

Groves of West Orange PD – Proposed Condition for Front Loaded Townhomes

15. The visual prominence of front-loaded garages on single family attached (townhome) structures shall be diminished by incorporating the following design standards:
- a. Front-loaded garage doors shall be recessed a minimum of five (5) feet behind the nearest adjacent plane of the primary structure, and shall be setback no less than twenty (20) feet from the front sidewalk.
 - b. Garage doors shall incorporate windows along the upper one-quarter (1/4) of the door plane.
 - c. Garage door openings shall be no wider than twelve (12) feet. Adjacent garage doors shall be separated by a column, pilaster, or other supporting vertical component which is at least twelve (12) inches wide. Garages may be designed to accommodate a maximum of three (3) vehicles; however, by utilizing a tandem parking stall design (one vehicle parked behind another), a maximum of two (2) garage door openings per residential unit are permitted.
 - d. An architectural trellis, awning, garage pergola, or other projected form shall be constructed directly over all garage door openings. The design of the overhead component shall compliment the architectural style, trim, and finished materials of the home, and shall extend a minimum of twenty-four (24) inches from the wall plane surrounding the garage opening.
 - e. Each residential unit doorway shall incorporate a front stoop with an overhead component that compliments the architectural style, trim, and finished materials of the home. The top surface of each stoop shall be at least six (6) feet deep (excluding steps) and shall be accessed by at least two (2) steps (risers).
 - f. Each residential lot shall incorporate a low wall or decorative metal fence that separates the public and private realms. The wall / fence component shall be partially transparent and generally located along the front lot line, with the top of the fence / wall (including columns, cap blocks, and finials) varying between 40 - 50 inches above finished grade.
 - g. On-street parking shall be provided.
 - h. Beginning at the sidewalk edge, driveway surfaces shall be constructed with handset concrete pavers or turf block. Driveway surfaces shall be no wider than fourteen (14) feet.
 - i. Sidewalks shall be no less than six (6) foot wide, and separated from the back of the street curb by a six (6) foot wide (minimum) tree planting strip.
 - j. While acknowledging the project's frequent driveway surface interruptions, street trees, consistent with the standards described within Chapter 38-1384(c)(1), shall be planted at an average of forty (40) feet on-center, along all streets.

Wednesday, Oct. 14, 2015 (2:00 PM)