

**Article VIII.  
Design Standards.**

**8.1 Purpose and Applicability.**

In order to insure that new development, renovations, and reconstructions are designed, sized, and sited to complement the area in which they are located and the character of the town in general; and to minimize traffic hazards and situations which endanger public safety; and to protect existing development and property values through the promotion of high standards of design and compatibility; and to provide for a high quality of life for our citizens by promoting a variety of housing styles, transportation choices, and well planned parks and open spaces; the following standards shall apply to all development in all zoning districts unless otherwise noted.

**8.2 Design Standards for Buildings.**

*(A) Arcades, awnings, and canopies.*

In order to promote the appropriate use of arcades, awnings, and canopies, the following standards shall apply to all arcades, awnings, and canopies on all buildings, unless otherwise noted.

<p>"X" means that the standard is required. "- " means that the standard is not applicable. "U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Awnings and canopies shall be self-supporting from the wall; no supports shall rest on or interfere with the use of pedestrian walkways or streets.	X	X	X	X	X	X	X	X	X	X	X	U	U	U
In no case shall any awning, canopy or arcade extend beyond the street curb or interfere with street trees or public utilities.	X	X	X	X	X	X	X	X	X	X	X	U	U	U
No awning on any commercial, office, or institutional building, which encroaches on a sidewalk, shall extend out from the building more than two-thirds the width of the sidewalk or nine feet, whichever is less, nor shall it at any point be less than seven and one-half feet above the sidewalk.	X	-	-	X	X	X	X	X	X	X	X	U	U	U

*(B) Building height and width.*

In order to define urban street space, foster compatibility between development sites, and to emphasize the downtown as the core of the community, the following standards shall apply to all buildings, unless otherwise noted.

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
<p>Additions and new construction should maintain the existing building wall pattern by extending the building front from side lot line to side lot line, except that an appropriate architectural wall or similar design feature may be used instead of a building extension.</p>	-	-	-	-	X	-	-	-	-	-	-	U	U	U

(C) *Building presentation.*

In order to have buildings that successfully address public streets and public places, the following standards shall apply to all buildings, unless otherwise noted.

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
<p>Building façades shall be substantially parallel to the front property line except that corner buildings may be oriented to address the corner</p>	-	X	X	X	X	X	X	X	X	X	X	U	U	U
<p>Each dwelling in a duplex located on a corner or through lot shall front a separate street whenever practicable except where access is restricted or where the town determines that access to an adjacent street is not desirable.</p>	X	-	X	X	-	-	-	-	-	-	-	U	U	U
<p>Any side of a building that faces an arterial or collector street shall be treated as a building façade.</p>	-	-	-	X	X	X	X	X	X	X	X	U	U	U

(E) *Façades, windows, and roofs.*

In order to have well designed façades that add to the town's architectural inventory and that provide visual interest to the pedestrian, the following standards shall apply to all façades, windows, and roofs.

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Display windows on commercial buildings shall be transparent glass.	-	-	-	-	X	-	-	-	-	-	-	U	U	U

(F) *Location.*

In order to use location as a means of encouraging compatibility of design and use on individual development sites and between zoning districts, the following standards shall apply to all lots, unless otherwise noted.

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Multi-family, mixed use, nursing care, and progressive care community buildings containing dwellings shall be set back a minimum of fifteen feet from internal driveways and parking areas.	-	-	-	X	X	-	-	-	-	-	-	U	U	U

(G) *Residential design.*

In order to promote thoughtful residential design that will result in the creation and maintenance of strong, vibrant neighborhoods, the following standards shall apply to all residential buildings, unless otherwise noted.

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Decks and patios shall only be installed on the side or rear of the house. (This shall not in any way affect handicap ramps or the use of decking materials in the creation of a front porch.)	X	X	X	X	X	X	X	X	X	X	X	U	U	U

Porches shall be permitted to extend up to five feet into a required front yard.	X	X	X	X	-	-	-	-	-	-	-	-	U	U	U
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**(H) Size, scale, and compatibility of design.**

In order to promote compatibility of design within the built environment while encouraging creativity and variety, the following standards shall apply to all buildings, unless otherwise noted.

<p>"X" means that the standard is required.            "-" means that the standard is not required.            "U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Large multi-family buildings, except single family detached residential buildings, shall be broken down in scale by exterior architectural features (e.g., by designing the façade to mimic the appearance of multiple contiguous buildings.	-	-	X	X	X	-	-	-	-	-	-	U	U	U
Wall articulations (or breaks in the façade or roofline) shall be designed into all multi-family residential buildings not less than every forty feet or more than every ten feet along the building façade.	-	-	X	X	X	-	-	-	-	-	-	U	U	U

**8.3 Design Standards For Lots.**

**(A) Lot size and configuration.** The following standards shall apply to all lots, unless otherwise noted.

<p>"X" means that the standard is required.            "-" means that the standard is not required.            "U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Flag lots and zero frontage lots shall be permitted to serve above-ground utility sites.	X	X	X	X	X	X	X	X	X	X	X	U	U	U

**(B) Access.** The intent of these standards is to promote safe, convenient, and sufficient access to all properties by vehicles, pedestrians, and bicyclists. The following standards shall apply to all uses, unless otherwise noted.

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Vehicular access to a development containing multiple destinations (e.g., malls, strip centers, multiple building developments, etc.) shall be provided, when practical, by means of a shared driveway, side street, or frontage road. (This standard shall not apply to industrial buildings in the LI or GI districts.)	-	-	-	-	X	X	X	X	X	-	-	U	U	U
The approaches to loading and unloading areas in mixed use and commercial districts shall be designed to minimize conflict with on site vehicular, pedestrian, and bicycle traffic and with adjacent residential uses.	-	-	-	-	X	X	X	X	X	X	X	U	U	U
Whenever feasible, at least one driveway or other vehicular link shall be provided between adjacent mixed use and commercial properties, such as shops and offices that require public access.	-	-	-	-	X	X	X	X	X	X	X	U	U	U
Shared driveways are encouraged.	X	X	X	X	X	X	X	X	X	X	X	U	U	U

#### 8.4 Design Standards for Parking and Loading/Unloading Areas.

In order to have safe, well-designed parking areas that successfully accommodate the pedestrian and are subordinate in design and appearance to adjacent buildings, the following standards apply to all accessory and principal use parking lots in all districts unless otherwise noted.

##### (A) Location.

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Available, on-street parking directly in front of the zoning lot shall count toward fulfilling the parking requirement of that lot.	-	-	-	-	X	-	X	-	-	-	-	U	U	U

(B) *Connectivity.*

<p>"X" means that the standard is required.                      "-" means that the standard is not required.                      "U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
<p>New parking areas on adjacent non-residential and non-industrial lots shall be connected unless the town determines that such connection is not feasible.</p>	-	-	-	-	X	X	X	X	X	X	X	U	U	U

(C) *Paving.*

<p>"X" means that the standard is required.                      "-" means that the standard is not required.                      "U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
<p>All driveway and parking areas shall be paved with asphalt, concrete, brick pavers, crushed rock, stone, or similar material except for areas used for overflow, special events, and peak parking. (This standard does not apply to single family detached residential lots and shall only apply to that portion of an industrial lot that is used for and serves employee and/or visitor parking.)</p>	X	X	X	X	X	X	X	X	X	X	X	U	U	-
<p>Any non-paved surface used for overflow, special events, and peak parking that cannot be maintained with healthy, living turf grass or similar ground cover shall be paved with asphalt, concrete, pervious pavement, crushed rock, stone, or similar material. (This standard does not apply to single family detached residential lots.)</p>	X	X	X	X	X	X	X	X	X	X	X	U	U	-
<p>Any non-paved surface used for parking or driveways on industrial sites shall be maintained with crushed rock, stone, gravel, or similar material.</p>	-	-	-	-	X	X	X	X	X	X	X	U	U	-

(D) Aisles.

<p>"X" means that the standard is required.                      "-" means that the standard is not required.                      "U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
No more than thirty parking spaces shall be contained within one parking aisle.	X	-	-	X	X	X	X	X	X	X	X	U	U	U
Aisles shall be a minimum of twenty four feet in width if serving two-way traffic and a minimum of twelve feet in width if serving one-way traffic.	X	X	X	X	X	X	X	X	X	X	X	U	U	U
No parking aisle serving the general public that contains more than ten parking spaces shall dead-end. Any parking aisle that dead ends shall be provided a suitable turnaround.	X	X	X	X	X	X	X	X	X	X	X	U	U	U

(E) Spaces and Loading/Unloading Areas.

<p>"X" means that the standard is required.                      "-" means that the standard is not required.                      "U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Required parking shall be provided on-site or adjacent to the development site requiring the parking. Shared parking areas are encouraged and shall be permitted whenever the Zoning Administrator determines that the minimum parking requirements can be met for each use.	X	X	X	X	X	X	X	X	X	X	X	U	U	U
Parking spaces shall be clearly marked on the ground for all uses except single family detached residential.	X	X	X	X	X	X	X	X	X	X	X	U	U	U
Wheel stops, curbs, or other devices shall be provided in such locations as to prevent any vehicle from encroaching either on a public right-of-way, required planting yard, or an adjacent property.	X	X	X	X	X	X	X	X	X	X	X	U	U	U
No parking space shall measure less than nine feet in width and eighteen feet in length.	X	X	X	X	X	X	X	X	X	X	X	U	U	U

<p>Parking shall be provided at the rate of one space per five hundred square feet of gross floor area except for the following:</p> <p>a) Office uses shall have at least one space per three hundred gross square feet of building area.</p> <p>b) Warehouse uses shall have at least one space per each employee on the shift with highest employment plus one space per each vehicle in business use.</p> <p>c) Schools shall have at least one space per employee, one space per five students, and one space per each school bus kept on site.</p> <p>d) Private parking is not required for uses located within the CBD district.</p> <p>e) Shopping centers shall have at least three spaces per one thousand square feet of gross floor area.</p> <p>f) Industrial uses shall have at least one space per one thousand square feet of gross floor area.</p> <p>g) Single family and duplex residential units shall have at least two spaces per unit.</p> <p>h) Multi-family residential units shall have at least one and one-half spaces per unit.</p> <p>i) Civic, social and fraternal organizations shall have at least one space per two hundred fifty square feet of gross floor area.</p> <p>j) Auditoriums and places of public assembly shall have at least one space per six seats or one space per fifty square feet of gross floor area if no seats are provided.</p>	X	X	X	X	X	X	X	X	X	X	X	X	U	U	U
<p>In addition to required parking spaces, drive-thru facilities shall provide a minimum of five stacking spaces per drive-thru facility, window, or bay, except for the following:</p> <p>a) Fast-food restaurants shall have an additional five stacking spaces. A minimum of five of the total stacking spaces shall be located at or prior to the ordering station.</p> <p>b) Non-automated car washes shall only be required to have a minimum of two stacking spaces per bay, one of which is located for use as a dry down area.</p> <p>c) Automated car washes shall be</p>	X	X	X	X	X	X	X	X	X	X	X	X	U	U	U

required to have an additional two stacking spaces per bay.															
Stacking spaces shall be located entirely outside of a required driveway or parking aisle needed to access required parking spaces.	X	X	X	X	X	X	X	X	X	X	X	U	U	U	
Adequate on site turnaround area shall be provided for all parking spaces.	X	X	X	X	X	X	X	X	X	X	X	U	U	U	
Adequate on site turnaround area shall be provided for all loading and unloading areas.	-	-	-	X	X	X	X	X	X	X	X	U	U	U	

**8.5 Design Standards for Services and Utilities.**

In order to subordinate the appearance of services and utilities on individual sites and throughout the town’s jurisdiction, the following standards shall apply to all services and utilities in all districts unless otherwise noted.

*(A) Mechanical equipment.*

<p>"X" means that the standard is required.          "-" means that the standard is not required.          "U" means that standards in the underlying district prevail.</p>	DISTRICTS														
	RES.				MIXED	COMM. & IND.							ENV.		
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO	
Mechanical equipment at ground level shall be placed on the parking lot side of buildings away from public streets and buildings on adjacent sites, except for non-multi-family residential uses and industrial buildings in the LI and GI districts. All such equipment shall be substantially screened from public view in accordance with Town screening standards.	-	-	-	X	X	X	X	X	X	-	-	U	U	U	

*(B) Utility lines and equipment.*

<p>"X" means that the standard is required.          "-" means that the standard is not required.          "U" means that standards in the underlying district prevail.</p>	DISTRICTS														
	RES.				MIXED	COMM. & IND.							ENV.		
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO	
All utility equipment (includes meters, boxes, valves, etc. but does not include overhead power lines, light poles, and similar equipment)	-	-	-	X	X	X	X	X	X	-	-	U	U	U	

shall be designed and located to be as inconspicuous as possible and shall not be located on the street-side of a principal structure, except industrial buildings located in the LI and GI districts.														
All utility lines serving new development or subdivisions shall be placed underground.	X	X	X	X	X	X	X	X	X	X	X	U	U	U
Utilities shall run along alleys whenever practical.	X	X	X	X	X	X	X	X	X	X	X	U	U	U

(C) *Trash, garbage, and recycling.*

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.						ENV.		
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
All dumpsters and dumpster storage areas shall be located away from public streets and substantially screened according to Town screening standards.	-	-	-	X	X	X	X	X	X	X	X	U	U	U

(D) *Drive-thru windows and similar accessories.*

<p>"X" means that the standard is required.</p> <p>"-" means that the standard is not required.</p> <p>"U" means that standards in the underlying district prevail.</p>	DISTRICTS													
	RES.				MIXED	COMM. & IND.						ENV.		
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Drive-thru windows, freestanding ATM's, fuel pumps and similar devices shall only be placed in areas that will not interfere with the safe movement of pedestrians and vehicles in parking and driveway areas.	-	-	-	-	X	X	X	X	X	X	X	U	U	U
Drive-thru services are discouraged in the CBD district. If provided, they shall be located to the rear or side of buildings away from public streets.	-	-	-	-	X	-	-	-	-	-	-	U	U	U

(E) Engineered stormwater control facilities.

"X" means that the standard is required. "-" means that the standard is not required. "U" means that standards in the underlying district prevail.	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
All stormwater detention and/or retention ponds and basins shall be designed as an integral part of the development site and shall be aesthetically pleasing (e.g. neatly landscaped, well-maintained vegetated slopes, decorative fencing if fencing is used, etc.)	X	X	X	X	-	X	X	X	X	X	X	U	U	U

**8.6 Design Standards for Lighting.**

(A) In order to reduce light pollution and light trespass, the following standards shall apply to all lighting in all districts except on single-family detached residential lots, unless otherwise noted.

"X" means that the standard is required. "-" means that the standard is not required. "U" means that standards in the underlying district prevail.	DISTRICTS													
	RES.				MIXED	COMM. & IND.							ENV.	
	R20	R10	R6	MF-CD	CBD	OI	NB	GB	HB	LI	GI	AO	WSO	FPO
Projections of light shall be confined to stay within property lines to prevent light trespass.	X	X	X	X	X	X	X	X	X	X	X	U	U	U
Light poles shall be limited to thirty feet in height.	-	-	-	-	-	X	-	X	X	X	X	U	U	U
Light poles shall be limited to twenty feet in height.	X	X	X	X	X	-	X	-	-	-	-	U	U	U
All exterior lighting shall use cut-off fixtures to minimize the component of light above horizontal (glare).	X	X	X	X	X	X	X	X	X	X	X	U	U	U
Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all lighting requirements herein for as long as the emergency exists.	X	X	X	X	X	X	X	X	X	X	X	U	U	U

(B) All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:

(a) Fixture (luminaire). The light source shall be completely concealed within an opaque housing and shall not be visible from any street right of way.

(b) Light Source (lamp). Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type must be used for the same or similar types of lighting on any one site or Planned Unit Development.

(c) Mounting. Fixtures must be mounted in such a manner that its cone of light does not cross any property line of the site.

(d) Illumination Levels. All site lighting shall be designed so that the level of illumination as measured in foot candles (fc) at any one point meets the standards in the table below. Minimum and maximum levels are as measured at any one point. Average level is not to exceed value calculated using only the area of the site intended to receive illumination. Facilities not listed in the table shall not be illuminated.

TABLE INSET:

<u>Type of Lighting</u>	<u>Minimum Level</u>	<u>Average Level</u>	<u>Maximum Level</u>
	-	-	-
<u>Canopy Area Lighting</u>	<u>2.0 fc</u>	<u>12.00 fc</u>	<u>20.0 fc</u>
<u>Commercial Parking Lots</u>	<u>0.2 fc</u>	<u>1.50 fc</u>	<u>10.0 fc</u>
<u>Residential Parking Lots</u>	<u>0.2 fc</u>	<u>1.00 fc</u>	<u>8.0 fc</u>
<u>Active Sports Facilities</u>	<u>20 fc</u>	<u>30 fc</u>	<u>50 fc</u>
<u>Golf Driving Ranges</u>	<u>2.0 fc</u>	<u>5.0 fc</u>	<u>10.0 fc</u>
<u>Miniature Golf Courses</u>	<u>0.2 fc</u>	<u>10.0 fc</u>	<u>15.0 fc</u>
<u>Walkways and Streets</u>	<u>0.2 fc</u>	<u>.75 fc</u>	<u>8.0 fc</u>
<u>Landscape and Decorative</u>	<u>0.2 fc</u>	<u>.50 fc</u>	<u>5.0 fc</u>

(C). Commercial Parking Lot Lighting

All commercial parking lots shall be required to provide lighting meeting the standards of Sec. 8.6 (A) and (B) during night-time hours of operation.

(D). Canopy Area Lighting

All development that incorporates a canopy area over fuel sales, automated bank machines, or similar installations shall be required to provide lighting for the canopy area meeting the standards of Sec. 8.6 (A) and (B). For the purposes of this Article, the canopy area shall be defined as that area immediately below the canopy. Remaining areas shall be lighted according to the applicable standard in Sec. 8.6 (A) and (B).