

Bridgewater Church B-PUD Design Guidelines

Overall Design Intent

The following architectural design goals and objectives shall apply to new all structures and signs located in this planned unit development. The overall goal of these design guidelines is to provide the framework for a consistent level of aesthetic design throughout the development that emphasizes durability, quality and materials that are economically maintainable. The review of these design standards upon a specific development parcel shall take place in conjunction with the Stage III site plan review before the Fairfield Township Zoning Commission.

Exterior Building Materials

All buildings and accessory structures located within the PUD area shall be designed and constructed using quality exterior primary building materials appropriately applied to create aesthetically pleasing long-lasting structures that contribute to the overall character of the development. The following exterior building materials shall be permitted:

- Brick & Thin Veneer Brick
- Natural Stone & Cultured Stone
- Architectural Concrete Masonry Units (as a secondary building material only)
- Clear Glass
- Textured architectural concrete panels (as a secondary building material only)
- Stucco (traditionally applied)
- Exterior Insulation Finish System (E.I.F.S.) (as a secondary building material only)
- Other exterior materials not listed as permitted or prohibited may be considered on a case by case basis.

The following exterior building materials shall be prohibited:

- Cement Siding Products
- Vinyl & Aluminum Siding Products
- Natural Wood "Clapboard Siding" or Wood Wall Paneling Systems

Secondary Exterior Building Material Standards

- No secondary exterior building material shall be used on a primary building façade.
- No secondary exterior building material shall be used on more than 20% of the area of a secondary building façade.

Architectural Design Standards

No building façade shall exceed forty feet (40') in length without interruption by one or more of the following architectural features: a) Projection or recess in the wall plane of at least two feet (2') in depth; b) Change in material, texture, or pattern; c) Columns, piers, pilasters or other equivalent structural and/or decorative elements; d) Changes in fenestration pattern.

Windows shall be appropriately sized to the scale of the building.

All exterior lighting within the PUD Development shall be full cutoff lighting fixtures.

Awnings & Canopies

All awning and canopy materials must be made from a heavy duty canvass fabric or similar water-proof material, rather than metal, aluminum, plastic, or rigid fiberglass and must carry a minimum 5 year manufacturers' warranty. However, awnings and canopies that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials where they will add diversity and interest to the facade, and only if the design and materials are consistent with the overall design of the building.

Awning and canopy color(s) shall be compatible with the colors used on the building façade.

Mechanical Equipment Standards.

Roof mounted mechanical equipment shall be concealed from view from a public right-of-way or adjacent residential zoning district level by an enclosure or parapet wall constructed using the same exterior materials utilized in the construction of the principal building. Screening may also be achieved without additional screening material, if placed upon the roof in a manner that does not provide a view from a public right-of-way or adjacent residential zoning district.

Ground-mounted and wall-mounted equipment.

- Ground-mounted and wall-mounted equipment shall not be located between the face of the building and the public-right-of-way.
- Screening devices shall be as high as the highest point of the equipment being screened.
- Screening shall be architecturally compatible with the building in design type, materials, and colors. The screening design shall include landscaping for equipment at ground level and may include view-obscuring ornamental block, wood and earth berms, and similar design features if consistent with overall design concept.

Sign Design Guidelines

The following standards shall apply to future signage within the PUD project area:

- Each parcel that has frontage along Princeton Road within the PUD development shall be permitted one ground mounted sign not to exceed seven (7) feet in height and contain a single user on the sign face. These future ground mounted signs shall be reviewed at a subsequent meeting before the Township.
- The PUD development shall have the option of constructing a multi-user ground mounted sign to be placed within the sign easement shown on the preliminary PUD plans at the corner of Gilmore Road and Princeton Road. The purpose of this ground mounted sign is to provide sign area for the users located in the rear of the PUD Development as well as providing space for Bridgewater Church to provide wayfinding to direct Church visitors to the access point within this PUD development. This future ground mounted sign shall be reviewed at a subsequent meeting before the Township and the permitted sign face area and height be based upon the requested number of users occupying the sign face.
- The exterior materials used in all ground mounted signs shall conform to the permitted exterior materials list provided in this design guideline document.
- Pole signs shall be prohibited within this PUD.
- The overall design of the signs on a specific parcel shall be consistent with the design, primary materials and colors used on the building façades. Wall signs shall not project above the roofline of a structure.
- All monument signs shall have piers utilizing the primary building materials used. On the lot upon which the sign is located.
- Monument signs shall have foundation plantings.
- Ground signs shall not be located closer than 10' to any lot line or right-of-way line.
- The permitted number, type and allowable square footage for signs for each parcel shall conform to the sign regulations found in Fairfield Township Zoning Resolution Article 9, unless modified in these design guidelines.