

## **Shrewsbury River Properties Redevelopment Area, aka “River Properties”**

Block 13, Lots 13, 14, 15, 18, 20, 21, and 22; Block 14, Lots 12 and 14; and Block 15, Lots 5, 8, 10, 11, and 12

### *Use, Bulk, Design Requirements*

#### **LAND USES**

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##### **PERMITTED PRINCIPAL USES**

- Single-Family Detached
- Single-Family Attached
- Multi-unit Condominium Buildings
- Public walkways, open space, and related facilities

##### **PERMITTED ACCESSORY USES**

In addition to the uses listed above, the following are permitted as accessory uses:

- Off-street parking (for the principal uses, as well as visitors);
- Rooftop deck;
- Waterfront related recreation, including fishing cleaning stations, kayak launching, and docks
- “Back room” facilities associated with buildings, such as mechanical, loading, transformers, laundry, trash and recycling rooms, or other service-type facilities;
- Personal storage rooms or areas to serve residents;
- Any other use determined to be customary and incidental to permitted principal uses

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## BULK AND MASSING

Description	Use			Notes
	Single Family	MF Townhouse	MF Condo	
<b>Bulk Requirement</b>				
Lot Size	2,275 SF	900 SF	10,000 SF	Fee Simple Lots
Lot Frontage at Curbline	30 FT	20 FT	50 FT	
Lot Width at Midpoint	35 FT	20 FT	50 FT	
Lot Depth	65 FT	45 FT	100 FT	
Building Frontage Setback	10 FT	5 FT	1 FT	
Building Side Setback to Prop. Line	3.0 FT	0 FT	1 FT	
Building Rear Setback to Prop. Line	5 FT	5 FT	1 FT	
Patio / Deck Setback to Prop. Line	2 FT	N/A	N/A	
Lot Coverage - SF Lot	75%	90%	90%	
Building Coverage - SF Lot	65%	85%	85%	
Building Height - Flat Roof	42 FT	42 FT	42 FT	4 Story
Building Height - Other Elements	52 FT	52 FT	52 FT	Mezzanine, Bulkhead, Stairs, Parapets, etc.
Maximum Mezzanine Size	1/3 Floor Below	1/3 Floor Below	1/3 Floor Below	
Maximum Units / Building	1 Unit	8 Units	20 Units	

<b>Wall Separations</b>				
Front Wall to Curb	15 FT	10 FT	5 FT	
Front Wall to Rear Wall	20 FT	20 FT	20 FT	
Front to End	20 FT	20 FT	20 FT	
Front to Front	20 FT	20 FT	20 FT	
Side to Side	6 FT	0 FT	20 FT	
End to End	N/A	10 FT	20 FT	
End to Rear	N/A	20 FT	20 FT	
Rear to Rear	N/A	20 FT	20 FT	
Wall to Curb Line - Side	10 FT	1 FT	1 FT	
Wall to Property Line	3.0 FT	0 FT	1 FT	
Front Wall to Parking	N/A	N/A	5 FT	
<b>Tract</b>				
Tract Size for Redevelopment	2 Acres			
Tract Open Space	35%			
Tract Impervious Coverage	65%			
Tract Building Coverage	50%			
Parking Per Unit	2 Spaces			
Parking Space Size	8.5 by 18 FT			
Parking Compact	7.5 by 15 FT			

## **Building Height**

The maximum building height shall be 42 feet, measured at the base floor elevation at datum. The following standard shall apply:

- Rooftop appurtenances including architectural features such as spires, cupolas, domes, and belfries, as well as mechanical screening, elevator/stair shafts, and mezzanine levels, are permitted to exceed the listed maximum height, as long as they are uninhabited, their highest points are no more than 12 feet above the maximum overall height of the building, and as long as the total area enclosed by the outer edges of the appurtenances, measured at the maximum overall height of the building, does not exceed 15 percent of the total horizontal roof area of the building.
- Mechanical equipment shall be set back from all building facades by at least 10 feet and screened from new and existing sidewalk view as well as the views from the rail embankment to the greatest extent possible.
- Solar panels are permitted on flat roofs anywhere below the parapet, regardless of building height. Portions of taller solar installations that are higher than 4 feet shall be subject to limits on roof coverage and height. On sloping roofs, panels may be flat-mounted but may not exceed 18" above the roofline.
- Vegetated roofs shall be permitted, provided they do not exceed 3 feet, 6 inches in height, excluding vegetation, as measured from the maximum height limit. On roofs with slopes greater than 20 degrees, vegetated roofs shall be limited to a height of 12 inches measured perpendicular to the roof surface.

## **BICYCLE PARKING AND DELIVERIES/RIDESHARE**

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### **Bicycle Parking**

- Bicycle parking spaces shall be located in a convenient and visible area at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance of a condominium building and shall permit the locking of the bicycle frame and one (1) wheel to the rack and shall support a bicycle in a stable position.
- No bike rack shall be located on public property or sidewalks.

### **Deliveries/Rideshare**

- General mailboxes shall be provided at the garage level in a condominium building for each resident. A loading/pickup space shall be provided off site for use by parcel deliveries, retail receiving, and rideshare pick-up. The specifics regarding loading zones and considerations will be addressed within Redevelopment Agreement(s).
- Individual residences will have private mailboxes located at each residence.

## **STREETSCAPE IMPROVEMENTS**

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In general, all streetscape and landscape improvements shall be integrated with building design and placement, parking, buffering and other site features, as depicted in the redeveloper's site plan.

Public benches along the river should be provided where deemed suitable in the context of the Plan Area.

### **Street Trees**

Sidewalks along the all access ways in the Plan Area should incorporate street trees, where possible, as depicted in the redeveloper's site plan.

### **Street Lighting**

The access way shall be lit with pedestrian-scale street lamps. All outdoor lighting, including street lamps and accent lighting, shall be downcast and screened to illuminate only the intended areas so as not to cause disabling glare that affects driver safety, reduces the visibility of starry night skies, and causes spillover into residential areas.

Bright, stadium-style lighting is prohibited in all areas.

## **SITE LIGHTING**

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No lighting shall spill on to adjacent private properties.

## **OPEN SPACE LANDSCAPING**

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Landscaping may include trees, shrubs, ground cover, raised planters, flowers, as well as sculptures, art, and similar materials, and shall be designed to fulfill aesthetic, environmental, ornamental, and related objectives.

## **BUILDING MATERIALS**

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Materials shall be authentic and high quality. Building facades shall be visually pleasing and not have a monolithic appearance. Materials to be used include aluminum, glass, PVC, and Hardie plank or composite siding. The use of vinyl, steel, galvanized metal, and exposed CMU block will not be permitted. Any changes in primary wall material from lower to upper levels should occur along a horizontal line, with the visually heavier material below the visually lighter material. Building massing, special architectural features, and changes in the roof line shall be used to emphasize building entrances. A building shall be constructed to withstand the coastal environment with little maintenance and deterioration.

### **Stormwater/Sewer Management**

The Beach Street stormwater pump station should be upgraded. The redeveloper has the responsibility to both handle its stormwater and to transmit the water flowing across the downtown streets to the Shrewsbury River.

The redeveloper should provide the permitting, design and construction of the upgrade or provide the Borough with a monetary contribution to have the Borough Engineer design and administrate the project.

If it is found not feasible to pump River Street and Church Street stormwater, a third pump station should be built, with the redeveloper contributing a partial amount.

The Borough should continue to own and maintain the stormwater pump station stations (Osborne and Beach).

The redeveloper should also make a monetary contribution to the rehabilitation of the sewer system and enlargement of the pump station as necessary to provide service to the project. This work will be completed by the Borough.

### **PARKING**

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Two dedicated parking spaces shall be provided at the boat ramp, which will provide public access for aquatic activities and continue to be owned by the Borough.

All street parking shall continue to be under Borough ownership.

### **BULKHEAD/RIVER BOARDWALK**

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The redeveloper should design, build and maintain the bulkhead and river boardwalk, with the homeowner's association assuming responsibility for all future maintenance. A public access easement shall be provided across the boardwalk from end to end.

### **SCREENING OF PARKING**

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The parking areas should be adequately landscaped internally and along the perimeter, as depicted on the redeveloper's site plan.



## **SIGNAGE**

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### **General Signage Requirements**

The following signage requirements shall apply within the Plan Area:

- Signs shall be permitted only on the condominium building at a maximum of 20 square feet per facade.
- Signs must be architecturally compatible with the style, composition, materials, colors and details of each building. Signs must not obscure the architectural details of a façade. Signs shall be externally lighted. No internal lighting is permitted.
- No fluorescent or glowing paint is permitted for any signage within the Plan Area.
- No signs or advertising devices that are rooftop mounted, intermittently illuminated, flashing or moving are allowed.
- The property owner and tenants are prohibited from installing signs that might be mistaken for traffic control devices.

## **SUPPORT SERVICES**

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### **Solid Waste and Recycling**

Each condominium building must be designed to provide adequate storage of solid waste disposal, including provisions for recycled materials, within a building or parking lot. Each condominium building shall have at least one trash and recycling pickup location.

All condominium building exterior trash and recycling locations shall be enclosed and located in a manner that is obscured from view from parking lots, streets and adjacent buildings by a fence, wall, planting or combination thereof. It shall also be architecturally compatible to the main building.

For single-family detached and attached units, individual trash cans will be stored in garages and brought to the street by residents for pick-up.

### **Mechanical and Utilities**

All machinery and mechanical controls for same, including but not limited to transformers, junction boxes, lift stations, electrical meters, condensers and signal boxes shall be masked by building elements in a manner consistent with the design of the building. A wall of venting for mechanical rooms shall not be permitted along facades facing streets or public open spaces.

### **Telecommunications Equipment**

With the exception of the antenna, all parts and components of personal communications antennas, television and radio antennas shall be screened from view regardless of elevation, or shall be disguised within an enclosed structure. The screening shall be designed as part of the overall design theme of the building to which it is associated.

Antenna panels for personal communications services (PCS) may be attached to the parapet of a building provided they are indistinguishable in color and texture from the building material.