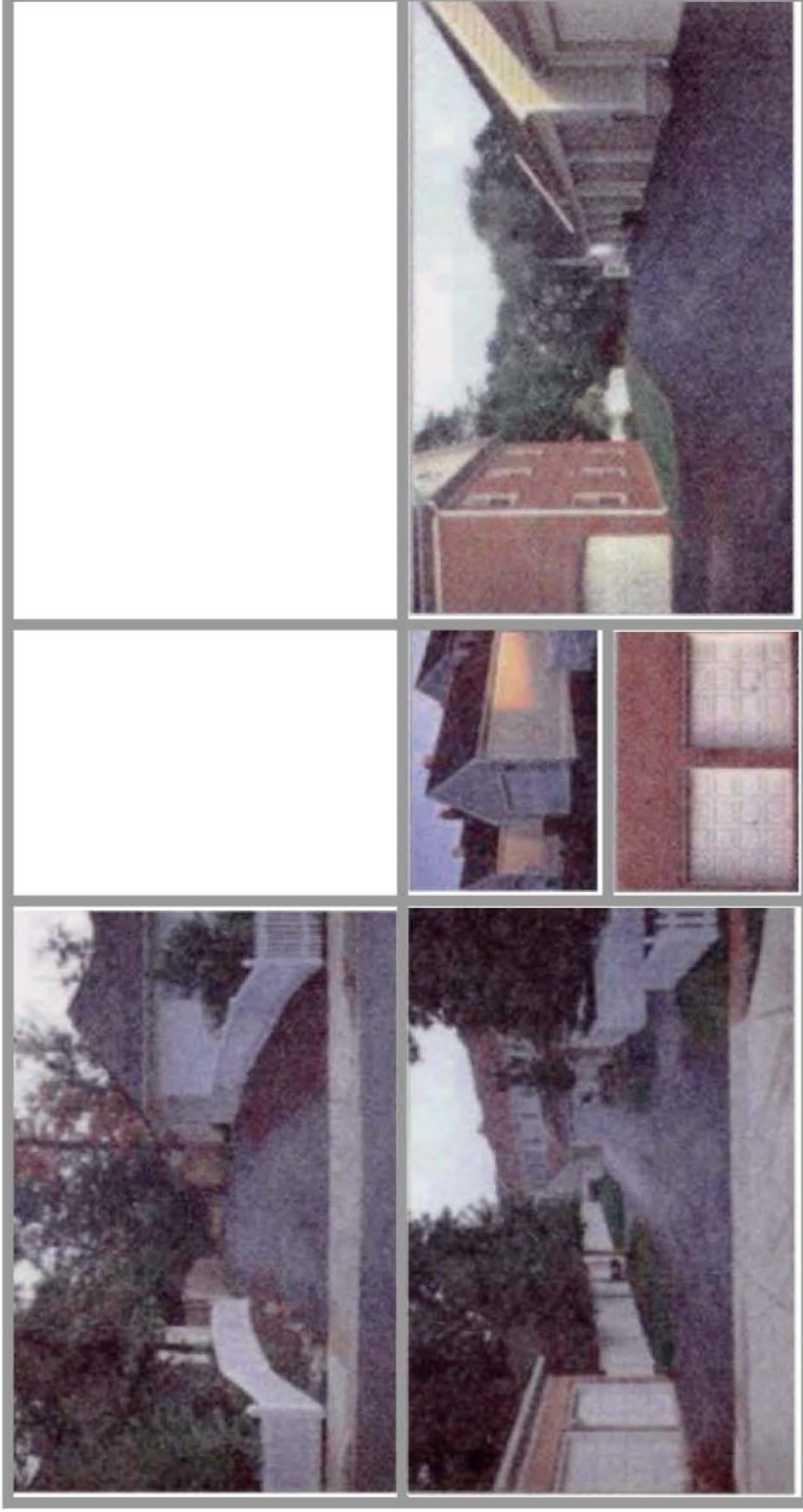


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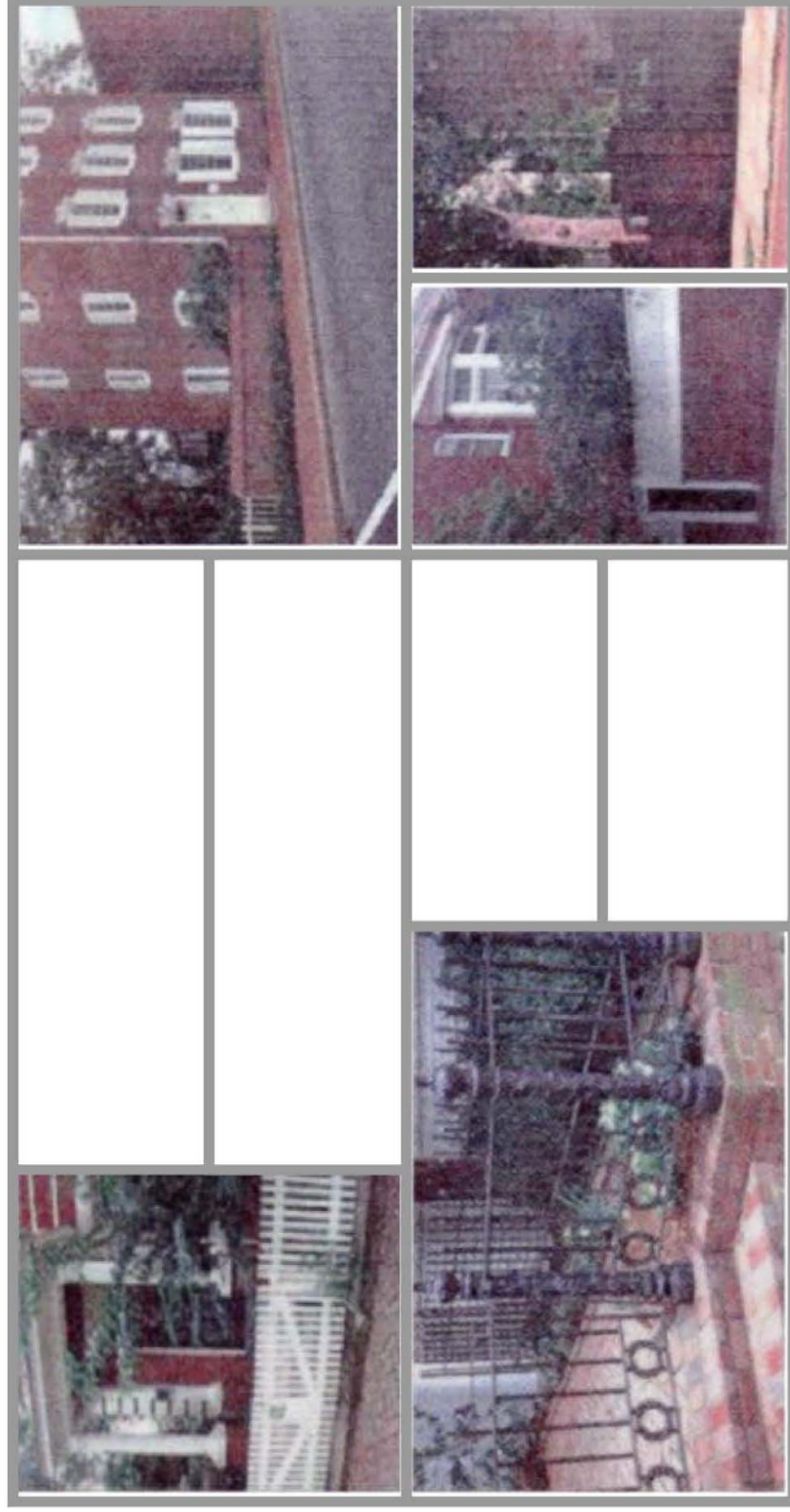


LAND USE

Townhouse (continued)



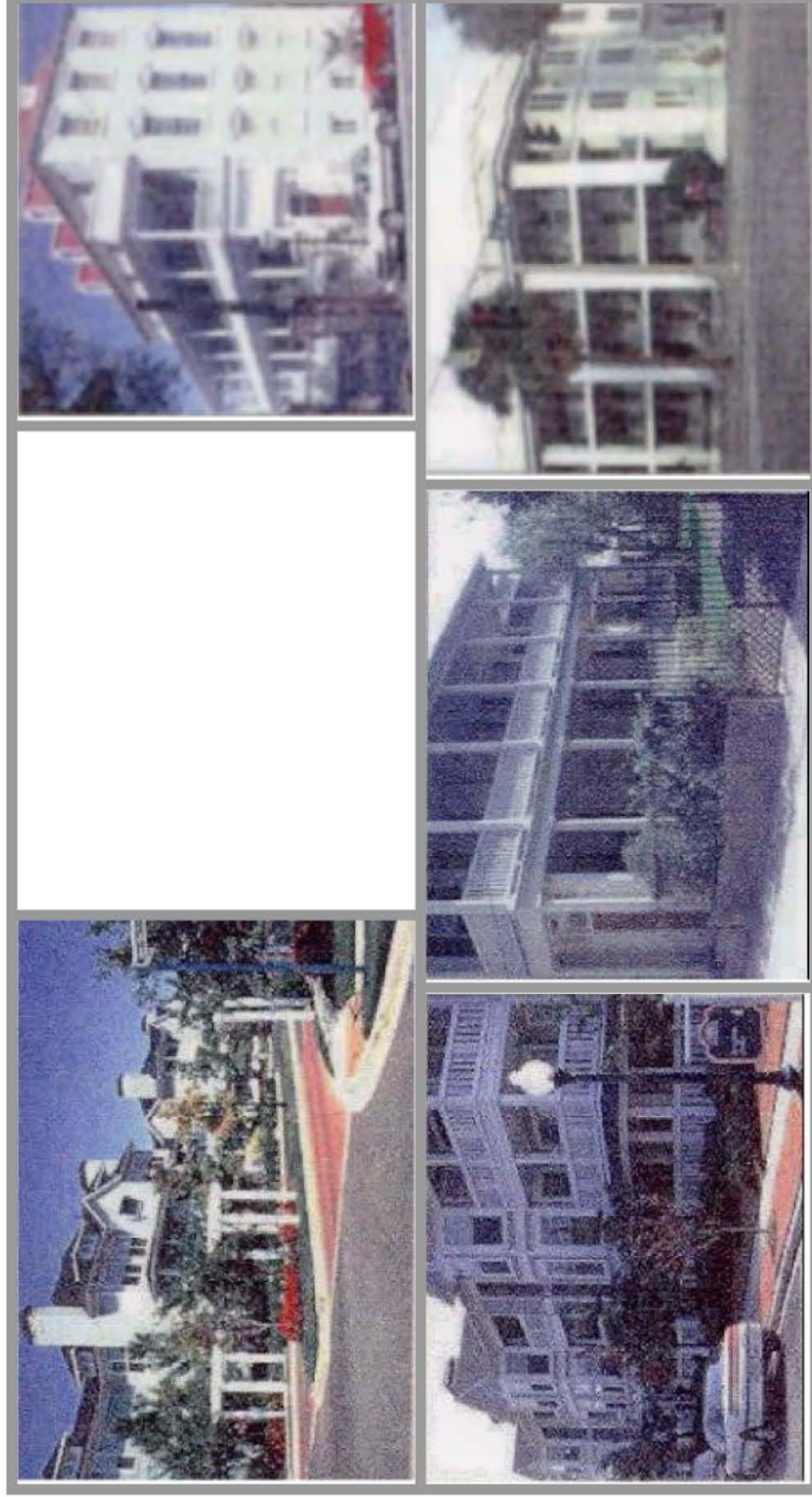
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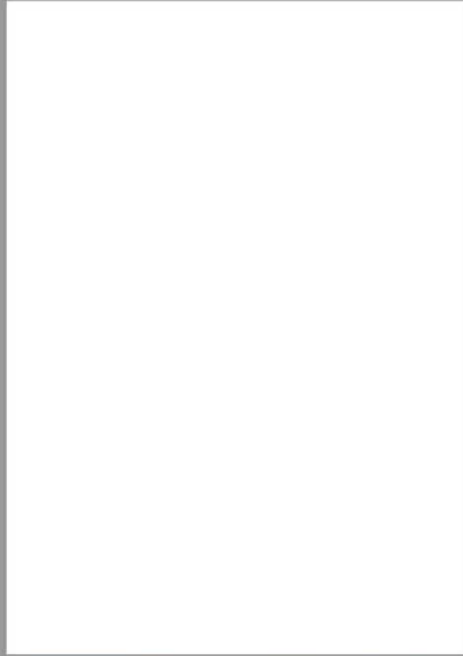
LAND USE

Senior Housing



ROBBINSVILLE CODE

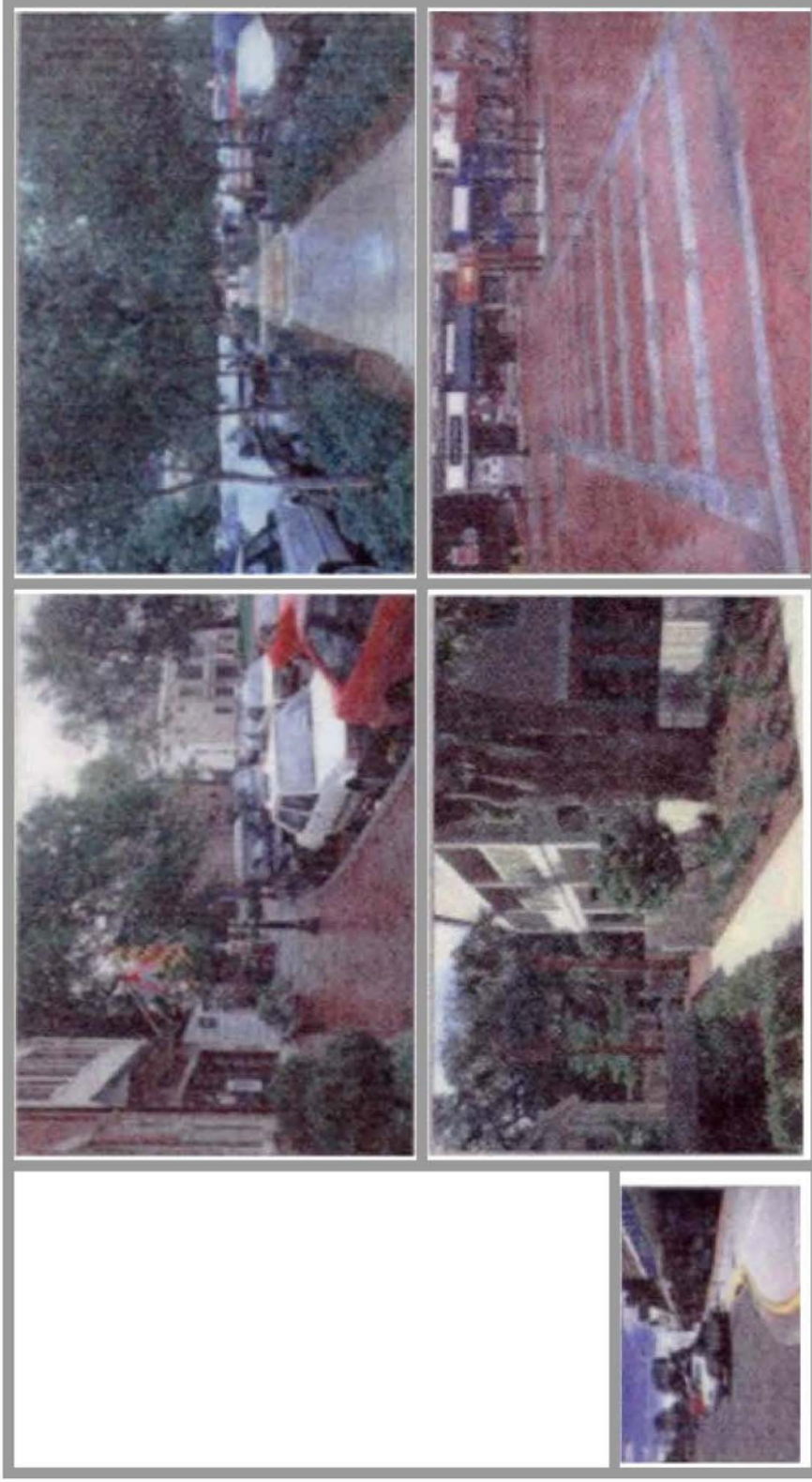
Commercial Core





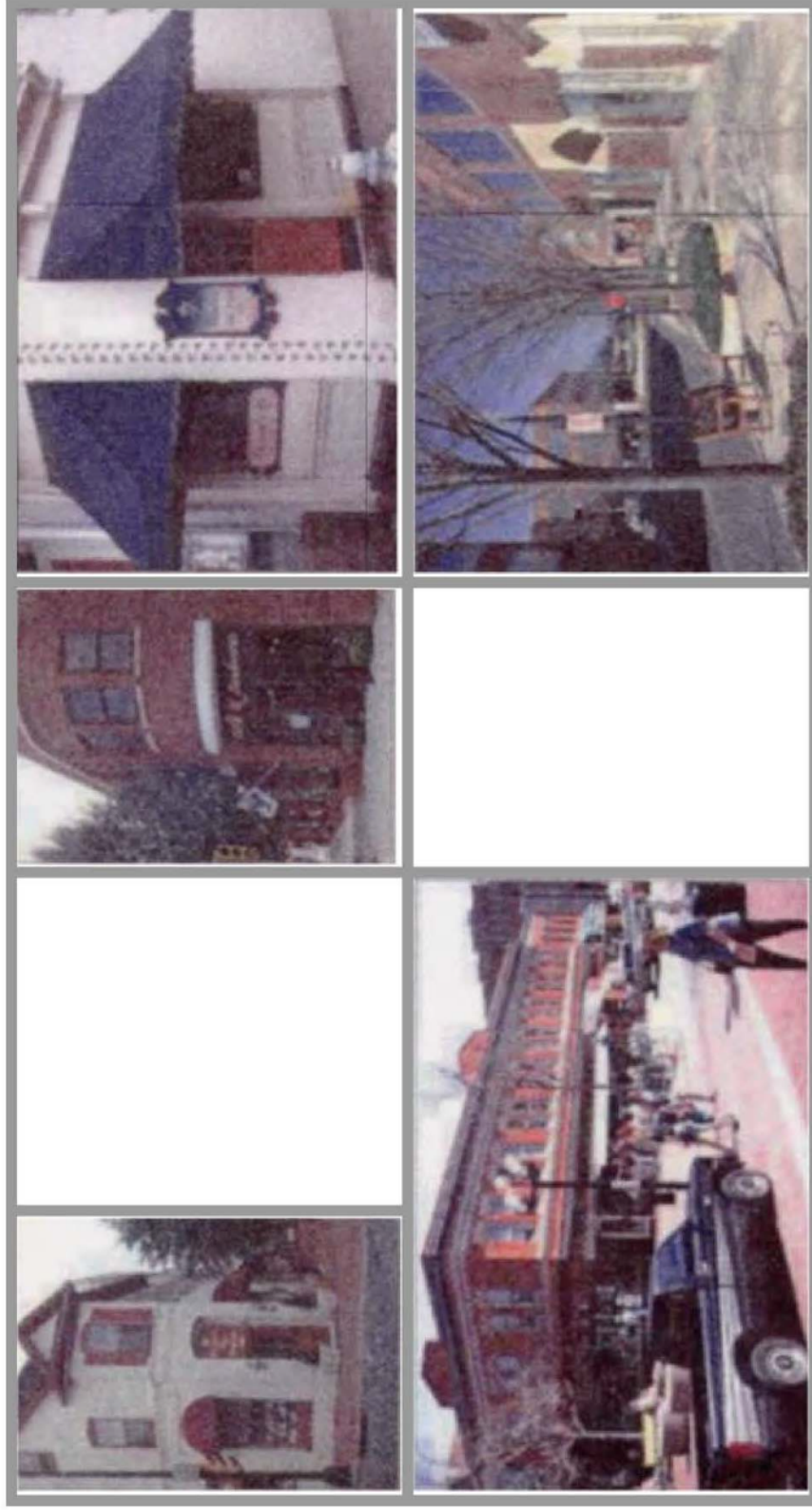
LAND USE

Commercial Core (continued)



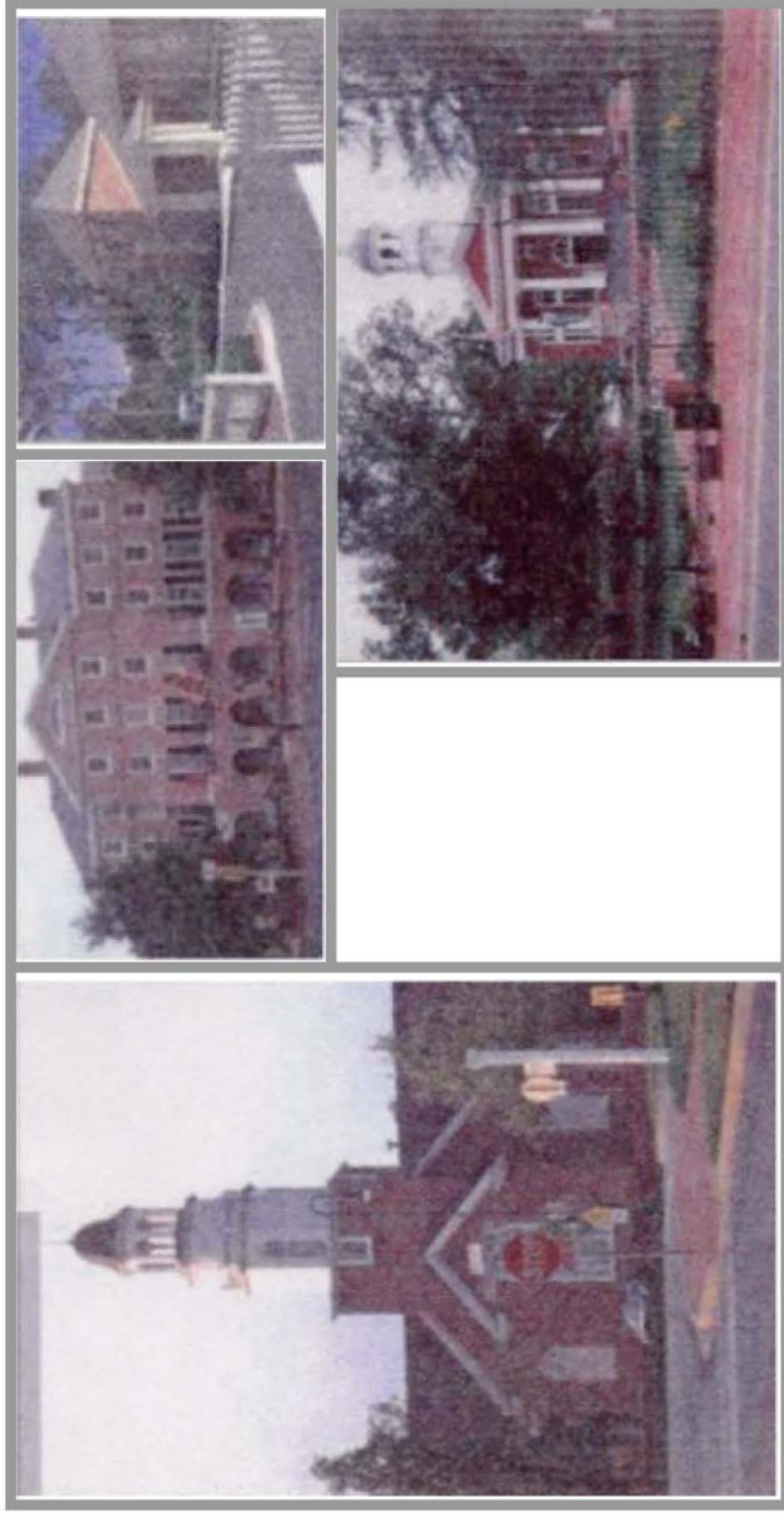


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## LAND USE

### Civic Buildings



These buildings represent the desired character for the civic buildings in the Town Center.

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Paths and Sidewalks

