2019 CENTER CORE REHABILITATION PLAN

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ACKNOWLEDGMENTS

Thank you to the following Borough staff and elected officials who worked to make this plan a reality:

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INTRODUCTION

1.a. BACKGROUND

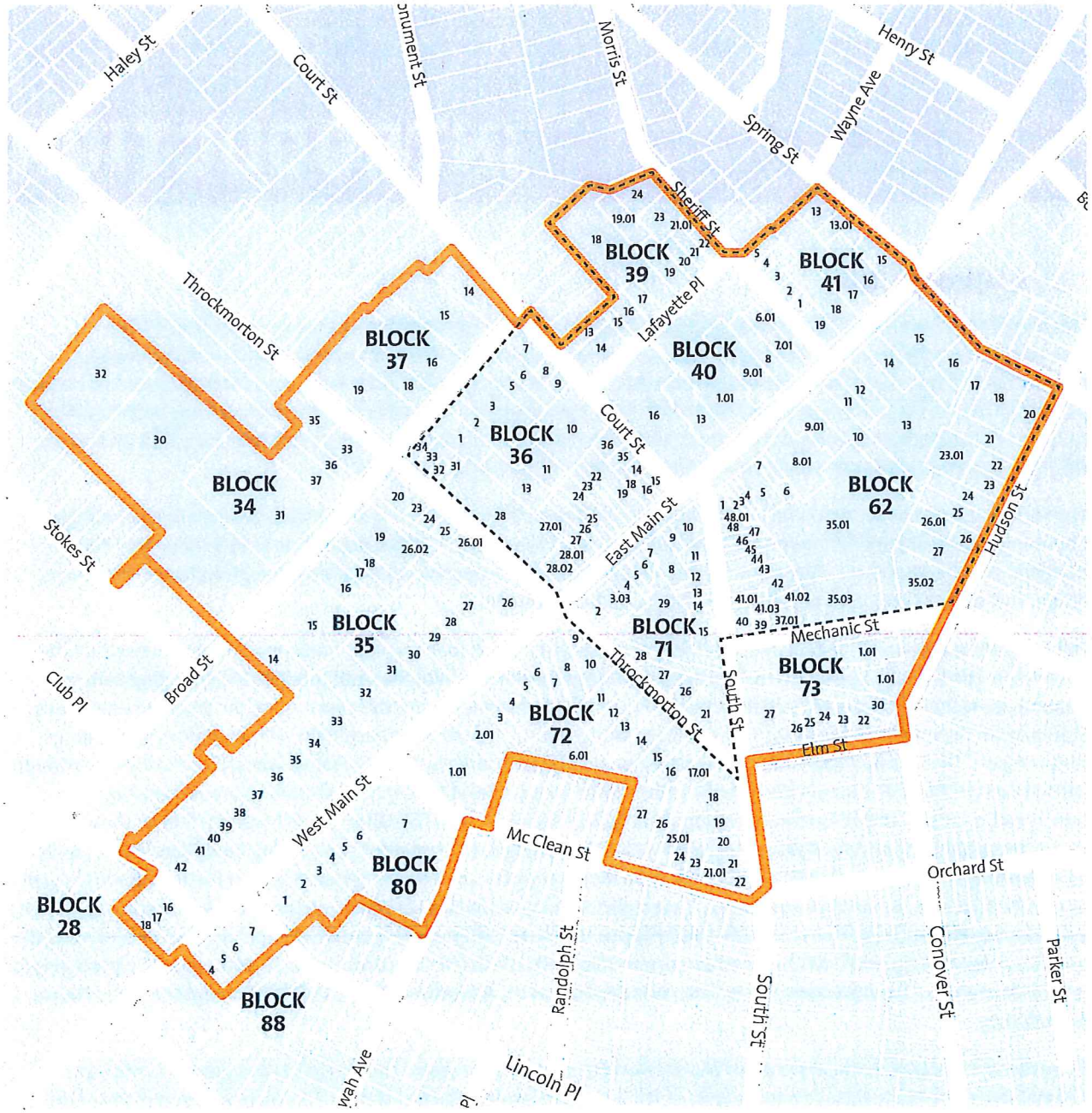
This 2019 Center Core Rehabilitation Plan is the next evolution of the Freehold Center Core Revitalization (FCCR) Plan adopted in 2008. The FCCR Plan was primarily seeking to address a pattern of underutilization and the need for rehabilitation of buildings within the Center Core area. The Plan saw opportunity for large-tract redevelopment of surface parking lots in the Center Core, and laid out a set of land use and design standards to guide such redevelopment. While that plan did not include the bus station, the goals of the plan were founded in smart growth principles that underscore the importance of transit accessibility in creating walkable, mixed-use development.

The FCCR Plan was not as successful in sparking revitalization as the Borough had anticipated. As a result, the Borough Community Redevelopment Committee (BCRC) developed a Vision Report ("**BCRC Report**") in 2016 to help steer future development. The Report set a long-term vision for how Downtown Freehold would grow through walkable, mixed-use design that attracts a wide variety of new residents to the downtown.

Following the adoption of the BCRC Report, the Borough began to look for assistance implementing their new vision for downtown. The Borough applied to the **North Jersey Transportation Planning Association's (NJTPA) Emerging Centers Program** for technical assistance to help achieve Transit Village designation for the area around the Freehold Center Bus Station, with the understanding that Transit Village status may help spark the type of redevelopment envisioned in the Vision Report. The Transit Village Initiative is a program jointly sponsored by the New Jersey Department of Transportation (NJDOT) and NJ TRANSIT that provides municipalities with financial incentives to revitalize areas around existing transit stations using transit-oriented development (TOD) principles. The NJTPA effort - lead by Group Melvin Design in conjunction with Fitzgerald & Halliday, Inc. and Phillips Preiss Grygiel LLC - produced an Existing Conditions Report as well as a "**Downtown Vision Plan (2018)**" which outlined a more complete, community vetted vision for the Downtown as well as specific strategies for its implementation. That report included a Updated Vision and Goals Statement, which amended and added to the language from the BCRC Vision Report. The NJTPA effort produced an Existing Conditions Report as well as a "Downtown Vision Plan" which outlined a community-vetted vision for the Downtown as well as specific strategies for its implementation. The Downtown Vision Plan was adopted as the Downtown Element of the Borough's Master Plan in August 2019.

A key recommendation in the Downtown Master Plan Element was to expand the previously designated Center Core Rehabilitation Area to to include parcels west of Throckmorton around the bus station. This plan builds on many of the same guiding principles and goals of the original Freehold Center Core Revitalization Plan, but has been updated based on the goals and recommendations developed through the BCRC Vision Report and NJTPA planning process.

Figure 1: Downtown Freehold Boundary with Block and Lot Numbers



2019 Center Core Rehabilitation Area Boundary

Old Center Core Rehabilitation Area Boundary

1.b. SITE DESCRIPTION

On October 7, 2019 the Freehold Borough Council introduced a resolution to designate the expanded Center Core Area as an Area in Need of Rehabilitation.

An investigation of the proposed expanded Center Core area found that 100% of all housing stock within the study area is over 50 years old, which satisfies Criterion B for designating an Area in Need of Rehabilitiation. Only one of the two criteria need to be satisfied for rehabilitation designation, though the study area met two of the three requirements to also meet Criterion A. The exception was a lack of persistent arrearage of property tax payments. In addition, the Center Core Rehabilitation Area is completely located within a Metropolitan Planning Area (PA1) and Designated Town Center on the State Policy map. As such, the proposed Rehabilitation Area is located in an area where development and redevelopment is encouraged by the DCA.

As a result of that investigation, on November 4, 2019, the Borough of Freehold identified the 227 parcels shown in **Figure 1** as an Area in Need of Rehabilitation. Most of these parcels are developed to some degree, but there are a number that are currently vacant and/or underutilized.

The Rehabilitation Area encompasses a large portion of the Borough of Freehold's downtown and, crucially, its bus station. It contains a mix of uses, including pedestrian-oriented retail, restaurants, and other commercial uses; auto-oriented commercial; single and multi-family residential; civic buildings; and several large surface parking lots. At the center of the Study Area is the Freehold Center Bus Station, which services nine bus routes and 2,200 passengers each day to and from destinations throughout the region, including New York City.

1.c. RELATIONSHIP TO LOCAL GOALS & OBJECTIVES

The 2019 Center Core Rehabilitation Plan is a natural next step in a long planning process for Downtown Freehold. The following section summarizes the ways that the plan aligns with local, county, and state plans.

1. Downtown Master Plan Element - (2019)

The intent, goals, and regulations of this Rehabilitation Plan were directly informed by the Downtown Vision Plan developed with the support NJTPA's Emerging Centers Program in 2018. That plan included an robust public engagement process. Following the NJTPA project, the Borough furher refined the plan and adopted it as the Downtown Element of the Master Plan. This Rehabilitation Plan is consistent with the goals and objectives of the Downtown Element and any amendments to this plan shall be done in furtherance of those goals and objectives. In particular, this plan aligns with the following goals:

A. **Connectivity:** "Downtown Freehold will have a safe, direct, convenient, and aesthetically pleasing complete streets network that provides high-quality infrastructure to support walking, biking, driving, and public transportation." The rehabilitation plan encourages the creation of a complete pedestrian network and installation of pedestrian amenities and bike facilities throughout the downtown. Parking regulations seek to accommodate car traffic in the downtown while minimizing the negative impacts that parking has on public streets, including pedestrian conflicts.

B. **Housing:** "The Downtown will have high-quality modern urban housing that provides immediate access to the downtown amenities and the bus station." The design guidelines and permitted building types in this plan accommodate a variety of housing options. The expansion of the rehabilitation area is meant to re-center the

downtown around the bus station, allowing more housing to be built within easy walking distance.

C. **Transit-Orientation:** "Development downtown will support and be supported by a high-quality bus center that serves as a safe and attractive gateway into the Borough." The rehabilitation area has been expanded to include areas immediately around the bus station. The land use and design regulations in the plan are also based on transit-supportive principles that encourage transit use and promote vibrancy in areas around transit.

D. **Historic Integrity:** "Freehold Borough's unique history will be celebrated and supported by local initiatives." This rehabilitation plan has robust standards for historically consistent rehabilitation of contributing buildings in the downtown. At the same time, standards for new buildings seek to discourage "faux historicism" or copying of historic styles that detract from the downtown's unique history.

E. **Inclusivity:** "Downtown will be an age-, income-, and culturally-inclusive environment that provides affordable business and living opportunities for the Boroughs large and growing Hispanic population as well as its aging residents. Residents and stakeholders will actively engage in the exchange of ideas and cultures that invite and encourage participation in community processes." It is the intent of this plan that a variety of building types, uses, and housing options are permitted within the Center Core to cater to the needs of a variety of Borough residents.

F. **Sustainability:** "Development projects will meet the economic, environmental and social needs of current residents without compromising the ability of future generations to meet their own needs." Sustainable building and parking lot design principles are permitted and encouraged to promote green building practices.

1.d. RELATIONSHIP TO COUNTY PLANS

As the County seat, Freehold Borough is an important part of the County's land use, transportation, economic development, and open space planning. As such, this plan is consistent with many of the County's planning goals and objectives. This plan aligns with the following goals and objectives of the **2016 Monmouth County Master Plan**:

Goal #2: "Promote the protection and conservation of natural and cultural resources." The principles and objectives of this goal encompass natural resource conservation, promoting arts and culture, and historic preservation. New development should reinforce local arts, cultural history, and historic identity. This rehabilitation plan includes strong design and rehabilitation guidelines meant to ensure that new development is consistent with the existing historic character of Downtown Freehold as well as standards for the appropriate rehabilitation of historic structures.

Goal #3: "Promote beneficial development and redevelopment that continues to support Monmouth County as a highly desirable place to live, work, play, and stay." The principles and objectives of this goal lay out the County's vision for vibrant and sustainable communities, housing, economic development, and redevelopment, and transit investments. New development should also be balanced with efforts to preserve the character of the community, especially in historic centers, through preservation, rehabilitation, and adaptive reuse strategies. The objectives directly related to this planning effort are as follows:

- **Principle 3.1:** "Create vibrant and sustainable communities through community engagement, development of multi-modal and well-connected circulation networks, a range of housing types to meet the needs of a variety of residents, and a diverse array of uses, occupations, services and amenities in downtown and business districts. In addition, communities should seek to enhance landscapes and streetscapes, support creative placemaking efforts, and improve recreational opportunities." This rehabilitation plan includes frontage standards to encourage the creation of a high-quality pedestrian realm throughout the rehabilitation area and connections to existing transit. The plan allows for a diverse mix of uses and building types to promote a vibrant downtown and meet the needs of a variety of residents, business owners, government agencies, and regional visitors.

- **Principle 3.3:** "Encourage a variety of housing that caters to all stages of life, consider rezonings to accommodate shifts in demand, and encourage housing near transit options that reduce automobile dependency." This plan encourages density and a variety of housing within walking distance of downtown amentieis and transit. The regulations seek to encourage new housing with modern amenities that will serve a wide range of residents.
- **Principle 3.4:** Encourage public investments that enhance local and regional competitiveness in the marketplace to retain and attract businesses and provide quality jobs to create a stronger, more resilient tax base. The intent of the rehabilitation plan is to encourage new investment in the downtown and enhance the attractiveness of the Borough to both businesses and residents in the region.

1.e. RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The 2019 Center Core Rehabilitation Plan is consistent with the policies in the New Jersey State Development and Redevelopment Plan. The Redevelopment Plan Area is within a Metropolitan Planning Area, classified as Planning Area 1 (PA 1) on the State Plan Policy Map.

The 2019 Center Core Rehabilitation Plan is consistent with the following policy goals for Metropolitan Planning Areas:

1. **Land Use:** "Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature." The rehabilitation plan promotes mixed-use redevelopment in a downtown area with regional transportation access. The proposed density will ensure efficient utilization of the available land, consistent with the compact development patterns that already exist in the downtown.
2. **Redevelopment:** "Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile." The rehabilitation plan intends to create higher-density, mixed-use development within the core of Freehold's downtown to encourage transit use and walking. Design guidelines and frontage standards reinforce these principles by promoting human-scaled design, wide sidewalks, and pedestrian amenities.
3. **Economic Development:** "Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment." The rehabilitation plan will help facilitate the types of economic development activity envisioned in the State plan.

1.f. REHABILITATION IN NEW JERSEY

New Jersey's Local Redevelopment and Housing Law (LRHL), empowers municipalities to undertake a program of repair and improvement to structures, including providing five-year property tax exemptions and abatements to support redevelopment and rehabilitation of properties. Rehabilitation does not give a municipality the power to acquire property through eminent domain or to provide long-term tax abatements of up to 30 years. These powers are reserved for redevelopment only.

The general purpose for designating a rehabilitation area is to encourage the renovation or reconstruction of existing structures, eliminate substandard structural or housing conditions, and prevent further deterioration of the area. Rehabilitation can be used in a variety of ways, and is most appropriate to support the rehabilitation of existing properties, infill development, and/or redevelopment when acquisition of property or land assemblage is not an issue. A rehabilitation area designation may cover a specifically defined area or, if conditions warrant it, an entire municipality.

1. The Rehabilitation Process

The process to designate an Area in Need of Rehabilitation is generally easier and quicker than the process to designate an Area in Need of Redevelopment. No formal study is required—though the municipality may undertake one prior to designation—and the municipality may adopt a rehabilitation ordinance without a special hearing to property owners impacted, although they may do so if desired. An area qualifies as being an "Area in Need of Rehabilitation" if it meets at least one of the two statutory criteria listed in Section 40A:12A-14 of the LRHL:

- A significant portion of structures in the area are deteriorated or substandard; there is a continuing pattern of vacancy, abandonment, or underutilization of properties in the area; and a "persistent arrearage" of property tax payments; or
- More than half of the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

Prior to the adoption of a resolution, the governing body must submit the resolution to the municipal planning board for its review. The planning board then has 45 days to submit its recommendations on the designation to the governing body, including any proposed revisions. The Governing Body then reviews

After adoption of the resolution by the governing body, the New Jersey Department of Community Affairs (DCA) Commissioner must review and approve the rehabilitation designation. The Commissioner must receive a copy of the resolution from the municipal clerk. The Commissioner has 30 days to approve or reject the rehabilitation area designation. The rehabilitation area must be located in an area in which development or redevelopment is encouraged (a designated center, Transit Village, or Planning Area 1 or 2 of the State Plan policy map) in order for it to take effect. If the rehab area is in one of these places, the designation is considered to be in effect at the time the municipal clerk transmitted a copy of the governing body resolution to the DCA Commissioner.

Following designation, the Governing Body may direct the Planning Board or hire a consultant to create a Redevelopment Plan to govern the Rehabilitation Area. The plan may include area, bulk, design, or other development standards meant to revitalize the area in a way consistent with the municipal goals and objectives identified in the Master Plan. Once a plan is drafted, the Planning Board has 45 days to review the plan for consistency with the Master Plan and submit a written report of their findings to the Governing Body for their review. The Governing Body conducts two public readings of the plan for adoption, with the second reading occurring at least 10 days after the first.

2.0

2.0 VISION AND INTENT

2.a. VISION

Freehold Borough will be a highly desirable and competitively sought after place to live, work, and do business. The east and west sides of Main street will be connected, re-orienting the downtown around the bus station. The historic, walkable, and urban character of the downtown will be promoted through steady rehabilitation of existing properties. Rehabilitation will enhance and expand retail offering, create new office spaces, and provide additional housing options.

This plan envisions two distinct districts to guide new development in a way that is consistent with the character of different areas within the Rehabilitation Area. The first district is the **Downtown District**. Generally concentrated around Main Street, the Downtown district will build on what is currently working while expanding opportunities for more mixed-use and residential uses along downtown's most active streets. Along Main Street and other primary corridors, active ground floor uses, high-quality design, streetscaping, and better parking management will enhance the vibrancy of Main Street and attract new residents to the downtown. Along secondary roads, new infill townhomes will create a smooth transition from the bustling downtown streets to nearby neighborhoods.

The **Neighborhood District** will encourage the preservation and enhancement of the homes that exist around the downtown. The area will retain its existing residential character, while providing flexibility for property owners to improve their properties and allowing for the continued conversion of residential properties into permitted commercial uses. Similar standards for building design and public realm amenities will better tie this district to the Downtown, as well as the bus station.

2.b. PURPOSE & INTENT

The intent of this Rehabilitation Plan is to codify the community-driven vision for this area created as part of an extensive planning and public engagement process funded by the North Jersey Transportation Planning Authority's (NJTPA) Emerging Centers Program. The standards in this plan are consistent with the goals and objectives of the New Jersey Department of Transportation's Transit Village Initiative and the adoption of this plan is evidence of Freehold's commitment to Transit- and pedestrian-oriented development as well as other principals of the Transit Village program.

The intent of this code is to support rehabilitation throughout the downtown. The Rehabilitation Plan covers a geography that is larger than the geography covered by the 2008 Freehold Center Core Revitalization Plan, consistent with the goal of making the bus station area the center of the downtown.

This plan provides the Borough and property owners an effective tool for supporting the rehabilitation of existing properties. The Center Core Rehabilitation Plan will support individual property owners who want to:

1. preserve or enhance historic architectural elements of their building,
2. improve retail offerings,
3. expand the number of residential units downtown, and/or
4. create new office space.

The standards of the Plan also create robust standards for property owners within the boundaries of that plan wish to undertake new construction. The standards for rehabilitation and new construction are consistent with the well-established guidelines for historic districts that:

1. historic buildings should be preserved, and
2. new construction and non-contributing buildings should be designed to support the character of the area in terms of form but not try to mimic historic architectural styles.

The following is a list of key transit-supportive land use and design principles that guided the formation of use, bulk, and design standards in this code. Each one is critical for creating the place envisioned in the Rehabilitation Plan Vision.

1. Ample sidewalks allow for easy pedestrian circulation and provide space for active use by businesses (cafés, displays, etc). These two conditions are critical for creating the active streets and walkable spaces envisioned in this Plan.
2. High-quality pedestrian access to Downtown amenities, services, and transit is required to achieve the goals and objectives of this Plan.
3. One of the defining characteristics of Main Street is its continuous street wall. Wherever possible, this form should be continued along primary street frontages within the rehabilitation area. A continuous array of façades will:
   - enclose the street
   - define the downtown space
   - facilitate the creation of place
   - create a protected and uninterrupted pedestrian zone
4. Active ground floor uses, such as retail spaces, will promote economic development, improve the pedestrian experience, and encourage further residential and commercial growth in the Downtown.
5. Harmonizing the design of new construction with that of existing historic buildings in Downtown will further the goals and objectives of this plan. New construction should not look to create faux historicism. The controls on bulk standards, building form, and key façade elements in this plan are intended to preserve the character of downtown wile allowing for modern construction and design techniques. Such efforts will ensure developers can meet market demands while still reinforcing the existing place character of the Downtown. The result will be a Downtown with a strong identity and new construction that has value in the marketplace.
6. Setting back starting at the 4th floor will:
   - respect the existing scale of the downtown
   - ensure that streets do not have a cavernous feeling
   - prevent the building from casting a large shadow

7. Surface parking lots that abut streets:
   - have negative visual impacts
   - detract from a pedestrian friendly environment
   - discourage transit use
   - reduce the overall market value of properties in the downtown
   - are inconsistent with the goals and objectives of this Plan
8. This plan acknowledges that the Rehabilitation Area is within Freehold's Historic District. A set of rehabilitation standards is provided in this plan to encourage rehabilitation of existing buildings in the Rehabilitation Area. The design standards for rehabilitation are consistent with the guidelines set for the Historic Preservation Ordinance, while providing additional standards that should ease the rehabilitation and approval process for property owners.
9. When parking is visible from or adjacent to a public street, it breaks the street wall, undermines walkability by prioritizing car access, and decreases vibrancy by occupying valuable space that could be used for retail, restaurants, or other active ground floor uses. This plan prohibits parking lots to be adjacent or parking access (curb cuts) on Main Street to reinforce it as a pedestrian-oriented commercial corridor.
10. Access to high-quality parking areas will improve the Downtown experience for owners, residents, and employees. Without access to this infrastructure, businesses will suffer and it will be difficult to rent or sell residential units. As such, the provision of high-quality parking is an important strategy to support the Borough's economic development goals. Parking lots should be designed to facilitate access to key activity nodes and include public realm elements that improve the pedestrian experience. The implementation of shared-parking agreements to create more efficient parking areas close to Main Street will ensure that parking does not unnecessarily dominate downtown land uses.
11. Recognizing Freehold's role as a regional access point to public transit, planning for better parking configurations and access in and around the bus station should provide for future parking growth, in a way that supports pedestrian-friendly downtown design and aesthetics. Parking location and facilities should provide for reasonable walking distances and be safe for the transit user, while concurrently providing convenient pedestrian access to the downtown.

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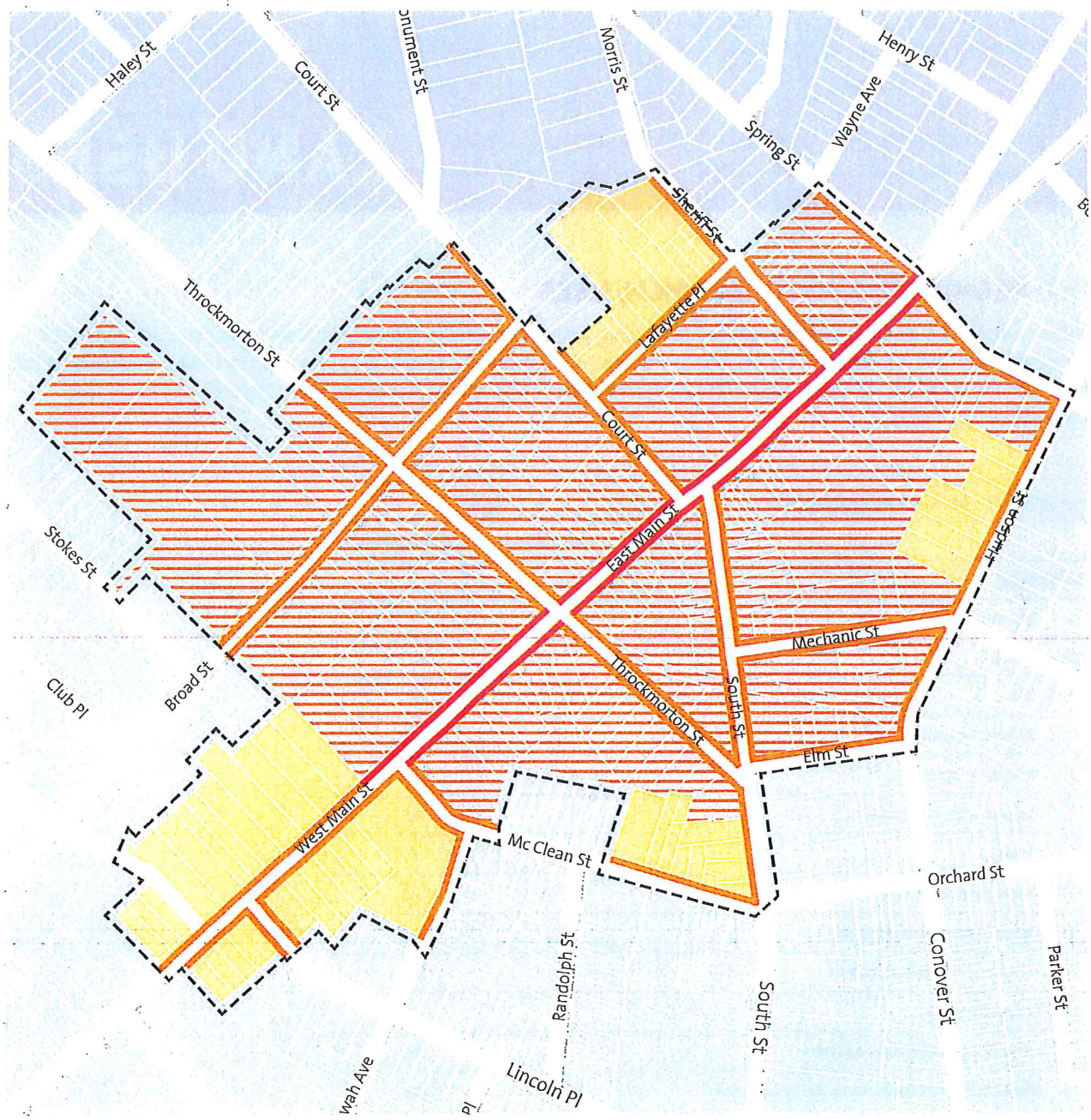
3.0 LAND USES

3.a. PERMITTED AND CONDITIONAL USES

Uses are permitted by zone (**Figure 2; page 18**) according to the chart below. Moreover, the following uses are permitted only if they occupy a Building Type that permits the use (See **Section 3.c.**). For example, commercial uses are only permitted in mixed use buildings. Uses permitted within a specific Building Type shall conform to the standards provided in the Building Type definitions.

1. Permitted and Conditional Uses		Zone	
		Downtown	Neighborhood
Residential			
A	Residential	P	P
Commercial			
B	Bars	P	NP
C	Co-working spaces	P	NP
D	Entertainment venues	P	NP
E	Fitness centers, commercial	P	NP
F	Hotels	P	NP
G	Microbreweries and brewpubs	P	NP
H	Personal service establishments	P	P
I	Product service establishments	P	NP
J	Professional offices	P	P
K	Restaurants, coffee shops, and cafés	P	NP
L	Retail food establishments and specialty grocery	P	NP
M	Retail sales establishment	P	NP
N	Auto-related uses	C	NP

Figure 2: Frontage Types



Primary Frontage

Secondary Frontage

Downtown Freehold Rehabilitation Area

Downtown Zone

Neighborhood Zone

1. Permitted and Conditional Uses		Zone	
		Downtown	Neighborhood
Public and Semi-public uses			
O	Government / Institutional / Civic uses	P	P
P	Public and semi-public open spaces	P	P
Q	Schools	NP	P
R	Houses of worship	NP	P
S	Parking garages	P	NP
P = Permitted | NP = Not Permitted | C = Permitted with Conditions			

2. Preexisting auto-related uses are permitted in the downtown zone on secondary frontages only. Such uses may be renovated, provided the existing use is not expanded more than 20% of the (footprint or FAR).

3.d. PERMITTED ACCESSORY USES

1. Accessory Uses		Zone	
Uses		Downtown	Neighborhood
A	Off-street parking facilities	P	P
B	Trash enclosures	P	P
C	Mailboxes, Drop-boxes	P	P
D	Sidewalk cafés	P	NP
E	Fitness centers, commercial	P	P
P = Permitted | NP = Not Permitted | C = Permitted with Conditions			

2. Home occupations are permitted in all districts within a permitted principal buildings, above private garages, or in freestanding garage or storage structures. There is a limit of one home office per principal dwelling units.

3.b. PROHIBITED USES

1. All uses not explicitly permitted are prohibited, including, but not limited to:
   A. Check Cashing businesses
   B. Massage Parlors
   C. Kennels
   D. Uses requiring storage or display of goods outside a fully enclosed building
   E. Lumber yards
   F. Sexually oriented businesses

G. Tattoo, body piercing or branding establishments

H. Manufacturing and other commercial uses deemed to be hazardous in the building code

I. Drive-through establishments

J. Pawn Shops

K. Funeral Homes

L. Large format or "big box" commercial uses

3.c. PERMITTED BUILDING TYPES

Building Types are permitted based on the zone that they are in and the frontage that they face. **Figure 3** illustrates the location of frontages within the Rehabilitation Area.

1. Building Types by Street Frontage

		Downtown		Neighborhood	
Building Type		Primary Frontage	Secondary Frontage	Primary Frontage	Secondary Frontage
A	Detached House	NP	NP	NP	P
B	Semi-attached House	NP	NP	NP	P
C	Townhomes/Stacked Townhomes	NP	P	NP	NP
D	Multi-Family Buildings	NP	P	NP	NP
E	Mixed-Use Buildings	P	P	NP	NP
F	Civic/Cultural Buildings	P	P	NP	P
G	Pedestrian-Oriented Commercial	NP	P	NP	NP
H	Parking Garage with Liner Building	P	NP	NP	NP

P = Permitted | NP = Not Permitted

Detached house: A detached single family unit on its own individual lot designed to be used exclusively by one family.

Semi-attached house: A residential building designed to be the separate residence of two separate and distinct families, each of which has direct access to the outside. Such structures shall have the exterior appearance of a single family detached house. There are four semi-attached Development Types that are defined by the width of the lot on which they sit.

Mixed-Use Building: A multi-story building with residential or office units on the upper floors and retail or other active uses on the ground floor. All uses are integrated in a single building, with upper floors typically serviced by their own entrance. Access to ground floor uses is provided from the primary street frontage. Parking is permitted inside the ground floor of the building but may not abut the primary public frontage.

Multi-family Residential Building: A multi-story building designed exclusively for residential apartments or flats. The unit's habitable area is accessed from a common corridor or internal courtyard. Buildings must be serviced by an elevator and include a common lobby. Parking is permitted inside the ground floor of the building but may not abut the primary public frontage.

Townhomes/Stacked Townhomes: A series of adjoining one-family dwelling units that are separated from the adjacent dwelling unit by a structurally independent wall extending from the foundation through the roof. They have unobstructed front and rear walls to be used for access, light, and ventilation. A variation of the Townhouse if the Stacked Townhouse, which vertically integrates two similarly sized one-family dwelling units in the same building footprint.

Civic Buildings: A building that contains governmental, civic, or institutional uses. They are typically significant buildings that may have large setbacks, monumental and unique design characteristics, public art installations, and/or public space. Examples include courthouses, government administrative offices, schools, libraries, community centers, and museums. They do not contain commercial, residential, or industrial uses and are typically fully detached.

Pedestrian-Oriented Commercial: A single or multi-story building designed for retail or office uses. Buildings have active ground floor uses with primary access on the street frontage side of the building, with additional access from the off-street parking side of the building. Common entrances and other spaces may be shared between uses. Parking may not abut the primary street frontage. Drive-thrus are not permitted.

Parking Garage with Liner Building: A building that is designed specifically for automobile parking on more than one level that is accompanied by an additional building ("liner building") occupied by active ground floor uses to separate the exterior of the parking structure from the street. The liner building allows the large, blank façades of the parking structure to be screened by pedestrian scaled uses. The liner building may be attached, integrated into the parking structure, or sit in front of it, with separations dictated by building codes.

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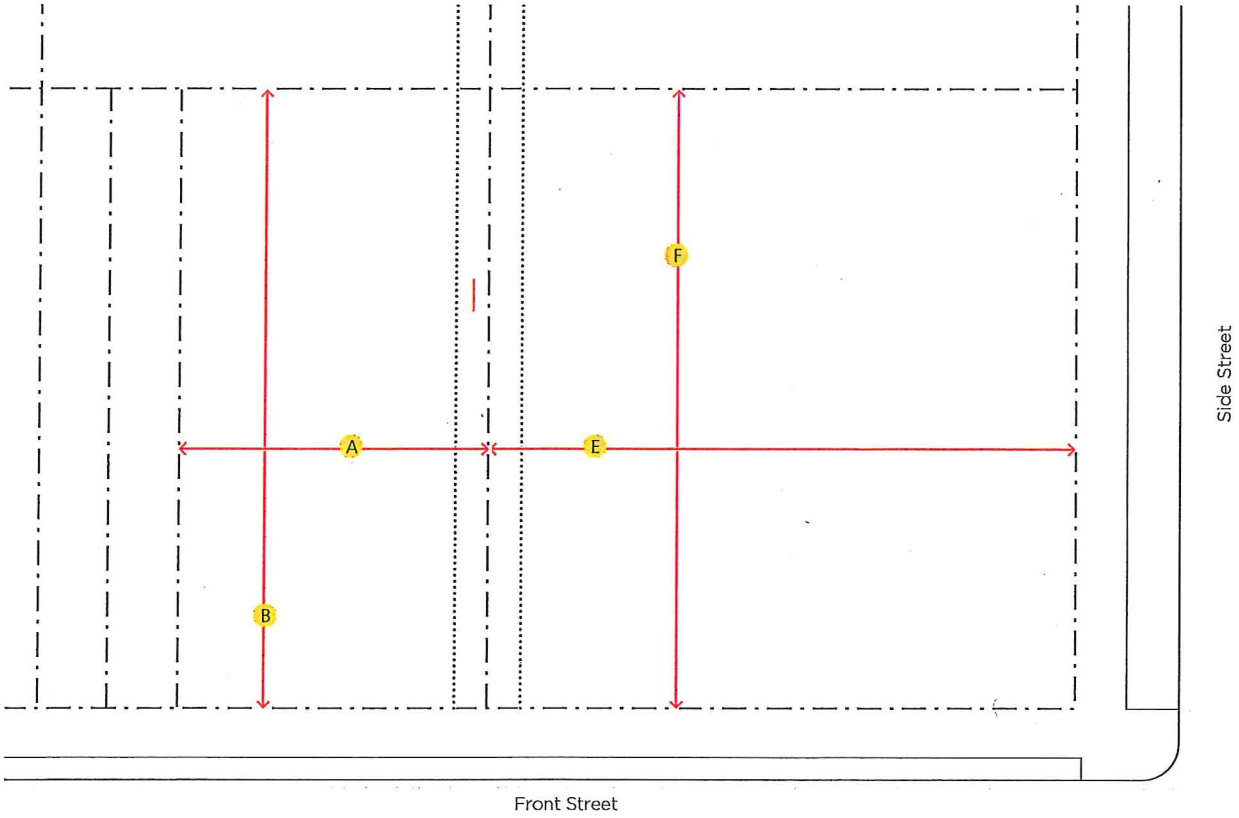
4.0 LOT AND BUILDING STANDARDS

4.a. LOT STANDARDS

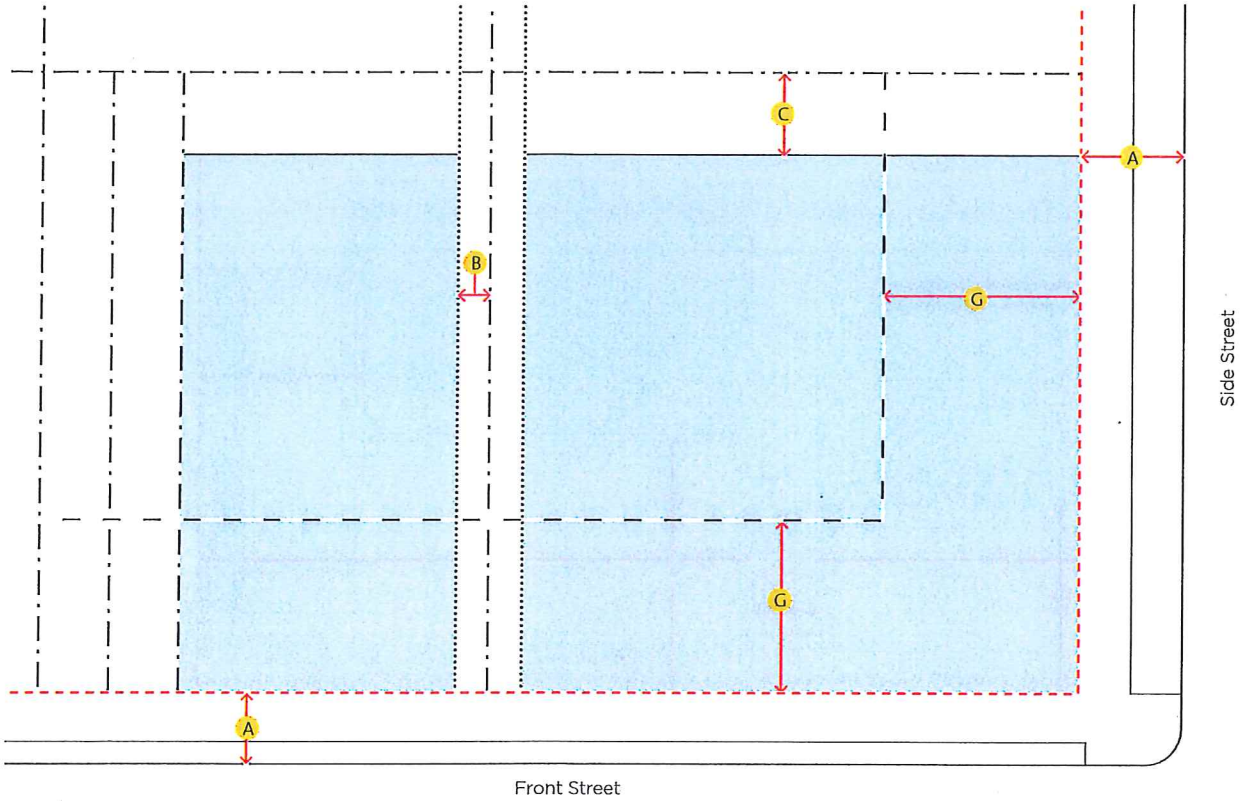
1. Lot and setback standards shall be the same as the underlying zoning district, except as modified herein.

2. All buildings in the Rehabilitation Area may be attached; however, in the event that buildings are not attached, the separation between buildings shall be a minimum of 15 feet in order to provide access to the rear of the property by fire apparatus. Such opening or alley shall be lighted and kept free of debris and may serve as pedestrian access to parking areas and streets.

3. A building may be set back up to 20 feet from the build-to line in order to accommodate an outdoor eating area, plaza, or other public open space. In order to preserve the continuity of the street wall, a permanent low-lying screening wall, fence, series of planters, or similar design element must be provided at the required build-to line.



4. Lot Regulations		Downtown		Neighborhood	
Interior Lot		**Min**	**Max**	**Min**	**Max**
A	Frontage Width	50'	--	25 / 40'	--
B	Lot Depth	75'	--	75'	--
C	Lot Size (SqFt)	3,750 sqft	--	8,000 sqft	--
D	Lot Coverage	--	100%	--	25%
Corner Lot					
E	Frontage Width	70'	--	100'	--
F	Lot Depth	--	--	--	--
G	Lot Size (SqFt)	7,000 sqft	--	10,000 sqft	--
H	Lot Coverage	--	100%	--	25%

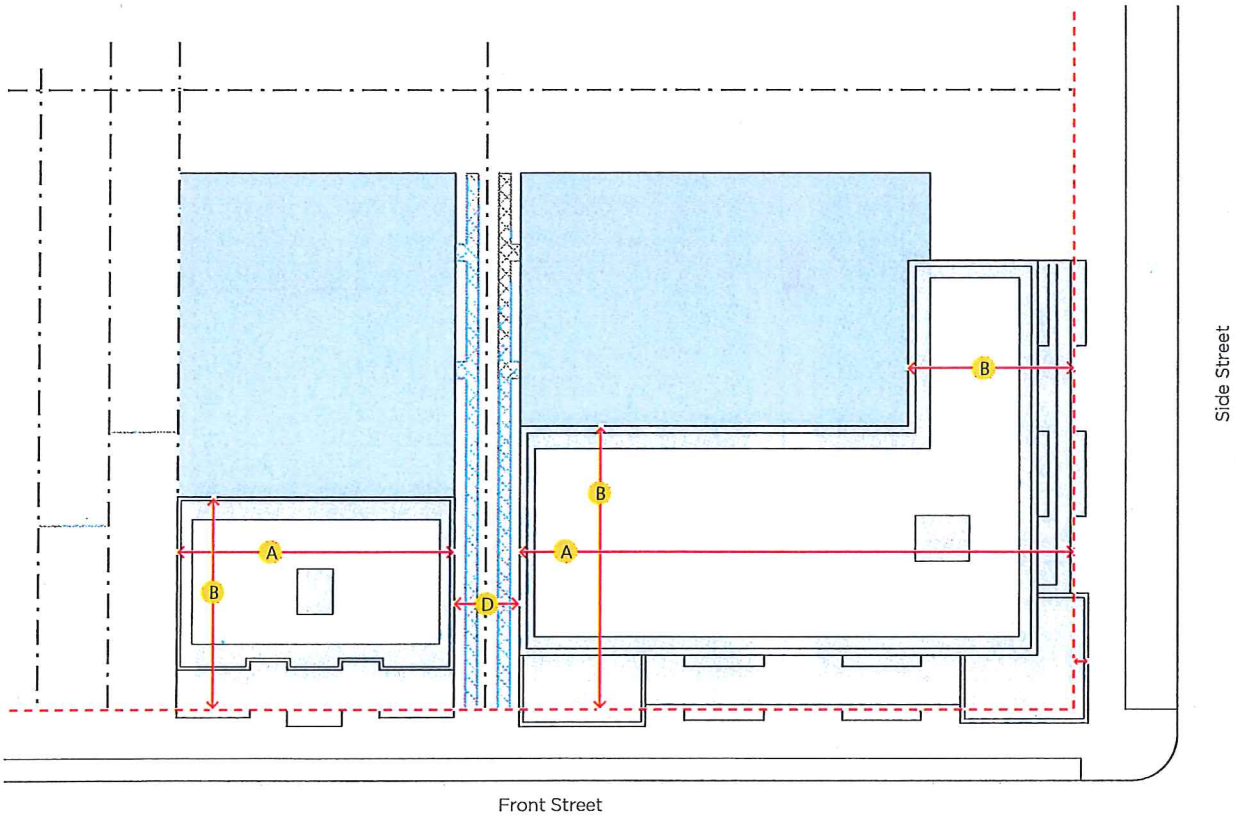


5. Setbacks		Downtown		Neighborhood	
Setbacks, Buildings		**Min**	**Max**	**Min**	**Max**
A	Build-to-Line	20'		Averaged*	
B	Side Yard (Individual)	0'	15'**	8'	--
C	Rear	0'	--	20'	--
Setbacks, Accessory Structure					
D	Setback from Build-to-Line	0'	20'***	20'	--
E	Side Setback (Individual)	3-1/2'	--	3'	--
F	Rear Setback	10'	--	3'	--
Setbacks, Parking					
G	Setback from Build-to-Line	20'		20'	
H	Side Yard	5'		5'	
I	Rear Yard	10'		5'	

*See "Build-to-Line, Averaged" in the Defintions section

**See Section 4.a.2

***See Section 4.a.3.



6. Building Regulations		Downtown		Neighborhood	
Building		Min	Max	Min	Max
A	Building Width	25′	175′	24′	150′
B	Building Depth	70′	125′	25′	60′
C	Unit/Bay Width	24′	40′	15′	--
D	Building Separation	0′/ 15′	--	24′	--
E	Build-to-Line Occupancy	85%	--	75%	90%
F	Encroachments		3′/10′		3′/10′

5.0

PRIMARY FRONTAGE REQUIREMENTS

5.a. PURPOSE & INTENT

1. Purpose

Frontage Types are integral to creating the appropriate nexus between the public and private realms within a street or block. Frontage Types are integral to creating the appropriate nexus between the public and private realms within a street or block. Frontages types regulate how the private realm relates to the public realm to ensure that both work in harmony. The frontage area extends from the curb face to the façade of the building. Frontage type regulations determine what building types, public realm elements, and building elements are permitted and/or required based on the character of the street. As such, they include standards for sidewalks, street furniture, landscaping, outdoor retail displays or café areas, and utilities, among other standards. Such standards allow the vision and goals articulated in this Rehabilitation Plan to be realized over time through incremental development.

Only certain Building Types are permitted to front onto each of the frontage types, as provided in **Section 3.c.1**. This ensures that development is supported by its streets level of activity and public realm amenities.

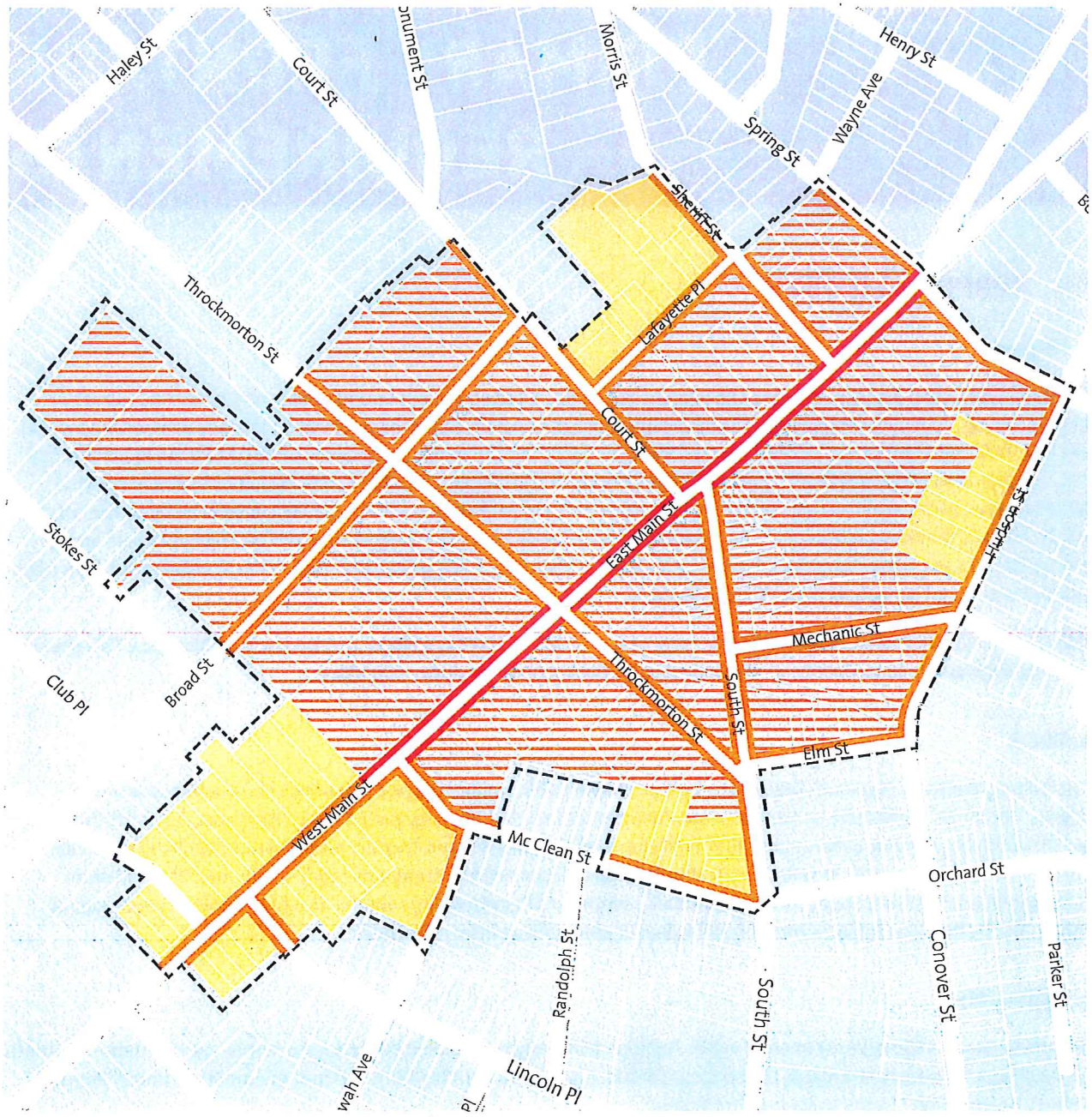
2. Intent

The Primary Frontage Standards govern the built form and public realm along the Freehold's most active downtown streets. The aim is to preserve and enhance the character of the downtown by providing development standards that will fit within the historic context without mimicking or duplicating historic architectural styles or details. In particular, the private realm standards provide specific storefront and façade design standards tailored to fit in with the historic development along Main Street. The standards also seek to create pedestrian-oriented design and active streetscaping requirements that will enhance the walkability and vibrancy of Downtown Freehold.

3. Applicability

The private and public realm standards in this chapter shall apply to all building façades. For corner parcels that fronts both a Primary and Secondary Frontage, the building shall be oriented toward the Primary Frontage, and the Primary Frontage standards shall apply to all façades and frontages.

4. Frontage Types (for reference only)



Primary Frontage

Secondary Frontage

Downtown Freehold Rehabilitation Area

Downtown Zone

Neighborhood Zone

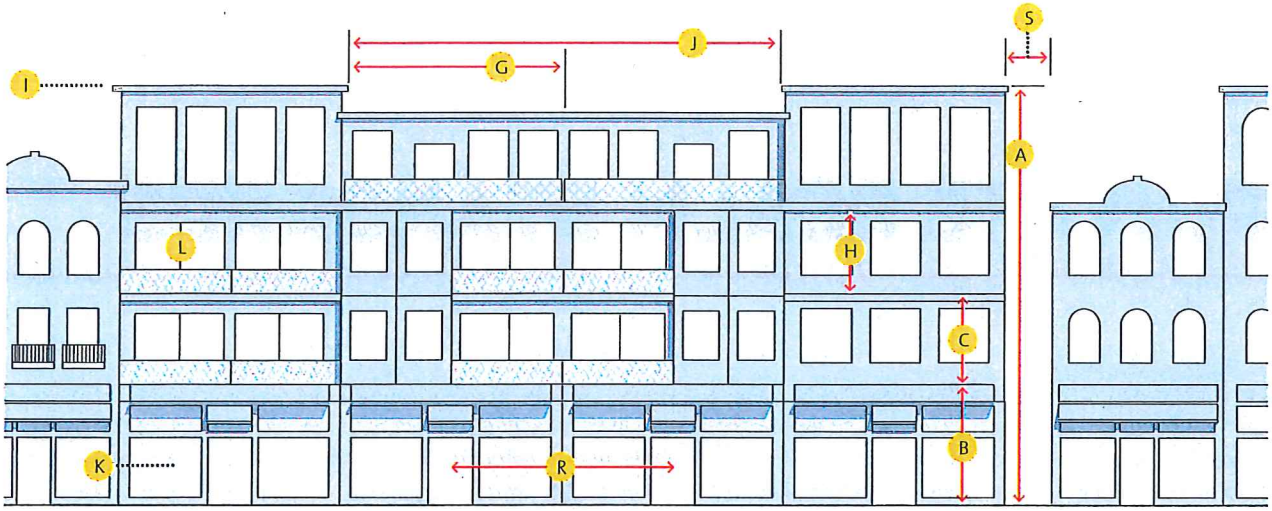
5.b.

PRIVATE REALM STANDARDS

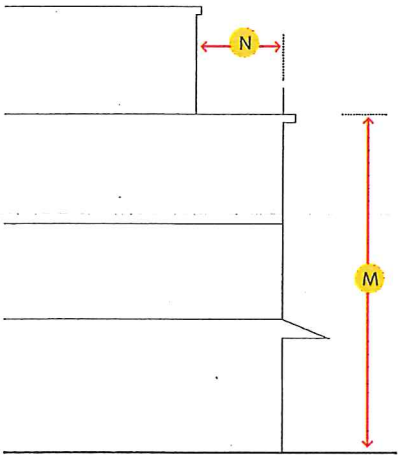
1. Purpose and Intent

Primary Frontages are characterized as the high-activity areas in the center of Downtown Freehold. As such, development along this type of frontage warrants generous building heights, high-quality façade materials and design, maximum first-floor transparency, minimal to zero front and side yard setbacks, and no front yard parking. These standards are based on Transit Oriented Development principles that seek to strengthen the relationship between pedestrians and buildings throughout the Downtown Freehold Rehabilitation Area.

EXAMPLE IMAGES



2. Form Regulations		Minimum	Maximum
Main Body			
A	Main Body Height (floors/feet)	36′ or 3 stories	70′ or 5 stories
B	Ground Floor Height	16′	25′
C	Upper-floor Height (feet)	9′	--
D	Finished Floor Elevation (inches)	At grade	
Massing and Composition			
E	Roof Pitch (Rise: Run)	4:12	18:12
F	Flat Roof Permitted (Yes or No)	Yes	
G	Bay Width (Percent of Façade /Feet)	8′	30′
H	Distance Between Vertical Breaks	20′	40′
I	Terminating Vertical Break	Required	
J	Distance between Roofline Offsets	10′	50′
K	Transparency, Ground Floor	60%	80%
L	Transparency, Upper Floors	30%	50%
M	Stepback Required (Stories / Feet)	36′ / 3-Stories	--
N	Stepback Requirement	10′	-



2. Form Regulations		Minimum	Maximum
Additional Regulations			
O	Accessory Building Height	--	24'
P	Active Ground Floor Use	Required	
Q	Main Entrance	Primary Street	
R	Distance Between Entrances	--	40'
S	Pedestrian Cut-through Width	15'	--
T	Parking	Rear Yard	

3. Building Element Requirements		Primary Frontage
Building Element		
A	Balcony	P
B	Bay Window	P
C	Porches	NP
D	Stoops	NP
E	Terraces	P
F	Decks	NP
G	Awnings	P
H	Lobby Entrance	P
I	Attached Side Garages	NP

P = Permitted || NP = Not Permitted || R = Required

4. Façade Rhythm and Breaks

A. There are to be no blank façades. All façades must provide windows and façade offsets and breaks as prescribed in **Section 5.b.2.** Distance between breaks should relate to the scale and rhythm of existing buildings.

B. The rhythm of entrances, store fronts, windows, canopies, and awnings of new or renovated façades shall be consistent with the prevailing rhythm and patterns of such elements along the block.

C. Horizontal breaks that define bays shall continue from the ground floor though the shaft of the building through to the crown of the building.

D. Entablatures, cornices, or a similar horizontal expression line shall define the transition of ground floor storefronts and the second floor of all mixed-use buildings.

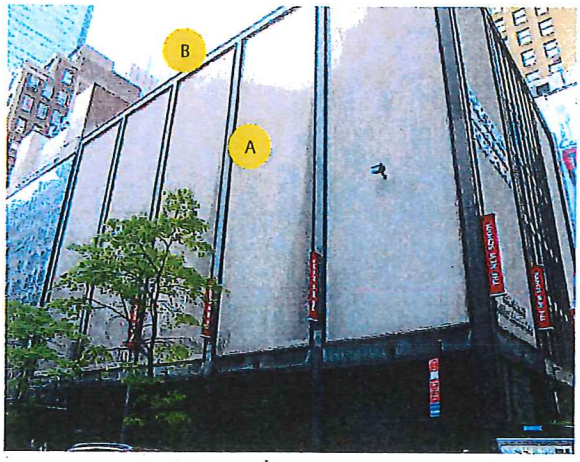
PERMITTED: RHYTHM AND BREAKS

A All façades have windows

B Vertical projections break up the long roofline

C Material changes add interest to the façade

NOT PERMITTED: RHYTHM AND BREAKS



A Windowless façade

B Long, unarticulated roofline

5. Orientation and Entrances

A. Building fronts shall be oriented to the primary street upon which the structure is sited.

B. All buildings shall have pedestrian access on both the street frontage side of the building (Front) and the off-street parking lot side of the building (Rear). The Front entrance shall be the primary entrance and Rear access may be achieved through a mid-block pedestrian cut-through.

C. Corner buildings shall have multiple entrances at least one entrance addressing each street frontage.

D. Building entrances shall be clearly defined by recessing the entrance or utilizing elements such as lintels, pediments, pilasters, columns, porticoes, or overhangs. Any such element shall be architecturally compatible with the style, materials, colors, and details of the primary building.

E. In mixed-use buildings, upper-floor uses shall have a separate exterior entrance unless a large common lobby or atrium is provided.

F. If a building has several storefronts, they shall be unified in design treatment, such as the design of windows and door openings, materials, or color.

6. Awnings, Overhangs, and Encroachments

A. Awnings, bay windows, upper-floor balconies and porches are permitted on front, side and rear façades. Awnings, bay windows and upper-floor balconies may encroach into building setbacks and right-of-ways as prescribed in **Section 4.a.6.f.**

B. Storefronts shall be shaded by either an awning, solar screen, or canopy.

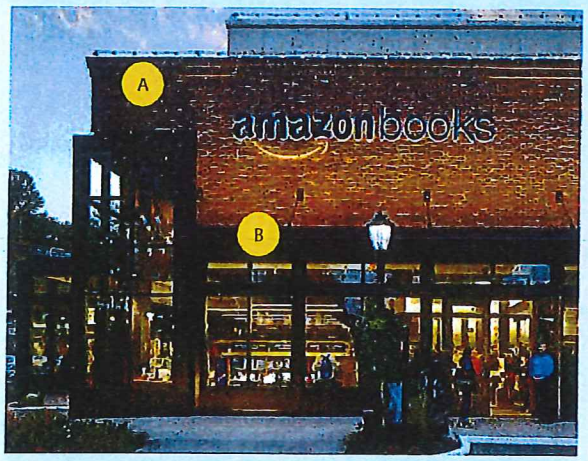
C. The projection of awnings and canopies shall be larger than or equal to the vertical height to encourage proportionality.

7. Architectural Features

A. Architectural embellishments that add visual interest to roofs - such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and such similar elements - shall be permitted provided that such are architecturally compatible with the style, materials, colors, and details of the building.

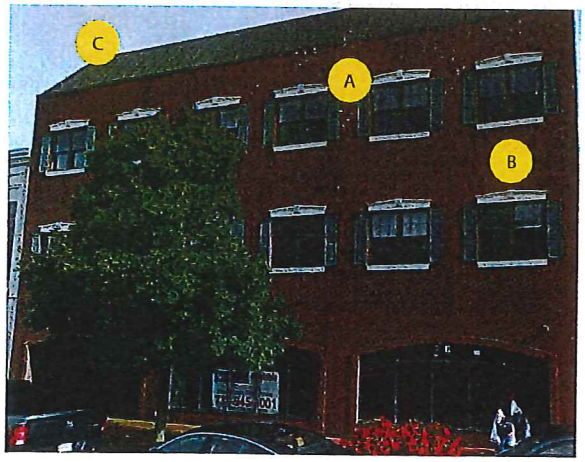
B. New buildings should be designed so that they do not appear to have been built significantly earlier than they were. Any mimcry of past architectural styles should not be exercised in such a way that the historical record becomes confused. The use of materials, scale, or massing found on older buildings is strongly encouraged.

PERMITTED: RHYTHM AND BREAKS



A This building uses red brick that would fit in a historic context, but windows, doors, and shade structures are
B contemporary in style and materials. A simple parapet articulates the vertical termination of the building.
C

NOT PERMITTED: RHYTHM AND BREAKS



A This building attempts to look "historic" by adding fake shutters (inoperable and too small to cover the
B window), and decorative window hoods. A false pitched roof is added to screen the mechanical on top that is
C disproportionate to the building's size.

C. New buildings should not attempt to copy historic architectural features or ornaments.

8. Windows, Ground Floor

A. Windows shall be un-tinted. Mirror or reflective glass is not permitted in any commercial or residential location.

B. Ground floor façades of retail, restaurant, and related uses facing a street shall have windows providing views of display areas and/or the building interior. Pop-out café windows and bi-fold doors are encouraged where appropriate.

C. Ground floor windows shall have a sill height of at least 18" (eighteen inches) but no more than 3'0" (three feet).

D. Display windows shall not be blocked with merchandise or interior merchandise display.

E. Windows shall be architecturally compatible with the style, materials, colors, and details of the primary building.

PERMITTED: DISPLAY WINDOWS

A Bulkhead at the bottom of the window

B Clear windows show merchandise and building interior

C Design is compatible with façade character

NOT PERMITTED: DISPLAY WINDOWS

A No bulkhead or sill at the bottom of the window

B Display merchandise blocks view of interior

C Design is incompatible with façade character

9. Windows, Upper Floors

A. Windows shall be un-tinted. Mirror or reflective glass is not permitted in any commercial or residential location.

B. The location of the windows on the upper stories shall be vertically aligned with the location of windows and doors on the ground floor of the building.

C. Windows should be proportional to the overall structure. When feasible, windows should substantially align with those on adjacent buildings.

D. Windows between horizontal breaks should be spaced equally and symmetrically.

E. Windows on the same story shall have the same sill height unless deemed appropriate by the Redevelopment Entity.

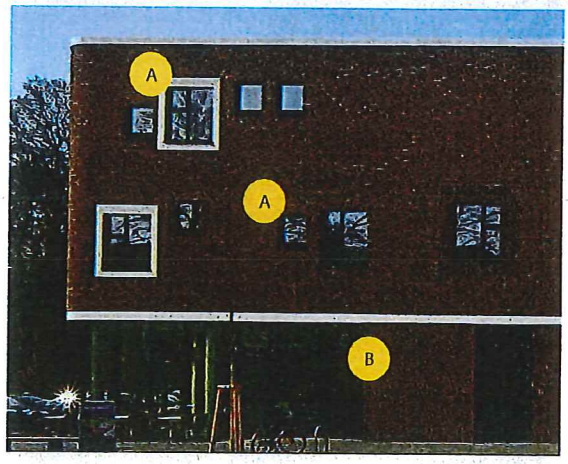
F. Historic architectural features should not be duplicated when not original to the building.

PERMITTED: UPPER-FLOOR WINDOWS

A Upper-floor windows are horizontally and vertically proportionate to the façade

B Windows generally align with ground floor display windows

NOT PERMITTED: UPPER-FLOOR WINDOWS



A Upper-floor windows are various sizes and not always proportionate to the size of the façade

B Ground floor display windows not aligned with upper-floor windows

10. Stepbacks

A. Where required, step backs may be used to provide outdoor space for occupants through the inclusion of a balcony or rooftop deck.

11. Lighting

A. Indirect lighting shall be used to highlight window displays, signs, doorways, or other architectural details. Acceptable lighting fixtures include, but are not limited to: gooseneck, stemmed flood, and spotlight. Accent lighting and/or uplighting is permitted to illuminate upper-floor façades.

B. Storefront merchandise and display windows should be lit from the inside, with lighting directed on the display.

C. Exterior light fixtures shall be compatible with the style, materials, colors, and details of the primary building.

D. Bare bulb fixtures and flood lights attached to the building exterior are prohibited.

E. All lighting designs and installations are subject to Redevelopment Entity review and approval.

PERMITTED: LIGHTING

A Indirect lights with light source (bulb) shielded from view. Light style and color complements the façade design.

NOT PERMITTED: LIGHTING

A Lanterns with bright, exposed light sources

B Neon, backlit signing.

12. Roofs

A. The type, shape, pitch, texture and color of a roof and the roofline shall be considered as an integral part of the design of a building and shall be architecturally compatible with the styles, materials, colors and details of such building. There shall be no false fronts.

B. A flat roof may be permitted on a building two or more stories in height, provided that a parapet wall extends above the height of the roof surface.

C. Roofline heights shall vary as appropriate to the architectural style in order to provide architectural interest and variety to the massing of the building and relieve the negative visual effect of a single, long roof. All buildings must provide roofline offsets as as prescribed in **Section 5.b.2.j**.

D. Shed, gambrel, and mansard roofs are prohibited unless pre-existing.

E. Building roofs are to be uncluttered. Vertical roof projections such as vents, stacks, elevator mechanical rooms, or roof mounted equipment including renewable energy systems shall be integrated into the architecture. All penetrations through the roof (i.e. mechanical equipment or skylights) shall be organized in a manner that is integral to the architectural form of the building, completely screened from view by parapet walls or an approved enclosure. Screen shall reflect and complement the architecture of the building.

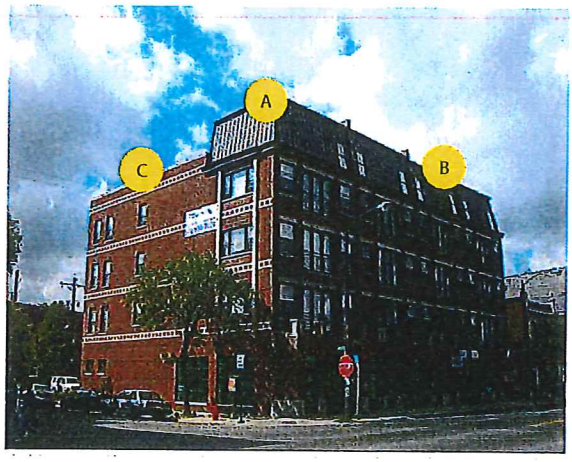
PERMITTED: ROOFS

A Flat roof (permitted) modulates in height

B Parapet walls extend above roofline

C Architectural accents are integral to the roof structure and complement the overall design of the building.

NOT PERMITTED: ROOFS



A Mansard roof (not permitted)

B No modulation in roofline

C Architectural accents (decorative mansard roof) is only clad on the front of the building, creating a false front.

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5.c.

PUBLIC REALM STANDARDS

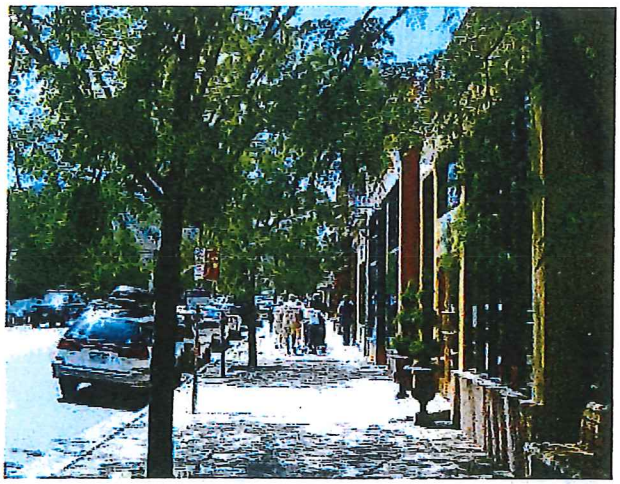
1. Purpose and Intent

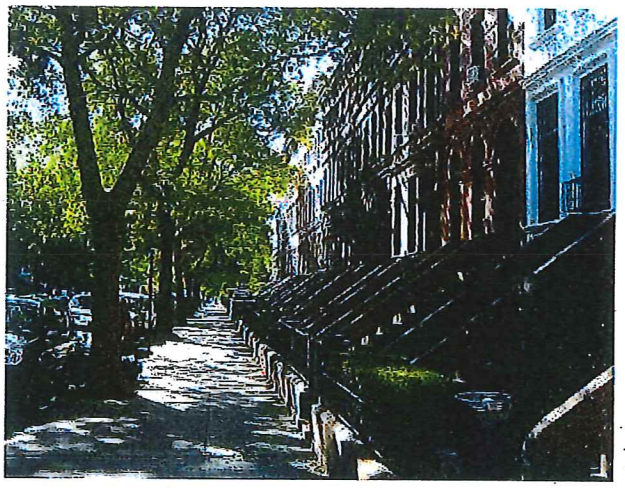
Primary Frontages are characterized by the most high-intensity development that fronts on to an active, pedestrian-friendly public realm. As such, the streetscape must provide capacity for a high amount of pedestrian activity. This necessity, along with the grand scale of the street, warrants wide sidewalks with high-quality materials and design, and pedestrian amenities along the street front including street furnishings, lighting, and shade trees. Planting strips are to consist of hardscape between street trees. Outdoor cafés and planters are encouraged as integral parts of the streetscape.

2. Public Realm Requirements

A	Street Tree Spacing	Avg. 30' On Center
B	Street Light Spacing	Avg. 85' On Center
C	Bench	1 per 150 Linear Feet
D	Bicycle Rack	1 per 200 Linear Feet
E	Trash Receptacle	1 per 100 Linear Feet
F	Outdoor Cafés	Permitted
G	Curb Cuts (max)	Max. 1 per 200 Linear Feet
H	Min. Sidewalk Width	15'

3. Example Images





6.0

6.0 SECONDARY FRONTAGE STANDARDS

6.a. PURPOSE & INTENT

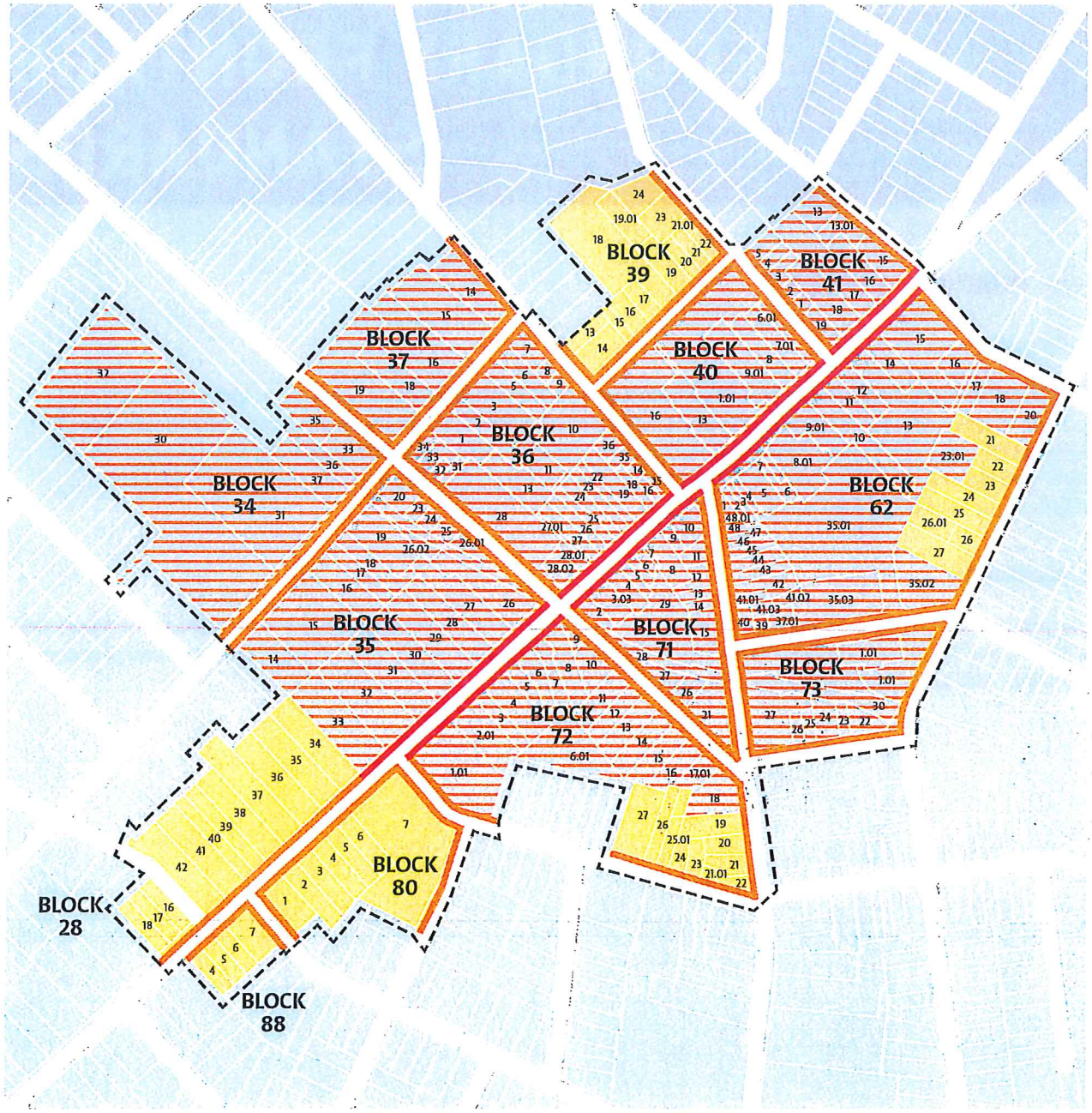
1. Purpose

The Secondary Frontage Standards provides a transition from the downtown zone to nearby neighborhoods. The guidelines seek to retain the existing residential character of the areas surrounding Main Street, while providing flexibility for property owners to improve their properties and allowing for the continued conversion of residential properties into permitted commercial uses. Closer to Main Street, the standards are meant to guide infill commercial and residential development adjacent to downtown.

2. Applicability

The private and public realm standards in this chapter shall apply to all building façades. For corner parcels that fronts both a Primary and Secondary Frontage, the building shall be oriented toward the Primary Frontage, and the Primary Frontage standards shall apply to all façades and frontages.

3. Frontage Types (for reference only)



Primary Frontage

Secondary Frontage

Downtown Freehold Rehabilitation Area

Downtown Zone

Neighborhood Zone

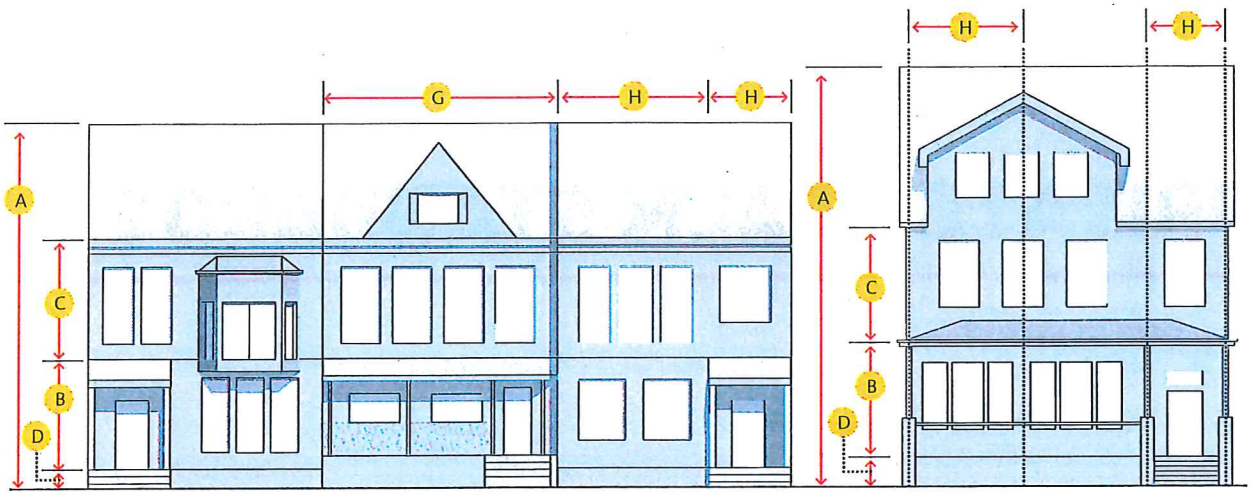
6.b.

PRIVATE REALM STANDARDS

1. Purpose and Intent

Private realm standards regulate the built form of all building types along Secondary Frontage streets within the Downtown Freehold Rehabilitation Area. The standards provide design guidelines for detached and attached residential development near in existing residential areas, and commercial and residential infill near Main Street. New development is to provide varied building heights, high-quality façade materials and design, moderate first-floor transparency, and rear-yard parking.

EXAMPLE IMAGES



2. Form Regulations		Minimum	Maximum
Main Body			
A	Main Body Height (floors/feet)	12' or 1 story	45' or 3 stories
B	Ground Floor Height	10'	12'
C	Upper-floor Height (feet)	9'	--
D	Finished Floor Elevation (inches)	18" / 0"*	--
*Finished floor elevations shall be a minimum of 18" for residential building types and 0" for non-residential building			
Massing and Composition			
E	Roof Pitch (Rise: Run)	4:12	18:12
F	Flat Roof Permitted (Yes or No)	Yes	
G	Bay Width (Percent of Façade /Feet)*	9' / 20'*	24'/ 40'*
H	Terminating Vertical Break	Required	
I	Distance between Roofline Offsets	10'	40'
J	Transparency, Street Facing Façades	25% / 45%*	75%/ 80%*
K	Transparency, Non Street Facing Façades	20%	--
*Standards are shown in order for residential / non-residential building types			

2. Form Regulations		Minimum	Maximum
Additional Regulations			
L	Accessory Building Height	--	24'
M	Active Ground Floor Use	Regulated by Building Type	
N	Main Entrance	Primary Street	
O	Distance Between Entrances	--	40'
P	Pedestrian Cut-through Width	15'	--
Q	Parking	Rear Yard	

3. Building Element Requirements		Secondary Frontage
Building Element		
A	Balcony	P
B	Bay Window	P
C	Porches	P
D	Stoops	P
E	Terraces	P
F	Decks	P
G	Awnings	P
H	Lobby Entrance	P
I	Attached Side Garages	P

P = Permitted || NP = Not Permitted || R = Required

4. Façade Rhythm and Breaks

A. There are to be no blank façades. All façades must provide windows and façade offsets and breaks as prescribed in **Section 6.b.2.**

B. Horizontal breaks that define bays shall continue from the ground floor though the shaft of the building through to the crown of the building.

5. Orientation and Entrances

A. Building fronts shall be oriented to the primary street upon which the structure is sited.

B. All building fronts shall have a primary pedestrian access (i.e. a front door) and commerical entrances shall be open and inviting to pedestrians.

6. Windows

A. Windows shall be un-tinted. Mirrored or reflective glass is not permitted in any commercial or residential location.

B. Windows should be proportional to the overall structure.

C. Windows between horizontal breaks should be spaced equally and symmetrically.

D. Windows on the same story shall have the same sill height unless deemed appropriate by the Redevelopment Entity.

E. Windows shall be architecturally compatible with the style, materials, colors, and details of the primary building.

7. Awnings, Overhangs, and Encroachments

A. Awnings, bay windows, upper-floor balconies and porches are permitted on front, side and rear façades. Awnings, bay windows and upper-floor balconies may encroach into building setbacks and right-of-ways as prescribed in **Section 4.a.6.f.** Porches may not encroach into right-of-ways.

B. Decks are permitted in rear yards. They may encroach into rear setbacks up to 10 feet; but not into side yard setbacks.

C. Free standing private garages (when permitted by Zone), fences, garden walls and garden sheds are permitted accessory uses in rear yards only. Structures must follow setback and coverage height rules established in **Section 4.a.4** and **4.a.5.**

8. Lighting

A. Exterior light fixtures shall be compatible with the style, materials, colors, and details of the primary building.

B. All lighting designs and installations are subject to Redevelopment Entity review and approval.

9. Roofs

A. The type, shape, pitch, texture and color of a roof and the roofline shall be considered as an integral part of the design of a building and shall be architecturally compatible with the styles, materials, colors and details of such building.

B. A flat roof may be permitted on a building two or more stories in height, provided that a parapet wall extends above the height of the roof surface.

C. Roofline heights shall vary as appropriate to the architectural style in order to provide architectural interest and variety to the massing of the building and relieve the negative visual effect of a single, long roof. All buildings must provide roofline offsets as prescribed in **Section 6.b.2.**

D. Flat, shed, gambrel, and mansard roofs are prohibited on all one-story buildings unless pre-existing.

10. Architectural Details

A. Architectural embellishments that add visual interest to roofs, such as dormers, masonry chimneys, and such similar elements shall be permitted provided that such are architecturally compatible with the style, materials, colors, and details of the building.

B. New buildings should be designed so that they do not appear to have been built significantly earlier than they were. Any mimcry of past architectural styles should not be exercised in such a way that the historical record becomes confused. The use of materials, scale, or massing found on older buildings is strongly encouraged.

C. New buildings should not attempt to copy historic architectural features or ornaments.

11. Dwelling units shall have a minimum of 200 square feet of private or semi-private outdoor space which may include a lawn, deck, patio or terrace. Such outdoor space shall be incorporated into the architecture or otherwise enclosed for privacy, as appropriate by a decorative fence or wall, evergreen hedge, trellis or arbor or combination thereof.

12. Home offices and in-law suites are permitted above private garages associated with townhouses where minimum lot sizes are met. There is a limit of one home office or one in-law suite per principal dwelling unit. Structures must follow setback, coverage and building height rules in **Section 4**, and **6**.

Intentionally blank

6.C.

PUBLIC REALM STANDARDS

1. Purpose and Intent

Secondary Frontages provide a transition from the high-activity Primary Frontages to the lower intensity surrounding residential areas. They are characterized by moderately dense residential development. The streetscape must provide capacity for moderate pedestrian volumes. Well-planned curb cuts are essential and they should be minimized whenever possible.

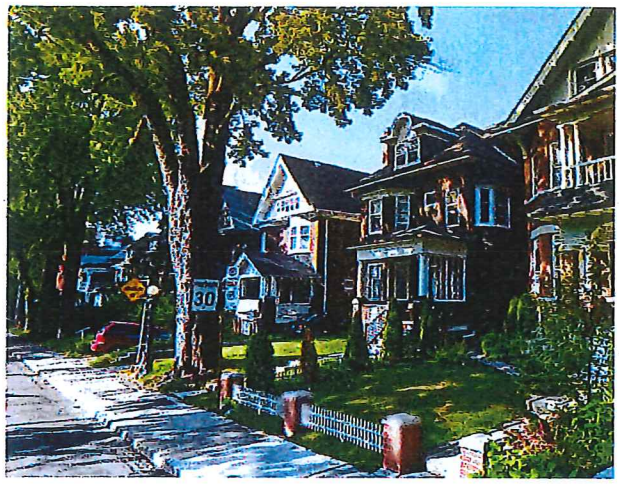
2. Public Realm Requirements

A	Street Tree Spacing	Avg. 30' On Center
B	Street Light Spacing	Avg. 85' On Center
C	Bench	1 per 150 Linear Feet*
D	Bicycle Rack	1 per 200 Linear Feet*
E	Trash Receptacle	1 per 100 Linear Feet*
F	Outdoor Cafés	Not Permitted
G	Curb Cuts (max)	Max. 1 per 100 Linear Feet
H	Min. Sidewalk Width	5'/ 15'**

*Required in Downtown Zone only

**Sidewalk widths shall be consistent with surrounding context

3. Example Images



7.0

7.0 DESIGN AND PERFORMANCE STANDARDS

The following general design standards are applicable across all zones, building types, and frontages types unless otherwise noted. They are intended to ensure that development in the Downtown Freehold Rehabilitation Area is of the highest quality and adheres to the vision articulated in the Master Plan.

7.a. BUILDING COLORS AND MATERIALS

1. Consistency of materials is encouraged to create a uniform and recognizable identity. Wherever possible, harmonization of colors is preferred. Design features on buildings and the color of signage shall be consistent and compatible.

2. The standards for colors and materials of buildings shall, to the maximum extent possible, be adhered to in future site plan submissions.

3. All building façades may be composed of two dominant materials and not more than one additional material, excluding glass.

4. Permitted primary materials:

   A. Brick, stone, cast stone, or other forms of masonry

   B. Stucco or synthetic stucco

   C. Decorative masonry veneer

   D. Horizontal siding

   E. Wood, synthetic wood, or panel system

5. Permitted secondary materials:

   A. Metal panels

   B. Clear glass

6. Permitted roofing materials:

   A. Standing metal seam

   B. Copper

   C. Natural or artificial slate

   D. Rubber sheet roofing

E. Asphalt or fiberglass "architectural" shingles

F. EPDM or other layered roof system

7. Prohibited Materials. Those materials not specifically allowed are prohibited. This includes: vinyls, metal siding, fiber cement siding, concrete block, and exterior insulation and finishing systems (EIFS).

7.b. ENVIRONMENTALLY SUSTAINABLE FEATURES

The following environmentally sustainable features are permitted and encouraged to be incorporated into the site and building design of new or existing development:

1. Solar panels (electric and hot water).
2. Skylighting that allows buildings to take advantage of natural light during the day and natural heat during the cold months.
3. Solar screening that allows for natural cooling during the warm months.
4. Green or vegetative roofs.
5. Highly reflective and highly emissive roofing material.
6. Greywater systems such as cisterns and rain barrels for use in landscape irrigation and toilets.
7. Building materials with a high percentage of recycled content.
8. Bio-based and rapidly renewable building materials.
9. Building materials with lower Volatile Organic Compound (VOC) values.
10. Drought tolerant, noninvasive, native landscape species.
11. Porous pavement.
12. LED (light emitting diode) lighting.
13. Bioswales and rain gardens.

7.c. HVAC, ROOFTOP MECHANICAL, AND UTILITY STRUCTURES

1. All HVAC, utility boxes, and telecommunication systems must be screened or minimized from public view and from view of adjacent properties. Screens must be designed to blend with the architecture of the principal building and achieve a minimum of 70% opacity.
2. Building roofs are to be uncluttered. Vertical roof projections such as vents, stacks, elevator mechanical rooms, or roof mounted equipment including renewable energy systems shall be integrated into the architecture. All penetrations through the roof (i.e. mechanical equipment or skylights) shall be organized in a manner that is integral to the architectural form of the building, completely screened from view by parapet walls or an approved enclosure. Screen shall reflect and complement the architecture of the building.

3. Telecommunication equipment is permitted provided they are (1) located on the roofs of buildings, (2) not to exceed in height 10 feet above a prescribed building height and (3) incorporated into the architecture and screened from public view.

4. All utility and related appurtenances shall be located underground or be in the main building or structure.

7.d. PUBLIC PLAZAS AND OPEN SPACE

1. Public open spaces including plazas, pedestrian walkways, and outdoor cafés must front on a public street or right-of-way.

2. Plazas, pedestrian pathways, and other public open spaces shall include pedestrian-scaled amenities such as shade trees/structures, trash receptacles, benches, lights, trellises, or other similar features.

3. Public open spaces and pedestrian pathways shall be adequately lit with pedestrian-scaled lighting for safety and ease of visibility. Lighting shall conform to the standards in **Section 7.j**.

4. All plazas are subject to approval by the Redevelopment Entity.

7.e. STREET FURNITURE

1. Street furniture shall be decorative, functional, properly scaled to the space, and consistent in style with the street furniture in the Rehabilitation Area and the surrounding districts.

2. All elements of site furniture including, but not limited to, lighting, trash receptacles, benches, bollards, and armatures for traffic lights shall match those of the surrounding area to the satisfaction of the Redevelopment Entity.

3. A site furniture amenities package shall be submitted for review and approved at the time of the first site plan application.

4. Site furniture and lighting shall be designed and implemented to the satisfaction of the redevelopment entity.

7.f. GENERAL LANDSCAPING

1. All plans shall be signed and sealed by New Jersey certified Landscape Architects and shall be subject to Redevelopment Entity review and approval.

2. Landscape shall be required in those areas that are designated as required landscaped setback areas, areas within parking lots, and areas not used for ingress, egress, parking, or storage, and areas subject to grading and re-contouring. An overall landscape theme dealing with major design elements shall be established. These elements shall include:

   A. Setback and buffer areas along streets as well as adjacent residentially zoned areas and properties;

   B. Parking lots and areas around buildings.

3. Landscape is permitted to be integrated with other functional ornamental site design elements, where appropriate, such as recreational facilities, paths and walkways, foundations, water features, trellises, pergolas, gazebos, fences, walls, street furniture and public art.

4. Landscaping schemes are permitted to include seasonal flowers in planters, planting beds and hanging baskets.

5. In commercial areas, high-maintenance lawn areas that do not support active or passive recreation shall be prohibited in order to reduce the need for irrigation and mowing. Drought tolerant, noninvasive, native ground covers and grasses shall be used as a substitute for lawn areas.

6. Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered when preparing a landscape plan.

7. Plantings shall be drought tolerant, noninvasive, and native species.

8. Only nursery grown plant materials shall be acceptable and all trees, shrubs and ground covers shall be planted according to accepted horticultural standards.

9. Trees and shrubs shall be planted according to the following minimum caliper, height and spread requirements:

   A. Street trees: 3 ½-inch caliper

   B. Ornamental deciduous trees: 8-foot height

   C. Evergreen trees: 6-foot height

   D. Shrubs: 18-inch spread

10. Within two (2) years from the time of planting, all dead or dying plants, whether installed new, transplanted or existing, shall be replaced by the developer. The developer shall be responsible for the required maintenance and watering for the initial two (2) years. Trees or other vegetation which die after the second year shall be replaced and maintained by the property owner or their agents.

11. All landscaping shall be maintained in excellent condition by the property owners or development association by cutting, trimming, feeding, watering and weeding as necessary.

12. Landscaping shall be installed upon the substantial completion of the building, weather and season permitting, and an underground irrigation system may be required by the Redevelopment Entity in some landscaped areas.

7.g. STREET TREES

1. Street trees shall be required along all existing or proposed public streets within the public realm of a subdivision or site plan, and are in addition to other required plantings (see **Section 7.f.**). The planting of street trees are required when substantive improvements are made to property.

2. may be triggered either by improvement of a property by the property owner or developer or by the Town, through municipally- or grant-funded programs.

3. Requirements for tree spacing per street frontage are prescribed in **Section 5.c.2** and **6.c.2.** The spacing and species of street trees is based on the hierarchy of streets and their right-of-way widths and thus shall be determined by frontage types.

4. Unless otherwise specified, in order to determine the required number of street trees, the linear footage of frontage shall be divided by the required planting interval, without deducting areas for driveway curb cuts or crosswalks. Trees need not be evenly spaced but every effort should be made to do so. If the linear footage of Frontage is less than the required planting interval, one tree may be required at the discretion of the redevelopment entity.

5. Street tree plantings shall be substantially uniform in size and shape and shall have straight trunks.
6. Tree pits shall be at least one-third (1/3) larger in width and in depth than the existing root ball of the particular tree to be planted. The pit in which the tree is to be planted shall contain proper amounts of topsoil and peat moss, but no chemical fertilizer shall be added until the tree has been planted for one year.
7. Subsequent or replacement trees shall conform to the type of existing tree in a given area.
8. Within sight triangles, a tree may be permitted only with the site-specific approval of the Borough Engineer.
9. Root barriers shall be placed along the tree side of a sidewalk for a distance of 12 feet, centered on the trunk.
10. Street tree requirements may be waived by the Redevelopment Entity where existing preserved vegetation is considered sufficient to meet these requirements and is reasonably assured of continued survival.
11. Street trees shall be planted so as not to interfere with the installation, safe use, and maintenance of sidewalks, roadways, and utilities.
12. All trees shall be nursery-grown stock and shall have a root ball wrapped in burlap, with a replacement guarantee by the developer of two (2) years.

7.h. BUFFERS

1. The primary purpose of buffers is to eliminate views and minimize adverse impacts from traffic, noise, and glaring light from adjacent areas.
2. Buffer plantings shall be provided in addition to other landscaping as required by **Section 7.f.**
3. Buffers are required in the following locations:
   A. Along all lot lines separating lots used exclusively for parking.
   B. Along edges where parking lots share property line with public streets or other parcels.
   C. Along all lot lines separating any building from utility or telecommunication equipment.
4. 3A and 3B buffers shall have a minimum width of five (5) feet and consist of a living fence, comprised of a combination of: ornamental or shade trees, shrubs, ornamental grasses, and/or other plantings. Buffers may also include decorative fencing or a masonry wall between one and one-half (1.5) and three (3) feet in height.
5. 3C buffers shall have a minimum width of five (5) feet and consist of a living fence, comprised of a combination of:
   A. Shrubs, ornamental grasses, and/or other plantings; and
   B. Decorative fencing or a masonry wall. Fences shall have a minimum height of six (6) feet and a maximum height of eight (8) feet. Buffers shall be designed to achieve eighty (80) percent opacity within a height of six (6) feet after five (5) years growth.
6. Buffer widths shall be in addition to any required building setbacks.
7. No structure, activity, storage of materials, or parking of vehicles shall be permitted within a buffer.
8. Buffers shall be identified on site and subdivision plans.

7.i. FENCES AND WALLS

1. Fences and walls are to be used solely for the screening and buffering purposes provided in other sections of the Rehabilitation Plan, in addition to their use on the perimeter of private patios and courts, recreational areas and other sensitive areas deemed appropriate by the Redevelopment Entity. All approved fences and walls shall be designed as integrated parts of the overall architectural and site designs.
2. Chain link fences are prohibited. Permitted fence styles include wrought iron, board-on-board and other decorative styles approved by the Redevelopment Entity.
3. Concrete masonry unit/cinder block wall veneers are prohibited. Permitted wall veneer materials include brick, polished or unfinished stone, architectural paneling and other materials approved by the Redevelopment Entity.
4. Fences and walls shall not be located to unneccesasarily impede pedestrian or bicycle circulation through or between site areas.
5. No hedge, wall or fence of any type shall be erected or maintained if it is deemed a safety hazard by obstructing the view of motorists.
6. Fences and walls not used for buffering purposes shall have a maximum height of six (6) feet.

7.j. STREET LIGHTING

1. Pedestrian light fixtures along sidewalks and walkways shall have a maximum mounting height of fifteen (15) feet.
2. Parking lot, service area and street lighting shall be provided by freestanding light fixtures designed to minimize glare to the street and adjacent lots. Such fixtures shall have a maximum mounting height of twenty-five (25) feet.
3. The type and color of the light fixture and pole shall be evaluated for compatibility with existing street lighting in the vicinity of the site. Blocks shall have uniform street lighting themes.
4. All lighting shall be serviced by underground wiring.
5. Spotlight-type fixtures attached to buildings are prohibited.
6. Where lights along lot lines will be visible from the interior of adjacent buildings, the lights shall be properly shielded and/or mounting heights reduced.
7. All lighting plans shall be accompanied by a point-by-point plan indicating numerical illumination levels. The plan shall indicate the average, minimum, maximum and minimum to maximum illumination levels for maintained foot-candles.
8. All lighting shall be designed and installed to avoid off-site spillage halo effect to the greatest extent reasonably possible and consistent with public safety. Light sources should not be visible from outside the boundaries of the site.
9. All lighting designs are subject to redevelopment entity review and approval.

7.k. MAINTENANCE

1. All site improvements including, but not limited to, streets, drives, parking lots, drainage areas, culverts, curbing, buildings, signage, trash enclosures, and lighting must be maintained in good condition and repair by either the owner or other designated entity. Such maintenance includes, but is not limited to, the following:

   A. Prompt removal of all litter, trash, refuse, and wastes.

   B. Lawn mowing.

   C. Tree and shrub pruning.

   D. Landscape watering.

   E. Keeping exterior lighting and mechanical facilities in working order.

   F. Keeping lawn and garden areas alive, free of weeds, and attractive.

   G. Keeping parking areas, driveways, and roads in good repair.

   H. Complying with all government health and police requirements.

   I. Striping of parking areas and repainting of improvements.

   J. Repair of exterior damages to improvements.

7.l. SIDEWALKS AND/OR PATHWAYS

1. Sidewalks shall be required to connect the street frontage to all building entrances, parking areas and drives, usable open spaces, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destinations, such as transit stops.

2. Unless otherwise stipulated, public sidewalks and pathways shall have a minimum unimpeded width of fifteen (15) feet. All other pedestrian paths shall have a minimum unimpeded width of five (5) feet.

3. On-site pedestrian circulation systems shall be provided to meet the needs of on-site users. Such systems shall provide safe, all-weather, efficient, and aesthetically pleasing means of on-site movement and shall be an integrated part of the overall architectural and site design.

4. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.

5. Sidewalks shall be constructed of durable, attractive materials like scored concrete, brick pavers, or stone pavers to enhance pedestrian safety and comfort. Sidewalks along public right-of-ways shall be constructed of brick pavers that match the existing sidewalk materials in the Center Core Rehabilitation Area. Sidewalk materials shall be continued across curb cuts where possible.

6. Pedestrian crossings on roads or in parking areas shall use material differences or markings (e.g., inlaid thermal plastic, paint, stamped concrete, or pavers) that make them easy to view and distinguish them from the surrounding road surface.

7.m. LOADING, REFUSE COLLECTION, OTHER SERVICE AND UTILITY AREAS

1. All HVAC and telecommunication systems must be screened or minimized from public view and from adjacent properties. Screens must be designed to blend with the architecture of the principal building.

2. Telecommunication equipment is permitted provided they are

   A. located on the roofs of buildings,

   B. not to exceed in height ten (10) feet above a prescribed building height, and

   C. incorporated into the architecture and screened from public view.

3. All utility and related appurtenances shall be located underground or be in the main building or structure.

4. All loading, refuse collection and service and utility areas must be sufficient to serve the business being conducted on the parcel without using streets. No such areas shall be visible from any neighboring property or adjacent street and must be setback ten (10) feet or more from adjacent streets. Provision must be made for handling all freight in rear yards or on those sides of the buildings which do not face a street. The recommended method of screening shall consist of walls and gates compatible in color and texture with the building material, buffered by a landscape strip. The strip shall have a minimum width of three (3) feet and shall be located on all sides that do not include an entry access or abut a windowless façade. Buffers shall be planted so as to sufficiently obscure the view of the facilities from public view throughout the year and walls and gates constructed as to minimize any emissions of noise or odor. The screen shall not be less than five (5) feet in height at the time of planting and eight (8) feet in height at the time of maturity.

5. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or streets. No collection areas shall be permitted between a street and the front of a building.

6. Collection areas shall be effectively designed to contain all material generated on site and deposited between collections. Deposited materials should not be visible from outside the enclosure.

7. Collection enclosures shall be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.

8. Collection areas shall be located upon the site so as to provide clear and convenient access to collection vehicles. Refuse collection and recycling areas shall not be located within required landscaped yards and buffers.

9. An option to reduce the visual impact of the collection containers is to store and compact material inside the building, thus eliminating the need to screen outside containers.

10. Delivery, loading, trash removal or compaction, or other such operations may be limited by the Redevelopment Entity between certain hours where noise impacts at the lot line of any adjoining residential property or district shall be required to meet Borough and State requirements. Also, the applicant shall provide an effective litter management plan, subject to Redevelopment Entity approval. Such management plan shall be submitted with an application for final site plan approval.

8.0

8.0 PARKING

8.a. PARKING, GENERAL

1. Off-street parking shall be provided as required in **Section 18.73** of the Freehold Borough Ordinance, except as modified herein.

2. Parking for all residential construction shall be a minimum of one and one-half (1.5) per unit, unless specified otherwise in this Rehabilitation Plan.

8.b. LOCATION

1. It is the intent of these regulations to promote and support access by bicycle and walking throughout the community. To this end, all parking lots must be designed to provide safe and convenient pedestrian and bicycle access as a part of any parking lot design. Motor vehicle parking areas shall be located, designed, and constructed to facilitate safe and convenient pedestrian and bicycle movement to and from public walkways and/or bikeways, streets, or transit stops.

2. Parking may be located on the ground floor of a building so long as it is at least 18 feet from the front façade and techniques, such as display windows, are used on all side façades to reduce the visual impact of parking on side streets.

8.c. PARKING STRUCTURES

1. Parking structures are only permitted along Downtown Frontages, but may not directly abut the street. Any parking structure on a lot that abuts a Downtown Frontage street must be built with a Liner Building of at least 30 feet in depth that separates the Parking Deck from right-of-way. Parking structures are to be located internal to a block wherever possible.

2. Parking structures and Liner Buildings are required to meet all design standards within this code.

3. Cars shall be visually screened from the street through features such as grills, lattices, or louvers. Such screening shall be complimentary in style and materials to the liner building and/or surrounding buildings.

8.d. SHARED PARKING

1. Shared parking is defined as joint utilization of a parking area for more than one use, either on-site or between nearby properties through a dedicated arrangement, in order to fulfill their individual parking requirements because their prime operational hours do not overlap.

2. A district parking strategy is encouraged for all parking lots that serve the Rehabilitation Area. Where necessary the Redevelopment Entity may, at its discretion, permit limited amounts of dedicated parking and may set the hours for such dedication. The dedication of parking spaces and hourly restrictions shall be done with the intent of encouraging shared parking.

3. Applicants 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 shared parking procedures and methodology presented in the most recent versions of the ULI Shared Parking, the ITE's Shared Parking Planning Guidelines, or similar reputable source.

4. The shared parking plan will be enforced through a legally binding agreement among all owners of record. The agreement must state that the parking area shall never be disposed of except in conjunction with the sale of the building(s) which the parking area serves so long as the facilities are required; and that the owner agrees to bear the expense of recording the agreement and such agreement shall run with the land (bind his heirs, successors, and assigns).

8.e. PREEXISTING USES

1. Intent: This section serves to recognize the special circumstances surrounding parking with the adaptive reuse of existing structures and to promote the efficient addition of supplemental parking to serve changes in use while at the same time enabling more intensive land use in Rehabilitation Area.

2. Any structure or land use lawfully in existence prior to the adoption of this section shall not be subject to its parking requirements as long as the kind or extent of use is not changed, and provided further that any parking facilities now serving such structures shall not be reduced in the future.

3. Any existing use changed to a different and/or more intense use shall use the following formula to calculate their parking requirement, so long as at least 75% of the total required spaces for the proposed use are provided.

	Existing Number of Spaces Provided	Min # of spaces required in code for existing use	Min # of spaces required for proposed new use	Min # of spaces required for proposed use	% of total spaces provided (must be > 75%)	Number of New Spaces Required
Formula	A	B	C	(C - B) + A = E	E ÷ C	E - A
Example	3	6	12	(12 - 6) + 3 = 9	9 ÷ 12 = 75%	9 - 3 = 6

4. Should the applicant desire to provide fewer than 75% of the required spaces, they may request to provide a payment-in-lieu of parking as detailed in the following **Section 8.f.**

8.f. PAYMENT-IN-LIEU OF PARKING

The planning/zoning board may consider requests for design waivers or design deficiency approvals for deficient parking provided at least ninety (90) percent of the parking spaces required by the ordinance are proposed. If less than ninety (90) percent of the required parking spaces are proposed, an application for a bulk variance must be made by the applicant.

Unless specifically waived by the Redevelopment Entity, a contribution to the Freehold Borough Municipal Parking Capital Improvement Fund is required for each required space not provided. The amount of the parking contribution fee shall be established annually by resolution of the governing body.

8.g. OFF-SITE PARKING

1. At the discretion of the Redevelopment Entity, off-street parking may be accommodated on another property near the principle use. Should it be permitted, it will be required to meet the following conditions:
   A. The off-site parking is located within 700 feet of the associated use(s).
   B. Such off-site parking area shall be in the same ownership as the property it is intended to serve or under long-term lease agreement.
   C. There are continuous and direct pedestrian pathways (either path or sidewalk) from the off-site parking to the associated use.
   D. Any off-street parking supplied in this manner shall run with the land (not be invalidated by change in ownership), and any subsequent change in use that requires more parking shall require subsequent action by the developer/applicant to satisfy any additional parking requirements.
   E. Adequate signage, as determined by the Redevelopment Entity, is clearly visible from the street indicating the uses that the parking lot services.

8.h. BIKE PARKING

1. A minimum of one bicycle parking space shall be provided for each 10 off-street automobile parking spaces. At a minimum, all bicycle parking spaces shall be provided in the form of bicycle racks with locking capability.
2. Bicycle parking facilities shall be designed and installed to include:
   A. Spaces that are a minimum of two (2) feet by six (6) feet per bicycle.
   B. The minimum number possible of potential conflict points between bicycles and motor vehicles.
3. Bicycle parking shall be located as close to building entrances as practicable.

8.i. PARKING LOT DESIGN

1. All parking lots shall provide a minimum of one hundred and fifty (150) square feet of planted area per every ten (10) parking spaces. Subject to the approval of the redevelopment entity, these planted areas may be single or double bay planting islands, diamond tree pits, or planting medians.
2. Planting areas shall be a minimum of four (4) feet wide and contain a minimum of one (1) shade tree along with shrubs, ground cover, grasses and/or perennials, so as to cover the entire area when installed.

3. Islands shall be placed opposite each other in adjacent rows of parking in order to reduce the number of raised islands and increase the area available for tree roots.

4. The last parking stall in a row shall be separated from drive aisles by a planting island with a minimum width of nine (9) feet.

5. All shrubs and trees shall be set back a minimum of three (2) feet from the edge of the planting area for sight line and safety purposes.

6. Low-impact development techniques, such as open grid pavers, porous asphalt, pervious concrete, or precast pervious concrete slabs are encouraged, subject to approval of the redevelopment entity.

7. For parking lot areas with greater than five hundred (500) square feet of planted area, planted areas may include bioswales, rain gardens, and other green stormwater management techniques that direct, collect, and filter water naturally from the parking lot and its surrounding hardscape, subject to approval of the redevelopment entity.

9.0

9.0 HISTORIC REHABILITATION STANDARDS

9.a. PURPOSE AND INTENT

These standards support the rehabilitation of existing buildings in the Downtown Freehold Rehabilitation area while protecting important historic resources within the historic district. They encourage redevelopment, alterations, or improvements to "Key" and "Contributing" buildings in a way that restores and preserves the unique architectural details of buildings, consistent with the Borough's existing Historic Preservation Advisory Commission Ordinance (HPACO).

The standards set forth in this Historic Rehabilitation Standards Section complement the standards set forth in the Historic Preservation Advisory Commission Ordinance that currently guides Historic Preservation Reivew in the Borough. They are meant to codify the guidelines the Historic Preservation Commission already uses and provide more predictability to property owners looking to rehabilitate their historic properties. The Redevelopment Entity is responsible for ensuring that rehabilitation of Key and Contributing buildings meet the standards of this Plan. The Historic Preservation Commission shall provide advisory support to the Redevelopment Entity.

9.b. APPLICABILITY

1. All development activities in the Center Core area reviewed by the Historic Preservation Advisory Commission shall be governed by the standards in this ordinance, except where these standards are silent, in which case the HPACO shall govern.

2. The standards set forth in this section **(Section 9.0)** shall only apply to development applications involving the redevelopment, alteration, or any improvement of a building, structure, accessory structure, or site that is identified as a "Key" or "Contributing" historic asset as defined in **Section 2.114.030** of the HPACO.

3. "Noncontributing" and new construction within the Center Core Area shall be reviewed against and governed by the standards in the other sections of this plan.

9.c. DEVELOPMENT REVIEW PROCESS

1. The following section supersedes **Section 2.114.070** of the Historic Preservation Advisory Commission Ordinance (HPACO).

2. For all applications presented to the Redevelopment Entity, the property owner shall submit a request to the Historic Preservation Advisory Commission ("Historic Commission") for a determination as to whether their building, structure, accessory structure, sites, or object qualifies as "Key," "Contributing," "or Noncontributing" as defined in **Section 2.114.030** of the HPACO. Alternatively, the Redevelopment Entity may determine the status of an application based on the Historic Preservation Advisory Commission's Historic Assets Study once it is published.

3. The Historic Preservation Advisory Commission review process shall comply with the standards set forth in Article 15 of the New Jersey Municipal Land Use Law (MLUL).

4. The Redevelopment Entity will make a final determination for application approval based on the Historic Rehabilitation Standards provided in this section.

9.d. NON-CONFORMITIES

1. Existing building setbacks may remain and shall be considered legally nonconforming, but no further encroachments shall be permitted into any nonconforming setback.

9.e. DEVELOPMENT STANDARDS

1. A new loading zone shall not be required if the existing building does not have a loading zone.

2. New parking spaces for any converted use within the existing footprint of the building or expansions to the floor area shall be in accordance with **Section 8** of this Plan.

9.f. ARCHITECTURAL DETAILS

1. Rehabilitation should not destroy the distinguishing qualities or character of the building.

2. Existing and original storefronts should be retained wherever possible.

3. Display windows, transom windows, and doors shall not be covered with solid materials such as brick, cladding, paneling and siding, or window air conditioning units.

4. Improper solid coverings of display windows, transom windows, and doors shall be removed and restored with clear window glass or other approved glazing materials appropriate to the original design in accordance with the Historic Preservation Ordinance.

5. Decorative architectural features including but not limited to bulkheads, cornices, and window hoods shall not be removed, altered, or covered with inappropriate materials.

6. Decorative architectural features that have been covered with inappropriate materials should be restored to their original state using appropriate materials in accordance with the Historic Preservation Ordinance standards.

7. Deteriorated architectural features or historic materials shall be repaired rather than replaced to the greatest extent possible. Repair or replacement of architectural features shall use approved materials and be consistent with the standards of the Historic Preservation Advisory Commission Ordinance.

8. Awnings, signage, and lighting shall not obscure architectural ornaments.

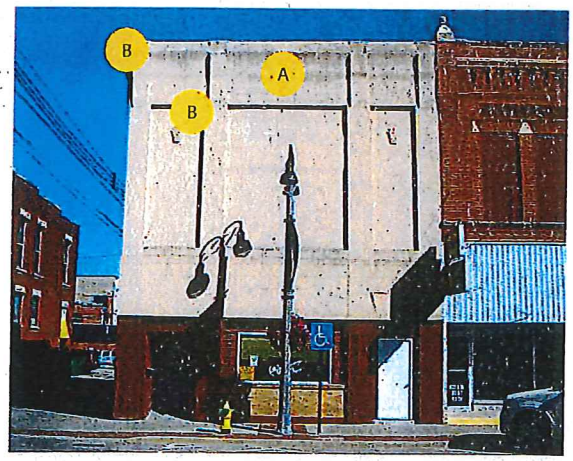
NOT PERMITTED: WINDOWS

- A Storefront clad with inappropriate material
- B Display windows covered/reduced

PERMITTED: WINDOWS

- A New glazing and frames fitted to original openings
- B Transom window retained above door

NOT PERMITTED: DECORATIVE FEATURES



- A Stone cladding covering original façade
- B Architectural details partially preserved but clad

PERMITTED: DECORATIVE FEATURES

- A Cladding removed
- B Cornice and window hood details restored

NOT PERMITTED: REPAIRS

- **A** Upper-floor and cornice clad with inapporpriate materials (vinyl siding not true to original building)
- **B** Awning added with shingles not original to structure

PERMITTED: REPAIRS

- **A** Upper-floor original brick refinished and cornice restored with appropriate materials
- **B** Appropriately scaled canvas awnings restored

NOT PERMITTED: AWNINGS, SIGNAGE

- **A** Signage blocking upper-floor bay window

PERMITTED: AWNINGS, SIGNAGE

- **A** Awning sign does not block architectural features

10.0

10.0 SIGNS

10.a. GENERAL REQUIREMENTS

1. No commercial statements of the occupant's products or services shall be permitted as part of the building façade or elevation with the exception of permitted signage.

2. Where a building requires several different signs, they shall be thematically linked and shall be similar in materials, color, and method of lighting.

3. All signs shall be maintained in good condition. Faded, torn, yellowed, crooked or other deteriorated or unsightly signs are not permitted and shall be removed. Clear adhesive materials, only, shall be used to mount temporary signs, and adhesives must be removed when the sign is removed. No duct tape or similar opaque adhesives shall be permitted. If a sign is not in good condition, it must be removed at the request of the Zoning Officer.

4. Signage related to residential uses shall be in accordance with the signage requirements set for the in the Freehold Zoning Ordinance for residential uses.

5. These sign standards shall apply to all buildings within the Center Core area and supersede any other signage standards that exist within the Borough's Zoning Ordinance. Signage for Key and Contributing buildings shall be subject to the review and approval of the Historic Preservation Commission as dictated by the HPAC Ordinance.

10.b. PERMITTED SIGN TYPES

1. The following sign types are permitted for non-residential uses in the Downtown Freehold Rehabilitation Area based on zone, subject to the provisions of this chapter.

2. Permitted Signs		Zone	
Sign Type		Downtown	Neighborhood
A	Wall Signs	P	NP
B	Awning Signs	P	NP
C	Projecting Signs	P	P
D	Window Signs	P	NP
E	Wall-Mounted Directory Signs	P	P
F	Free-standing Signs	NP	P
G	Portable A-Frame Signs	P	NP
H	Temporary Signs	P	NP
		P = Permitted | NP = Not Permitted	

Figure 4: Sign Types and Location

10.c. WALL SIGNS

1. Lettering, logos, and symbols must be mounted to a backing or channel. Dimensional letters may not be directly mounted to the façade, unless approved by the Redevelopment Entity.
2. Wall Signs should be proportional to the building façade as a whole.
3. Wall Signs are not permitted above the Expression Line of the building that distinguishes the ground floor from the upper floors. Signs or structural supports may not extend above the eave, cornice, or parapet.
4. Wall Signs shall not cover windows, other building openings, or existing architectural building features.
5. Non-dimensional lettering, included painted signs or vinyl decals, are not permitted. Such a sign requires a variance from the Zoning Board of Adjustment.

6. Wall Sign Requirements

Standard		
A	Number permitted	1 per tenant per Right-of-Way frontage
B	Location	8' Min / 16' Max from ground
C	Sign Height	2' sign elements / 3' sign
D	Sign Width	75% of façade or 30' Max
E	Sign Area	1 sq ft for each linear foot of store façade frontage
F	Projection	1' maximum
G	Illumination	Internally Illuminated or Halo Lettering, or Indirect
H	Base Materials	Wood, wood substitute, masonry, high-quality synthetics
I	Materials	Wood, wood substitute, metal masonry, plastic, high-quality synthetics

10.d. AWNING SIGNS

1. Signs mounted on awnings must comply with awning standards in **Section 5.b.6** or **6.b.7**.
2. Dimensional letter signs are permitted on solar screens or other entryway overhangs, but must comply with all other awning sign requirements.
3. No single awning shall contain sign messages for more than two (2) business establishments.
4. The awning shall be limited to two colors plus white as approved by the Redevelopment Entity, including the color of sign lettering and all other graphics.
5. Signs may not substantially change the height of the awning.

6. Awning Sign Requirements

Standard		
A	Number permitted	2 per tenant per Right-of-Way frontage
B	Location	Valance of first-floor awnings
C	Sign Height	12" sign elements / 14" sign
D	Sign Width	50% of awning or 20' Max
E	Sign Area	--
F	Projection	1' maximum
G	Illumination	Indirect
H	Base Materials	--
I	Materials	Cloth, canvas, metal or high-quality synthetics (for canopies and channel lettering only)

5. Projecting Sign Requirements		
Standard		
A	Number permitted	1 per tenant per Right-of-Way frontage
B	Location	8' Min / 16' Max from ground
C	Sign Height	1' Max (horiztonal) / 3' Max (vertical)
D	Sign Width	3' Max (horizontal) / 1' Max (vertical)
E	Sign Thickness	1' Max
F	Projection	5' Max (horizontal) / 3' Max (vertical)
G	Illumination	Internally Illuminated or Halo Lettering, or Indirect
H	Base Materials	Wood, wood substitute
I	Materials	Wood, wood substitute, metal, plastic, high-quality synthetic
J	Mounting Material	Wrought iron or painted black metal with concealed mounting hardware

10.e. PROJECTING SIGNS

1. Principal sign faces must be perpendicular to the building face.
2. The sign may be horizontally or vertically oriented.
3. Lettering and/or symbols shall only appear on two opposing sides of a Projecting Sign.
4. Projecting Signs are not permitted above the Expression Line of the building that distinguishes the ground floor from the upper floors. Signs or structural supports may not extend above the eave, cornice, or parapet.

5. Window Sign Requirements		
Standard		
A	Number permitted	1 per tenant per window / 2 Max
B	Location	Ground or 2nd floor windows
C	Sign Height	--
D	Sign Width	3' Max Lighted Signs
E	Sign Area	25% of the window or 6 sqft Max 20% or 4 sqft Max for Lighted Signs
F	Projection	--
G	Illumination	Internal
H	Base Materials	--
I	Materials	Paint, Permanent Plastic Decal
J	Lighted Materials	Tubular/Neon

10.f. WINDOW SIGNS

1. Businesses may display window signs in ground floor windows, including glass doors. Window signs may be located on second floor windows for retail or business uses only.
2. Window signs shall be placed only on the interior side of the windows.
3. Each establishment is limited to one (1) "open" sign.
4. Window Lighted Signs are permitted, subject to the following regulations:
   A. Power cords and other electrical components shall be minimized as to visibility from outside the building, to the extent practicable. Excess cord shall be out of sign from the building exterior.
   B. No blinking, moving lights, or changing displays are permitted.
   C. Lighted signs require a permit and shall not be permitted above the ground floor level.

10.g. WALL-MOUNTED DIRECTORY SIGNS

1. Non-residential uses located above the ground level may have one (1) wall-mounted directory sign for each ground floor entrance into a building, whether such entrance fronts on a street or parking lot.
2. All lettering on a wall-mounted directory sign shall be of the same type-face style.
3. Such sign may identify all building occupant names and their address, however, no sign message for an individual business shall exceed six (6) square feet of sign area.

4. Wall-Mounted Directory Sign Requirements

Standard		
A	Number permitted	1 per upper-floor tenant per ground floor entance
B	Location	2' Min / 6' Max (not above door) or 9' Max if above door
C	Sign Height	--
D	Sign Width	--
E	Sign Area	8 sqft Max
F	Projection	0'
G	Illumination	Indirect with shielded fixture
H	Base Materials	--
I	Materials	--

10.h. FREE-STANDING SIGNS

1. Non-residential uses may be permitted to install a free-standing sign only if the depth of the yard in which the sign is located is twenty (20) feet deep or greater, measured from the front lot line to the nearest part of the building located on a lot.

2. Free-Standing Sign Requirements

Standard		
A	Number permitted	1 per lot per Right-of-Way frontage
B	Location	4' Min from any property line
C	Sign Height	8' Max
D	Sign Width	6' Max
E	Sign Area	16 sqft Max
F	Projection	--
G	Illumination	Internally Illuminated or Halo Lettering, or Indirect
H	Base Materials	Wood, wood substitute, masonry, high-quality synthetics
I	Materials	Wood, wood substitute, metal, masonry, high-quality synthetics

10.i. PORTABLE A-FRAME SIGNS

1. Each ground floor commercial establishment may display one (1) portable A-frame sidewalk sign per frontage; only if the positioning of such sign allows for a minimum of five (5') feet of clear adjacent walkway/sidewalk access in the pedestrian areas associated with the building and does not block parking, parking meters or other public amenities, or obscure vision for traffic. A zoning (sign) permit shall be required for an A-frame sign.
2. A-frame signs shall be a sandwich board style consistent in design with the surrounding district.
3. Maximum dimensions of each side panel shall be two (2') feet wide by three (3') feet high.
4. No paper or other materials shall be affixed to the exterior surface of the A-frame sign.
5. No other portable standing signs are permitted.
6. The sign shall be maintained in good condition.
7. The sign may be displayed outdoors only during hours the establishment is open for business.

10.j. TEMPORARY SIGNS

Establishments may display temporary signs, as follows:

1. Temporary window signs shall occupy no more than 25% of the window.
2. Temporary signs are allowed for a total of forty-five (45) days.
3. Temporary signs must comply with all sign regulations based on the sign type.
4. If a temporary sign is not in good condition, it must be removed at the request of the Zoning Officer, whether or not it has been displayed for a full forty-five (45) days.
5. For temporary window signs, Clear adhesive materials, only, shall be used to mount temporary signs, and adhesives must be removed when the sign is removed. No duct tape or similar opaque adhesives shall be permitted.

10.k. PROHIBITED SIGNS

1. Internally lighted box signs.
2. Roofs signs consisting of individual letters or elements erected on the roof of a building or any sign which projects about the roofline.
3. Signs with blinking or moving lights, or changing displays.
4. Electronic message and manually changeable copy boards.

11.0

11.0 GENERAL PROVISIONS

11.a. APPLICABILITY

The preceding regulations shall apply to the Downtown Freehold Rehabilitation Area and shall supersede regulations within the Zoning Ordinance of the Borough of Freehold, except where the regulations herein are silent, in which case the regulations within the Zoning Ordinance shall govern.

11.b. STRUCTURE AND POWER OF THE REDEVELOPMENT ENTITY

The Freehold Borough Council shall act as the "Redevelopment Entity" pursuant to N.J.S.A. 40A:12A-4.c for purposes of implementing this Rehabilitation Plan and carrying out redevelopment projects. In doing so, the Borough Council shall have the powers set forth in N.J.S.A. 40A:12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Rehabilitation Plan.

When necessary for implementation of this plan, the Redevelopment Entity as authorized by the governing body shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Rehabilitation Plan (NJ S.A. 40A: 12A- 4(c)).

The designated redeveloper(s) shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, as per the terms of a negotiated Redevelopment Agreement(s). The redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Redevelopment Entity, as per negotiated Redevelopment Agreement(s). The redeveloper shall be required to furnish escrows and performance guarantees as required by the Redevelopment Entity (N. J. S. A. 40: 55D- 53).

11.c. DEVELOPMENT REVIEW, VARIANCES, AND WAIVERS

Development and subdivision within the Rehabilitation Area shall be controlled by the Borough's laws governing Land Use Procedures, Subdivisions and Development, and Zoning, as well as the State of New Jersey's laws governing development and redevelopment. Approvals, waivers and variances will be governed by the requirements of the Municipal Land Use Law and the Borough's usual procedure.

The designated Redevelopment Entity or Redeveloper shall agree to comply with all applicable application submission requirements, design standards, and development regulations established in this plan for the Rehabilitation Area, as well as those established by the municipality, county, and state, except where variances and waivers are properly approved.

Renovations that do not physically expand the use, do not expand the intensity of use, or add additional parking shall only require review by the Redevelopment Entity. The Planning Board shall review and approve all other plans and specifications for development with respect to conformance with this Plan.

It is the intention of this Section that the Freehold Borough Planning Board may grant variances, waivers or deviations from the strict application of the regulations contained within this Rehabilitation Plan, for "bulk standards" or design criteria, in accordance with the provisions of N.J.S.A. 40:55D-60 and -70c, but that the Planning Board may not grant variances for use and other standards governed by N.J.S.A. 40:55D-70d. Any relief from standards otherwise governed by N.J.S.A. 40:55D-70d shall require that this Rehabilitation Plan be amended.

11.d. PREFERRED PROCESS FOR REDEVELOPMENT SITES

Within the Rehabilitation Area, sites comprised of parcels may be identified for redevelopment. In these instances, the preferred process for redevelopment is as follows. Redevelopment of the site should be undertaken by a single, master redeveloper. Once the site plan has been approved, the redeveloper may subdivide the site for design, phasing, and implementation per the plan vision. Should the property be subdivided, the redeveloper must demonstrate to the satisfaction of the Redevelopment Entity that proper mechanisms are in place for implementation and long-term maintenance of the entire site.

11.e. AMENDING THE REHABILITATION PLAN

This Plan may be amended from time to time upon compliance with the requirements of LRHL. No amendment of this Plan shall be approved without the review and recommendation of the Freehold Borough Planning Board.

11.f. OFF-SITE IMPROVEMENTS

1. As defined by the MLUL, The designated redeveloper (or other such parties responsible for the development of a redevelopment area) may be responsible for their pro-rata share of any and all improvements required by the redevelopment as determined by the Borough, such as installation or upgrade of infrastructure related to their project whether on-site or off-site. Infrastructure items include but are not limited to gas, electric, water, sanitary and storm sewers, traffic control devices, streets, curbs, sidewalks, street lighting and street trees.
2. The extent of the redeveloper's responsibility will be outlined in the redeveloper's agreement with the Borough.
3. All infrastructure improvements shall comply with applicable local, state and federal codes and laws, including the Americans with Disabilities Act. All utilities shall be placed underground.

11.g. RELOCATION

If a property is acquired as part of the implementation of this Rehabilitation Plan is occupied, the Borough of Freehold will comply with the New Jersey Relocation Assistance Law, P.L 1967, c.79 *N.J.S.A. 52:31B-1 et seq.), the Relocation Assistance Act, P.L. 1971, c 362 (N.J.S.A. 20:4-1 et seq), and associated regulations (N.J.A.C. 5:L11-1 et seq.) adopted by the New Jersey Department of Community Affairs (DCA) which govern the procedures by which municipalities and public agencies assist residents and business displaced by Rehabilitation Plans and projects.

11.h. AFFORDABLE HOUSING

All new development within the Rehabilitation Area shall adhere to the affordable housing requirements of the State of New Jersey that are in place at the time the development receives municipal site plan approvals.

All development within the Center Core Rehabilitation Area must be consistent with the Borough's Housing Element and Fair Share Plan. Any municipal ordinances that relate to the provision of affordable housing and/or development fees are applicable within the Rehabilitation Area.

11.i. VALIDITY OF ORDINANCE

If any section, paragraph, division, subdivision, clause or provision of this Rehabilitation Plan shall be adjudged by the courts to be invalid, such adjudications shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Plan shall be deemed valid and effective.

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12.0

12.0 DEFINITIONS

ACTIVE GROUND FLOOR USE: Active ground floor uses generate a high level of pedestrian traffic. For the purposes of this definition, this shall include all permitted uses retail, restaurants, art galleries, convenience stores, theaters.

ADAPTIVE REUSE: Any change of use from a building's current use to a new use in all or a portion of any eligible building.

AWNING: An ancillary lightweight structure usually of canvas, cantilevered from a façade providing shade to the fenestration and spatial containment to the pedestrian. Awnings shall extend no farther than possible as a self-supporting structure (i.e. no visible vertical support poles or columns).

BAR: An establishment whose primary activity is the sale of alcoholic beverages to be consumed on the premises. Incidental uses may include food service and take-out sales of alcohol.

BAY: The division of a building between vertical lines or planes, typically architectural elements such as columns, pilasters, recesses, or openings.

RECESSED BALCONIES: A recession in the building façade that allows for an outdoor seating space that is surrounded by a railing or balustrade.

BED AND BREAKFAST: An owner-occupied, private residence where overnight accommodations are provided to lodgers. Breakfast shall be the only meal provided to lodgers. Such residences serve as a business providing the primary financial support of the owner-occupant. Bed and breakfasts advertise, appropriate taxes, and post signs. For the purpose of this definition, a lodger means a person who rents a room in a bed and breakfast establishment for fewer than 28 consecutive days. Compensation for lodging shall be computed by the day. Does not include BOARDINGHOUSE or LODGING HOUSE.

BUILDING, HEIGHT OF: "Height of building" means the vertical distance measured from the mean elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

BUILDING TYPE: A structure category determined by function, disposition on the lot, and configuration, including frontage and height.

BUILD-TO LINE: The line on which a defined percentage a building's front façade must be constructed. It serves to determine how far a building must be setback from the curb edge or travel lane edge, whichever is closest to the property line. It is calculated by measuring the distance between the curb or travel lane edge (extending along the street line throughout the full width of the lot) and the front façade of a building, exclusive of overhanging eaves, gutters, cornices, steps, bay windows,

balconies, balconettes, and porches. Should the curb and the travel lane edge not overlap, the applicant should use the line closest to the property line. Build-to lines apply to any property edge that fronts onto public street and properties may have more than one build-to line.

BUILD-TO-LINE OCCUPANCY: The percent of ground floor front façade that is constructed on the Build-to-Line, whichever is greater.

CHILDCARE CENTER: Any establishment that provides regular shelter, care, activity, and supervision (with or without academic instruction) for five or more children where those children receive child care from a provider: (1) while unattended by a parent, legal guardian, or custodian and (2) for regular compensation. Child care provider must hold a valid license from the State.

CIVIC BUILDING: A building designed specifically for governmental, arts, institutional, or religious uses.

COFFEE SHOP: A restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.

CORNICE: The top most element of a building façade composed of moldings for an entablature in formal architecture orders or used alone at the roof line or ceilings.

CO-WORKING SPACE: A flexible office space that enables freelancers, entrepreneurs, and small or medium companies to share work space. A co-working space may also contain shared amenities such as kitchens, coffee shops, and fitness centers, that are primarily for use by office tenants.

DISPLAY WINDOWS: Windows on the ground floor of a building that allow visibility into and out of a commercial space and are used for display.

DRIVE-THRU FACILITY: A facility associated with a use that by design, physical facilities, service, or by packaging procedures, encourages or permits customers to receive services and/or obtain goods while remaining in their motor vehicles. The location of drive-thru facilities shall be regulated in the same manner as off-street parking.

ENTERTAINMENT VENUES: The presentation of the performing arts, including indoor motion picture theaters, theaters for live performances, and indoor and outdoor concert halls. Also includes completely enclosed recreational activities such as bowling, roller skating or ice-skating. Entertainment uses may include the preparation and serving of food as an incidental use. Entertainment uses shall not include sexually-explicit adult entertainment, night clubs, strip clubs, or arcades.

EXPRESSION LINE: A horizontal linear element extending across a façade evidenced as a noticeable difference of projection or recess, change of color or material, or identifi ed as a clear architectural feature of ornamentation such as a cornice. The line is the objective its expression may vary significantly from building to building and in accordance with different architectural styles.

FALSE FRONT: A vertical extension of the front façade past the roofline that conceals the true shape and style of the building roof.

FITNESS CENTER, COMMERCIAL: A commercial establishment providing accommodations for a variety of physical activities and their instruction. Space may be provided for, among other activities, weight lifting, running, dance, martial arts, basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. This definition shall also include establishments where physical exercise or training is conducted in a group session with an instructor including, but not limited to, yoga, barre, pilates, spinning, and interval training studios. Such facilities may also provide other regular organized events, personal service facilities, swimming pools, snack bars, limited retail sales, and other support facilities. Does not include those facilities which are only accessible to residents of a development (see Fitness Center, Residential).

FITNESS CENTER, RESIDENTIAL: An area which is accessible only to residents of a development which provides accommodations for a variety of physical activities. Space may be provided for, among other activities, weight lifting, running, dance, martial arts, basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. Such typically do not provide other regular organized events, personal service facilities, swimming pool, snack bar, limited retail sales, and other support facilities.

FRONTAGE TYPES: Frontages types regulate how the private realm relates to the public realm to ensure that both work in harmony. The frontage area extends from the curb face to the façade of the building. Frontage type regulations determine what building types, public realm elements, and building elements are permitted and/or required based on the character of the street. As such, they include standards for sidewalks, street furniture, landscaping, outdoor retail displays or café areas, and utilities, among other standards.

FRONT(ING) ON: When a building, parking lot, or other improvement is directly adjacent to or abutting a public right-of-way.

GOVERNMENT/INSTITUTIONAL/CIVIC USE: A nonprofit, public, or quasi-public use, such as a school, library, museum, or government owned or government operated structure or land use for public purpose.

GREEN ROOF: An engineered, multi-layered roofing system sustaining the growth of plants on a roof while protecting the integrity of the underlying structure. The components of a green roof consist of a waterproofing membrane, root barrier, drainage layer, retention layer, filter fabric, growing medium and plants.

HOME OCCUPATION: An occupation carried on in a dwelling unit by the resident thereof; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof.

HOTEL: A facility offering transient lodging accommodations to the general public and must include a restaurant, meeting rooms, lobbies and concierge services. They may include entertainment and recreational facilities or banquet halls.

HOUSE OF WORSHIP: A building where persons regularly assemble for religious purposes and related social events and which building is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. Examples include churches, synagogues, mosques and temples.

JUNKYARD: A lot, land, or structure, or part thereof, used for the collection, storage, and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage, salvaging, or sale of parts or machinery or vehicles not in running condition.

LINER BUILDING: An additional building that lines the front of a parking garage, occupied by active ground floor uses to separate the exterior of the parking structure from the street. The liner building allows the large, blank façades of the parking garage to be screened by pedestrian scaled uses. The liner building may be attached, integrated into the parking structure, or sit in front of it, with separations dictated by building codes.

LIQUOR STORE: An establishment principally for the retail sale of alcoholic beverages for off-premise consumption.

MASSAGE PARLOR: An establishment, business or use which provides the service of massage and body manipulations, including exercise, heat and light treatments of the body and all forms and methods of physical therapy unless operated by a medical practitioner or professional physical therapist or certified massage practitioner.

MICROBREWERY OR BREWPUB: A commercial business which conducts the retail sale of beer (malt beverages with alcohol content as defined by federal law) which is brewed on the premises in compliance with applicable state and federal laws. Such establishments may also include restaurants as an accessory use. Live entertainment is subject to the use requirements of district in which the establishment is located.

PARKING GARAGE (STRUCTURED): A building or part thereof which is designed specifically for automobile parking and where there are a number of floors or levels on which parking takes place.

PARKING LOT (SURFACE): An off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

PAWN SHOP: An establishment that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property.

PERSONAL SERVICE ESTABLISHMENTS: Establishments providing services, as opposed to products, to the general public, including financial services, insurance, real estate, dry cleaning, tailors, salons, spas, and similar uses. Does not include sexually-explicit adult entertainment businesses.

PRODUCT SERVICE ESTABLISHMENTS: an establishment that has the primary function of the servicing or repair of a product, including, but not limited to, shoes, audio and visual equipment, appliances, jewelry and watches. Such service establishments shall not include motor vehicle maintenance and/or body shops.

PROFESSIONAL OFFICE: A room, suite of rooms, or building in which a person provides direct services to consumers and transacts the affairs of a business, profession, service, industry, or government. Does not include Medical Offices.

PUBLIC ART: Any work of art created by visual artists or public context designer that is sited in a public place for people to experience. This can include murals, outdoor sculptures, or infrastructure such as public fixtures or furniture and other functional elements that are designed and/or built by visual artists or public context designers. Public art is art that is located in public spaces. It is art that people encounter on a daily basis in the public sphere.

PUBLIC/SEMI-PUBLIC OPEN SPACE: an outdoor space, publicly or privately owned, that are available for public use, including parks, playgrounds, plazas, community gardens, conservation areas. Open space types are defined by the combination of certain physical constraints including the relationship between their intended use, their size, their landscaping and the building(s) defining the space. Includes any physical structures or facilities constructed as part of this principal use.

RESTAURANT: An establishment where food and drink are prepared, served, and primarily consumed within the principal building or structure. Restaurants may be full service/sit down, carry out or fast food. Drive-thru services are permitted. The location of drive-thrus shall be regulated in the same manner as parking.

RETAIL FOOD ESTABLISHMENT: Any establishment selling food or beverages for consumption off-premises either immediately or with further preparation. Such establishments may include, but not be limited to, supermarket, grocery store, bakery, candy store, butcher, delicatessen, convenience store, and similar establishments.

RETAIL SALES ESTABLISHMENT: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption, which render services incidental to the sale of such goods, and are engaged in activity designed to attract the general public to purchase such goods or merchandise. Such definition includes pharmacies. Does not include sexually-explicit adult entertainment businesses.

ROOFLINE OFFSET: A horizontal measurement between offsets in portions of a roofline, as a means of breaking up the apparent bulk of the continuous roofline of a building or group of attached buildings. Such offsets may consist of elements such as dormers and gables. Min/Max explanation

SHARED PARKING: Joint utilization of a parking area for more than one use, either on-site or between nearby properties through a dedicated arrangement, in order to fulfill their individual parking requirements because their prime operational hours do not overlap.

SIDEWALK CAFÉ: Any eating establishment where food and other refreshments are served upon the public right-of-way, namely the sidewalks immediately in front of any restaurant, café, caféteria or place of business where food and/or other refreshments are served, or where permitted on private property.

SPECIALTY GROCERY: A food store of less than 10,000 square feet primarily engaged in selling food stuffs generally associated with a niche or specialty market, such as a particular nationality, religious observance, dietary practices, or cuisine.

STEP BACK: a horizontal recess of a building above a lower level.

STOREFRONT: A ground floor façade with a large display window allowed for commercial retail, commercial office, and residential lobby uses.

TATTOO PARLOR: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

TERMINATING VERTICAL BREAK: A projecting element that defines the building cap, such as a parapet, cornice, or overhanging eave.

VERTICAL FAÇADE BREAK: A vertical measurement between horizontal elements such as horizontal façade banding; private amenities oriented horizontally such as terraces, balconies, balconettes and porches; changes in façade materials or colors; overhanging eaves; or combination thereof. Outdoor terraces, balconies and porches shall have a minimum depth of four (4) feet and outdoor balconettes shall have a maximum depth of two (2) feet.

2019 CENTER CORE REHABILITATION PLAN