

TOWNSHIP OF LIVINGSTON REGULATION MATRIX REQUIREMENTS FOR COMMERCIAL FACADES

Category	Applicability	Prescriptive Requirements		Rationale	
1. COMMERCIAL/RETAIL FAÇADE REGULATION a. Design Review b. Submission Requirements	<u>A. Design Review.</u> All commercial renovation work and new construction that affects the exterior of the building, including mansards, (excluding roofing that is not visible and minor repair tasks that do not change the building's appearance), are required to have Architectural Design Review and to receive a Certificate of Approval from the Architectural Review Board before submitting an application for Site Plan approval or for the issuance of a Building Permit. The rules and requirements included here apply only to the specific work being proposed.	<u>b. Submission Requirements.</u> Submit for review by the Architectural Review Board. Include, at a minimum, photographs of the existing building or site and its surrounding environment, fully dimensioned façade drawings showing colors proposed, material samples for all materials proposed. More information may be required depending on the extent and type of work proposed. Five copies of review materials must be received in the Livingston Planning Department one week before the proposed meeting date.		Include the following materials, as applicable as part of your submission to the LCP Architectural Review Board: <ol style="list-style-type: none"> 1. Address of Property. 2. Contact name and telephone number. 3. Color photograph of the property. 4. Color photograph of the rear of the building (if applicable). 5. Dimensions of the storefront (current and proposed). 6. Drawing/Rendering of proposed project. Awnings and signs should be shown on building, (in color). 7. Dimensions of all proposed project elements (height/width sign, awning, etc.) 8. Description of proposed materials to be used (wood, metal, vinyl, etc.) 9. Color and/or fabric samples of proposed paint, siding or awning. 10. Description of the style of the proposed work (ie: carved sign, painted sign) on building, (in color). 	Provides basis for quality control. Provides assistance in sound commercial revitalization design and techniques. Encourages creative concepts, within a framework of shared concepts about facades. Facilitates the application of judgment on a case by case basis by the Architectural Review Board to accommodate exceptional conditions
2. FAÇADE DESIGN a. The Storefront Display Lighting Windows and Doors b. Awning and Canopies - Materials and Placement c. Planters and Greenery-Placement and Maintenance d. Sidewalk Furniture e. Dumpsters/Trash Receptacles	All building facades which are visible, facing a public street or customer parking lots. New construction, renovations and additions. Façade renovation work. Commercial and retail activity extending beyond the façade and onto the public sidewalk, such as sidewalk cafes and other forms of sidewalk selling.	<u>2a. The Retail Storefront.</u> 2a1) Storefront windows shall have only interior visibility or merchandise display. 2a2) Window display areas should remain lighted from store opening until store closing or 10:00 PM, whichever is later. 2a3) A minimum of 60% of the main level retail façade must be transparent glass. 2a4) Dark tinted or reflective glass is not permitted. Light tinting may be used to reduce sun glare. 2a5) Through-window/wall air conditioning units may not be installed on any façade that faces the street or parking area. 2a6) Earth tone colors used for facades are recommended. Colors selected must coordinate with planned streetscape design. Earth tone/Patina colors are recommended for roofs.	<u>2b. Awning and Canopies.</u> 2b1) Canvas colorfast awnings, standing seam/metal or weather-coated fabric-like plastic awnings and glass canopies, are the recommended materials. 2b2) Awnings and canopies must be mounted below the retail signboard if there is one. 2b3) Signage on awning is permitted to identify the business. (See Sign Criteria) 2b4) Product brand advertising is not permitted on awnings or canopies.	<u>2c. Planters and Greenery.</u> 2c1) All permanent (stay out over night) pots and planters must be a minimum of 1.5 ft. in height. <u>2d. Landscaping.</u> 2d1) Landscaping shall be coordinated with LCP planned streetscape design. <u>2d. Sidewalk Furniture.</u> 2d1) Outdoor furniture must be weighted or affixed to the ground to avoid pilferage or movement from the wind. <u>2e. Dumpsters/Trash Receptacles.</u> 2e1) Dumpsters or Trash Receptacles not for public use shall not be permitted in any area visible to the public unless screened by natural (wood) fencing or wall materials. Chain link is not permitted.	Draws attention to individual retail establishments and strengthens the district as a special place. Increases the hospitality offered by business and commercial districts and invites shoppers to linger.
3. FAÇADE & BUILDING RENOVATION, NEW CONSTRUCTION a. Existing Facades b. New Buildings and Additions c. Building Sub-Division d. Venting	All renovations and additions to commercial buildings and establishments whether undertaken by an owner or tenant. Construction of new buildings for retail or commercial purposes. Construction of additions to retail or commercial buildings.	<u>3a. Existing Facades – Windows and Doors</u> 3a1) Existing window openings on façade may not be filled in unless finished materials are made to match Adjacent finishes. Unpainted brick and stone facades Are encouraged to remain unpainted. 3a2) Windows and transoms on the façade(s) that have been blocked and covered over must be made to match adjacent finishes. <u>3b. New Buildings and Additions.</u> 3b.1) New buildings/additions must meet façade and signage requirements. <u>3c. Building Sub-Divisions.</u> 3c.1) New commercial buildings with a continuous façade greater than 100 feet, and continuous facades created by combining several smaller buildings into one long Façade, should be subdivided by smaller vertically sections or vertical relief (ie: Pilaster) expressed as individual buildings of traditional width. <u>3d. Venting.</u> 3d1) Through the wall Venting and A/C units must be installed on a façade not visible to the public.		Provides guidance with time-tested methods for achieving visual harmony and integrity for existing and new buildings. Considerations of the LCP Design Review Board in determining appropriate design: <ol style="list-style-type: none"> 1. The architectural value and aesthetic significance of the building and its relationship to the architectural and aesthetic value of the surrounding area. 2. The general compatibility of the exterior design, arrangement, materials and/or colors proposed to be used to surrounding buildings and elements. 	