



**Town of Millville - Commercial Route 26 & Route 17
Commercial Building Design Standards Guidelines Checklist**

Section 3: Commercial Building Design

A. GENERAL

Standards Required	Provided	Description	Comments
Rt 26 & Rt 17 run thru Town of Millville. Mix of residential & commercial uses. Many residential structures converted to commercial use.			
Maintain the residential scale and encourage commercial development to use elements to reflect small-town character.			

B. MASSING

Standards Required (Distinct Base at Ground Level)	Provided	Description	Comments
Windows			
Architectural Details			
Canopies			
Overhangs			
Masonry Strips & Cornice Lines			

C. SETBACKS

Guidelines Encouraged	Provided	Description	Comments
40' setback along Rt 26			
Parking behind building			
Portions of building should be close to sidewalk			

D. ORIENTATION TO STREET

Standards Required/Guidelines Encouraged	Provided	Description	Comments
Standard Required:			
Dominant trees & landscape, rather than parking lots and signs			
Pedestrian access visual and clear			
Guidelines Encouraged:			
Be able to see storefronts, windows, merchandise & business activity			

E. GROUND LEVEL DETAILS

Standard Required	Provided	Description	Comments
Ground floor, street facing shall incorporate at least five of the following:			
(a) Medallions			
(b) Belt courses			
(c) Plinths for columns			
(d) Kickplate for storefront windows			
(e) Projecting sills			
(f) Tile work			
(g) Pedestria scale sign(s) or sign(s) professionally painted on windows			
(h) Planter box			
(i) Opaque or translucent glass			
(j) Artwork			

(k) Vertical articulation			
(l) Lighting fixtures			
(m) Recesses			
(n) An architectural element not listed above, as approved, that meets the intent			

F. SCREENING BLANK WALLS

Standards Required	Provided	Description	Comments
Architectural treatment where walls are 30' or more in length facing streets visible from residential areas, incorporate at least 4 of the following items:			
(a) Masonry (but not flat concrete block)			
(b) Concrete or masonry plinth at the base of the wall			
(c) Belt courses of a different texture or color			
(d) Projecting cornice			
(e) Projecting canopy			
(f) Decorative woodwork or tile work			
(g) Trellis containing planting			
(h) Medallions			
(i) Opaque or translucent glass			
(j) Artwork			
(k) Vertical articulation			
(l) Lighting fixtures			
(m) Recesses			
(n) An architectural element not listed above, as approved, that meets the intent			

G. PROMINENT ENTRANCE

Standards Required	Provided	Description	Comments
Principal entry, with visual prominence, to building shall be marked by at least one element from each group:			
Group A:			
(a) Recess			
(b) Overhang			
(c) Canopy			
(d) Portico			
(e) Porch			
Group B:			
(a) Ornamental light fixtures			
(b) Large entry door(s)			
Group C:			
(a) Ornamental building name or address			
(b) Pots or planters with flowers			
(c) Seating			

H. EXPRESSION TO ENTRANCES TO LARGE DEVELOPMENTS

Standards Required	Provided	Description	Comments
Expression at the entrance to a development is only required in the C-2 district.			

I. ROOFLINE EXPRESSION

Standards Required	Provided	Description	Comments
Maintain the residential scale of commercial buildings located along Rt 26 & Rt.17. Sloping rooflines shall be required.			
C-1 Commercial District, minimum roof pitch shall be 6/12.			
Where there is no designated roof pitch, architectural detailing added to the front facade. Rooftop equipment to be concealed.			

J. CONCEALING ROOFTOP EQUIPMENT

Standards Required	Provided	Description	Comments
Mechanical equipment shall be screened from public area by parapet walls.			
Painting mechanical equipment and/or fences are not acceptable screens.			
Communication equipment shall be blended in with design of roofs.			
Solar panels are difficult to conceal; requires Planning Commission approval.			

K. PLAZAS, COURTYARDS & SEATING AREAS

Standards Required	Provided	Description	Comments
Pedestrian spaces shall be visible and accessible to the public. Plazas, courtyards and other pedestrian spaces shall include at least three of the following:			
(a) Special interest planting with a wide range of plant material including perennials and flowering shrubs.			
(b) Pedestrian scale, bollard or other accent lighting.			
(c) Special paving, such as colored / stained concrete, brick or other use of impact development materials.			
(d) Seating, such as benches, tables			

L. SITE FURNISHINGS

Standards Required	Provided	Description	Comments
Permanent site furnishings, such as benches, tables and other pedestrian amenities shall be made of durable, weather-proof material.			
Permanent site furnishings shall be consistent with the overall character and appearance of the development.			
Encouraged are benches, tables, bike racks, trash cans, planters to be provided at the main pedestrian walkways, building entrances, plazas, open spaces, etc.			

M. WEATHER PROTECTION

Standards Required	Provided	Description	Comments
Overhead protection from inclement weather at main entrance. Any method shall be combined with visual prominence.			
Where buildings are adjacent to a sidewalk, canopies/awnings shall be provided. Minimum depth must be five (5) feet unless limited by code. Vertical dimension 8' and no more than 12'.			