CENTRAL BUSINESS DISTRICT

FAÇADE DESIGN GUIDELINES

Town of Morristown
FINAL DRAFT—AUGUST 24, 2006

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STATEMENT OF PURPOSE

The Façade Design Guidelines have been developed to preserve and improve the appearance of the buildings and streetscapes in the Town of Morristown's Central Business District (CBD). These improvements will help to make Morristown's CBD a more attractive and inviting destination in which to shop, visit, dine and walk. Below are a few of the tangible benefits our community will realize from the implementation of these guidelines.

* Create a desirable location for new businesses.
* Improve commerce for existing retailers.
* Create human-scaled and welcoming streetscapes for residents and visitors.
* Protect and improve commercial property values.
* Enhance the downtown quality of life by improving it's historic charm and character.
* Create a "destination" for travelers and shoppers.
* Improve the "walking" experience in the CBD.

It is the intent of these guidelines to ensure that appropriate consideration is given to preserving the historic context of the many existing, late 19th century, commercial buildings during their possible renovation process. In addition, the guidelines are intended to be used as a reference material.

The approval of these Guidelines by the Planning Board and their adoption by the Town Council reflect a commitment to the preservation and betterment of Morristown as a community greater than the sum of its parts. This document forms the framework within which one remains free to exercise creativity, invention and innovation, although individual restraint is encouraged where necessary to maintain or achieve harmonious relationships among the components of a streetscape.

INTRODUCTION OF THE FAÇADE DESIGN GUIDELINES AND THE REVIEW PROCESS

The Guidelines -

The following guidelines, and their specific standards, emphasize the importance of context when considering the design, or the remodeling, of any building within the CBD. A design strategy that prizes the importance of streetscape will benefit those who live, work and shop within the Central Business district.

Some examples of these undesirable results include the installation or application of:

* False, or fake, building facades
* Boxed, neon, building signs
* Inappropriate color schemes
* Poorly spaced window placement
* Display window jumble
* Hidden street address numbers
* Domed, vinyl, dayglow, backlit awnings
* Redundant or disproportionate signage
* Inappropriate construction materials

Consideration of, and adherence to these Guidelines will avoid these, undesirable results.

Note: The included example photographs are framed in either red or green. The green framed photographs reflect the Guidelines' recommendations. The red framed photographs reflect examples that do not follow the Guidelines' recommendations.

The Review Process -

The Façade Design Guidelines pertain to development within Morristown's Central Business District as delineated by our zoning map and specifically relates to,

> The erection, or alteration, of any building façade; more specifically - the alteration, creation and/or proposed relocation of any façade components, such as its fenestration, exterior trim, windows, doors, color scheme, lighting, signage, and awnings.

The Guidelines have been developed for use by the Design Review Committee but may be used as a reference material by others. The application of the Guidelines by others is intended to provide a potential applicant with criteria to be considered during the planning stage of their upcoming project.

The Zoning Officer may approve applications deemed complete where modifications to existing facades conform to the Façade Design Guidelines. The Zoning Officer shall make this determination within seven (7) days after the application has been deemed complete. Any application that the Zoning Officer has not approved shall be referred to the Committee.

The Committee shall review applications referred to it by the Zoning Officer and may approve applications that conform to the Façade Design Guidelines. The review and approval process shall not exceed thirty (30) days, unless the applicant consents to an extension of this timeframe.

In the event that the Committee determines that the application does not conform to the Guidelines, it may meet with the applicant to discuss possible amendments to the application that would conform to the Guidelines. In the event that the Committee does not approve the application, it will be referred to the Planning Board Site Plan Committee, for further review.

GLOSSARY OF TERMS

1. Building Scale -
   The relationship of a particular building, in terms of building mass, to other area buildings.

2. Building Mass -
   The three dimensional bulk of a structure; height, width and depth.

3. CBD -
   Central Business District of the Town of Morristown.

4. Curtain Wall -
   A non-structural building wall, usually window or window paneled dominated.

5. Expansive Blank Wall -
   One wall of a building, constructed on a single plane, which utilizes only one building material and does not provide any openings in the form of windows or doors.

6. Façade -
   Any building face or wall.

7. Fenestration -
   The window arrangement of a building or building façade.

8. Harmonious Relationship -
   The design, and/or location of buildings or other manmade or natural elements of the urban environment which is sufficiently consistent in scale, or character, and/or sitting with other buildings or manmade or natural elements in the area, so as to avoid abrupt and/or severe differences.

9. Human Scale -
   The relationship of a particular building, structure or streetscape element, to the human form or function.

10. Neon Light -
    A discharge tube containing neon, which ionizes and glows with a colored light when an electric current is sent through it. Used especially in advertising signs.

11. Street Furniture -
    Functional elements of the streetscape, such as but not limited to curbs, benches, sign posts, phone booths, street lights, trash receptacles and fences.

12. Streetscape -
    Natural and manmade elements of the urban environment.

13. Urban Context -
    The combination of buildings, structures and streetscape that form a distinct neighborhood or section of a city or urban place.

14. Visual Compatibility -
    See "Harmonious Relationship"

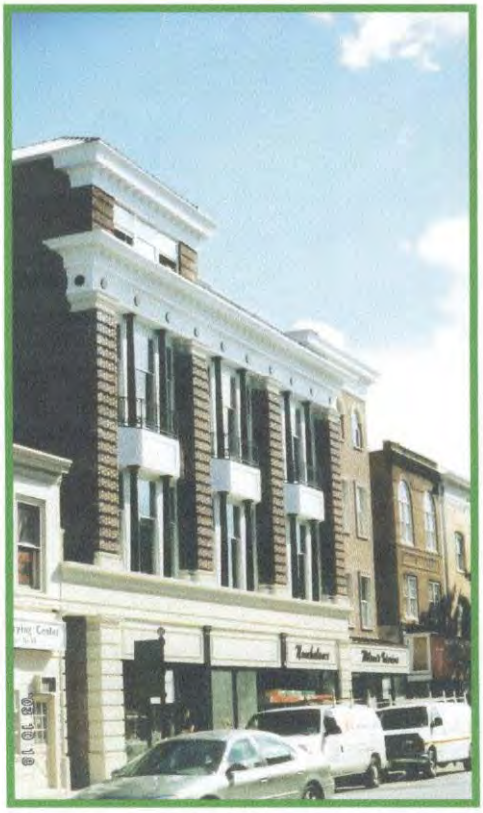
15. Texture -
    The quality of a surface, ranging from mirror smooth finish to coarse unfinished surface.

SECTION ONE
GENERAL CONCEPTS

1.1 **Overall Design Concept**

The proposed façades, buildings or structures should have a visual and harmonious relationship with the surrounding buildings or structures.

1.2 **Building Design**



Existing buildings that make a positive architectural statement should be recognized as products of the time period of the existing buildings, make a positive contribution to the character of the CBD. As a general rule, alterations and additions to such buildings should preserve the architectural integrity of the existing building and not create an appearance of a later or earlier period. Where existing buildings have already been altered consideration should be given as to whether these changes may have architectural or historical significance of their own; if so, this significance should be recognized and preserved. If those alterations have in any way compromised the original architecture, it is recommended that they should be removed and the original façade restored.

1.3 Building Additions

Additions to existing buildings should be compatible with the existing building in terms of scale, materials, fenestration, texture and color. A change in scale, for example, may require a transitional design element between the existing building and the addition.

1.4 Side and Rear Elevations

General guidelines and specific standards that apply to a buildings front elevation apply as well to the side and rear elevations. Appearance of visible side and rear elevations is important, especially if parking or outdoor seating is provided in these areas.

1.5 Area Design Features

A building should, where appropriate, strengthen the particular urban design features of its locale by framing a view corridor, enclosing an open area, or continuing a particular design feature or statement. New construction should integrate itself into existing streetscapes, whereby the streetscape is enhanced, although not overpowered, by the new structure.

1.6 Façade Composition

Multi-storied commercial buildings should consist of a base, a field, or body and a cornice, or crown. The base should be penetrated by more openings and glass then the upper stories. Stability, proportion and visual interest should be exhibited by buildings with a clear vertical organization.

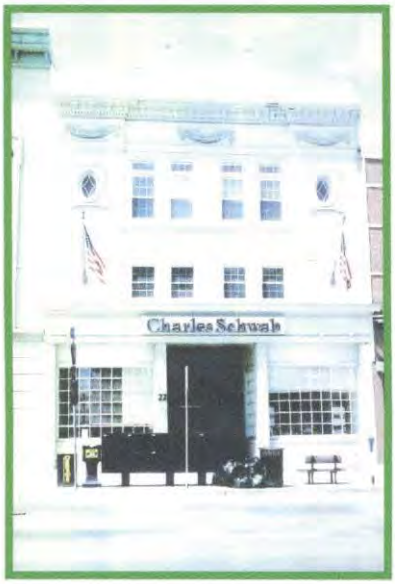
SECTION TWO
SPECIFIC GUIDELINES

2.1 **Building Massing and Scale**

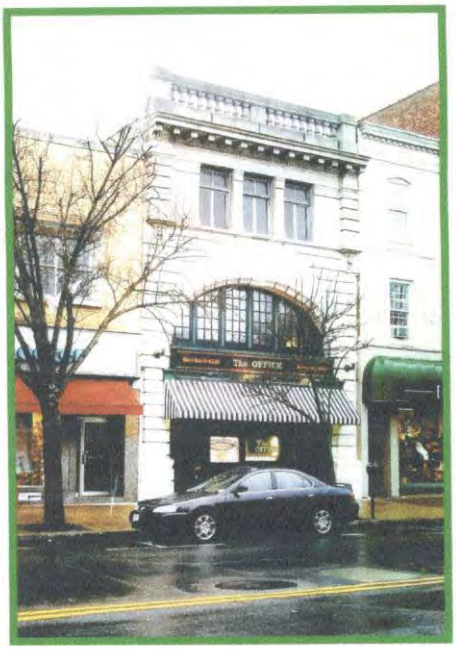
a. *Massing*

i. The façades of commercial buildings which are up to five stories should be broken down into segments having vertical orientation, known as bays.

ii. Ground floors with storefronts should be separated from upper floors by a continuous, and proportionally sized, decorative lintel. Use of this unifying element allows for flexibility in storefront design without interruption of repeated vertical elements of the upper floors. Structural rhythm along the streetscape should be maintained even though the architectural design and style of each store may vary.



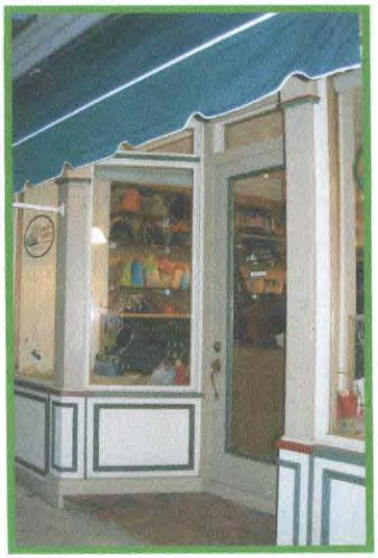
iii. Building design should be "wall dominant", i.e., the roof is visually less prominent in the total design. Roof forms and styles should be compatible with those found in the vicinity.



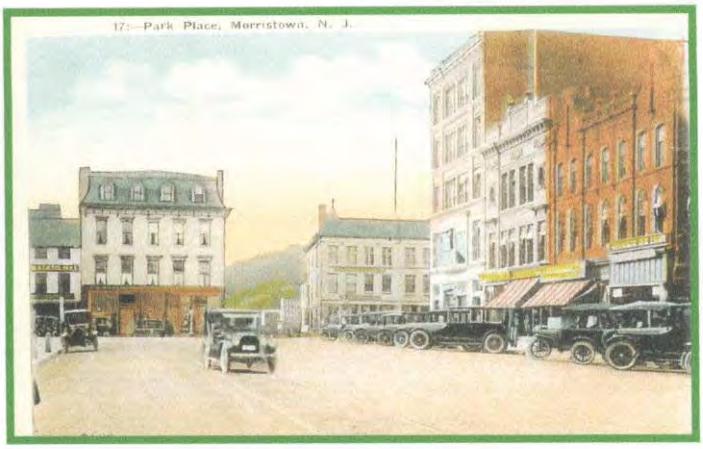
iv. Uniform setbacks for buildings on the same block help to align the building facades and also create the sense of an organized and defined urban streetscape. For infill construction, setbacks should align with adjacent buildings.

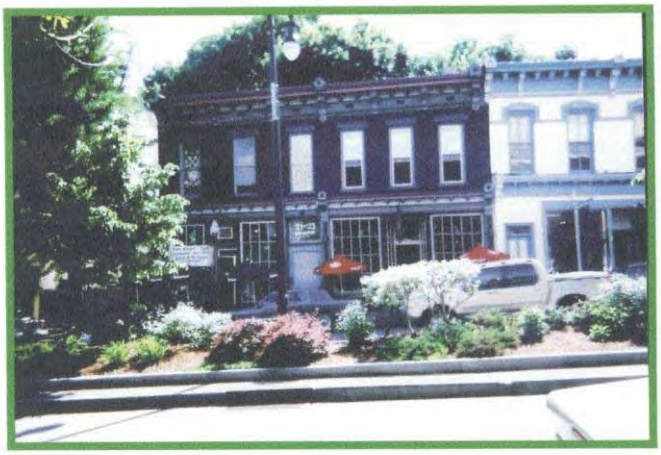
b. *Scale*

i. The element of human scale should be employed at the ground level, especially along street frontages and adjacent to entryways. This can be attained with the use of such elements of human scale such as doors, windows, columns, canopies and awnings.



ii. The repetition of bays along a streetscape creates a unified pattern and helps establish a sense of scale.





iii. Expansive blank walls are featureless and without visual appeal; and are therefore not recommended as design elements.

2.2 **Building Height**

a. *Compatibility*

i. The height of a new building, or addition, should be similar to the height of adjacent or nearby buildings so that design relationships are established. The new structure should be compatible with the architecture of the existing building and/or the surrounding structures.

ii. The relationship of the width to the height of the front elevation should maintain proportions similar to adjacent buildings. They should also visually relate to the surrounding buildings and places.

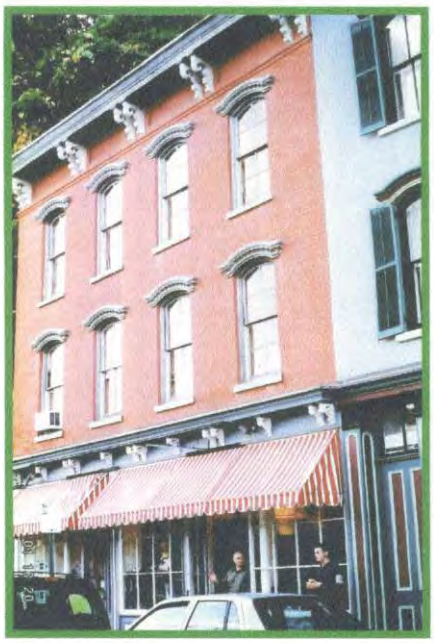
iii. Maintaining a similar cornice height line to adjacent buildings minimizes irregularities in the streetscape and provides a sense of visual continuity.

iv. Short structures, up to two stories, placed within a street of up to five story structures creates a visual gap in the streetscape. This should be avoided. Adding additional stories to the short structures along a street of taller buildings is recommended if the remodeling relates to the surrounding buildings architecturally.

2.3 **Façade Treatment**

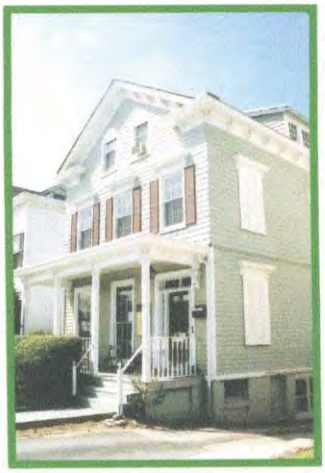
a. *Proportion and Design of Openings*

i. The relationship of width to height of windows and door openings at ground level should be visually compatible with existing openings in the same building façade and/or with other adjacent or related structures.



ii. Original window and door opening sizes should not be altered on the building façade. The pattern and design of openings on new buildings should be compatible and harmonious with those nearby.

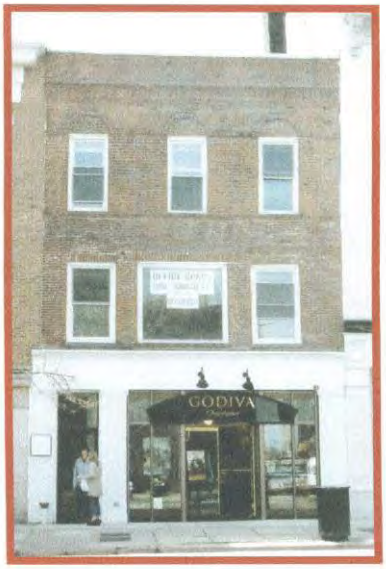
iii. If the interior use of the existing building interferes with existing windows (with, for example storage materials) they should be shuttered closed. This avoids the bricking up of windows and preserves the original façade intact.



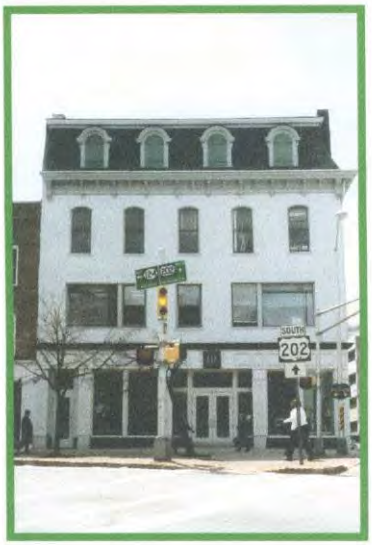
b. *Window and Door Types*

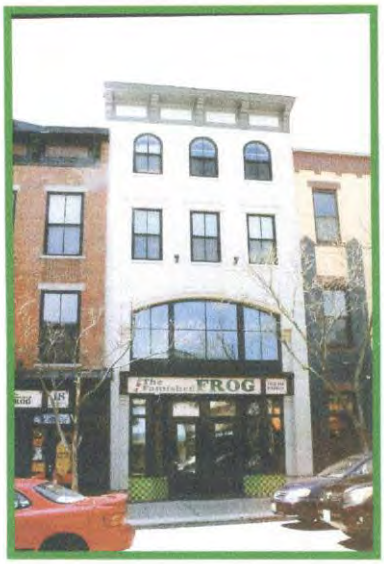
i. New construction should incorporate windows of similar design, size and material as those in adjacent buildings. They should incorporate other unifying façade elements in order to conform to the pattern and rhythm of other buildings of similar context.

ii. Windows, whether new or replacement, should be similar in style, and design, to the original or compatible with the original architectural style of the existing building. Wood is recommended and anodized aluminum is not recommended.



iii. Ground floor retail windows should be large, display variety and not be double hung. Black or matching the trim color of the building is recommended. Insulated, tru-divided lites are recommended for all above ground level windows. The use of anodized aluminum doors and windows on the ground floor, should be avoided.





c. *Streetscape Rhythms*

i. Consistent rhythm of size and proportions that are carried throughout a block or streetscape, including window spacing, window proportions, entrances, canopies, awnings and other repetitive elements, should be incorporated into new or renovated facades.

ii. Repetition of bays creates a unified pattern and helps to establish a cohesive sense of scale. Rhythms should be maintained even if the individual facades have markedly different design features and elements.

d. *Architectural Style and Details*

i. Façade renovations should conform to the original architectural style of the building. Original details should be retained or reproduced. If it is necessary to introduce new elements, they should relate to the existing features and elements.

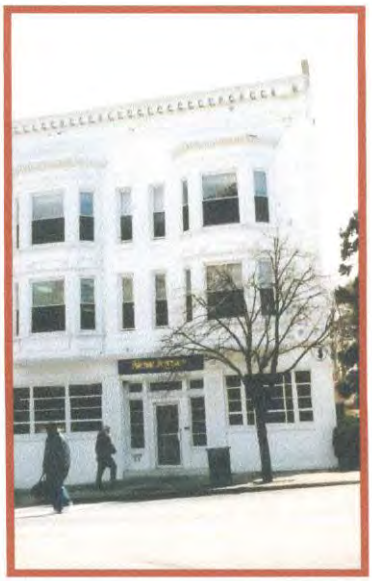
ii. Surface detailing should be used to maintain the integrity of the existing building structure rather than applied for decorative purposes which are different then the building or its surrounding neighbors.

e. *Historic Appropriateness*

i. If new features or architectural elements are to be introduced, they should conform to the existing historic features.

ii. False historical styles that do not have any basis in the architectural history of the existing building are not recommended.

iii. Renovation of an existing building should maintain the buildings historical context and designed so as to maintain its relationship to other buildings in its vicinity.

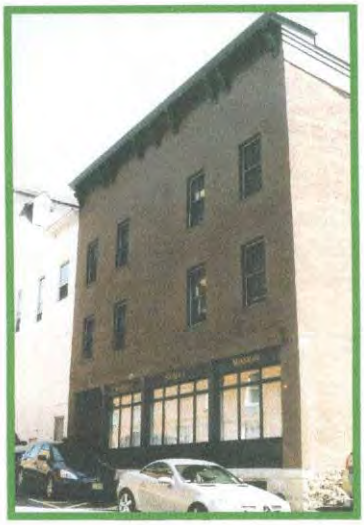


2.4 **Building Materials and Texture**

a. Existing Facades

i. On existing buildings, original materials should be restored or retained wherever possible.

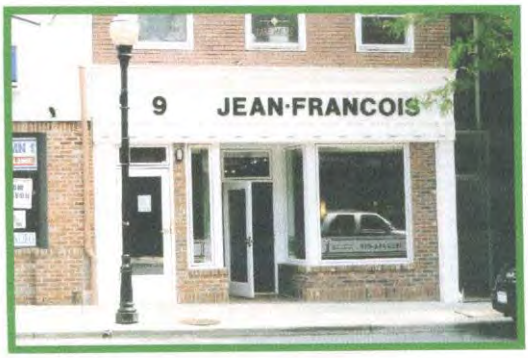
ii. Original finish of masonry should be preserved. If it is painted, it should remain painted; if it is unpainted it should remain unpainted



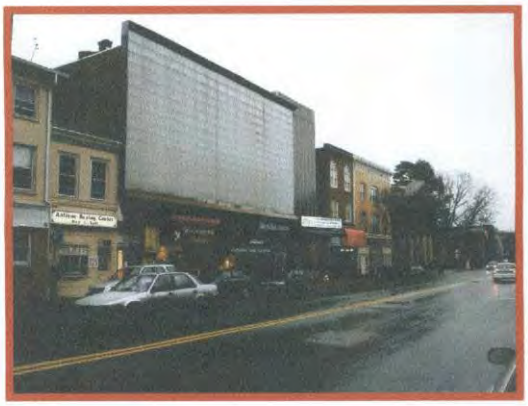
iii. Masonry should be cleaned by using methods that do not affect the protective exterior layers and will not accelerate erosion. Masonry finishes should never be sandblasted. Some chemical cleaners may be acceptable, but their effects should be determined before they are used.

b. *Renovation*

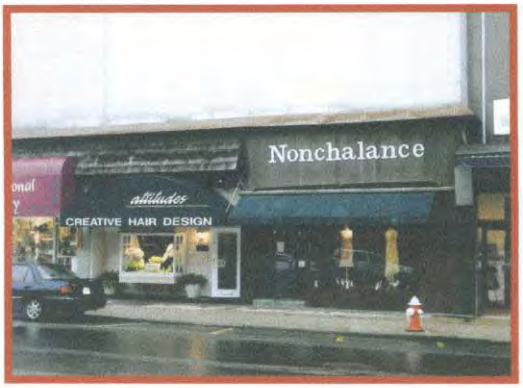
i. Elements and materials of the existing façade should be incorporated into the renovation project, during the renovation process.



ii. The façade and its original materials should not be obscured by covering them with metal panels, plastic material or any other materials inconsistent with the original materials. Bare ferrous metal is not recommended for flashing. Copper, bronzed or painted metal is preferred.



iii. Aluminum sidings, metal panels, featureless prefabricated panels and mirrored glass surfaces are not recommended for use during renovation.



c. New Construction

i. The design of all new structures should reflect late 19th Century architecture which is prevalent in the CBD.

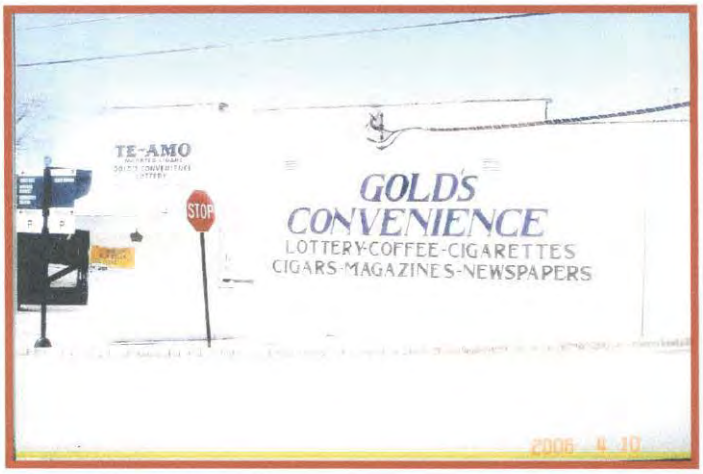
ii. Use of rough, extruded brick for facades is recommended. Traditional color palette should be utilized for brickwork.

iii. Bricks that are high sheen and wire cut are not recommended.

2.5 **Signs**

a. Placement and Installation

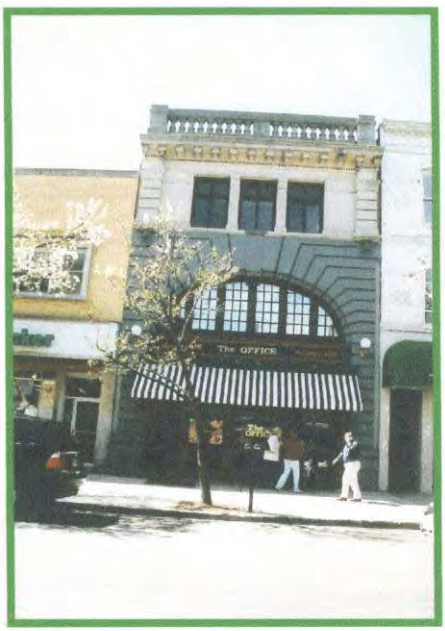
i. Signs should be placed on ground level, below the first floor level, preferably directly above the store display windows, and/or entry door.

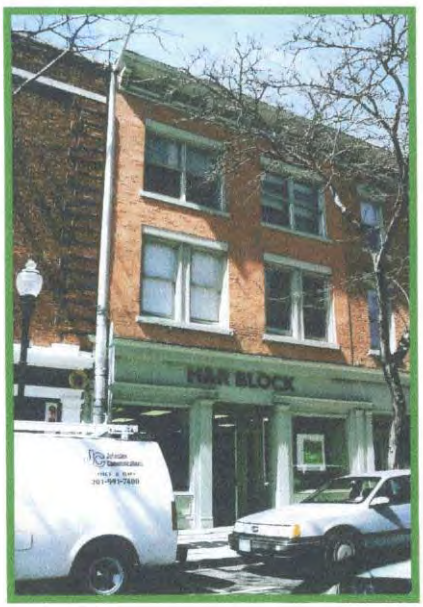


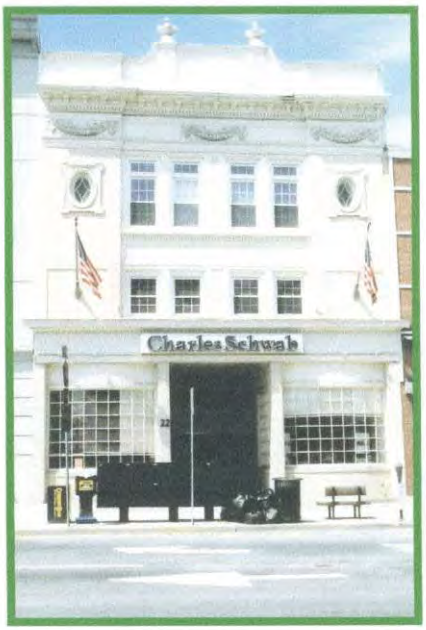
ii. The store name may be professionally painted in the top, or bottom, 15% of the store display window.

iii. It is recommended that all signs are to be installed so that the method of installation is either concealed or made an integral part of the design of the sign.

iv. Signs should fit within the existing architectural features of the building facade and integrate into its design. Bands of decorative molding or trim at the lintel level above the first floor windows create a natural frame for signage and should be preserved where original. It is recommended that signage should be located within this band area.

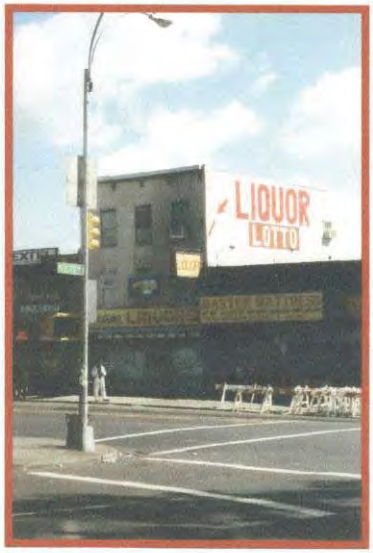




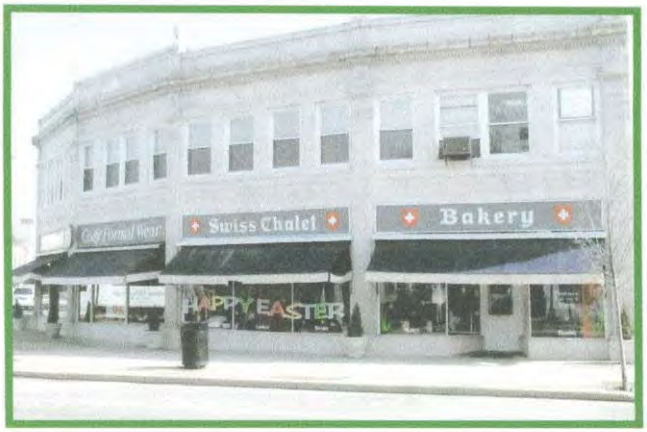


v. Signs should not be hung on balconies, doors or windows; or in such a manner as to disfigure or conceal any original architectural features or decorative details of the building.

vi. It is recommended that no advertisement shall be painted upon the surface, or façade, of the building or structure.



vii. It is recommended that the location of signs should primarily be oriented to the pedestrian viewpoint, from either the same side of the street, or directly across the street from the store.

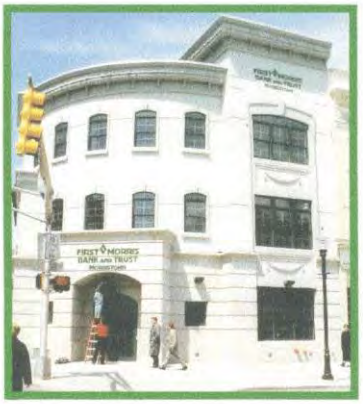


viii. It is recommended that the store hours should be painted on the entry doors or placed adjacent to the doors. Nothing else should be applied to the doors.

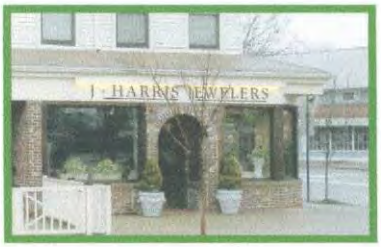
b. *Design, Style and Materials*

i. Signs should be designed, sized or painted in order to attract the attention of pedestrian traffic, not passing vehicular traffic.

ii. When possible, style and design of a sign should relate to, and compliment, the buildings architectural style.



iii. Materials and method of illumination should compliment the composition of the existing façade and compliment the building style and its characteristics.



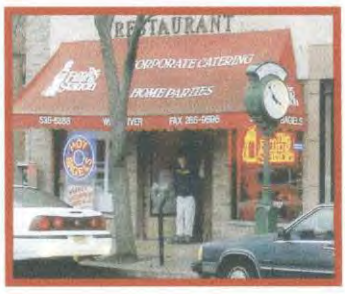
iv. It is recommended that the signs should relate to other existing signs on adjacent building with regard to height, size and scale.

v. Signs should be designed to relate to other signs on the building by using the same format, common font or color scheme.

vi. Lettering for façade signs should be comprised of individual letters, either individually painted or fabricated.

vii. Where two establishments share a common storefront, an effort should be made to use the same or similar signage format and font, and using color to differentiate one from the other; conversely, using different, but similar size, font and using the same color.

viii. The use of exposed neon tube signs in display windows, for either retail or product logo advertisements, is not recommended.

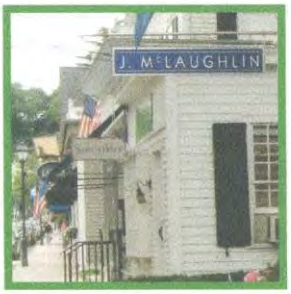


ix. "Open" exposed neon signs, 8"h x 18"w maximum, are permitted by retailers with minimum interior visibility from the street.

x. Lighting fixtures for sign illuminations must be wall mounted and be of a similar architectural style as that of the building. They should not produce any glare, or overspill, on surrounding buildings.

xi. Boxed, backlit, neon signs are not recommended.

xii. Signs which project from front façade are permitted under very limited, and historically associated, conditions.



c. *Color and Content*

i. An accent color should be used for signs that is complimentary to the buildings color scheme.

ii. Excessively bright or reflective colors should be avoided.

iii. Neon lighting, "dayglow" or iridescent colors are not remommended and are inconsistent with the character of the CBD.

iv. Where there are no awnings, the building street address number should be placed above the entry door.

v. The signage should be limited to the name of retailer and type of the establishment.

ALL SIGNS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE ZONING ORIDINANCE.

2.6 **Awnings**

a. *Dimensions and Placement*

i. It is recommended that the awnings should only be placed above windows and doors.

ii. The top of the awning frame should be kept within six inches of the door jam or window frame.

iii. No awning shall project more then 5 feet from the building façade.

iv. No awning shall be lower then 7 feet above the sidewalk.

v. Ground floor awnings should not extend above the ground floor lintel level.

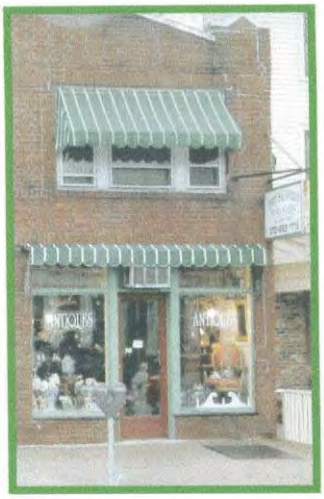
vi. The frame design and fabric choice for all awnings should be compatible with the architectural style of the façade.

vii. Awnings should not be installed so as to conceal or disfigure the architectural details of the façade.

viii. Awnings should be compatible in material, color and scale to adjacent storefronts, in order to create a unified streetscape rhythm.

b. *Style, Materials and Maintenance*

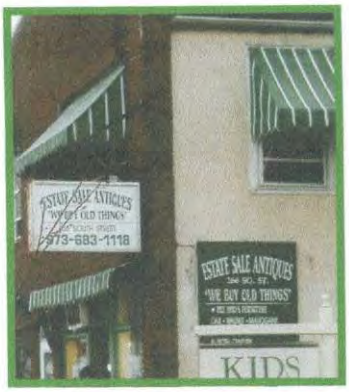
i. Awnings may be fixed or operable.



ii. Awnings should be fabricated of fire-retardant canvas only.

iii. Plastic coated, shiny vinyl, metal and aluminum awnings are not recommended due to their incongruity with the CBD's urban context and their low resistance to wear and tear.

iv. Traditional style awnings should be installed when warranted.



v. Domed, "waterfall", box or backlit awnings are not recommended and are inconsistent with the character of the CBD.

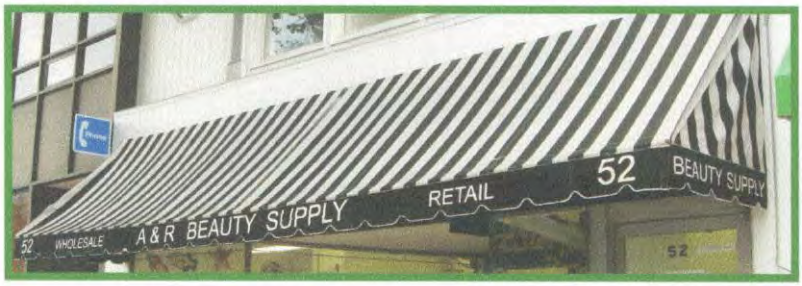
c. *Color and Content*

i. Awning colors should be chosen from a traditional color pallet, some suggestions include hunter green, russet, black, burgundy or navy blue. "Dayglow", iridescent or fluorescent colors are not recommended.

ii. Awnings should be fabricated in solid colors to avoid visual clutter. For example, if a striped awning is in keeping with the architecture, it should be comprised of only two or three colors, one of which should be white or ivory. Stripe width should be scaled to the façade and should be a maximum of 4" wide.

iii. Only the name of the retailer and the street number should be printed on the valance of the awning by the awning fabricator.

iv. Valance lettering is the only lettering permitted on the awning. Lettering should be printed in white or ivory.



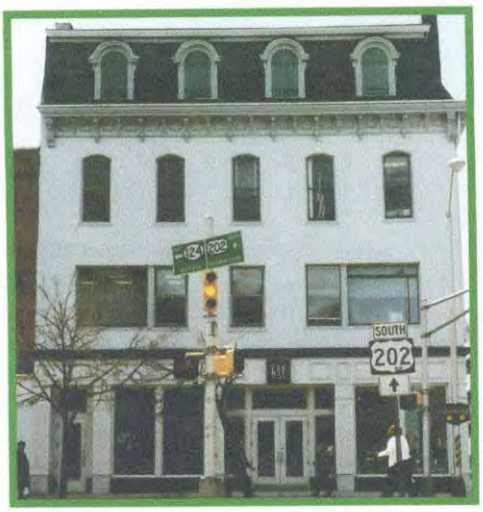
2.7 **Building Façade Color Scheme**

a. *Building Components*

i. The three areas of a building which typically require three different paint colors are the field, or body; the trim and the accent elements.

b. *Color Placement*

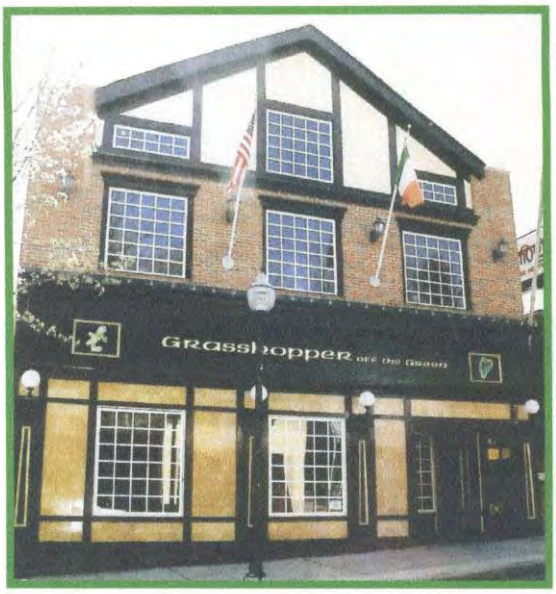
i. The field of the building is usually comprised of brick, clapboard or stucco. This area is typically the lightest shade of color on the façade. The building field colors should be chosen from a traditional earth-toned pallet.



ii. It is recommended that the trim, which includes the window surrounds, door surrounds and the upper cornice, should be painted a deeper shade of the paint chosen for the field of the building. White or beige can also be used.

iii. The accent elements, such as front doors; shutters; upper cornice corbels; picture frame moldings may be painted in a brighter complimentary or contrasting color. This will allow the smaller façade details to be highlighted and therefore noticed.

iv. It is recommended that the total number of colors on a single building, including the façade, signs and awnings, should be limited to four, including black, white or beige.

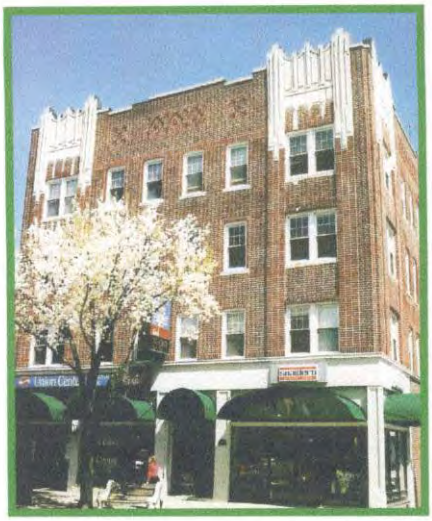


c. *Planning of Color Scheme*

i. When possible, paint colors should match or compliment the buildings original color scheme.

ii. Color schemes should be compatible with adjacent buildings' and typical colors used in the CBD.

iii. Unpainted brick facades should remain unpainted. Trim and accent color should compliment brick work.



iv. The color of the roofing material should be considered when choosing the color scheme of the building. Large areas of blue slate, black shingles, green copper, grey shakes or other roofing material will have a significant impact on the overall success or failure of the color scheme.

v. Painting a "stucco" building is recommended. Field, trim and accent colors should be complimentary and light in tone.

vi. It is recommended that the following building elements should be painted as follows:

* Dormer windows - trim colors
* Cornices - trim color
* Windows and storm windows - trim color
* Shutters, corbels, picture frame moldings and other small architectural details - accent color
* Gutters and downspouts - natural copper, white, ivory aluminum or painted to match field color of building on which they are attached
* Wrought iron or aluminum railings - black
* Utility equipment - dark grey

d. *Precautions*

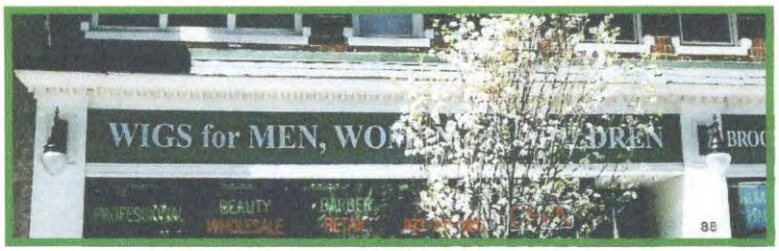
i. Buildings should not be painted to compete for attention with other buildings in their vicinity nor to stand out boldly in their context.

2.8 **Façade Lighting**

a. *Locations*

i. Light fixtures mounted to the facade of a building should be architecturally compatible with the period, style, materials, colors and details of the building.

ii. It is recommended that the light fixtures should wash the façade, and/or wall sign, with light, avoiding any glare on adjacent buildings.



iii. Flood lights are not recommended on the front façade.

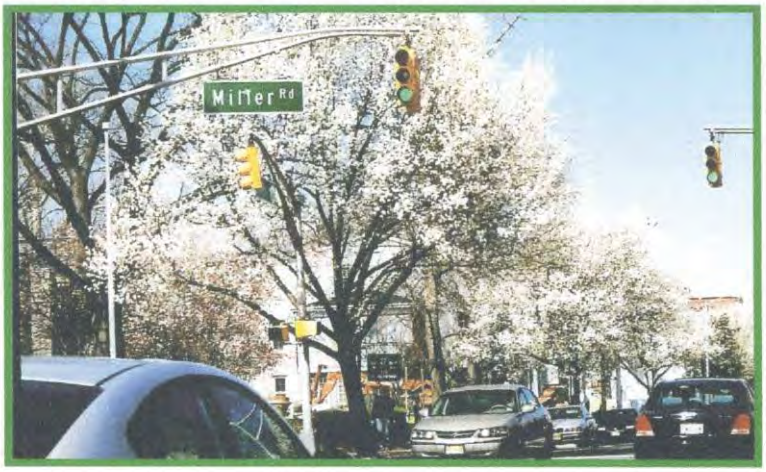
SECTION THREE
OUTDOOR SPACES

3.1 **Landscaping**

a. *Trees*

i. Selection of street trees should be coordinated with the Morristown Public Works Dept. to ensure compatibility with existing street tree species and locations.

ii. Trees should be used to provide shade, to soften and to beautify the otherwise structured streetscape.



iii. Trees should be planted so as not to obscure traffic visibility or obstruct entrances.

iv. As trees mature, limbs should be high cut to 8'.

v. Street trees should be deciduous, providing shade in summer and full sun to pedestrians in the winter.

b. *Sidewalk Planters and Flower Boxes*

i. It is recommended that flower planters should be placed against the building façade and be compatible with the buildings architecture and design. Planters should not protrude into the sidewalk more then 18".

ii. If instance, planters of Alberta Spruce, English ivy and annual flowers are recommended for under or between display windows to provide the streetscape with color in the summer and evergreen in the winter.

iii. Planters should be set into saucers to avoid staining the sidewalk from overflow or over watering.

iv. Flower boxes are recommended to be placed adjacent to entry or directly under display windows.

v. Flower boxes should be lined with filter fabric to avoid staining the sidewalk with overflow from watering.

c. *Wall Mounted Flower Baskets*

i. Wall mounted flower baskets are recommended for placement between, or on the ends, of display windows at lintel level.

ii. Baskets should be lined with filter fabric so as to avoid staining the sidewalk with overflow from watering.

iii. Along with traditional annuals, waterfall annuals and trailing vines are recommended for baskets, in order to provide a lush appearance from below.

d. *Street Tree Wells*

i. Where appropriate, street tree wells should be filled with 12" of average soil, free from any construction debris or other pollutants.

ii. Street tree wells shall be edged with black, metal, hooped, edging.

iii. Street tree wells shall be planted with English ivy—Hedera Helix.

iv. By way of example, six narcissus "Dutch Master" (early midseason bloom) or if available,"King Alfred" (midseason bloom) daffodils are recommended to be planted among the ivy within the tree wells. 12" spacing. Bright yellow on 18" stems.

e. *Maintenance of Vegetation*

i. All plant material should be mechanically irrigated, or watered, daily during the summer months.

ii. All plant material should be pruned, deadheaded and maintained so as to flourish.

iii. Dead or dying plant material should be replaced immediately.

3.2 **Open Spaces and Court Yards**

a. *Open Spaces*

i. Small open spaces between two retail buildings should be landscaped to create pocket gardens for private or public use.

ii. Open spaces could include brick, or slate pathways, benches, small fountains, annual plantings, and dwarf evergreens.

iii. Mechanical irrigation is recommended for all Landscaping, when possible.

iv. Spaces should be visible from the sidewalk but may be gated.

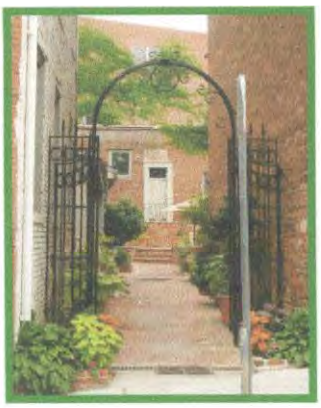
v. Decorative black wrought iron, aluminum or wooden arbor gates are recommended. (painted to compliment the color scheme of the adjoining building)

vi. Decorative entry gates that are fabricated to reflect the architecture of the adjacent buildings.

vii. Chain link fence is not recommended for use in pocket gardens.

b. *Court Yards*

i. Court yards can also be utilized at the rear of buildings to provide private, outdoor space for employees or residents of the building.



ii. The court yard concept can be utilized for entries to large buildings in order to soften the urban streetscape.

iii. Court yards are typically larger spaces then pocket gardens and contain more hard surface materials.

iv. Restaurants may create court yards in a suitable, outdoor location for dining.

v. Court yards typically contain large scale seating areas as well as individual "historic late 19th century" reproduction benches. Elevated flower beds, large shade trees, large fountains, interlocking paving materials, brickwork, pergolas, expanses of lawn, "historic" light poles and statuary are also typically included.

vi. Poured concrete paving is not recommended

vii. Vast areas of paving materials should be avoided. Landscaping and garden ornaments should be the prevalent features.

viii. All plant material shall be maintained to provide hardy and lush growth.

ix. All dead, or dying, plant material shall be immediately removed and replaced.

c. *Screening*

i. Trees and vegetation may be used as screening for large parking lots or other large unattractive spaces.

ii. 4' high, 12" to 18" deep decorative brick walls are permitted to screen parking lots. Individual flower boxes are recommended for top of wall.

iii. 6 ' high, black, powder coated, aluminum "estate" style fencing is recommended for screening of parking lots, large streetscape gaps and other unappealing voids in the streetscape. Fence should be setback from sidewalk to permit 3' bed for landscaping along sidewalk.

iv. 6' high black, plastic coated, chain link fence is recommended for screening parking lots only. Fencing must be screened along the sidewalk with 4' deep bed of 6' high evergreens suitable for location. Bed must be mechanically irrigated and mulched. Plastic, strip, infills for chain link fence are not recommended.

3.3 **Sidewalk Cafes**

a. *Locations*

i. Sidewalk cafes are desirable directly in front of restaurants and coffee shops.

ii. Placement of dining tables, chairs and umbrellas should be along the front façade of restaurant and/or coffee shop.

iii. Furniture should not obstruct the flow of pedestrian traffic along the sidewalk.

iv. 7' from the curb of the sidewalk should remain clear for pedestrians.

v. When space permits, dining area should be roped off from sidewalk.

vi. Cafes, as dictated by their location, should be set upon a solid, level surface of poured concrete, tile or interlocking pavers.

b. *Sidewalk Furniture*

i. Tables and chairs are to be constructed of sturdy and heavy materials.

ii. Furniture should be temporary in nature and Removed from the sidewalk during winter months.

iii. Nothing is to be permanently affixed to the sidewalk.

iv. Service or work stations are not permitted on the sidewalk.

v. When possible, furniture should relate to the style of the building.

vi. Umbrellas, if used, should be of traditional canvas materials to coordinate with buildings color scheme. Solid colors are recommended.

vii. Urns for flowers, and/or potted palms, are recommended to delineate, cool and soften area for sidewalk café. Containers should relate to color and architecture of building.

c. *Accessibility and Containment of Sidewalk Cafe*

i. Access to the main entrance of indoor restaurant should be maintained clear of obstructions.

ii. Access to all doorways and display windows of adjoining, ground floor, businesses should not be obstructed.

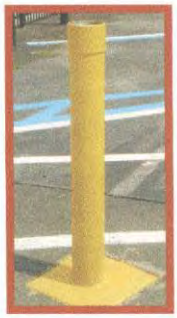
iii. Dining area should be large enough for servers to access tables easily. No overcrowding of space is permitted.

iv. If the dining area is to be enclosed with either portable, decorative fencing, or roping, these features should not exceed 3 ' in height or obstruct pedestrian view of the sidewalk.

3.4 **Street Furniture**

a. *Definition*

i. Public benches, phone booths, bollards, trash receptacles, planters, public free-standing tall clocks, bus stop enclosures, light poles, water fountains and newspaper boxes are considered street furniture.



b. *Style and Design*

i. The design for all street furniture in Morristown should reflect the predominantly late 19th century architecture in the CBD.

ii. Reproductions of late 19th century street furniture abound in the market today and they should be considered during the planning of any project.

ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE TOWN AND/OR COUNTY PRIOR TO USE OF SIDEWALKS FOR CAFES.

3.5 **Sidewalks**

a. *Configuration*

i. Along the sidewalk length, the sidewalks should be poured in pads no longer then 8', with expansion joints between pads.

ii. Sidewalks should be 4" thick.

b. *Materials*

i. NJDOT Class B concrete

3.6 **Street Curbs**

a. *Materials*

i. NJDOT Class B Concrete

SECTION FOUR
EXAMPLES

4.1 **Awnings**

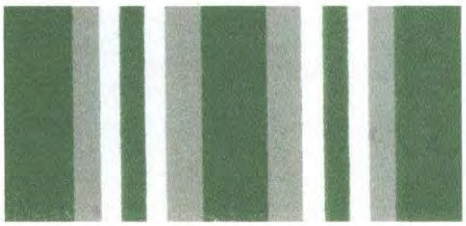
a. *Solid Colors*

Forest Green

Navy Blue

Black

Russet

Cranberry

b. *Stripes*