

CHAPTER 5: BUILDING DESIGN REQUIREMENTS

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CHAPTER 5: BUILDING DESIGN REQUIREMENTS

Section 5.1 Purpose and Applicability

The purpose of this Chapter is to ensure architectural compatibility and the establishment and preservation of architectural character throughout the Town. Enumerated in the sections below are general requirements for all buildings as well as requirements specific to building use and typology. All new construction that is visible from a public street shall conform to the architectural requirements of this Chapter.

Section 5.2 General Requirements for All Buildings

- A. The primary entrance shall be architecturally and functionally designed on the front façade facing the primary public street.
- B. The front façade of the principal structure shall be parallel to the front lot line and street.
- C. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from view of the street. Roof-mounted mechanical equipment shall be screened from view by a parapet wall or screen wall matching the primary building materials.
- D. Fences shall be constructed with the finished side facing the adjacent property or street.

Section 5.3 Residential Buildings

5.3.1 Single-Family Detached Residential Buildings*

The requirements of this section shall apply to new construction in all major subdivisions approved after the effective date of this Ordinance.

- A. Exterior materials shall be durable and residential in character. Exterior wall materials shall be wood siding, wood shingles, brick, stone, stucco, vinyl, or similar materials. Roof materials shall be asphalt shingles, standing seam metal, slate, or similar materials.
- B. Pitched roofs shall have a pitch between 4:12 and 12:12. Eaves shall be a minimum of nine (9) inches in depth not including the gutter.
- C. Garages shall not have visual prominence on the front façade. Garages that face the street shall be recessed from the front façade as follows:
 - If the structure has a usable front porch that is at least six (6) feet deep and extends more than 50 percent of the front façade, then the garage may be flush with the front façade.
 - If the structure *does not have* a usable front porch that is at least six (6) feet deep and extends more than 50 percent of the front façade, then the garage shall be recessed from the front façade a minimum of four (4) feet.
- D. Attached garages for more than two (2) cars shall not face the primary street. Such garages on corner lots may face the non-fronting street.

*Regulations regarding garages shall not apply to residential buildings within the RR zoning district.

5.3.2 Two-family (Duplex) and Multi-family Residential Buildings

- A. Exterior materials shall be durable and residential in character. Suggested materials include wood siding, wood shingles, brick, stone, stucco, vinyl, or similar materials. Suggested pitched roof materials include asphalt shingles, standing seam metal, slate, or similar materials.
- B. Two-car garages on the front façade of any single-family attached (including townhomes) or multi-family dwelling unit shall utilize separated individual doors.
- C. Wherever possible, two-family (duplex) residences shall be designed in such a way that the primary entrances are not both on the same plane of the front façade. Two-family residences are preferred on corner lots with one unit's primary entrance facing one fronting street and the other units facing the other fronting street.

5.3.3 Manufactured Homes (on individual lots)

A manufactured home must bear a seal certifying that it was built to the standards adopted on June 15, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

- A. Manufactured homes on individual lots shall be multi-sectional. Single-wide manufactured homes shall not be permitted on individual lots.
- B. The exterior siding shall consist of wood, hardboard, vinyl, brick, or similar material and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- C. A continuous masonry curtain wall foundation shall be installed under the perimeter, unpierced except for required ventilation and access. Exposed standard concrete block is not permitted.
- D. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.
- E. A permanent front porch of at least 32 square feet in area shall be constructed within six (6) inches of the floor elevation and be fully underpinned to completely conceal area beneath porch and unit. All secondary entrances and exits to the mobile home shall also have concrete steps or similar approved steps.

Section 5.4 Commercial and Mixed Use Buildings

5.4.1 Commercial and Mixed Use Buildings

5.4.1.1 Materials

- A. Exterior walls visible from the public street shall be at least 75 percent brick, split-face concrete block, stucco, stone, or other materials similar in appearance and durability.
- B. Vinyl siding, standard concrete block, cast concrete, and metal may be used on building walls not visible from a public street or as minority elements or accent materials on walls that are visible from the public street provided that they do not compose greater than 25 percent of the façade.

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- C. Two (2) wall materials may be combined horizontally on one façade. The heavier material should be below.
- D. Pitched roofs should be clad in standing seam metal, slate, asphalt shingles or similar material. Long span metal panels may be used on pitched roofs that are not visible from the street.
- E. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

5.4.1.1 Configuration

- A. Roof pitches less than 3:12 and flat roofs shall require a parapet wall on all sides visible from the street. Parapet walls or screen walls that match the building materials shall fully screen all roof-top mechanical equipment from the street.
- B. A pitched roof shall have eaves a minimum of nine (9) inches from the building face.
- C. At least 40 percent of the length of the first floor on primary street fronting facades shall be in windows or doorways. Street level windows shall be visually permeable. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation. A window shall be measured as follows:
 - Maximum Sill Height (first floor): 42 inches
 - Minimum Area: 16 square feet
 - Minimum Width: 3 feet
 - Minimum Height: 4 feet
- D. For buildings on a corner, the first floor secondary street façade shall be at least 10 percent windows. A window or functional general access doorway shall be located along the length of the facade at least every 20 feet. Faux or display casements may be considered by the Planning Board.
- E. Residential uses in mixed use buildings shall not be located on the street level.
- F. When used, awnings and canopies shall be placed at the top of window or doorway openings. No awning shall extend more than the width of the sidewalk or 10 feet, whichever is less. Awnings must be self-supporting from the wall. No supports shall rest on or interfere with the use of pedestrian walkways or streets. In no case shall any awning extend beyond the street curb or interfere with street trees or public utilities.
- G. Canopies shall be of solid material and complement the color of the building to which they are affixed or associated.
- H. Gas station canopies shall be located in the side or rear yard only and must be set back from the property and right-of-way lines a minimum of the required setback of accessory buildings, as required in the zoning district where located, and must not interfere with street trees or public utilities.

Section 5.5 Civic Buildings

Civic buildings should create visual anchors for the community and shall adhere to the following:

1. Civic building walls shall primarily be clad in stone, stucco, brick, decorative concrete block, wood, vinyl siding, or similar material. Cast concrete, standard concrete block, and metal may be used as minority elements (maximum of 25 percent) on facades visible from the street.
- B. Pitched roofs should be clad in standing seam metal, slate, asphalt shingles or similar material. Long span metal panels may be used on pitched roofs that are not visible from the street.

Section 5.6 Industrial Buildings

1. Front facades of industrial buildings shall be primarily brick, stucco, stone, decorative concrete block, or other materials similar in appearance and durability. Standard concrete block, cast concrete, and metal may be used as minority elements (maximum of 50 percent) on the front facade. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
- B. Pitched roofs shall be clad in standing seam metal, long span metal panels, slate, asphalt shingles or similar material.
- C. Flat roofs shall incorporate parapet walls to conceal the flat portions of the roof elevations that are visible from any public street. Parapet walls or screen walls that match the primary building material shall screen roof-top mechanical equipment from the street.

Section 5.7 Alternative Methods of Compliance

5.7.1 Use of Alternate Plan, Material, or Methods

Alternate design plans, building materials or construction techniques may be used when unreasonable or impractical situations would result from the application of architectural design standards. Such situations may result from unique site conditions, innovative design applications, and/or unified development design.

5.7.2 Evaluation by Planning Board

The performance of alternate design standards shall be evaluated by the Planning Board to determine if the alternate design meets the intent and purpose of this ordinance. This determination shall take into account the land use of adjacent property, the orientation of the building to public streets, the building typology, the intended use of the structure, attention to architectural detail, scale and mass.

5.7.3 Appeal

Decisions of the Planning Board regarding alternate methods of compliance may be appealed to the Board of Adjustment in accordance with Chapter 15.