



EXHIBIT B

THE CAPITAL CITY RENAISSANCE PLAN URBAN CODE

TYPE I

TYPE II

TYPE III

TYPE IV

BUILDING HEIGHT

10 Story Maximum

Building height shall be a maximum of 10 Stories.

On Pedestrian Continuity Frontages, Stories at sidewalk level shall be no less than 12 ft. in height from finished floor to finished ceiling.

6 Story Maximum

Building height shall be a maximum of 6 Stories.

On Pedestrian Continuity Frontages, Stories at sidewalk level shall be no less than 12 ft. in height from finished floor to finished ceiling.

4 1/2 Story Maximum

Building height shall be a maximum of 4 1/2 Stories, including a half basement.

3 1/2 Story Maximum

Building height shall be a maximum of 3 1/2 Stories, including a half basement.

On Pedestrian Continuity Frontages, the Story at sidewalk level shall be a minimum of 12 ft. in height from finished floor to finished ceiling.

BUILDING PLACEMENT

Facades shall be built on the Frontages along 80% of their Length without any Setback to a minimum height of two Stories.

Facades shall be built on the Frontages along 80% of their length without any Setback. Alternately, the Facades may Setback exactly 8 ft. from the Frontage to provide a front Yard.

BUILDING USE

On Pedestrian Continuity Frontages, 70% of the Frontage at the Sidewalk Level shall be for Commercial Use to a minimum depth of not less than 15 ft.

On other Frontages, Stories may be used for Commercial, Residential, or Parking Use.

Commercial or Residential Uses are required to a minimum depth from a Primary Frontage of not less than 15 ft. The remaining depth may also be used for Parking. The only parking exposure allowed on a Primary Frontage is an entrance or an exit not greater than 30 ft. in width across the Frontage.

Parking may be exposed on all Frontages designated as Non-Primary.

On Pedestrian Continuity Frontages, 70% of the Frontage at the sidewalk level shall be for Commercial Use to a minimum depth of not less than 15 ft. On other Frontages, all Stories may be used for Commercial and/or Residential Use.

At lots with Frontage on Stockton Street, all Stories may be for Commercial, Residential, or Parking Use.

PARKING

Parking is not required for Independent Buildings with less than 5,000 sq. ft. of Gross Floor Area.

Buildings with 5,000 sq. ft. or more of Gross Floor Area shall provide a minimum of one parking space for each 500 sq. ft. of Commercial Use, and one parking space for each Residential Unit. These parking requirements shall be calculated from the first square foot.

Surface parking lots shall have a Streetwall on all Frontages. Surface parking lots shall not be permitted on corner lots or along Pedestrian Continuity Frontages.

ARCHITECTURAL STANDARDS

The exterior finish materials on all Facades shall be limited to brick, stone, terra cotta, cast stone, and clear or lightly tinted glass.

For Type III buildings, stucco may be added as an exterior finish material on all Facades.

Unless the required Parking Spaces are provided within 1,000 ft. of the lot they serve, adequate shuttle service must be available.

For Type IV buildings, wooden clapboards and/or wooden shingles may be added as an exterior finish material on all Facades.

The glazed area and all other openings of a Facade shall not exceed 55% of the total area of such Facade, with each Facade being calculated independently.

On Pedestrian Continuity Frontages, the Facade of the Story at Sidewalk Level shall not be less than 70% glazed.

For glazed areas and all other openings in a Facade, height must be equal to or greater than the width.

External signs shall be frontlit only. Signs on the inside of glazed openings may be backlit or neon.

GENERAL NOTES

No building shall be less than two Stories in height, or 16 ft. from the sidewalk to the top of the parapet.

The height limit shall not apply to a church spire, radio mast, belfrey, clock tower, chimney flue, water tank, elevator bulkhead, stage tower, scenery loft or similar structure.

For Type I and Type II, the building height limitations shall be suspended for two years from the date of adoption of the Capital City Renaissance Plan for any building for which final site plan approval has been obtained from the Trenton Planning Board prior to the adoption of the Renaissance Plan.

Loading docks are not permitted on Pedestrian Continuity Frontages.

For Type I, a building may be built to the height of an existing building provided both buildings are integrated and all Facades are complete.

In the event of pre-existing Setbacks, special adjustments may be allowed/required.

All buildings shall have the main entrance on a Frontage.

Lots without buildings shall have a Streetwall along 80% of their Frontage.

The provisions of the New Jersey Building Code, where in conflict, shall take precedence over the provisions of this Code.

The provisions of this Code, where in conflict, shall take precedence over the Trenton Zoning and Land Development Ordinance.

DEFINITIONS

Commercial Use : Premises used primarily for the conduct of retail trade and general business.

Expression Line (EL) : A horizontal line the full width of a Facade expressed by a change of material or by a continuous Setback to a depth of 3 ft., or by a continuous projection no less than 9" and no more than 3 ft.

Facade : The vertical surface of a building along a Facade.

Frontage : The property line or lines of a lot which coincide with a street right-of-way or a park boundary line.

Independent Building : A building having no interior passage to an adjacent building.

Gross Floor Area : The enclosed area of a building excluding unglazed porches, arcades, and balconies.

Non-Primary Frontage : Special Frontages designated in the Capital City Renaissance Plan, which are subject to the requirements of this Code.

Pedestrian Continuity (PC) Frontage : Special Frontages designated in the Capital City Renaissance Plan, which are subject to the requirements of this Code.

Primary Frontage : All Frontages not designated as Non-Primary Frontages, in the Capital City Renaissance Plan, which are subject to the requirements of this Code.

Residential Use : Premises used primarily for habitation.

Recess Line (RL) : A horizontal line the full width of a Facade above which the Facade sets back a minimum of 8 ft. from the Facade below.

Setback : The mandatory distance between a Frontage and a building Facade.

Story : The habitable level of a building not more than 14 ft. in height from finished floor to finished ceiling.

Streetwall : A 50% opaque wall 6 ft. high, made of vertical metal posts with a base no higher than 2 ft. and piers made of brick or stucco, or a wall 4 ft. high made of brick, cast stone, stone, terra cotta, or stucco.

Yard : An area left free of structures which are greater than 3 ft. in height, except Streetwalls.

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