

PURPOSE

- Improve the overall character & image of the town through application of design standards.
- Reflect appropriate and desired building scale and character of neighborhoods, activity centers, and corridors.
- Incorporate architectural features for buildings, sites, and public spaces that are inviting and pleasant to be in.
- Promote diversity in architectural design while also creating cohesive aesthetic between buildings on same site or streetscape.

APPLICABILITY

USE	REGULATIONS
NONRESIDENTIAL / OTHER	
Nonresidential, existing or new construction	§ 128-30.3 to 30.10
Mixed-Use, existing or new construction	§ 128-30.3 to 30.10
Agricultural	Exempt
Industrial	Exempt
Any use in the RMU District	Exempt
RESIDENTIAL	
Multi-Family Dwelling, over 4 units on a single lot	§ 128-30.3 to 30.10
Lower Density Residential Uses	See Residential Design Board

FIGURE 30.3 BUILDING MASSING & FORM



FIGURE 30.8 Façade Element Proportions



KEY COMPONENTS

- **BUILDING PLACEMENT & ORIENTATION** | Placement refers to how a building is situated on the lot. Orientation refers to the location of a building's main axis, or primary façade. Building placement and orientation is a crucial part of the interface of private building façades with public thoroughfares, which shape a compact, walkable environment.
- **BUILDING MASSING & FORM** | Massing and form refer to the volume and shape of a building. Buildings should provide visual interest that engages pedestrians and others to promote activity and business vitality.
- **BUILDING FAÇADES** | Serve as the interface between the public realm and the interior space of the building and should be compatible with the character and context of the surrounding area. Proper façade composition creates visual interest and adds character to a façade, providing visibility into the building interior, particularly for retail uses, contributing to the pedestrian, bicyclist, and motorist experience throughout the Town.
- **BUILDING FENESTRATION** | Fenestration refers to the area of the façade or building exterior covered with openings, in particular windows and doors, how transparent the enclosing glass in the openings is, and how the openings are arranged and/or relate to each other with respect to size, depth, location, etc. Transparency, created by fenestration, on the first floor of a building creates visual interest for patrons and visitors within the building as well as a sense of security and comfort for passing pedestrians.
- **ROOF STYLES & TREATMENTS** | Architectural elements, such as a cornice, parapet, or change in material, plane, or design, which create a distinction between the top of the building and the lower floors.

FIGURE 30.5 Façade Articulation (Multi-Story Example)



SITE DESIGN ELEMENTS



§128-30.8 Design Transitions between Nonresidential & Residential Uses

- Structures that are nonresidential, mixed use, or multi-family dwellings over four units must use similar setbacks, building heights, roof forms, and materials when adjacent to existing residential uses.

FIGURE 30.13 Transition between Nonresidential and Residential Uses



FIGURE 30.7 Continuous Façade Elements

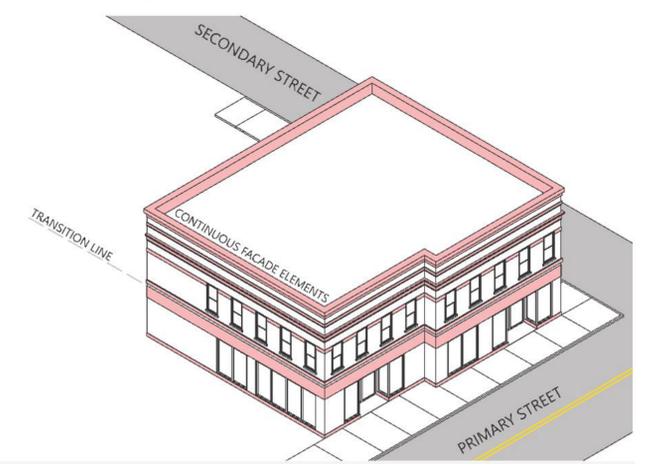
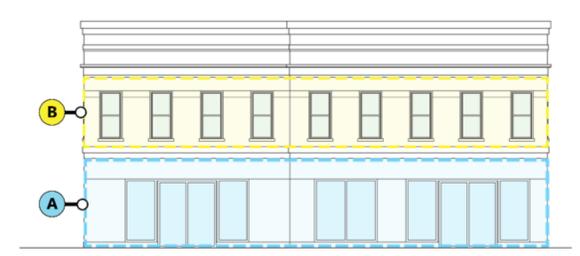


FIGURE 30.10 Façade Transparency



BUILDING / USE	RR, RH	CMU, TH, CH
MIN TRANSPARENCY – FIRST FLOOR (A)		
COMMERCIAL/MIXED USE	35%	50%
OTHER	25%	35%
MIN TRANSPARENCY – UPPER FLOORS (B)		
ALL BUILDINGS/USES	20%	35%
MIN TRANSPARENCY – TOTAL FAÇADE AREA (A+B)		
ALL BUILDINGS/USES	75%	85%

NOTE: Transparency shall be measured as the percentage of the primary wall area per floor.

BUILDING & SITE DESIGN SHAPING STREETSAPES

