

City of Red Bank Municipal Planning Commission

DESIGN REVIEW STANDARDS CHECKLIST

PEDESTRIAN ZONE

Description: This is the area between the Public Right-of-Way and the Building Zone. It includes the sidewalk, storefront area (where applicable) and tree plantings. It may also contain transit stops.

Element	Exceptions	Design Standard	Description	Y/N
Sidewalks	Existing sidewalks measuring at least 5-feet wide do not have to be altered in width.	Sidewalks must be installed and must be designed to meet current ADA Accessibility requirements.		
	Deviations from the standards listed may be approved by the Planning Commission or City Manager or his/her designee if necessary for sites with steep slopes or other limiting physical characteristics, and for alternative designs that are judged to meet the intent of the Design Review Ordinance.	All intrusions, such as benches or landscaping, shall maintain a pedestrian lane measuring at least 5 feet wide		
		Unless otherwise required or where larger plaza areas are provided, sidewalk dimensions and paving material shall be consistent with street frontage improvements of adjacent developments.		

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Element	Exceptions	Design Standard	Description	Y/N
Street Trees	<p>Frontage on streets other than Dayton Blvd., Ashland Terrace and Morrison Springs Drive are not required to have street trees.</p> <p>Where terrain, existing lighting or drainage facilities interfere, a variance may be requested.</p>	<p>Street Trees will be installed in front of all new development, if applicable, on Dayton Boulevard, Ashland Terrace and Morrison Springs Drive to the maximum extent practicable.</p> <p>Street trees shall be planted along the right-of-way and Pedestrian Zone between the property lines at least every thirty- five (35) linear feet to the maximum extent practicable.</p> <p>Street trees within the Pedestrian Zone may be located in tree pits with grates or in a continuous planting strip with other plant material.</p> <p>Street tree locations shall be coordinated with the street lighting and utility plans to minimize interference.</p> <p>Street trees planted along Dayton Boulevard, Ashland Terrace, and Morrison Springs should be Yoshino Cherry. All others shall be of a type and size prescribed in Chapter IX of the Red Bank Zoning Ordinance or approved by the Planning Commission or City Manager based on compatibility with the urban street system.</p>		

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Element	Exceptions	Design Standard	Description	Y/N
Lighting	Applicable only to new development.	Street lighting will be installed in front of all new development on Dayton Boulevard to the maximum extent practicable.		
	Existing lighting that is fully functional may be utilized.	Streetlights along or within the Pedestrian Zone shall be of the same design, type, spacing and mounting height and shall consist of lamp top post lighting matching the existing lamps.		
		New lighting in the Pedestrian Zone shall be aligned with the street trees and parallel to the edge of the public right-of-way.		
		Exterior lighting shall be equipped with full cut- offs to direct light downward and to minimize glare, shadows, night sky pollution, and excessive light levels.		
Curb Cuts	Existing curb cuts that do not need to be consolidated, as determined by the City Manager, do not require plans to be submitted.	The consolidation of multiple existing curb cuts may be required by the City of Red Bank.		
		Curb cut permits are required with engineered stamped plans.		
Storefront Area	Storefront Area between the sidewalk and building is permitted but not required . When included in the plan, it must meet requirements.	The Storefront area shall include outdoor dining, public space with seating, and / or enhanced pedestrian entrances that connect buildings with the Pedestrian Zone.		
		3. The Storefront Area shall be a maximum of eight (8) feet in		

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
	<p>Exceptions to the maximum width requirement may be granted when existing buildings are utilized.</p> <p>The following are not permitted in the Storefront Area:</p> <ul style="list-style-type: none">a. Parkingb. Chain link or slat fencec. Drive lanesd. HVAC equipmente. Dumpsters or similar containers	<p>width. Larger storefront areas may be approved by the Planning Commission or City Manager or his/her designee for renovations that are permitted to exceed the maximum building setback requirements in Chapter IV, Section B of the Design Review Ordinance.</p>		

BUILDING ZONE

Description: The Building Zone is the location of the primary structure, and located between the Pedestrian Zone and the Parking Zone. Existing buildings and parking areas may remain in their existing location.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Setback and Orientation	<p>Exceptions to setback requirements in the Building Zone can be made under the following circumstances:</p> <ul style="list-style-type: none">a. Exceptions due to steep slopes or other challenging physical site characteristicsb. A specific design due to the style or development type approved by the Planning Commission or City Manager that meets the intent, objectives and principles of the Design Review Ordinance.c. Exceptions approved by the Planning Commission or City Manager where the reuse of a preexisting building precludes the maximum setback. In these cases additional mitigating landscape area and planting could be required.d. Multi-family developments shall be exempt from setback standards listed in this Building Zone section. <p>Front setback requirements in the Red Bank Zoning Ordinance may be increased or reduced by the Planning Commission or City Manager to meet the intent of the Design Review Ordinance.</p>	<p>New buildings must be setback minimum of seven (7) feet and a maximum of twenty-five (25) feet from the public right-of-way of any street.</p> <p>New buildings must be setback zero (0) feet from the back of the sidewalk, unless a Storefront area with a maximum width of eight (8) feet is provided between the Sidewalk and the Building Zone.</p> <p>For any building adjacent to a public street, a primary pedestrian entrance shall be provided that is easily visible from the public right-of-way. If the building has more than one side adjacent to a street, such as a corner-lot building, only one side of the building facing the street is required to have a pedestrian entrance.</p>		

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Building Façade	<p>Complete metal buildings must be approved by both the Planning Commission and Board of Commissioners.</p> <p>Building facades should be designed for compatibility with other adjacent structures located close to the street.</p>	<p>Facades visible from the public right-of-way shall include two or more of the following architectural features:</p> <ul style="list-style-type: none">a. awning, canopy or marquee,b. balconies,c. projecting cornices,d. recessed entrances or bays,e. arcades,f. wall mural, org. Other architectural elements approved by the Planning Commission or City Manager.		
		<p>No single approved material (excluding glass) shall exceed seventy (70%) percent of the exterior building wall(s) that is visible from a public right- of-way and shall be comprised from the following alternative materials: factory-primed fiber-cement lap siding, glass, brick, stone, hard coat stucco, pre-cast concrete, architectural metal panels, and faux stone, and other materials as approved.</p>		
		<p>Does not contain prohibited materials visible from public right-of-way:</p> <ul style="list-style-type: none">flat metal or corrugated tin or zinc coated siding, vinyl (or similar) siding, and unpainted/untreated concrete block. <p>Commercial zones only.</p>		

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Façade Transparency	Specific alternative designs may be approved by the Planning Commission or City Manager. Tinted or reflecting glass is discouraged.	Retail Buildings: façades facing the public right-of-way shall have at least thirty percent (30%) of the façade area comprised of clear vision glass at the ground level		
		Non-Retail Building: façades facing the public right-of-way shall have at least twenty percent (20%) of the façade area comprised of clear vision glass		
Massing	Articulation not required for facades less than 30 feet or not visible from the right-of-way. Horizontal articulations in buildings, such as building step-backs or rooftop balconies, are encouraged.	Façades longer than thirty (30) feet and visible from public right-of-way shall be broken down into smaller units through the use of articulation. Articulation may include: a. offsets, b. recesses, c. staggered walls, d. stepped walls, e. pitched or stepped rooflines, f. overhangs, or g. other elements of the building's mass.		
		Building height shall be compatible with the height of neighboring buildings that are built close to the street.		
Roof Expression	Multi-family developments are exempt from Roof Expression standards. Residential roof styles, including hipped and gabled roofs are discouraged.	Buildings should include extended parapets, projecting cornices, or similar features that define the top of the building and create a prominent edge when viewed against the sky.		

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
	<p>Active roofs with gardens and outdoor seating are permitted.</p> <p>Parapets should be extended and embellished.</p>	Mechanical equipment located on roof tops shall be screened from the public right-of-way.		

PARKING ZONE

Description: New or existing parking facilities. Parking requirements are stated in the Red Bank Zoning Ordinance section 14-496. Shared parking agreements between adjacent developments are encouraged as a method to meet these requirements.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Parking Lot Location	<p>Requirements for the parking lot location is only for new parking lots.</p> <p>Other locations of parking may be approved by staff or the Planning Commission based on the development style and use.</p>	<p>Located to the rear of any building with the exception of preexisting buildings.</p> <p>If new parking with 50 or more parking spaces cannot be accommodated to the rear of the building, parking on the side of the building may be permitted if screened from the public right-of-way.</p> <p>New parking lots for new construction shall not be located between a building and the street, unless otherwise approved.</p>		
Parking Lot Screening	<p>Applies to new and existing parking lots</p> <p>Lots with fewer than 50 spaces are exempt from screening requirements</p>	<p>All new surface parking lots and existing parking lots having 50 or more parking spaces fronting the public right of way shall be screened parallel to the edge of the Pedestrian Zone.</p> <p>Screening shall have a minimum height of three (3) feet and a maximum height of six (6) feet above grade.</p> <p>Screening shall consist of:</p> <ul style="list-style-type: none"> • a decorative masonry wall • landscaping • Or a combination of a decorative fence and landscaping 		
		<p>Landscaping shall consist of evergreen plantings and/or green screens prescribed in Chapter IX of the Red Bank Zoning Ordinance or approved alternatives.</p>		

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Parking Lot Landscaping	Applies to <u>all</u> commercial zones. Parking lots with fewer than 50 spaces are exempt.	Minimum of one (1) tree for every twenty (20) spaces. Adjacent aisles shall be divided by landscaped islands that break parking areas into blocks to the extent possible. Parking lot landscaping should incorporate best management practices (BMPs) for storm water and other green infrastructure into the design are encouraged to reduce storm water runoff and pollution. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate storm water BMPs for their site.		
Parking Lot Lighting	Existing lighting structures, fixtures and bulbs are exempt from these standards. Special interest and accent lightings are encouraged to be integrated with landscaping and streetscape features.	All New lighting fixtures and bulbs shall be LED, shielded if necessary, equipped with refractors, or placed indirectly to prevent stray upward light or direct light causing glare. New pedestrian-scale lighting should be provided on the walkways, parking lots and open spaces consistent with the character of the development. Parking lot lighting shall be appropriate to create adequate visibility at night and evenly distributed to increase security. Parking lots must have a minimum illumination of 0.8 foot-candles at the ground level.		
		New Parking lot lighting structures shall not exceed a height of twenty (20) feet.		

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Service Equipment Areas	<p>Applies to <u>all</u> commercial zones.</p> <p>Dumpsters shall be screened according to Screening Requirements found in the Red Bank Zoning Ordinance.</p> <p>Chain link fences or slats of any material shall not be permitted.</p>	<p>Dumpsters, loading areas, mechanical equipment, outdoor storage areas, and other utilities readily visible from the public right-of-way shall be screened from public view to the maximum extent practicable. Screening shall consist of an opaque wall, fence, or other approved screening method.</p> <p>The height of the screen shall be a minimum of six (6) feet, and of such height adequate to completely conceal a dumpster or equipment.</p> <p>Screen wall and fence materials shall consist of masonry, stucco, stone, wood, or decorative architectural metal or other approved designs and materials.</p> <p>Landscaping, including shrubs, trees, perennials, or green screens, shall be added to screening to soften the appearance of screening walls or fences.</p>		

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Fences, Walls and Screening	<p>This section applies to all commercial zones.</p> <p>Chain link and slate fencing is not permitted to screen properties from the public right-of-way.</p>	<p>All new surface parking lots and existing parking lots that have 50 or more parking spaces that front the public right-of-way shall be screened from view.</p> <p>A wall, fence, or hedge that screens property from the public right-of-way should have a maximum height of 6 feet.</p> <p>Long stretches, over twenty (20) feet, of fencing or blank wall without intermittent elements such as posts or columns shall be avoided.</p> <p>Walls and fences should be compatible with the architectural style, materials and colors of the principal building.</p>		

SIGNAGE

Description: All signage, including those attached to the building and freestanding signs. All signs must conform to the Sign Ordinance, as enacted or subsequently amended.

NOTE: Approval of the development design does not constitute approval of the proposed signs. All applicants must apply for a sign permit.

Number of proposed building signs: _____

Number of proposed freestanding signs: _____

Proposed signs included in submitted plans? (Y/N) _____

Staff Notes:

Sign is proposed on the wall facing Dayton Avenue. Full sign plans not provided and will need to be reviewed by the building inspector and codes enforcement as part of the sign permitting process.

NATURAL FEATURES

Description: Design standards and requirements that relate to trees, vegetation, terrain and waterways.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Tree Survey / Plan	A tree survey is required when the development will disturb existing vegetation that includes trees larger than 6 inches in diameter.	<p>On sites with existing mature trees, at least a third (33%) of specimen trees shall be preserved or transplanted on site, to the maximum extent practicable. For purposes of this section, "specimen" trees include the following:</p> <ul style="list-style-type: none">a. Deciduous trees with twenty inch (20") minimum diameter at breast height (DBH)b. Evergreen trees with twenty inch (20") minimum DBH;c. Groups or stands of seven (7) or more trees with a minimum DBH for each tree of six inches (6").		
		Specimen trees in appropriate locations, such as along drainages and along the perimeter of the site may be used to fulfill landscaping or buffering requirements under the Design Review Ordinance.		
		Any existing vegetation or non-specimen trees that are in appropriate locations, in sufficient quantities, and of acceptable quality to be used to fulfill landscaping or screening requirements under the Red Bank Zoning Ordinance, shall be preserved to the maximum extent practicable.		
		<p>Tree Protection during Construction:</p> <ul style="list-style-type: none">a. Specimen trees shall be protected during construction with the erection of barrier fencing.b. Specimen trees shall be identified during construction by red flagging or red paintc. Grading shall be avoided within the root area or drip line of any existing preserved trees.		

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
Tree Survey / Plan		Tree Replacement: If a specimen tree flagged for preservation is removed or substantially damaged during clearing, grading, or construction, the developer shall replace the removed or damaged tree with a new tree(s). Replacement trees shall be the same or similar species to the trees removed or damaged, or alternately a species native to Hamilton County and approved by the City. For every one inch (1") of tree caliper removed or damaged, the applicant or developer shall install one inch (1") of replacement tree caliper.		
Protection of Natural Features		Site plans shall show natural features, including stream corridors and wetlands, steep slopes, and existing trees.		
		Applicants shall show evidence of compliance with all applicable federal, state, and city laws and regulations related to preservation and protection of stream corridors and wetlands.		
		Development should be avoided on steep slopes.		
		Development within the floodplain should be avoided.		
		Storm water runoff and pollution should be mitigated with the use of storm water management best practices. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate Storm water BMPs for their site.		
		Storm water retention and detention ponds should be located so as to not be visible from the public right-of-way.		
		Buildings, parking areas, and other structures should be set back from natural features a sufficient distance to ensure their continued quality and natural functions.		