

ZONING

210 Attachment 6

Village of Maybrook

TRADITIONAL DOWNTOWN DESIGN DISTRICT - DESIGN GUIDELINES [Added 2-26-2018 by L.L. No. 1-2018]

Site design and architectural criteria. Development within the TDD District shall conform to the Business and Industrial Districts Table of Dimensional Regulations, Subsection B, and the following additional design standards and criteria:

1. Site design.
 - a. When property within the TDD District adjoins residentially zoned property, the Planning Board may require any adjoining side yard to satisfy the side yard setback requirement of the residential district and/or the provision of a combination of fencing, walls and/or landscaping to provide an appropriate transition and buffer.
 - b. Buildings are encouraged to be constructed close to the front property line or street line to maintain a continuous building wall along the sidewalk, with minimum interruptions only for permitted driveways, provided that buildings shall be located not less than 12 feet from the established curb line to provide an adequate sidewalk width. Buildings may be set back further from the front property line to accommodate outside dining on retail streets, an irregular property line condition, or an existing unique landscaping feature; to provide small landscaped front yards to buffer ground floor residential uses; or, where necessary, to align the building with existing buildings on adjoining properties, or to create publicly accessible open space.
 - c. Surface parking shall be located to the rear of the principal building, with suitable landscaped islands and perimeter landscaped screening. Large surface parking lots shall be divided with rows of landscaping no less than six feet in width, to create parking “fields” of no more than 50 spaces each. Limited parking may be permitted along the side of the principal building, provided that no parking or access aisles shall be located in advance of any front building facade on the lot or on an adjoining parcel, and a dense landscaped buffer shall be provided with a minimum width of 10 feet and with plant materials maintained at a height of three to four feet, interrupted only by permitted driveways and walkways. Where a screening wall with a height of three to four feet is provided, the buffer width requirement may be reduced to five feet. Parking spaces on street corners are discouraged.
 - d. The number and width of curb cuts to off-street parking and loading areas shall be minimized to enhance pedestrian safety, to maintain an active street wall and to preserve the opportunity for on-street parking. The consolidation and sharing of driveways and curb cuts between adjacent properties and interior connections between parking lots and/or the use of shared parking facilities is strongly encouraged.
 - e. Exterior lighting, averaging not less than 0.5 foot candles, shall be provided to insure adequate and safe lighting of all pedestrian sidewalks, walkways and parking areas within the site and along the property frontage to the curb line. Lighting fixtures shall be appropriately shielded to prevent trespass lighting onto adjoining private property.
 - f. All loading and service areas, trash receptacles and mechanical equipment shall be located away from streets and/or suitably screened by means of solid fencing or landscaping, or a combination of both. Landscape screening materials shall be maintained at a minimum height of four feet.
 - g. Fencing materials along public street rights-of-way shall be limited to wood picket, tubular steel or wrought iron type milled steel pickets, that provide a clear, although

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partially obstructed, view into front yards. Chain link fencing is not permitted in the TDD District.

2. Architectural design.

- a. The architectural design of new buildings or substantial reconstruction projects shall be coordinated and compatible with the architectural context of the site and prevailing character of the surrounding TDD District. Design compatibility includes complementary building style, form, size, colors and materials. Multiple buildings on the same site shall be designed to create a cohesive visual relationship between or among the buildings.
- b. Buildings shall be designed to have a clear base, middle and top, with horizontal elements separating each.
- c. Coordination of the height of new buildings or substantial reconstruction projects with the actual and apparent height of adjacent structures is encouraged, especially where buildings will adjoin or be close to each other. Coordination of building height can often be achieved by adjusting the height of a wall, cornice or parapet line to match that of the adjacent building. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses, and other horizontal elements in a pattern that reflect the same elements on neighboring buildings.
- d. Buildings shall be designed to reduce their perceived height and bulk by incorporating architectural strategies, including, but not limited to, dividing the building mass into smaller-scale components and providing articulation of all facades. On larger buildings, the rooflines of buildings can follow the variation in bay massing so as to appear as a series of side-by-side buildings or bays. Rooflines shall be emphasized with gabled or other pitched roof forms, such as parapets, balustrades, and/or cornices. Where side elevations of buildings are prominently exposed to pedestrian view from public streets, architectural strategies shall be employed to provide articulation of the facade and to diminish perceived height including continuation of the fourth floor step-back, provided that a step-back on a side elevation need not meet the twelve-foot standard.
- e. Changes in primary wall material from lower to upper levels shall occur along a horizontal line, with the visually heavier material below the visually lighter material. Paneling materials applied to one facade only, such as brick paneling, shall be extended around building corners to a logical break in plane.
- f. Building facades shall be articulated by using color, arrangement, or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Long building facades are encouraged to be broken up into lengths of approximately 30 feet with sufficient building articulation and architectural features, such as reveals, piers, and landscaping in limited instances, to avoid a monotonous or overpowering appearance. Large-scale retail stores with building frontages exceeding 30 feet are encouraged to include architectural details and design elements to create the appearance of multiple storefronts.
- g. Parking structures shall be integrated into the principal building behind active uses or located to the rear of the principal building and suitably screened from sensitive pedestrian views and adjacent residential buildings, with all exposed exterior walls faced with finished materials, such as brick or masonry.
- h. Rooftop mechanical equipment shall be integrated into the design of the building and set back at least 10 feet from all upper-level building facades, and effectively screened from view from street level.
- i. The principal building entrance and front building facade shall face the street frontage and sidewalk, and not be oriented toward a parking lot. A building on a corner lot shall have its principal entrance facing the primary street. Where parking is located to the

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side or rear of a building, a secondary entrance may be provided for direct access to the parking area or a walkway should lead to the primary entrance at the street. All entries should be well lit and shall include architectural treatment that heightens their visibility.

- j. Storefronts and architectural facades shall serve to enliven the street and provide a continuous “border of interest” by maintaining storefronts and window displays close to the outermost edge of the building facade and by avoiding deep setbacks and dark alcoves. Storefront windows shall be kept as large as reasonably possible and glazing shall be of clear vision glass only. Tinted glass is discouraged and reflective glass shall not be permitted. Storefront windows are encouraged to have a minimum height of six feet with a windowsill of not more than three feet above grade, and to occupy 75% or more of the building frontage on the street. Where storefronts do not open to the street, building facades should be highly articulated with projections, recessions, windows, and other design elements to avoid blank, featureless areas.
- k. Building facades and site improvements significantly exposed to public view shall be constructed with high quality, durable exterior materials. Use of lesser quality materials, including, but not limited to, Masonite paneling, sheet tile, simulated brick, pegboard, vinyl and aluminum siding, external insulation and finish systems, plastic laminate and canopies and awnings made of vinyl is discouraged.
- l. Windows on upper floors shall be residentially scaled double-hung, casement or other multi-paned styles. Fixed glass windows shall not be used on the upper levels, nor shall painting over or otherwise obscuring upper-story windows.
- m. Buildings shall have varied rooflines and materials. Peaked, mansard and other sloping roof types are encouraged. Flat roofs should be topped with cornices or decorative parapets.
- n. Preferred security systems are glass shock or breaker sensors or electronic alarms. Open grill gates, when used, shall be mounted within the store interior behind the window display, with the gate housing hidden from view. Solid slat rolling gates or shutters, barbed wire and razor wire are prohibited.