

City of Lambertville Code Recommendations

Purpose

The purpose of these code recommendations is to provide clear development standards that promote compatibility between new and existing development while creating a pedestrian atmosphere within the City of Lambertville.

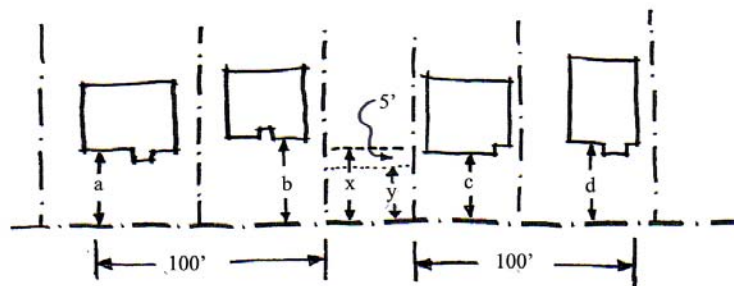
Applicability

The following design standards shall apply to all new development within the City of Lambertville.

General Site Design

Form. Residential and Non-Residential buildings shall form a consistent, distinct edge, spatially delineating the public street through maximum and minimum building setbacks.

Infill development's front setbacks shall be determined by setback averaging. Each proposed building shall average the front setbacks of the adjacent buildings, constructed on or before 1930, to establish the maximum setback requirement. Setback averaging shall be calculated by measuring 100 feet from each adjacent edge of the proposed development with existing pre-1930 buildings. If there are no pre-1930 buildings on the same side of the street, then the maximum front setback shall be determined by averaging the front setbacks of the pre-1930 buildings that are directly across the street and within 100 feet from each adjacent edge of the proposed development. The minimum front setback for a development shall be five feet in front of the maximum setback line (i.e., between the maximum setback line and the street).



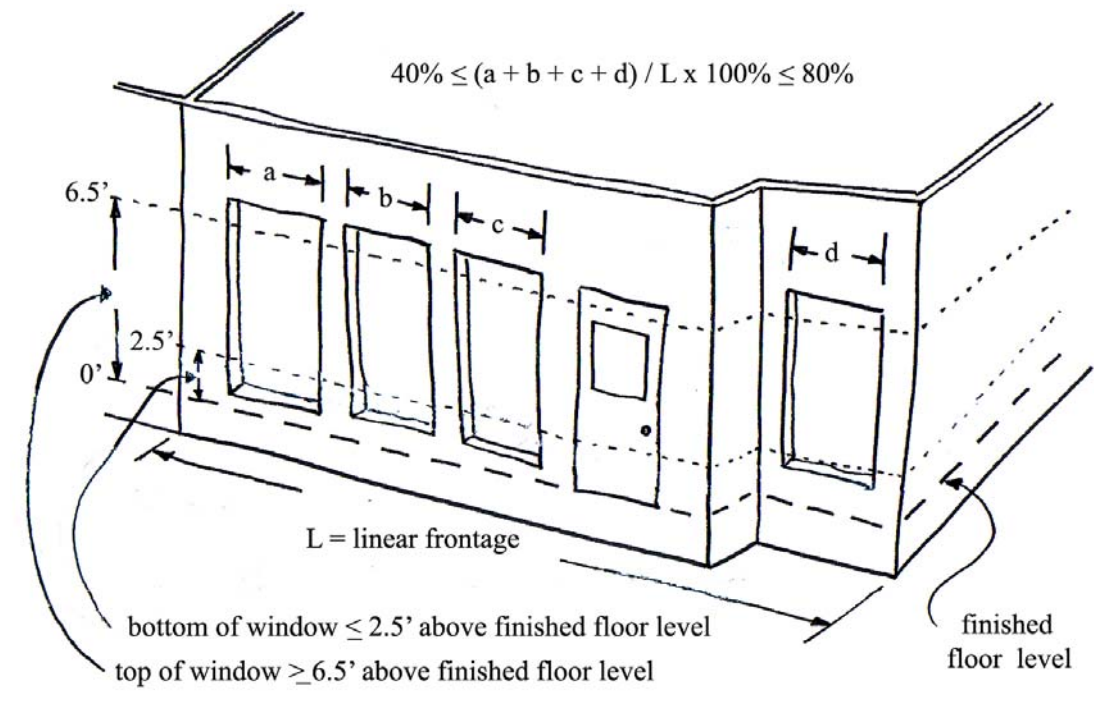
$$\begin{aligned} x &= (\text{sum of setbacks of adjacent buildings}) / (\text{number of adjacent buildings}) \\ &= (a + b + c + d) / 4 \\ &= \text{maximum setback} \end{aligned}$$

$$\begin{aligned} y &= \text{minimum setback} \\ &= x - 5' \end{aligned}$$

If there are no pre-1930 buildings, within 100 feet from each adjacent edge of the proposed development on either side of the street, then the zoning district minimum setbacks will establish the maximum setbacks.

Front Entrance. Non-residential buildings shall have a front entrance for pedestrians from the street-side of the building to the building interior. This entrance shall be designed to be attractive and functionally be a distinctive and prominent element of the architectural design. For buildings that are open to the public, this entrance shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to their front entrances.

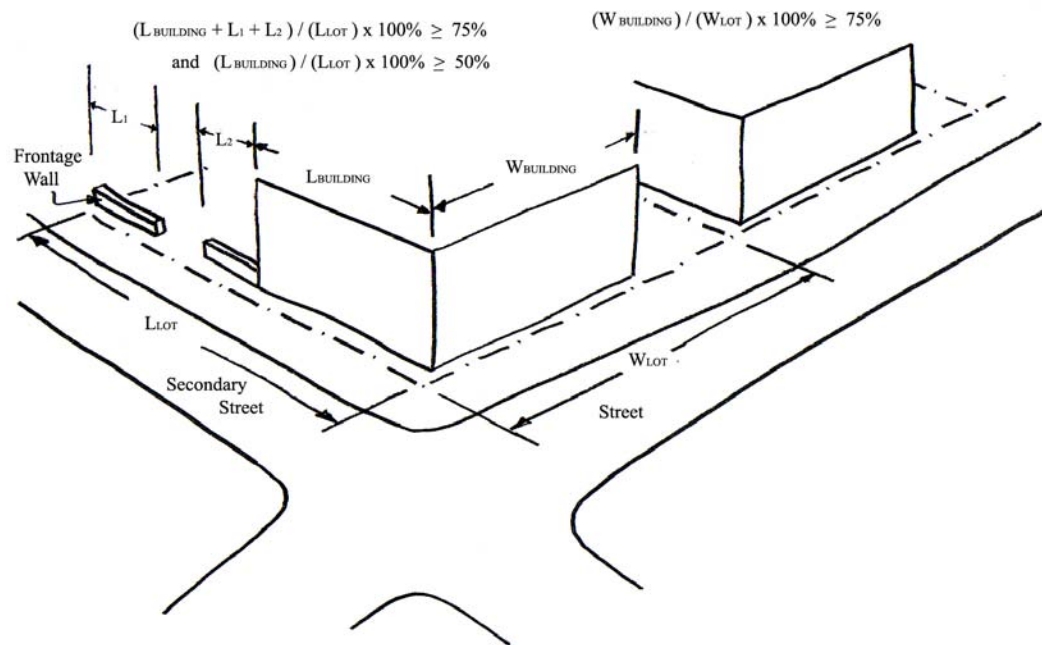
Transparency. The following provisions shall be met for all non-residential buildings. All street-facing, park-facing, and plaza-facing structures ground floor shall have windows covering a minimum of 40% and a maximum 80% of the ground floor of each storefront's linear frontage. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement, but the window glass must be transparent and the display structure(s) shall be convertible to result in regular windows. Opaque materials behind displays that hide the interiors of buildings are prohibited unless the window display volume is filled with changeable display merchandise. Display windows shall be lit at night. Windows shall be constructed starting between 0' and 2.5' above the ground floor's finished floor level and end at or above 6.5' above the ground floor's finished floor level.



Building Frontage

All residential buildings' primary entrances shall face the street.

The following requirements are for non-residential and attached residential buildings. Buildings shall always orient towards the street with main entrances and windows facing the street. A minimum of 75% of block or lot width must be occupied by building frontage. A minimum of 75% of block or lot width on the secondary street (for corner lots) shall be building frontage. However, up to one third of the 75% (i.e. 25% of the frontage) may consist of arcades or frontage walls. The frontage wall shall be a minimum height of 18" with a maximum height of 24' inches and a minimum width of 12". The wall shall be constructed of stone, brick or stucco. The material shall complement the primary building's architecture.



Driveways

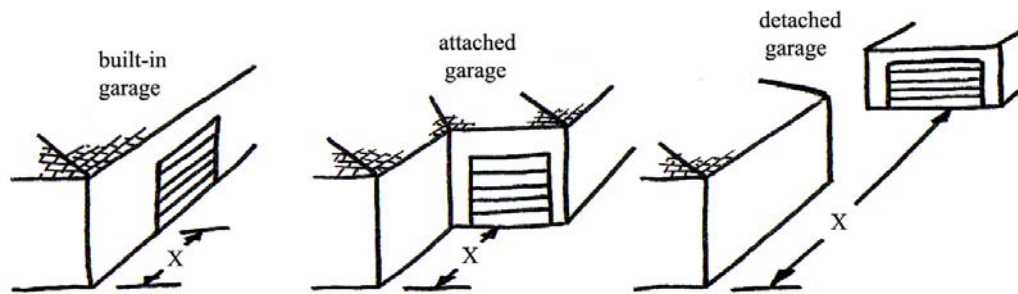
Residential and non-residential driveways are only allowed for properties without alley access. Driveways shall be a maximum of 10 ft wide for residential properties and a maximum of 24 ft wide for non-residential properties. No portion of residential or non-residential driveways may be located between the building and the street. Driveways shall have two-way operation (i.e., one-way driveways are prohibited).

Alley driveways may be no wider than the garage doors that they serve. The maximum width for driveways shall apply in RL, R1, R2, and R3 for the entire length of the driveway between the edge of the right of way and the minimum setbacks for garages and surface parking.

Garages

Garages constructed in RL districts shall be set back a minimum of 20 feet from the primary façade of the building.

Garages located in R1, R2 and R3 districts shall be set back a minimum of 40 feet from the primary façade of the building.



$X \geq 20'$ (for RL districts) and $X \geq 40'$ (for R1, R2, and R3 districts)

Motor Vehicle Parking

Motor vehicle parking areas shall be located in the rear of the primary building.

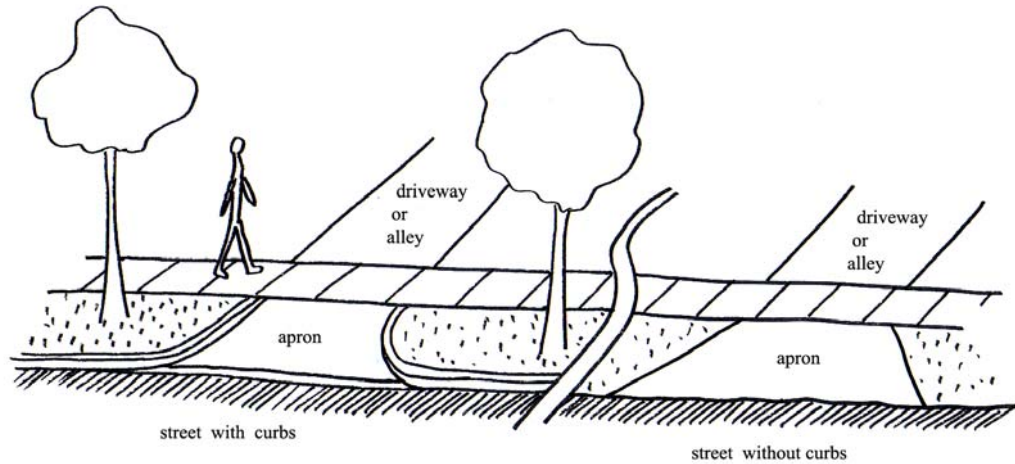
If site constraints exist that prohibit a rear location, then parking may be located to the side of the building. Parking areas in RL and districts shall be set back a minimum of 20 feet from the primary façade of the building. Parking areas in R1, R2 and R3 districts shall be set back a minimum of 40 feet from the primary façade of the building. The parking area must be screened from streets with an 18" to 24" height frontage wall.

Driveway and Alley Aprons

A concrete driveway apron shall be provided between the sidewalk and the street at the end of the driveway or alley. Any elevation difference between the sidewalk and the street shall be made up in the apron's slope such that the sidewalk's elevation remains unaffected. Any flaring of the end of driveway or alley for motor vehicle

turning radii will occur in the apron through the use of a vertical curb, with a constant radius, and with a curb reveal that diminishes to zero inches at the sidewalk.

On streets without curbs, the flare of the apron may be straight.



Trash, Service, and Equipment Screening

Trash receptacles, recycling receptacles, loading docks and other similar service areas must be located in parking areas or in a location that is not visible from streets and sidewalks, and must be screened to minimize sound to and visibility from residences and to preclude visibility from any streets or sidewalks. A masonry wall and landscape buffer shall screen service areas. The wall shall be one foot higher than the object(s) being screened, but not more than ten feet high, on all sides where access is not needed. An opaque gate, with the same height as the wall, shall be included where access is needed. Enclosures shall not be visible from any street or sidewalk.

Mechanical equipment at ground level shall be placed on the parking lot side of the building away from view from any streets and sidewalks and shall be screened from view by fencing, vegetations, or by being incorporated into a building utilizing the same materials as the principle building, i.e., stone, brick or stucco. The screening shall be at least equal to the width of the equipment to be screened from view.

Drive Thru Facilities

Drive Thru facilities shall only be located at the rear of a building and not visible to any street or sidewalk.

In the event that a rear drive thru location is impossible due to site constraints, then a side drive thru is permissible provided that all of the following requirements are met:

- 1) The drive thru facilities shall be screened to minimize sound to and visibility from residences and to preclude visibility from any streets or sidewalks. A masonry wall and landscape buffer shall screen drive thru facilities. The wall shall be one foot higher than the facilities being screened on all sides where access is not needed.
- 2) No portion of queuing or access lanes or driveways shall be located between the building and the street or within 40 feet from the primary façade of the building.
- 3) For corner lots, the drive thru shall be located on the side of the building that is furthest from the corner.

Gas Stations pumps shall be located at the side or rear of the primary building and may be visible to the street or sidewalk.

Sidewalks

Should a development affect any portion of the right-of-way that is, or could be, used for a sidewalk, then the following requirements apply:

Sidewalks shall be a minimum of five-feet wide. Sidewalks shall extend continuously along the entire length of the frontage.

A minimum of a five-foot landscaped strip will be provided between the sidewalk and the back of the curb (for streets with curbs) or the edge of the shoulder (for streets without curbs).

The sidewalk material, elevation, and visual appearance (e.g. scoring, patterns etc.) shall extend across any driveway or alley. The sidewalk across the driveway or alley shall be structurally strengthened through thickness and/or reinforcement for motor vehicle loads.

Definitions

Block. A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter, or other name through which it is identified

Drive thru facility. Any use, which by design, physical facilities, services or procedure encourages or permits customers to receive services, obtain goods or be entertained while remaining in their motor vehicles. This term includes “drive-in” and “drive up” facilities and includes any canopies, related structures, signs, or equipment related to the operation of the drive thru facility.

Frontage. A side of a lot abutting a street right-of-way. When a lot abuts more than one street, it is that side that abuts the more primary street or the street designed for the highest pedestrian volume. For a corner lot, all sides abutting a street shall be considered frontage.

Building Frontage. The wall (or walls) that separates the outside from the inside of the building that faces the street. For setback requirements, the exterior edge of the building’s frontage shall be used.

Storefront. A portion of a non-residential building that fronts a street and is separated from other parts of the building by walls.

Frontage wall. A wall aligned along any street, which serves to frame the perimeter of the lot.

Development. Includes development projects and redevelopment projects.

Secondary Street. To determine which street, for a corner lot, is the secondary street, two factors will be considered. The first is the address of the property. The address will indicate the street and the other street will be considered the secondary street. The second is the orientation of the lot. The shorter dimension of the lot will align with the street and the longer dimension of the lot will align with the secondary street.

Parking Area. Any area that is not part of a driveway or garage that is used for the parking of motor vehicles.