

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 19-2008

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF MOORESTOWN
TO REVISE CHAPTER 180 (ZONING) REGARDING THE PROVISIONS OF THE
LTC-LENOLA TOWN CENTER DISTRICT**

Section 1. §180 – 2 “Definitions” shall be amended to add the following:

RETAIL - The sale of goods in small quantities directly to the consumer.

Section 2. §180 “Zoning” shall be amended to add the following:

ARTICLE XXI-LTC-Lenola Town Center District

§180-65. Use restrictions and regulations.

In the LTC-Lenola Town Center District the following uses, and no others, of lands and buildings are permitted:

- A. Owner Occupied Residential Uses
 - 1. Single Family Detached Dwelling
 - 2. Single Family Semi-Detached Dwelling
 - 3. Two Family Detached Dwelling
 - 4. Residential units (s) for not more than Two Families in conjunction with a Business use of a Building

- B. Commercial/Office/Service/Other
 - 1. Retail Store
 - 2. Bank or other Financial Institution
 - 3. Bakery or Confectionery Shop
 - 4. Tailoring, Dressmaking or Shoe Repair Shop
 - 5. Newspaper or Job Printing Establishment
 - 6. Offices for Administrative, Executive, Professional or Sales Use
 - 7. Photographic, Art, Dance, Music Studio
 - 8. Personal Services including Barber, Beauty, Laundry, Dry Cleaning, and Appliance and Small Electronics Repair
 - 9. Use by Municipal Government for Municipal Purposes
 - 10. Public Playground, Conservation Area, Park and Public Purpose Area
 - 11. Public Schools
 - 12. Health and Fitness Center
 - 13. Museum
 - 14. Post Office
 - 15. Catering Establishment, Tearoom, Dining Room or Restaurant, including outdoor cafes when associated with adjoining indoor restaurant. Said uses shall not be interpreted to include drive-through facilities.

- C. The following uses shall be accessory uses in the LTC-Lenola Town Center District:
1. Signs, in accordance with the provision of Section G of this Chapter
 2. Garages and storage sheds (except that commercial parking garages shall be required to receive site plan approval and shall not be permitted to exceed two stories)
 3. Outdoor cafes accessory to a restaurant in accordance with §180-48.N.1 and 2
 4. Private swimming pools
 5. Fences and walls in accordance with §180-99.2. Fence Regulations
 6. Minor Home Occupation in accordance with § 180-8.G. (2)
- D. The following uses shall be permitted in the LTC-Lenola Town Center District when authorized as a conditional use by the Planning Board:
1. Hospital, Sanatorium, Nursing Home or Similar Health Facility, Home for Aged, Children, Handicapped or Similar Institutional, Day Care Center, Nursery, Continuing Care Facility for Elderly. Uses authorized under this section shall comply with the special requirements of § 180-91.
 2. Club or Lodge for Fraternal or Social Purposes in accordance with § 180-8.I.(3) and § 180-107.
 3. Major Home Occupation in accordance with § 180-8.G. (3).
 4. Multi-family condominiums or a planned group of multiple-family-condominiums containing dwelling units for not more than eight families in accordance with § 180-54.J. (5) (a), (b), and (c).
 5. Townhouses with eight units or less in a row in accordance with § 180-54.J. (5) (a), (b), and (c).
 6. Houses of Worship in accordance with § 180-8.D.
 7. Drive-through commercial establishments allowable in conjunction with § 180-65.B.1, 2 and 8 above in accordance with § 180- 48.O (1).
- E. The following uses shall be considered prohibited uses in the LTC-Lenola Town Center District:
1. Any use not specifically permitted, conditional or accessory
 2. Businesses aimed at providing adult services, adult retail, adult wholesale or adult entertainment.
 3. Tattoo parlors
 4. Piercing parlors

180-65.1. Area and Yard Requirements

- A. The following requirements shall apply to the LTC-Lenola Town Center District:
1. Minimum lot area shall be 3,000 square feet per unit for non-senior restricted housing;
 2. Minimum lot area shall be 2,500 square feet per unit for senior restricted housing.
 3. Minimum lot depth shall be 125 feet.
 4. Minimum front yard shall be as follows:
 - (a). For nonresidential and mixed uses – Minimum: 8 feet
 - (b). For residential uses – Minimum: 25 feet subject to the following provisions with respect to the existing alignment of neighboring main buildings:
 - (1) Such yards may be decreased in depth to the average alignment of existing main buildings within 100 feet on either side of the lot in which the proposed building is to be located, and within the same block, if such alignment of existing buildings is less than 25 feet in depth.
 - (2) Such yard shall, however, be at least as deep as the average alignment of existing main buildings within 100 feet on either side of the lot on which the proposed building is to be located, and within the same block, if such alignment of existing main buildings is more than 25 feet in depth provided that in no case shall a front yard greater than 60 feet be required.
 - (3) Where a vacant lot or portion thereof lies within 100 feet on either side of the lot on which the proposed building is to be located, such vacant lot shall be considered to include a building with a front yard of 25 feet for the purposes of calculating average alignment under this section.
 - (4) Front yards required under this section shall be devoted to landscaping, including trees, shrubs and lawn and driveways as authorized by Section 180-88. Access to public streets.
 5. Minimum side yard shall be as follows:
 - a. For nonresidential and mixed uses – 0 feet
 - b. For single family units: 8 feet each side
 - c. For townhouse units: 10 feet each side for end units, 0 feet for interior units
 - d. For multifamily units: 10 feet each side
 6. Minimum rear yard shall be 15 feet.
 7. Maximum building height shall be 3 stories and 40 feet
 8. Maximum lot coverage shall be 90 percent.
 9. Maximum building coverage shall be 70 percent.
 10. Minimum buffer to residential: 15 feet and in accordance with the requirements of 158-26.C

§180-65.2. Parking Requirements

- A. Parking requirements in the LTC-Lenola Town Center shall be as follows:
1. The parking in this zoning district is proposed to be shared parking with the other uses in the zone. On-street parking is also permitted in most areas along Camden Avenue.
 2. Sites should be designed to facilitate the safe and easy maneuvering between properties for parking purposes.
 3. Parking shall be designed to be behind the front face of the building(s) on the lot. Parking along the side of the building behind the front face of the building is permitted.
 4. A buffer planting shall be provided between the commercial zoning district and the residential zoning district.
 5. Cross easements shall be provided between adjoining properties for the purpose of encouraging shared parking and minimizing driveway accesses to the street.
 6. The following parking requirements shall be used:
 - a. Offices: 3.0 spaces per 1,000 square feet of gross leasable area.
 - b. Retail uses: 3.0 spaces per 1,000 square feet of gross leasable area.
 - c. Residential use: 1.5 spaces for age restricted units, 1.5 spaces for one or two bedrooms, 2 spaces per three or more bedrooms.
 - d. Restaurants: 1 space for each 100 square feet of gross leasable area or portion thereof or 1 space for every 4 seats or portion thereof, whichever is less.

§180-65.3. Signs

- A. Signs in the Lenola Town Center District shall be as follows:
1. In addition to conforming to the regulations contained in this chapter, approval for the construction, alteration, erection or display of any sign within the Lenola Town Center shall be subject to Appearance Committee review and recommendation. The Planning Board shall refer the plans to the Appearance Committee and take its comments under consideration while conducting the review of the proposed plans as they relate to the appearance, lettering, color, size, position, method of attachment, texture of materials and design in order to establish that the proposed sign conforms to the historical and distinctive character of the Lenola Town Center and does not injuriously affect the same or impair the value of the adjoining properties, the district in general or those buildings having architectural and historical worth in the immediate area.
 2. All applications for sign permits within the Lenola Town Center shall be either submitted directly to the Appearance Committee or forwarded to the same by the Zoning Officer before a permit may be issued. Such application

shall be accompanied by sketches and drawings showing details of construction, support and attachment and shall delineate the size, shape, design, coloring, lettering, lighting and position in relation to the building from or upon which it shall be displayed.

3. No sign in the Lenola Town Center shall be placed on a building or structure in such a way as to obscure or mar any architectural feature deemed to be important to the architectural integrity of the building or structure.
4. In addition to those signs which are prohibited generally in § 180-80.3H, internally illuminated and gas-filled or illuminated tubing, such as neon, signs are prohibited in the Lenola Town Center Zone.
5. In the LTC Zone, the following signs, and no others, shall be permitted:
 - (a) All signs permitted by this chapter in the RTC Residence Town Center Zones.
 - (b) One wall sign, not exceeding 24 square feet, for each business use to which the property is devoted may be located on each face of the building which fronts on a street or a parking area from which there is public access to the interior of the building. The total area of all wall signs shall not exceed 10% of the area of the face on which the sign is displayed. In determining the area of the wall, the area of windows, doors and other apertures through the wall shall be included.
 - (c) Individual nameplates, not exceeding one square foot in area, indicating the name and profession or business of each of the occupants, may be erected flat against the wall of the building.
 - (d) A maximum of two directional signs, each not to exceed 1.5 square feet in area, are permitted. The length of each sign shall be not less than two times the height of the sign. The overall height of each sign and support structure shall not exceed three feet. A zoning permit shall be obtained for the sign, in which case, the Zoning Officer shall only issue a permit upon finding compliance with the standards as described above by the Appearance Committee.
 - (e) One freestanding sign, not exceeding 12 square feet and six feet in height, may be erected per lot. In the case of a single business use located on multiple lots, only one freestanding sign, not exceeding 12 square feet and six feet in height, shall be permitted.
 - (f) Window signs.
 - (1) Two business signs may be painted on the windows and/or doors of each business bearing the name, street number and/or type of business of the principal occupant, provided that there shall be no more than one such sign on each window or door and the total area of all such signs shall not exceed 15% per storefront glass.
 - (2) Window signs designed to promote the sale of any article or business activity shall not exceed in total sign area 15% of the total window area of the first floor or street level of the

building involved. Each individual window sign shall not exceed six square feet in area. Such signs shall not remain in a window longer than 30 continuous days. They shall be removed within two days after the event or activity has taken place. No fee or permit shall be required.

- (g) For retail uses located in the Lenola Towns Center Zone, one temporary, non-illuminated temporary exterior advertising sign, which does not have any parts or features attached to it that move or give the illusion of movement, nor produce any sound, shall be permitted on the property on which the retail business is operated. The temporary exterior advertising sign (herein referred to as "the sign") shall not be located in a public right-of-way, and shall be located so as to not impair pedestrian or vehicular traffic or so as to block or obstruct any required fire or other exit. The sign shall be of sufficiently stable construction so as to withstand windy conditions, not create a hazard to pedestrians, and shall be kept in good physical condition at all times. The sign may be displayed during business hours only, but in no case more than 12 hours per day. The sign shall be made of wood or framed in wood, and shall not exceed five feet in height, and shall not exceed two feet in width. The sign may be two-sided, in which case neither side shall exceed five square feet in area. If the sign is one-sided, hand-lettered and includes a handcrafted design of the product or service, the sign may be up to nine square feet. A zoning permit shall be obtained for the sign, in which case, the Zoning Officer shall only issue a permit upon a finding of compliance with the standards described above by the Appearance Committee. Any and all temporary exterior advertising signs in use prior to the effective date of this amendment are illegal and the retail user shall comply with the provisions hereof and shall seek a permit for such sign from the Zoning Officer.

§180-65.4. Landscape Buffers

- A. Landscape buffers in the LTC-Lenola Town Center shall be as follows:
1. Purpose
 - (a) To screen parking, offensive views and reduce noise perception beyond the frontage of the lots.
 - (b) To create a harmonious visual design element throughout the District and specifically within the triangle area encompassed by Lenola Road, Camden Avenue and New Albany Road (Block 1103) and to buffer parking lots which front on these roads, utilizing a combination of plant material, hedges, and man-made structures such as fences and walls as necessary to achieve the desired effect.

2. Design Standards

- (a) Improvements required along Lenola Road, Camden Avenue and New Albany Road. The Landscape buffer shall extend along the properties fronting on these roads. The buffer shall also be required between zoning districts.
- (b) The minimum Landscape buffer width shall be 10' and shall be measured horizontally from the property line along Lenola Road, Camden Avenue and New Albany Road. The design of the buffer shall consider the use and character of the lot. In general, the more intense the use, the more effective the screening quality of the design must be.
- (c) The reviewing board may grant a variance from the required minimum buffer width if, based upon exceptional narrowness, topography or other natural features of the land or conditions and circumstances beyond the reasonable control of the applicant or the property owner, strict conformance would severely limit the reasonable use and development of the property. Such variance may be granted only if the finally approved plan satisfies, to the extent possible, the purpose and intent buffer requirement
- (d) No buildings, structures, storage of materials, parking areas, roads, or drive aisles shall be permitted within the Landscape buffer. The buffer area shall be maintained and kept free of all debris, rubbish, weeds and tall grass. Access driveways shall be permitted.
- (e) Landscape material shall be appropriate for the local region and tolerant of site specific conditions. A variety of deciduous and evergreen plant material shall be utilized. The material selected must feature varying, color, texture and habit.
- (f) The planting arrangement of material utilized shall avoid linear, monocultural placement. Plant material shall feature complimentary combinations of various species, massed in mulched planting beds.
- (g) Planting details (general)
 - (1) All landscape material shall be typical of their species. Quality and size of plants, spread of roots and size of balls shall be in accordance with ANSI Z60.1 (current edition) "American Standard for Nursery Stock", as published by the American Association of Nurseryman (AAN).
 - (2) All shade trees shall have a minimum caliper of 2.5" based on AAN standards.
 - (3) All coniferous trees shall be a minimum height of 6' at time of planting.
 - (4) All ornamental trees shall be a minimum height of 8' at time of planting.
 - (5) All shrubs shall have a minimum height of 2.5' at time of planting.

- (6) All trees to be installed shall be balled and burlapped in accordance with AAN standards.
 - (7) All trees and landscape beds shall be mulched to a depth of three (3) inches.
 - (8) Branching height of deciduous trees shall bear a relationship to the size and species of the tree but shall have a minimum clearance height of seven feet above grade before branching begins.
- (h) The Landscape buffer shall require an intensive landscape treatment. A linear row of trees on the street edge is recommended to be continuous along the property and Lenola Road, Camden Avenue and New Albany Road. The plant quantities constituting the Landscape buffer shall include:
- (1) Shrubs averaging 25 per 100 linear feet of frontage
 - (2) Ornamental trees averaging two per 100 linear feet of frontage.
 - (3) Evergreen trees averaging three per 100 linear feet of frontage
 - (4) As stated above, street trees shall be proposed continuously along the Lenola Road, Camden Avenue and New Albany Road property frontage.
- (i) Plant material utilized adjacent to vehicular and pedestrian access shall be selected and arranged to provide a clear sight triangle. The property owner is responsible for the maintenance of the landscaping near the sight triangle and to insure that the sight triangle is not blocked as the landscaping grows.
- (j) Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct views of parked vehicles from streets and sidewalks, avoid spill-over 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 the public view shall be surrounded by a minimum of a three (3) foot high, year-round visually impervious screen, hedge, or wall. However, where these buffers are used to screen driveways or approach sidewalks or walkways, the walls will be located in a manner to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with clear sight triangle requirements.
- (k) The interior of all parking lots that service a lot in excess of the (10) parking spaces 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 ten (10) or less spaces may not require interior landscaping if the approving authority determines that there is adequate perimeter landscaping. In parking lots with eleven (11) or more spaces, a minimum of one (1) deciduous shade tree shall be required to be planted in the parking lot for every five (5) parking spaces, within

a six (6) square foot planting strip, diamond, or equivalent planter. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be flexible provided the landscape plan meets the satisfaction of the Reviewing Board.

- (1) For lots fronting on Camden Avenue, New Albany Road and Lenola Road (between Camden Avenue and New Albany Road), building facades shall be built parallel to the front property line a minimum of 70% of the width of the lot. The remaining portion of the lot shall be comprised of a street screen consisting of uniformly spaced street trees and walls (constructed of the same material as adjacent buildings) hedges or fences co-planar with the building façade. Street screens may have openings no larger than necessary to allow automobile and pedestrian access.

§180-65.5. Design Standards

A. General

- (1) As part of any redevelopment subdivision or site plan submission, the applicant shall submit schematic architectural plans, axiometrics, and elevations for each proposed building type and/or principal building variation to the Planning or Zoning Board for review by the professional staff.
- (2) As a general rule, residential buildings shall reflect a continuity of treatment by maintaining building scale or by gradual changes; by maintaining front yard setbacks at the build-to line; by use of front porches on residential buildings; by maintaining base courses; by maintaining cornice lines in buildings of similar height; by extending horizontal lines of fenestration; and by advancing the architectural styles and details, design themes, building materials and colors further described in this article.
- (3) It is the design intention, not the "letter," of the architectural code to which properties and improvements must conform.

B. Site Planning Principles

- (1) Spatial relationships between buildings and other structures shall be formal; facades shall be parallel to street lines and exterior building walls shall typically be either parallel or at right angles to each other. A lot with multiple buildings should be organized around a feature such as a courtyard, green or quadrangle that encourages pedestrian activity and incidental social interaction among users. Buildings shall be located to allow for adequate fire and emergency access.
- (2) Civic, institutional and commercial buildings shall be located to front toward and relate to public streets, both functionally and visually. Buildings shall not be oriented to front toward a parking lot. Buildings shall be oriented to address the geometry of the abutting street pattern and shall acknowledge prominent design features in the regular street pattern (i.e. circles, crescents, etc.).

- (3) The streetscape shall be reinforced by lines of uniformly spaced shade trees and may be further reinforced by walls, hedges or fences that define front yards.
- (4) Buildings on corner lots shall be considered significant structures since they have at least two facades visibly exposed to the street. All facades exposed to the street shall have similar architectural features as the façade facing the primary street. Such buildings may, at the discretion of the municipal reviewing agency, be designed with additional height and/or architectural features to emphasize their location.
- (5) Buildings located at "gateways" into and out of the Township may also, at the discretion of the municipal reviewing agency, be designed with additional height or architectural embellishments. This may include marking the transition in a distinctive fashion using massing, additional height, contrasting materials and/or architectural detailing to obtain this effect.
- (6) Focal points or points of visual termination shall generally be occupied by prominent buildings and structures that employ enhanced height, massing, distinctive architectural treatments, ornamental site elements or other distinguishing features.

C. Building Design-Nonconforming Buildings

- (1) It is the intent that preexisting nonconforming uses and buildings comply with architectural design standards when reconstructed, improved or renovated.

D. Variation of Building Design

- (1) Excessive uniformity in the exterior design and appearance of dwellings may adversely affect the desirability of the residential area and impair the value of both improved and unimproved real property in such areas.
- (2) To achieve a harmonious appearance, an overall uniformity of materials, colors and facades is recommended with variety occurring through the use of window, entrance, roof and/or cornice treatment. It is the purpose of this subsection to encourage a level of uniformity in design and appearance of dwellings and thus promote and protect the general welfare of the community.
- (3) In addition, there shall be not less than two separate basic house designs in every grouping of townhouses consisting of eight or fewer houses.

E. Garages

- (1) Each market rate dwelling unit may have a garage and shall have adequate on-street parking to accommodate guests. On-street parking shall count as a portion of the overall parking requirement.
- (2) The architectural design of the garage, including the proportions, roof pitch, exterior materials, windows/doors, color, etc., should be coordinated and compatible with that of the principal dwelling unit.

F. Lighting

- (1) Streetlights shall be consistent throughout the Township.
- (2) Key lighting of predominant corners, architectural focal points and landmarks is required.
- (3) 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.
- (4) 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. Facade signs shall be lit from the exterior, and, as a general rule, lights shall be concealed through shielding or recessed behind architectural features. Mounting brackets and associated hardware should be inconspicuous. 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; rather, such lighting shall be incandescent.
- (5) Civic, institutional and commercial building facades shall be adequately lit at night and emphasize the architectural features of the building.
- (6) Average lighting level measured at the building front shall not exceed 5.0 footcandles.

G. Architectural Design Standards: All Buildings

- (1) Exterior walls
 - (a) All elevations of civic, institutional and commercial buildings shall exhibit a classical organization. The characteristics of classicism include symmetry, repetition of elements, expressions of hierarchy and tripartite composition (base, middle, top).
 - (b) The architectural treatment of the front facade, with regard to its major features and materials, shall be continued around all sides of a building that are readily visible from public property, parks, plazas or greens or rights-of-way. The design of all sides of a building shall be consistent with regard to style, materials, colors and details. No solid, blank, windowless walls or service areas shall be visible from the public viewshed. Where the construction of a blank or substantially blank wall is necessary, the facade(s) shall be articulated by the provision of false windows, articulated masonry or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Enhanced plantings may also be appropriate in certain cases.
 - (c) Building elevations that are readily visible from public property and/or rights of way 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 that 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.

- (d) Exterior building walls of wood or hardboard are encouraged to have all openings trimmed in wood boards two inches to four inches nominal width and corners trimmed in wood boards of four inches to eight inches nominal width. Trim shall protrude from the siding surface to create a shadow line. Doors may have wider trim.
- (e) Exterior building walls constructed of more than one material shall only change material along a horizontal line, unless the change occurs at a corner. Additionally, the heavier material shall always go beneath the lighter material.
- (f) Front and side facades of any building on a corner lot shall be made of the same materials and shall be similarly detailed. For the purpose of this subsection, "corner lots" are those at the intersection of boulevards, streets, lanes, alleys, paths, etc.
- (g) Building walls are encouraged to be built of the following materials or other materials that provide a similar exterior appearance:
 - [1] Wood clapboard (four inches to six inches exposed to the weather).
 - [2] Wood beaded siding (seven inches exposed to the weather).
 - [3] Brick or stone. A red range in brick color is recommended. Brick mortar joints shall not exceed 1/2 inch. Mortar joints shall be struck.
 - [4] Cement fiber clapboards or shingles, such as Hardiplank (four inches to six inches exposed to weather).
 - [5] Elastomeric insulation finish system (EIFS) also known as "synthetic stucco," provided it is applied to masonry surface.
- (h) Exposed foundation walls may be built of brick, local fieldstone, finished poured concrete or patterned brick-form poured concrete.
- (i) House foundation walls of poured concrete which face a street shall be exposed no more than 18 inches above the ground.
- (j) A minimum of four and one half foot high architectural wall, made of brick or stone shall be provided as a buffer where parking abuts a residential use or is across the street from a residential use or where on-site parking abuts a street line. Walls must be articulated to minimize the visual impact of excessive length.
- (k) Gables atop brick walls may be finished in wood or brick.
- (l) Stone or precast concrete lintels shall extend horizontally beyond the window opening a dimension equal to the height of the lintel itself. Brick soldier lintels shall extend a minimum of one brick beyond the opening.
- (m) Civic, institutional and commercial exterior building walls shall be built of brick, stone, cast stone or a combination thereof. Brick colors shall be in the red range. Brick mortar joints shall not exceed 1/2 inch. Mortar joints

shall be struck. Brick shall be laid in English or Flemish bond. Wood trim shall be painted or finished. Face-nailed members are prohibited.

- (n) All openings, including porches, galleries, arcades and windows with the exception of storefronts, shall be square or vertical in proportion.
- (o) Openings above the first story shall not exceed 50% of the total building wall area, with each façade being calculated independently.
- (p) Facades on retail uses shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
- (q) Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12 except that porches may be no less than 2:12.
- (r) Buildings shall have their principal pedestrian entrance face the front property line. Secondary pedestrian entrances may be from the side or rear of the building.
- (s) Buildings shall be located to front toward and relate to the public streets, both functionally and visually.

(2) Porches, porticoes, stoops, arcades, and walks

- (a) Residential units are encouraged to have either a porch or covered portico (small decorated roofs on front columns over a raised stoop) entrance on the street facade of the building.
- (b) Front porches shall be located on the facade facing the sidewalk and may be wrapped around the side wall of a dwelling if it is end unit.
- (c) Primary entry walks are encouraged to be brick, stone or pattern stamped concrete.
- (d) Pedestrian connections shall be provided to abutting commercial sites and open space areas.
- (e) Awnings encroaching on the public sidewalk area shall be 7' above the surface of the sidewalk.

(3) Decks

- (a) Decks shall be located in rear yards and designed at a scale to be compatible with the home and with the lot.

(4) Chimneys

- (a) Chimney enclosures are encouraged to be brick or stone or a material similar in appearance.

(5) Trim/eaves and other decorative building elements

- (a) All dwelling units are encouraged to be 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] Articulated cornice.
- [5] Ornate Italianate bracketed cornice.

- (b) Roofs should overhang a gable end at a minimum of 12 inches.
- (c) All doors are encouraged to be trimmed with decorative lintel and side edge. All nonmasonry structures shall have corner boards.
- (d) Decorative elements such as pergolas, cupolas and belvederes are encouraged as elements to give architectural emphasis to prominent structures.

(6) Roofs

- (a) Roofs may be built of steel or aluminum standing seam, copper, cedar shakes, natural slate, artificial slate, dimensioned asphalt shingles or asphalt shingles.
- (b) Roofs of civic, institutional or commercial buildings shall have a minimum pitch of 6:12. Gambrel roofs are prohibited.
- (c) Roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. The pitch of the roof are encouraged to be between 9:12 to 14:12.
- (d) Cross gables and dormers should be used to distinguish one building from its neighbor. Dormers shall be symmetrically hipped, gabled, shed, pediment, barrel or eyebrow. The architectural features shall be used to give various plans distinctive architectural quality.
- (e) Skylights, solar panels, vent stacks and other roof protrusions shall be designed to complement the character of the building and not be visibly obtrusive from nearby streets. Skylights shall be flat in profile.
- (f) Flat roofs shall be enclosed by parapets a minimum of 42" high or as required to conceal mechanical equipment from public view.
- (g) Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped not less than 5:12 except that porches may be sloped no less than 2:12.

(7) Windows and doors

- (a) Windows and doors on residential buildings.
 - [1] Windows shall be architecturally compatible with the style, materials, colors and details of the building.
 - [2] Upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.

- [3] Windows of glass blocks are permitted only when not readily visible from public property or rights-of-way.
- [4] Windows shall be vertical in proportion. Windows may be circular, semicircular, hexagonal or octagonal in shape, but only one such window may be placed on each facade.
- [5] Window lights shall be square or vertical in proportion. Snap-in muntins may be provided in lieu of actual muntins.

(b) Windows on civic, institutional and commercial buildings

- [1] Storefront windows in commercial buildings shall be between 26 inches and 36 inches off the ground and shall be architecturally compatible to and in proportion with the facade treatment. Primary display windows shall occupy a minimum of 70% of the ground floor elevation. Transom windows are recommended above ground floor display windows and awnings. All display windows shall be adequately illuminated at night.
- [2] Primary facade windows on the second floor shall exhibit a vertical emphasis in harmony with the overall facade composition.

(8) Heating and air conditioning

- (a) All air-conditioning units, HVAC systems, exhaust pipes or stacks and elevator housing shall be screened from view from public property or rights-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices and/or plantings. Satellite dishes and other telecommunications receiving devices shall not be designed as a predominant feature of the roofscape and shall be screened to the greatest extent possible.
- (b) No exhaust of any kind shall be discharged less than two stories above a public sidewalk.

H. Recycling and Trash Storage Areas

- (a) All nonresidential recycling and trash storage areas shall be screened from public view at the ground level using masonry or wooden walls, plantings, or a combination thereof. Containers shall not exceed the height of the screening.

I. Parking Areas and Loading Areas

- (a) Loading docks or platforms, solid waste facilities, recycling facilities and other service areas shall be placed at the rear or side of buildings in visually unobtrusive locations.

- (b) Parking lots and/or associated driveways may abut and overlap property lines provided that an appropriate access easement is established that clearly defines all associated maintenance responsibilities.
- (c) When housing is included in mixed-use development, a shared parking approach shall be permitted.
- (d) When, in the judgment of the local approving authority, on-street parking is available, then only that portion of the parking requirement which is not available on the street shall be provided in off-street parking facilities. A length of 23 feet per on-street parking space shall be used in calculating the number of available on-street parking spaces.

J. Special Requirements for Outdoor Cafes

- (1) Restaurants and Cafes shall be permitted to operate outdoor dining areas in plazas and on sidewalks, provided pedestrian circulation and access to store entrances shall not be impaired and the following standards and guidelines are met:
 - (a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and 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 café.
 - (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) Operators or owners of establishments will be responsible for trash pick-up and to maintain a litter-free and well-kept appearance within and immediately adjacent to the area of their activities.
 - (g) Outdoor cafes shall not be entitled to additional signage, over and beyond what is permitted for the restaurant use.

K. Sound

- (a) Sound levels measured at property line shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise.

Section 3. In all other respects, Chapter 180 shall remain in full force and effect.

Section 4. Repealer. Any and all other ordinances inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistencies

Section 5. Severability. In the event that any section paragraph, clause phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable for any reason, such judgment shall not effect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 6. Effective Date. This Ordinance shall take effect twenty (20) days after the first publication thereof, after final passage and in accordance with law.

Section 7. Short Title. This Ordinance shall be known as Ordinance 19-2008

NOTICE AND CERTIFICATION

The ordinance published herewith was introduced and passed upon first reading at a meeting of the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, held on July 28, 2008. This ordinance will be further considered for final passage by the Township Council at a meeting to be held in the Auditorium of the William Allen Middle School, 801 North Stanwick Road, Moorestown, NJ on August 25, 2008 at 7:30pm or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance. During the week prior to and including the date of such further consideration, copies will be made available at the Municipal Clerk's Office to any member of the general public who shall request such copies.

Patricia L. Hunt, RMC
Township Clerk