



TOWN OF EDEN

MIXED USE DISTRICTS DESIGN STANDARDS § 225-12



JUNE 10, 2019

§ 225-12

MIXED USE DISTRICTS DESIGN STANDARDS

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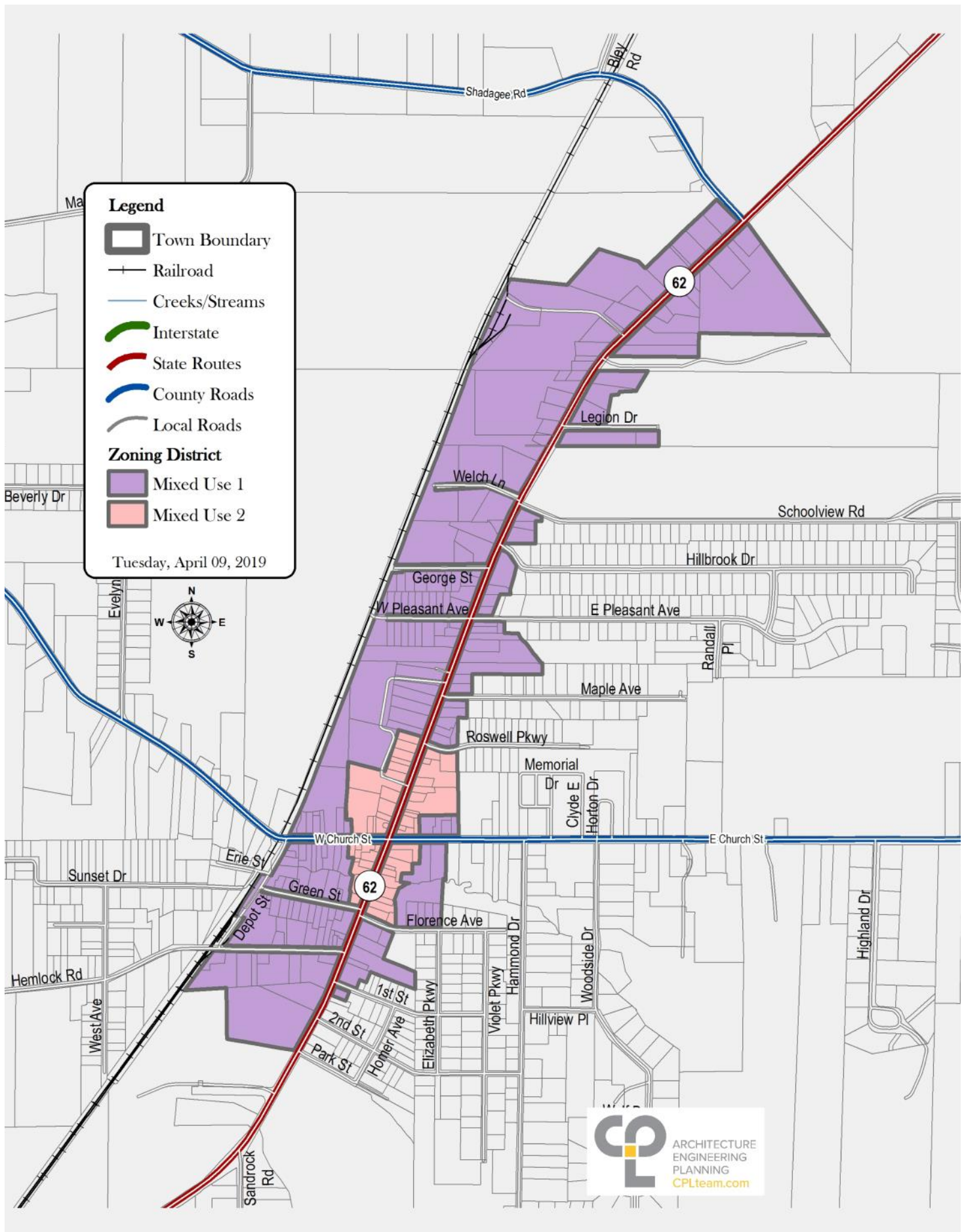
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§ 225-12A

INTRODUCTION

§ 225-12A(1)

PURPOSE OF THE MIXED USE DISTRICTS

THE TOWN OF EDEN'S 2010 COMPREHENSIVE PLAN recognizes the community's desire to maintain its historic rural farm-village character, provide for enhanced walkability, and support a vibrant economic and neighborhood environment. The traditional community character presented within the Town is of paramount importance to the provision of these elements. A key component of this land use classification conveys the important role that well designed, publicly accessible open spaces play in creating and organizing high quality higher density residential neighborhoods, even in a rural setting. Such spaces, be they a park or simply a well designed Town street that invites the public to stroll its length, can ensure that higher density housing is sensitively knitted to the larger fabric of the Town. As shown in the Future Land Use Plan within the Comprehensive Plan, the largest area of lands classified as mixed uses are concentrated in the center of Town and the northeast portion of the Town. The main street characterization described in §225-12A(5) provides the desired state for the corridor and relates directly to those elements discussed in the Plan.

As such, two distinct Mixed Use Districts have been established to provide specific site and building design guidelines to promote desired key characteristics in the hamlet including multi-story buildings, a consistent building edge, inviting ground floor facades, and a mix of uses and architectural styles handed down to the Town through history. The MU areas of the Town contains a mix of spaces and uses, meant to evolve over time, at their own pace building-by-building, in response to changing lifestyles and needs. While similar in many aspects, the Mixed Use 2 (MU-2) District reflects the higher density and more "Village-like" qualities currently found in the hamlet; the Mixed Use 1 (MU-1) District encompasses a larger area and slightly less dense by comparison. Another key characteristic is the area's close proximity to established, residential neighborhoods. Areas of the Town classified as a MU zone consist of both existing higher density residential areas and areas that have been identified as appropriate for residential development in the future.

§ 225-12A(2) MIXED USE ZONING DISTRICTS ESTABLISHED

THE TOWN OF EDEN MIXED USE (MU) ZONING DISTRICTS is hereby established as depicted on the Town's zoning map (see attached map on Page iii). The regulations described herein establish the desired development pattern, form, massing, density, site layout and architectural detailing for the MU Districts. Given the varied context of the surrounding neighborhoods, there is a need for clear standards that meet the goals and objectives of the community while allowing for flexibility and creativity. These regulations provide the necessary framework for high-quality development and flexible design alternatives.

§ 225-12A(3) CONFLICTS AND COMPLIANCE WITH OTHER REGULATIONS

ALL DEVELOPMENT MUST CONTINUE TO MAINTAIN compliance with all applicable codes and regulations, including, but not limited to, the Building Code of New York State which shall supersede where conflicts exist with the MU Districts. These regulations shall supersede where conflicts exist with the remaining chapters of the Code of the Town of Eden .

§ 225-12A(4) APPLICABILITY, REVIEW, APPROVAL AND PERMIT PROCESS

THE MU DISTRICTS REGULATIONS SHALL APPLY, IN WHOLE OR IN RELEVANT PART to all applications commenced from the date of adoption by the Town of Eden Board of Trustees.

- (a) These regulations shall apply to all proposed actions within Mixed Use District 1 and Mixed Use District 2, which include one or more of the following activities:
- [1] New building construction;
 - [2] Installation of new curb cuts on any public street;
 - [3] An increase of the gross building square footage of the lesser of 30 percent or 500 square feet;
 - [4] A change or addition of façade materials and/or design greater than 200 square feet (only §225-12F and §225-12G shall be applicable);
 - [5] Installation of new signage (only §225-12H shall be applicable);
 - [6] Any expansion, substantial modification or substantial reconstruction of parking lot or driveway footprint (only §225-12E shall be applicable);
 - [7] Changes to parking, loading and service arrangements or access management such as entry/exit, cross access, or circulation (only §225-12B and §225-12D shall be applicable);
 - [8] Installation of landscaping features (only §225-12E shall be applicable);
 - [9] Installation of above-grade utilities (only §225-12C(4) shall be applicable); and
- (b) Existing single-family & two-family structures within the MU Districts are not required to adhere to these Design Standards.
- (c) Operation of a home occupation within the MU districts (see §225-12A(6)) shall conform to § 225-4 and any other applicable regulations.
- (d) The review and approval of applications under these Design Standards shall conform to § 225-30.

§ 225-12A(5) DESIGN OBJECTIVES

THE DESIGN OBJECTIVES PRESENTED BELOW WERE derived from the Town's Community Plan, and are included to assist with the interpretation and administration of the regulations described in § 225-12 (B) through (I).

- (a) Maximize transparency between the sidewalk and building interior.
- (b) Design attractive and engaging buildings that address the public realm on all visible sides.
- (c) Provide urban-appropriate landscape and hardscape areas designed as integral features of the land use.
- (d) Improve pedestrian experience and safety through the provision of public amenities such as ample sidewalks, buffer landscaping, seating, public art and crossing aids.
- (e) Promote multi-story buildings to improve the corridor's urban form and street presence.
- (f) Locate parking behind, beneath or within structures to retain a pedestrian level 'streetwall.'
- (g) Encourage shared parking facilities and cross access between privately owned parking facilities.
- (h) Provide pedestrian-scaled lighting proportional to the site and building served.
- (i) Design the scale and style of architecture to complement the valued historic forms of the Town.
- (j) Promote a 'build-to' line that strengthens the streetwall.
- (k) Favor pedestrian safety and experience while balancing the needs of the automobile.

§ 225-12A(6) LIST OF DISTRICT USES

THE FOLLOWING IS A LISTING OF DISTRICT USES FOR THE MIXED USE (MU) DISTRICTS IN THE TOWN OF EDEN.

A variety of uses are permitted in the Mixed Use 1 and Mixed Use 2 Districts in accordance with the regulations contained herein, unless specifically noted below.

(a) Non-Permitted Uses.

- [1] Adult Stores / Entertainment
- [2] Auto Sales
- [3] Automotive Services New / Fueling
Station / Automotive Wash Station
(Allowed by Special Use permit in MU-01)
- [4] Used Equipment Vehicle Rental & Sales
- [5] Cemetery

(b) Requires a Special Use Permit. (provide “Terms”
of use.)

- [1] Artisan Manufacturing
- [2] Fueling Station
- [3] Automotive Wash
- [4] Home Occupation*
- [5] Private Parking

(c) Uses listed as non-permitted in these districts, but
in existence prior to the date of adoption of § 225-
12 will be considered non-conforming uses
subject to the regulations of § 225-12 of the Town
of Eden Municipal Code.

**Not the principal use of the property*

§ 225-12A(7)

TABLE 1: SUMMARY OF BUILDING AND AREA REQUIREMENTS

Building or Area Requirement	Regulation	Reference Standard in § 225-12A
Front Yard Building Setback	0 to 10 feet on Street; 11-20 feet with approved public open space on Street; 0-20 feet on other streets.	B(2)(c), B(2)(d)
Side Yard Building Setback	0 to 20 feet combined width without driveways; 45 feet maximum with sideyard driveway.	B(2)(h), B(2)(i)
Rear Yard Building Setback	20 feet minimum where lot abuts district boundary.	B(2)(e), F(2)(i)
Parking/Driveway Setback	5 feet minimum sideyards; 5 feet minimum rear yards; 10 feet minimum from right-of-way in sideyards	D(2)(a)-(b)
Building Height	Minimum two usable stories; 36 feet maximum.	F(2)(f)-(j)
Building Transparency	40 percent minimum between 3 feet and 10 feet above grade for first floors.	F(3)(c)

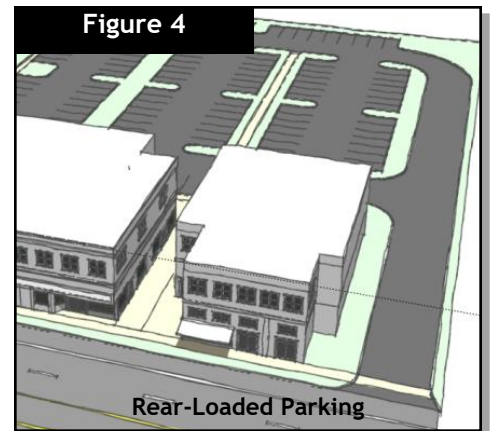
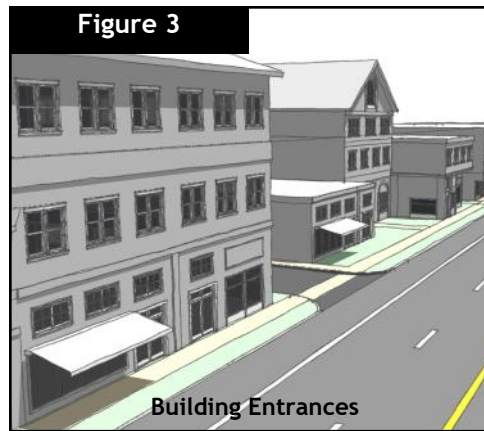
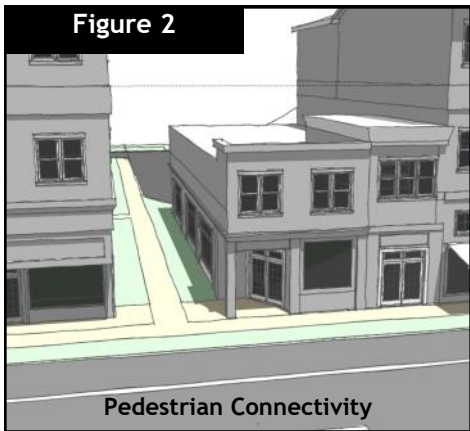
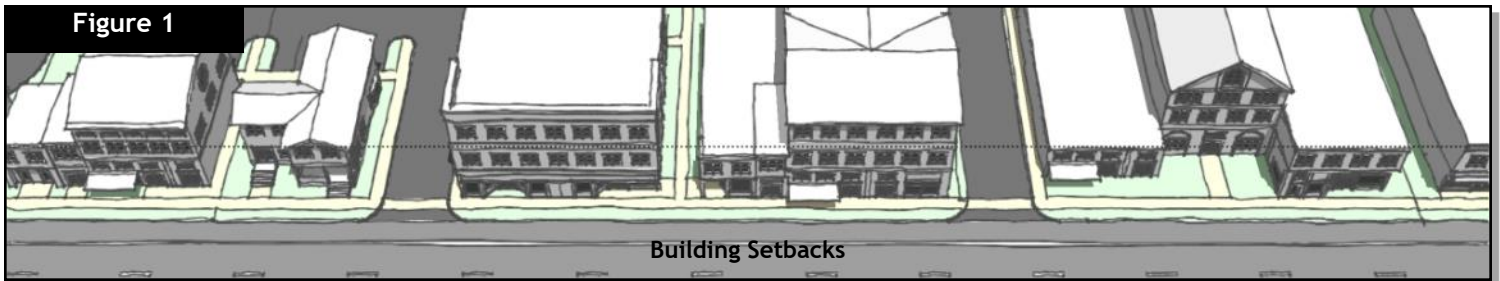
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§ 225-12B

SITE PLANNING AND DESIGN

§ 225-12B(1) OVERVIEW

SITE PLANNING STANDARDS PRIMARILY ADDRESS the organization of a project's components, such as building orientation, setbacks, circulation and the relationship of site elements (Figures 1-4). The location of buildings and site features and the organization of circulation patterns for vehicles and pedestrians are critical to the design and provision of a pedestrian-friendly atmosphere that is visually appealing, safe and convenient for all users. High quality site design along the street places structures close to the street line and parking areas to the rear, with a focus on creating a sense of place and an environment that fosters strong interaction between pedestrians, buildings and the street.



Site planning and design standards provide guidance on several topics related to the placement and orientation of buildings, entrances, parking, pedestrian connectivity and circulation patterns. When appropriately combined, these elements foster a vibrant and pedestrian-friendly environment, as reflected in Figures 1-4.

§ 225-12B(2) BUILDING ORIENTATION AND SETBACK

BUILDINGS SHOULD PRESERVE THE
STREETWALL AND DEFINE BOUNDARIES OF
PUBLIC, SEMI-PUBLIC, AND PRIVATE SPACE.

MU-1

- (a) Buildings located on a primary street shall be oriented such that the façade facing the street is substantially parallel to said street.
- (b) At least 75 percent of a building's primary façades, measured in linear feet of distance parallel to the right-of-way, shall meet the required setback distance as described below.
- (c) Buildings on a primary street shall have a front setback within a range of 0 feet and 10 feet from the right-of-way line or the average setback of existing principal structures on adjacent parcels within 200 feet, whichever is lesser. The Planning Board Board may allow an additional 10-foot setback to permit the construction of dedicated public realm amenities or the construction of building overhangs (Figure 5).
- (d) In no instance shall the front plane of any principal structure on a primary street, not including overhangs, be greater than 20 feet from the right of way line.

(e) *Not Used*

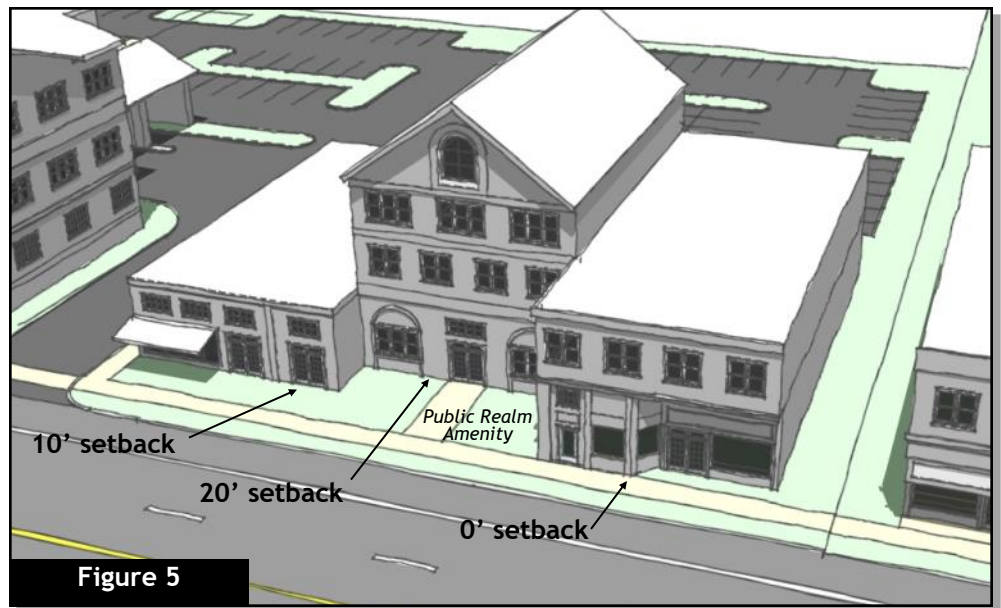
- (f) Buildings fronting on two or more streets shall be determined to have an equal number of primary façades unless said street is classified as an alleyway (Figure 6).
- (g) Buildings on corner lots shall be setback from each street the minimum distance practical to afford adequate sight distances for motorists and pedestrians as determined by NYS DOT highway standards.
- (h) Side yards with parking and driveways shall not be more than 45 feet of total width. See Section D(2)(b).

- (i) Lots without driveways shall have a maximum side setback of 20 feet of combined width for both side yards. Side yard setbacks are encouraged to be zero feet where permitted by NYS Building Code.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



As depicted in Figure 5, front yard setback distances may vary between 0 feet and 10 feet, which may be extended at the discretion of the Planning Board to a maximum of 20 feet where outdoor dining or other pedestrian-focused amenities are to be located.

§ 225-12B(3) LOTS WITH MULTIPLE BUILDINGS

LARGE DEVELOPMENT PROJECTS COMPRISED
OF MULTIPLE STRUCTURES SHALL CREATE A
UNIQUE SENSE OF PLACE.

MU-1

- (a) Lots with multiple buildings shall include pedestrian connections between adjacent uses, structures and parking areas (Figure 6).
- (b) Multiple buildings shall create a well organized, accessible and functional site. The Site layouts should create a unique sense of place without large parking lots devoid of landscaping or pedestrian accommodations (Figure 7).
- (c) Common or shared parking facilities and access for projects with multiple buildings shall be required to the extent practical or feasible, as determined by the Planning, to decrease the amount of impervious surface, increase open space and reduce curb cuts.

MU-2

See Mixed Use 1 (MU-1)
standards.

APPROPRIATE

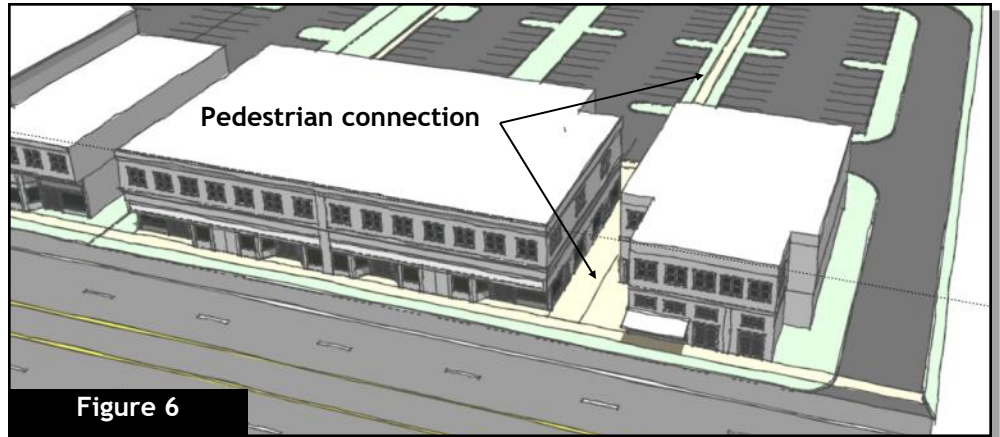


Figure 6 depicts a single, large property on which two structures are built, each sharing a parking area in the rear. This concept also provides a common pedestrian network and plaza space that connects each building entry with the common parking lot and the street.

APPROPRIATE

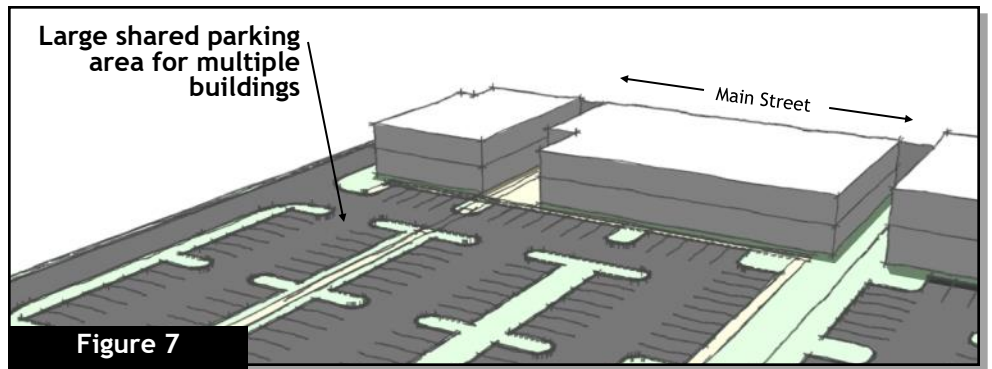


Figure 7 details a rear view of the shared parking complex as part of a larger development project with multiple buildings. The arrangement of the parking area and landscaping elements are covered in Sections D and E, respectively.

§ 225-12B(4) BUILDING ENTRY

BUILDINGS SHALL BE ACCESSIBLE FROM A
PRIMARY STREET.

MU-1

- (a) A primary entrance shall face the primary street (see Figures 8 & 9). A side or rear entry shall also be permitted depending on the site layout.
- (b) The placement of building entrances shall be of a similar rhythm and spacing to existing structures on the same street (see Figure 9).
- (c) Buildings fronting on 2 streets shall have a primary entry on either the primary street or at the corner facing the intersecting streets.
- (d) Primary entries shall receive design considerations, details, and treatments consistent with primary facades, and shall meet the standards set forth in § 225-12G(5).
- (e) Primary entrances shall be prominently designed and constructed to provide visual cues to pedestrians independent of site or building signage (see Figure 8 and § 225-12G(5)).

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 8 depicts a primary entrance along the primary street in the Village of Hamburg, that is well-defined and provides a clear visual cue to pedestrians on where to enter the structure.

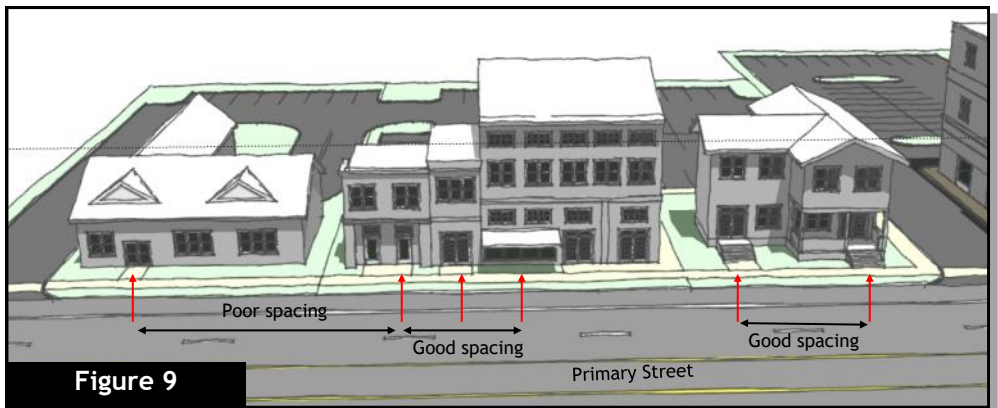


Figure 9 identifies placement of entrances along the primary street (red arrows) are important to the development of streetscape rhythm, and provide a sense of scale and comfort to pedestrians as they traverse the corridor.

§ 225-12B(5) SIDEWALKS

SIDEWALKS SHALL PROVIDE SAFE PEDESTRIAN MOVEMENT ALONG BUILDINGS AND WITHIN PARKING AREAS.

MU-1

- (a) Sidewalks shall have a minimum width of 5 feet, 6 feet for communicating sidewalks, or wider at the discretion of the Planning Board.
- (b) Sidewalks shall be constructed with side parking to provide access from all principal building entrances to the sidewalk system and parking areas (Figures 10 & 11).

- (c) All sidewalks adjacent to driveways and parking lots shall be curbed to separate pedestrians and vehicles.
- (d) As necessary, sidewalks shall traverse parking lot medians, end islands and between buildings to permit safe and efficient pedestrian travel (Figures 10 & 11).
- (e) Sidewalks abutting a public street shall be constructed of poured concrete. Other sidewalks may be constructed of poured concrete, brick, or concrete pavers. Asphalt sidewalks are not permitted.

MU-2

- (f) All sidewalks adjacent to streets shall be curbed to separate pedestrians and vehicles.

See Mixed Use 1 (MU-1) standards.

§ 225-12B(6) PEDESTRIAN AND VEHICULAR CIRCULATION

PEDESTRIANS AND MOTORISTS SHALL BE AFFORDED SAFE, CONVENIENT AND EFFICIENT CIRCULATION.

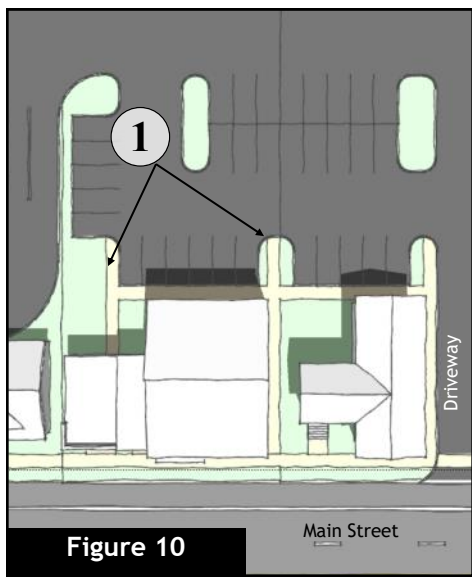
MU-1

- (a) Pedestrian and vehicular circulation patterns shall be designed to minimize potential conflicts between vehicles and pedestrians and to provide enhanced separation.
- (b) Safe, convenient and efficient pedestrian circulation patterns shall be provided between structures in a multiple structure development (see § 225-12B(3) and Figure 12).
- (c) Parking and vehicle circulation patterns shall be designed to reduce speeds and increase pedestrian safety, efficiency and convenience.

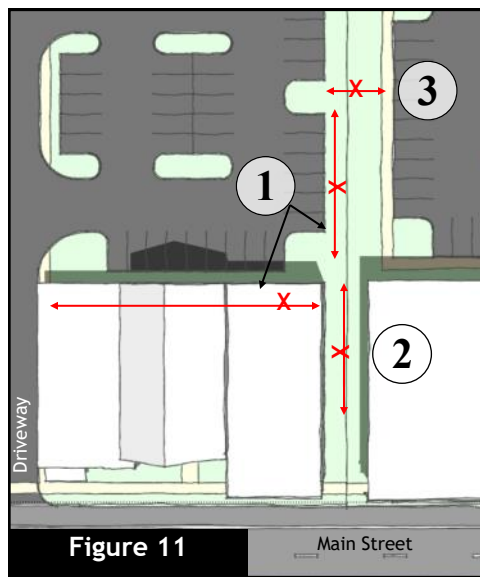
MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



INAPPROPRIATE



APPROPRIATE



Figure 10: Sidewalks are critical infrastructure required to establish a sense of place and a pedestrian-friendly environment. Sidewalk connections between and alongside buildings (1) are required to make rear-loaded parking feasible.

Figure 11 example depicts: (1) a lack of sidewalks from parking stalls to a primary entry; (2) a missed opportunity for a pedestrian connection to the street; and (3) a lack of connectivity between adjacent parking lots.

Figure 12: Pedestrian zones and vehicular circulation patterns should be distinctly separated for safety.

§ 225-12B(7) DRIVEWAYS AND ACCESS

THE USE OF SHARED DRIVES AND CROSS
ACCESS IMPROVES CORRIDOR VITALITY,
MOBILITY, AND SAFETY.

MU-1

- (a) Shared entrances and exits shall be provided where determined appropriate and feasible by the Planning Board.
- (b) Absent a showing by the applicant of impracticality, the provision for cross access among adjacent properties shall be required to internalize traffic and reduce turning movements directly onto Street (Figures 13 & 14).
- (c) New construction or improvements shall plan for, accommodate, and/or reserve land for future connections with adjacent properties to facilitate cross access.
- (d) Driveways outside the public right-of-way shall be no more than 24 feet in width.
- (e) A designated 5-foot wide side yard curbed sidewalk shall be provided between the edge of entry drives and the principal building.

- (f) Driveways shall be set back from the side lot line a distance of 5 feet, and from principal buildings a distance of no less than 5 feet, or as required for safe sight distances. Shared drives are not required to provide the 5-foot side yard setback.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE

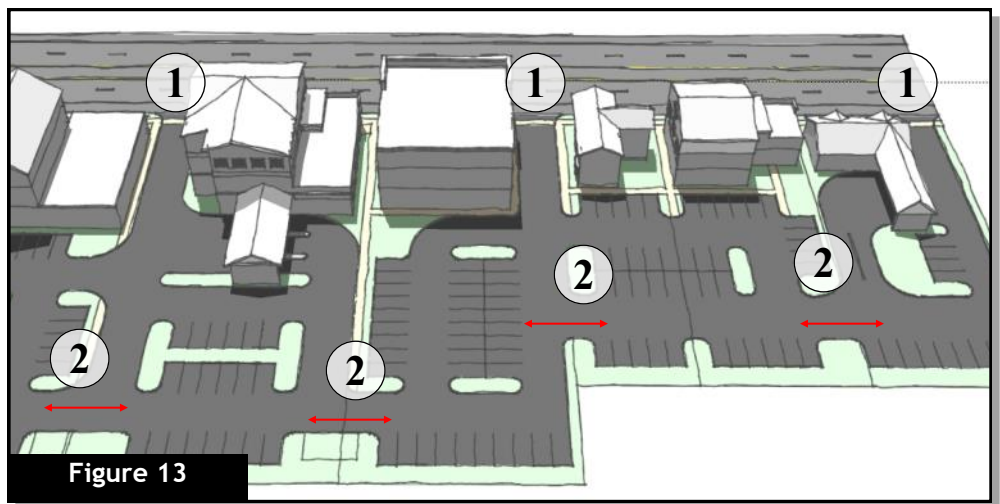


Figure 13: The provision of shared entrances (1) rather than individual drives reduces the number of turning movements onto busy corridors, and can enhance internal circulation, especially when used in tandem with cross access between adjacent rear parking lots (2).

INAPPROPRIATE

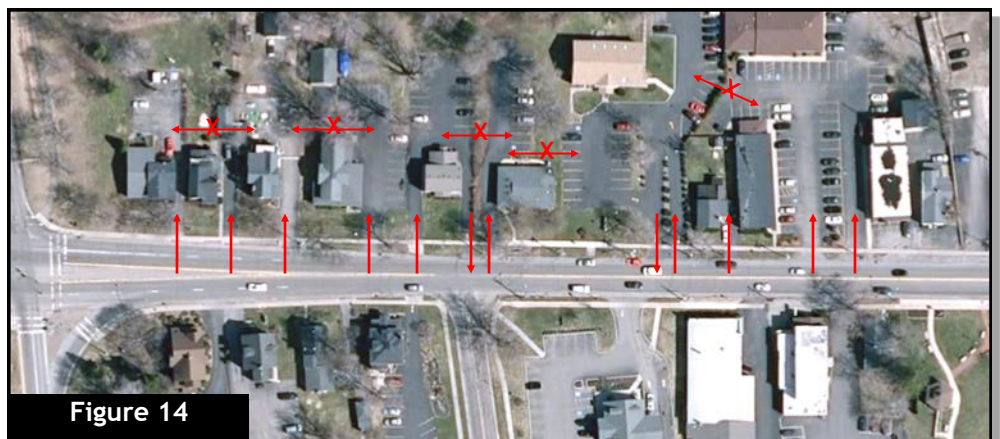


Figure 14: The arrows highlight the issues associated with individual access points and a lack of cross access between properties along primary roadways. The numerous turning movements reduces transportation safety, while the constant break in the street line hinders the rhythm of the streetscape and degrades the pedestrian experience.

§ 225-12C

SITE INFRASTRUCTURE AND FACILITIES

§ 225-12C(1) OVERVIEW

THE DESIGN AND LOCATION OF SITE INFRASTRUCTURE AND FACILITIES should be complementary to and appropriate for the principal structure. Where feasible, utilities should be located in side or rear yards, buried underground, and/or screened from view. Those infrastructure elements which cannot be obscured from view should be designed as an integral and aesthetically pleasing feature of the landscape or building (Figures 15 & 16). The intent of these standards is to minimize visual, noise, and other associated negative impacts of site infrastructure and facilities.

For the purpose of §225-12, site infrastructure and facilities shall include, but is not necessarily limited to the following:

- Loading and staging areas;
- Service and maintenance areas;
- Refuse and material storage;
- Vehicle and equipment storage (except parking);
- Storm water facilities and appurtenances; and
- Above-ground utilities.

APPROPRIATE



Figure 15

Figure 15: Efforts should be made to integrate storm water management into the numerous small greenspaces within the urban environment adjacent to driveways and parking lots, consistent with the most current New York State Stormwater Management Design Manual.

INAPPROPRIATE

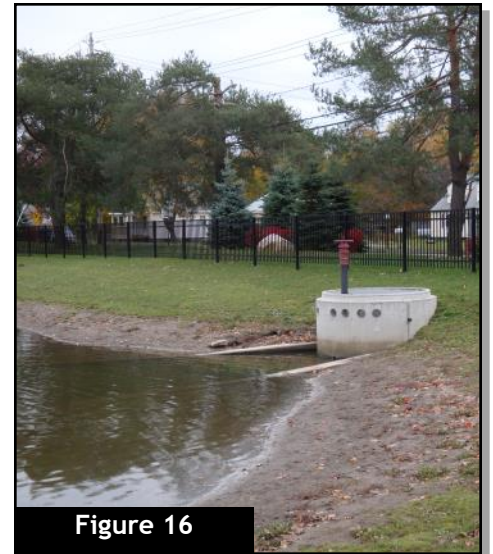


Figure 16

Figure 16: The use of open water detention ponds are not appropriate stormwater management techniques for the urban environment of Eden's Mixed Use Districts.

§ 225-12C(2) LOADING, SERVICE, MAINTENANCE AND REFUSE FACILITIES

VIEWS OF UTILITY, LOADING AND REFUSE
AREAS SHALL BE OBSCURED FROM
ADJACENT AREAS.

APPROPRIATE



Figure 21 depicts a loading and refuse area positioned at the rear of the building, just out of view of primary pedestrian and circulation routes.

MU-1

- (a) Loading docks, bays, and staging and service areas shall be located to the rear of the structure. Side loading areas may be approved at the discretion of the Planning Board with approved screening (Figures 17 & 18).
- (b) When the rear of a structure abuts a street or residential zone, loading areas shall receive appropriate screening in accordance with 225-12E(5).
- (c) The storage and/or staging of refuse shall take place in the rear yard and shall be buffered or screened from view from parking facilities, adjacent properties and all streets.
- (d) All refuse appurtenances, equipment and containers shall be located within a four-sided enclosure constructed of the same or complementary materials found in the principal structure. Such enclosure shall be constructed to a height not less than one foot above the height of all elements within the enclosure

INAPPROPRIATE



Figure 18: Although this building is constructed to the street line, the loading dock (1) is facing the primary street, presenting visual disruption.

(Figure 19). See also § 39, § 73-3 and § 74 for further regulations regarding refuse.

- (e) Gate access to the enclosure shall be located out of direct view from principal building entrances and adjacent residences. Gates shall remain in a closed position at all times other than during refuse pick-up or delivery.

MU-2

- (a) The staging, storage and parking of vehicles, equipment, or materials as part of a commercial enterprise shall not occur in front yards and shall be screened from view

APPROPRIATE



Figure 19: The above detached refuse enclosure is placed at the rear of the building and is composed of like materials as found in the principal structure.

from all streets and surrounding properties.

See Mixed Use 1 (MU-1) for remaining standards.

§ 225-12C(3) STORM WATER AND GREEN INFRASTRUCTURE FACILITIES

STORMWATER MANAGEMENT AND GREEN
INFRASTRUCTURE FACILITIES SHALL ENHANCE
THE AESTHETIC APPEAL OF THE MIXED USE
DISTRICTS.

MU-1

In addition to all applicable requirements provided in § 112-28, the installation of any storm water management facility in the MU District shall be subject to the following:

- (a) Storm water detention or retention ponds are not permitted in front yards.
- (b) No storm water detention facility shall have a permanent pool, and the use of rip-rap and stone fill is not permitted.
- (c) Storm water management facilities shall be integrated into the overall site design.
- (d) The use of subterranean storage for storm water runoff is encouraged where practicable.
- (e) The provision of fencing around storm water facilities is prohibited, unless the Planning & Architectural Review Board determines that

such fencing provides a positive design element.

- (f) Where practicable, the use of green infrastructure design elements, such as, but not limited to, bioswales, rain gardens, bioretention areas, porous pavements, green roofs, and other measures which promote the infiltration, transpiration, and evaporation of storm water runoff shall be encouraged (Figures 20 & 21).
- (g) All storm water management facilities and green infrastructure facilities shall provide a pleasing aesthetic complementary to the character of the Hamlet.
- (h) All green infrastructure design elements, including plantings and pavements, shall be

APPROPRIATE



Figure 20
Porous pavements are encouraged to further facilitate infiltration and slow storm water runoff. These materials are especially useful along the periphery of parking areas and/or adjacent to bioretention areas (below).

regularly maintained to promote their proper and intended function.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 21

Figure 21: Where appropriate, bioretention areas and bioswales similar to the above may be used to promote the infiltration of storm water. These installations would be appropriate in parking lot medians or in linear strips along drive aisles or behind parking lots in lieu of large, unsightly retention facilities.

§ 225-12C(4) UTILITIES

ABOVE GROUND UTILITIES SHOULD BE A POSITIVE ELEMENT WITHIN THE OVERALL DESIGN AESTHETIC.

MU-1

- (a) Where feasible, utility service connections from rights-of-way or easements shall provide subterranean connections to site structures and appurtenances, including, but not limited to, principal structures, garages, storage buildings, and site lighting.
- (b) Above ground utility service connections, appurtenances shall be located in side yards or rear yards and screened from view from the street as necessary (Figures 22 & 23). This includes, but is not limited to, generators, transformers, vaults, 'hot-boxes,' switch-gear, meters, valves, compressors, pumps, control or service panels, or any heating, ventilation and cooling equipment. See also § 225-12(E)(5).

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 22

Figure 22: When required to be placed within view of the public, ground-mounted utility boxes should be screened or designed as an integral element within the site.

INAPPROPRIATE



Figure 23

Figure 23: Ground-mounted utility boxes such as that depicted in Figure 23 shall be placed in rear or side yards with appropriate screening.

§ 225-12C(5) FUELING FACILITIES

FUELING FACILITIES SHALL ENHANCE THE
NEEDS OF THE MIXED USE DISTRICTS AS THE
DENSITY OF GROWTH.

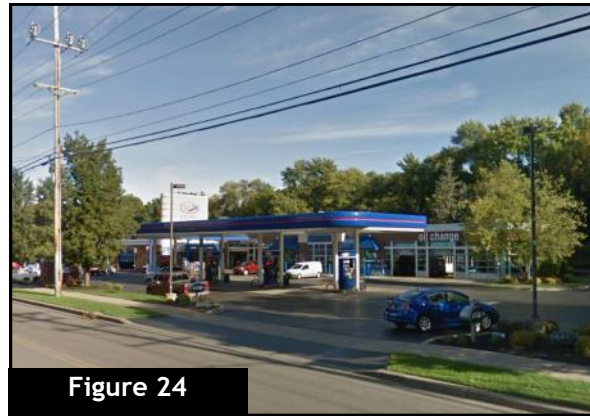
MU-1

- (a) Except as permitted pursuant to xxx.xx, no part of any building used as a public garage, filling station/pump and/or associated service appliances shall be erected within 25 feet of any boundary line of any R-District.
- (b) Fueling station canopies and/or island covers shall be no greater than 20' feet in length parallel to the roadway.
- (c) No part of any building used as a public garage, filling station/pump and/or associated service appliances shall be erected within 10 feet of any building line unless within a building.
- (d) Reference 225-12E for screening and buffer regulations.

MU-2

Not allowed.

APPROPRIATE



§ 225-12D

PARKING

§ 225-12D(1) OVERVIEW & APPLICABILITY

PARKING AREAS SHOULD BE INTEGRATED DESIGN COMPONENTS that do not detract from the character of the Town. Parking areas shall be located to the rear of structures and away from the street, except where the placement in side yards may be determined acceptable by the Planning & Architectural Review Board due to site constraints. § 225-12 E(2) through E(4) are intended to minimize visual, environmental, noise, safety and other associated impacts of parking facilities by regulating their placement, design, and buffering (see Figures 27, 28 & 29). These standards apply to any parking lot and associated driveways that are (i) newly constructed; (ii) substantially modified; or (iv) or substantially reconstructed. For purposes of this section, substantial modification shall mean any change or configuration of parking spaces, traffic flow patterns, or manner of ingress or egress. Substantial reconstruction shall mean the removal and replacement of more than 25 percent of the existing paved surface.

APPROPRIATE



Figure 27

Figure 27: Parking lots located in the rear of buildings connected to the primary street via dedicated walkways improve the vitality of the streetscape and preserve the appearance of the Districts.

INAPPROPRIATE



Figure 28

Figure 28: Vehicular parking in front yards detracts from the overall character of the streetscape and the pedestrian experience.

INAPPROPRIATE



Figure 29

Figure 29: Large, front-loaded parking lots and buildings with deep setbacks foster a development pattern out of scale with the Town.

§ 225-12D(2) PARKING

PARKING AREAS SHALL BE LOCATED OUTSIDE OF
FRONT YARDS.

MU-1

- (a) Vehicular parking, standing, loading and drop-off facilities shall be located in rear yards whenever possible and not less than 5 feet from the rear property boundary or 5 feet from a side property boundary (Figures 30 & 31). Existing parking lots located in the front of a building may not be expanded.
- (b) Upon demonstration of significant site limitations by the applicant, the Planning Board may allow side yard parking behind a line extending from the primary building façade parallel to the street. In no instance shall side yard parking lots be less than 10 feet from a street right-of-way or 5 feet from a side lot line (Figure 32).
- (c) For corner lots, side yard parking shall be allowed subject to all other applicable regulations governing side yard parking.
- (d) Side yard parking shall require the installation of appropriate screening between the parking lot and street, as determined by the Planning Board (Figures 32 & 33).

APPROPRIATE



Vehicular parking lots shall be placed in the rear of the structure. In limited instances, side yard parking will also be permitted subject to conditions and approval as determined by the Planning Board [D(2)(b)].

INAPPROPRIATE



Figure 31: Front loaded parking is not permitted for structures along Main Street. Projects with multiple structures, some of which may be located in the rear of the lot, may have front loaded parking on those rear-lot structures only.

§ 225-12D(2) PARKING, CONTINUED

- (e) Parking lot screens shall be composed of a structural screen and/or vegetation. Screen materials shall be similar or complementary to those found on the primary building (Figures 32 & 33, § 225-12E(5)).
- (f) For sites proposed with multiple structures, parking shall be centralized and shared in parking rooms of no more than 50 cars.
- (g) Off-street parking spaces shall be provided at a minimum of 1.5 spaces per 1,000 square feet for non-residential leasable area.
- (h) A minimum of 1.5 off-street parking spaces per dwelling unit shall be provided for residential uses rounded upwards to the nearest whole number.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE

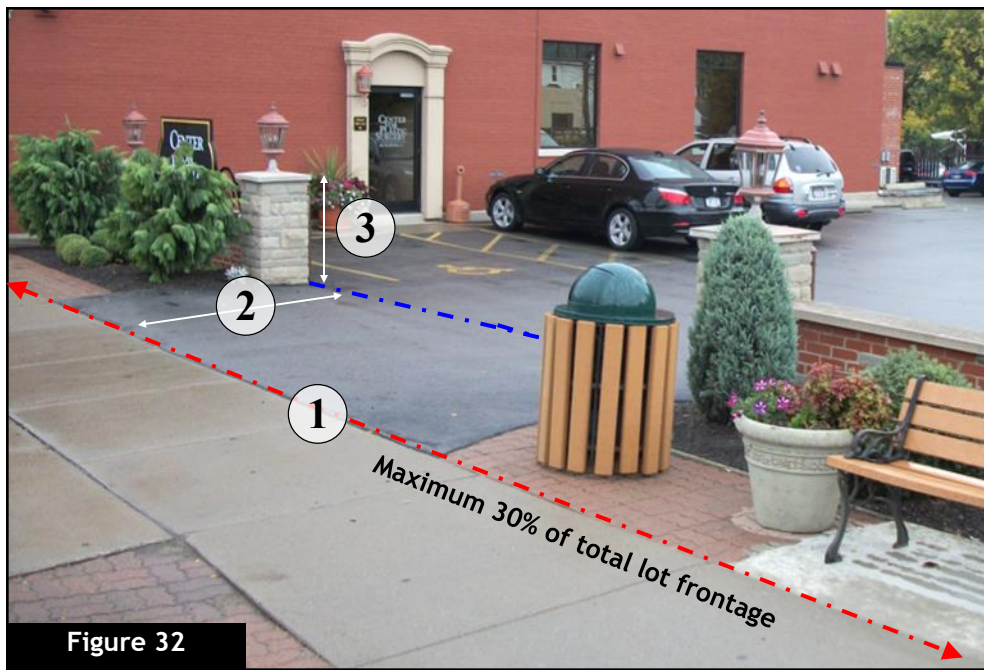


Figure 32

When sideyard parking is permitted, parking shall not constitute more than 30 percent of the total lot frontage (1). The minimum front yard setback distance for sideyard parking is 10 feet, and the parking shall be setback further than the leading edge of the building (2). A screen composed of fencing/wall and vegetation must also be installed between the parking lot and public right-of-way (3).

APPROPRIATE



Figure 33

Figure 33: Side yard parking screens shall include a formalized structure that matches the character and materials of the primary building, along with vegetation to buffer the negative visual impacts of parked cars on the Main Street corridor.

§ 225-12E

LANDSCAPING

§ 225-12E(1) OVERVIEW

URBAN APPROPRIATE LANDSCAPING AND HARDSCAPING should enhance and screen views along the street. The intent of § 225-12E is to maximize the visual, aesthetic, and pedestrian experience of street corridor users through the use of appropriately scaled and designed landscaping. This section shall also cover the mitigation of visual impacts through the buffering or screening of utilitarian site and building design elements. In addition to § 225-12E of the Design Standards, § 225-31 of the Eden Code shall also apply unless indicated otherwise. Standards E(1)(a) through (e) determine the overall amount of planting material to be provided for the landscaping, buffering and screening of individual sites, buildings, and parking areas in the MU Districts.

MU-1

- (a) One planting unit equals 1 mature shade tree, 2 minor deciduous trees, 2 evergreen trees, 5 shrubs, 10 perennials, 250 square feet of groundcover or 15 linear feet of decorative planters.
- (b) A minimum of 1 planting unit shall be required for each (i) 30 linear feet, or fraction thereof, of lot frontage along a street; and (ii) for each 500 square feet, or fraction thereof, of building coverage.
- (c) At the discretion of the Planning Board, the retention of existing vegetation on site may be utilized to satisfy up to 50 percent of required planting units.

- (d) Each existing mature shade tree with a trunk diameter of 6 inches or greater when measured at breast height (dbh) may satisfy the requirement for up to 2 planting units. Other existing trees on site with a trunk diameter between 2 and 6 inches (dbh) may satisfy requirements for up to 1 planting unit each.
- (e) Existing vegetation must be adequately protected during and after construction, and must survive a minimum of 2 years beyond the completion of construction activities to qualify as required planting units.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 34: The effective use of plant material helps define a sense of enclosure and volume in outdoor spaces. Plant material should not overpower the surrounding landscape or buildings, and should be of a similar scale and height to structures within the District at maturity.

§ 225-12E(2) SITE LANDSCAPING

URBAN APPROPRIATE LANDSCAPING AND
HARDSCAPING SHALL ENHANCE AND SCREEN
VIEWS ALONG THE STREET.

MU-1

- (a) Site landscaping shall be required along all property boundaries, except: (i) where side yards are less than 3 feet; (ii) where front yards are less than 6 feet; or (iii), where approved shared-parking lots adjoin abutting properties (See § 225-12E(4)(a) and (b)).
- (b) Plantings shall be limited to species native, hardy, salt-tolerant, known to be non-invasive to the area, and deer-resistant. Significant deviations from this criteria must be supported by ample evidence by the applicant.
- (c) Consideration shall be given during species selection to the mature form, habit, and size of vegetation to ensure plantings do not create safety hazards within the District.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 35

Figure 36 depicts appropriate frontage landscaping with appropriately scaled plantings, signage and lighting.

INAPPROPRIATE



Figure 36

Figure 36: Plantings that overwhelm the location due to size or habit look unkempt, contribute to a decrease in pedestrian safety and an increase in property maintenance costs. The plantings in Figure 44 are much too large for front yards in the Main Street corridor.

§ 225-12E(3) FOUNDATION LANDSCAPE TREATMENTS

FOUNDATION LANDSCAPE TREATMENTS
PROVIDE A TRANSITION BETWEEN THE
BUILDING AND SITE.

MU-1

- (a) Front yards setbacks of less than 6 feet in depth, shall be paved with hardscape materials to provide an extension of the sidewalk and pedestrian zone to the building façade. Such front yard treatments may be required of other properties along the street at the discretion of the Planning Board.
- (b) Durable containers and permanent landscape planters shall be used in front yards less than 6 feet in depth or in other instances where appropriate landscaping cannot otherwise be obtained given site constraints.
- (c) The design and material selection for containers and landscape planters shall be complementary to the architectural style of the principal building. The use of plastic planters is not permitted.

MU-2

See Mixed Use 1 (MU-1) standards.

§ 225-12E(4) BUFFERS AND SCREENS

HIGH QUALITY AND SENSITIVE VIEWSHEDS
SHALL BE PRESERVED THROUGH APPROPRIATE
BUFFERING AND SCREENING.

MU-1

- (a) Buffer plantings of coniferous/deciduous trees and shrubs, with fencing where appropriate, shall be provided along property boundaries adjacent to properties zoned or exclusively use for residential purposes to a density and height deemed appropriate by the Planning & Architectural Review Board.
- (b) Parking in side or rear yards (see § 225-12E(2)) shall be screened from streets or adjacent residential properties with attractive landscaping and fencing.
- (c) Existing parking lots along front yard setbacks shall be screened from streets or adjacent residential properties with landscaping and or attractive fencing.
- (d) The use of individual coniferous trees without associated shrub plantings is not an approved buffer strategy.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 37: The above structural screen utilizes masonry columns and fencing to provide a visual and physical buffer between a sidewalk and parking area.

APPROPRIATE



Figure 38: Landscape screen vegetation should not be taller than the structure screen, and should provide added interest and visual buffering.

§ 225-12F

ARCHITECTURAL CONSISTENCY

§ 225-12F(1) OVERVIEW

THESE DESIGN STANDARDS SEEK TO PRESERVE AND ENHANCE the architectural character of the Town of Eden and ensure that development is consistent with the surrounding landscape of the Town. New construction, building additions, rehabilitations, and/or renovations, must complement the Town traditional architecture and improve the experience for pedestrians and motorists. The Town does not seek strict uniformity amongst structures, nor the precise re-creation of historic styles. However, sufficient care and attention must be provided to building design concerning proportion, massing, style consistency, solid to void ratios, rhythm, pedestrian scale and detailing such that overall building composition is in harmony with itself, the site and its surroundings.

§ 225-12F provides standards for the following:

- building form and massing;
- commercial character; and
- residential character.

Adherence to these standards will provide a comfortable, enjoyable, and aesthetically pleasing environment within the Mixed Use Districts. The use of familiar building forms, massing, architectural styles, and details is required to complement the Town's valued historic character.

APPROPRIATE



Figure 39

Figure 39: The creation of a consistent streetwall is an important design element for pedestrian-friendly and comfortable environments. In addition, enhanced transparency on store frontages, and the repetitive rhythm of the entryways creates a vibrant and active streetscape.

§ 225-12F(2) BUILDING FORM AND MASSING

BUILDINGS MUST BE CONSISTENT IN FORM
AND MASSING WITH TOWN CHARACTER

MU-1

- (a) New construction must relate to the proportion, massing, and scale of surrounding valued historic forms.
- (b) These standards do not require the precise re-creation of historic styles. Contemporary interpretations in correct proportion, character and style can be utilized to strengthen the identity of new buildings.
- (c) In instances where the front façade is greater than 50 feet in width, delineations and treatments, such as a recess or projection that varies the depth of the building wall, shall be used to break up its appearance.
- (d) Structures shall incorporate fascias, canopies, arcades, setbacks, recesses, projections or other design features to compose wall surfaces of 600 square feet or less to avoid large, undifferentiated walls.
- (e) New construction and additions fronting on the primary street shall be a minimum of 2 usable stories, with an overall maximum

APPROPRIATE



Figure 40

Figure 40: This recently constructed building relates to historical style, form, massing and materials, yet is not a precise re-creation of historic design. Its design is focused on providing an appropriate scale that reinforces the surrounding pedestrian realm.

APPROPRIATE



Figure 41

Figure 41: Larger building footprints along the street shall break up the façade treatment to provide visual distinction, variety, and the appearance of multiple structures, as seen above in the above image.

§ 225-12F(2) BUILDING FORM AND MASSING, CONTINUED

height of 36 feet.

- (f) New building construction and building additions fronting on the primary street shall be maximum height of 36 feet.
- (g) For buildings with multiple storefronts, there shall be a direct correlation between the delineations of interior tenant spaces and exterior façade treatments.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 42

The added height of the first floors for structures in Figure 48 provides continuity and adds a sense of prominence to the lower levels of the buildings.

INAPPROPRIATE



Figure 43

INAPPROPRIATE



Figure 44

Figures 43 and 44 depict buildings that are inappropriate within the Mixed Use Districts. Although Figure 43 depicts a building at the streetline, the height and lack of window rhythm and detailing is unappealing. The structure in Figure 42 has many positive components, including a significant amount of transparency. However, its height and front yard parking are not desirable for the Mixed Use Districts.

§ 225-12F(3) COMMERCIAL BUILDING CHARACTER

COMMERCIAL BUILDINGS MUST ALLOW FOR
THE MIXING OF USES IN UPPER STORIES.

MU-1

- (a) New construction, building renovations, and building additions shall complement the traditional rural architecture of Western New York State.
- (b) Buildings shall have a solid to void ratio created by window openings and wall surfaces that is consistent with the valued historic forms found in the hamlet. A similar or complementary ratio shall be provided or maintained on existing structures upon renovations or changes in building use.
- (c) All new or renovated commercial buildings with frontage on public streets shall provide areas of transparent glazing equal to or greater than 40 percent of the wall area between the height of 3 feet and 10 feet from the ground.
- (d) Tinted glazings that reduce transparency of 1st floors shall not count towards the minimum transparency requirement (See also §225-12 G(3)). Low thermal emissivity coatings do not constitute tinting.

APPROPRIATE

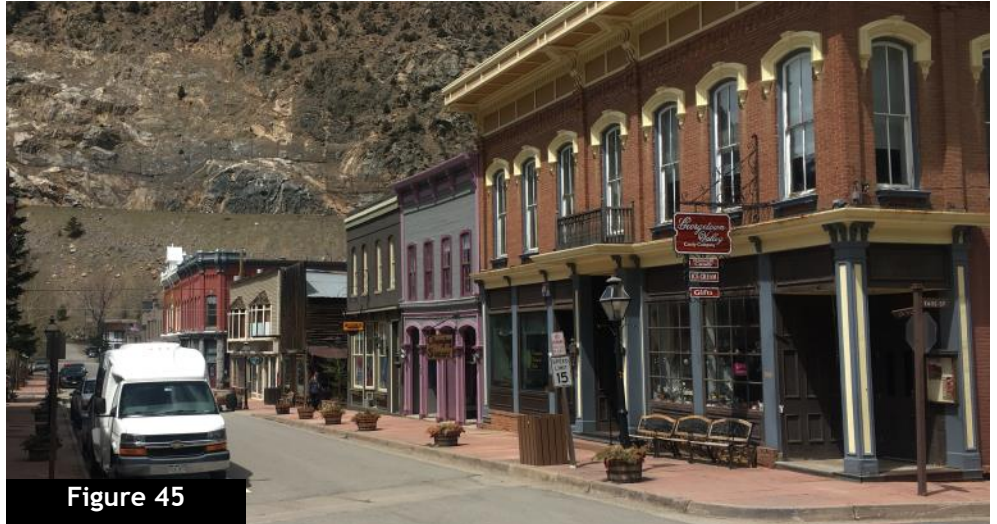


Figure 45

Figure 45: Renovated and modernization has allowed these Main Street buildings to complement the historic character while providing design cues for future projects, including new builds. Maintaining the charm of active storefronts and prominent entrances [F(3)(a)].

APPROPRIATE



Figure 46

Figure 46: The contemporary modernization development seen in the above figure provides a consistent solid to void ratio and street level transparency appropriate for Main Street in Edén [F(3)(b) and (c)].

APPROPRIATE



Figure 47

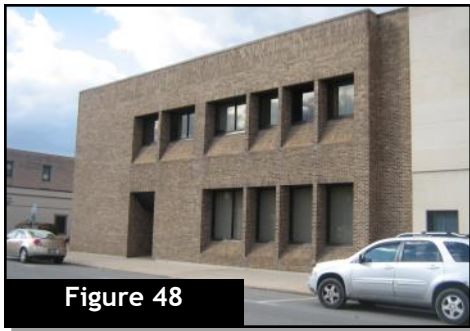
Figure 47: This new building borrows historic design elements and details, yet is not a strict re-creation of an existing historic building. Structures such as this are appropriate in scale, massing and style for the Main Street corridor [F(3)(a)].

- (e) Commercial buildings shall provide visual distinction between the 1st floor and upper floors through the use of appropriate architectural elements, details, materials and/or color.

MU-2

See Mixed Use 1 (MU-1) standards.

INAPPROPRIATE



APPROPRIATE



APPROPRIATE



INAPPROPRIATE



APPROPRIATE



INAPPROPRIATE



INAPPROPRIATE



Structures such as that found in Figures 48 and 49 do not relate to or complement the traditional architecture of Main Street [§ 225-12F(3)(a)].

Additions such as that depicted in Figure 50 do not relate to the existing building, and shall be avoided [F(3)(a)].

The elimination of windows (Figure 51) is not appropriate for the adaptive reuse of existing structures [F(3)(b)].

Figure 52 depicts an appropriate adaptive reuse of historic structures which retain the commercial storefronts and appropriate transparency along the primary façade [F(3)(b) & F(3)(c)].

Figure 53 depicts a subtle, yet effective, use of architectural details to provide visual distinction between the 1st floor and upper stories while maintaining transparency [F(3)(c) & F(3)(e)].

Figure 54 provides an appropriate example of new development that is in scale with its surroundings, successfully utilizes historic design cues from traditional architectural styles, and differentiates the 1st floor from upper stories [F(3)(a) & F(3)(d)].

§ 225-12F(4) RESIDENTIAL BUILDING CHARACTER

RESIDENTIAL BUILDINGS SHALL HAVE A
DISTINCT CHARACTER COMPARED TO THEIR
COMMERCIAL COUNTERPARTS.

MU-1

- (a) The standards set forth in § 225-12F(3) (a) and (b) shall apply to residential use buildings (Figure 55).
- (b) Fire escapes shall be located on side and rear yards only.
- (c) The enclosure of existing front porches, other than through the use of transparent glazing, is not permitted. Window and door openings shall not be filled in such that the resulting façade lacks a consistent solid to void ratio.
- (d) New construction shall not create large, undifferentiated walls with few to no windows or door openings facing a street, drive or parking area (Figure 56).
- (e) Principal and shared pedestrian entrances for ground floor residential units shall face the primary street and have a direct connection to the sidewalk system (Figure 55).
- (f) Individual residential units with principal entrances at ground level shall have front porches or entryways that are covered, elevated above grade, or otherwise distinguished to provide visual separation from the street (see Figure 55).

MU-2

Mixed Use 1 only.

APPROPRIATE



Figure 55

Figure 55: Residential development, such as the example above, shall provide a visually distinct style from that found in adjacent commercial buildings. The placement of building entrances, fenestration and the use of materials shall complement surrounding development and the character of the corridor. Residential building entrances shall face the primary street and have a direct connection to the sidewalk system [§ 225-12F(4)(e)].

INAPPROPRIATE



Figure 56

Figure 56: The structure in Figure 68 does a poor job of addressing the street, and building entrances are not pronounced. This building does not evoke a residential appearance, and provides a stark building wall against the streetline [§ 225-12AF(4)(d)]. The architectural style of this building is also not appropriate for Eden.

§ 225-12G

ARCHITECTURAL DETAILS

§ 225-12G(1) OVERVIEW

ARCHITECTURAL DETAILS SHALL COMPLEMENT AND ENHANCE overall building composition, and shall be appropriate to the style and character of the building, the site, and the surroundings (Figure 57). A lack of architectural detail and ornamentation leaves the building devoid of interest (Figure 58); an over abundance of which creates a confusing and jumbled appearance. The use of details shall be kept consistent with buildings of a similar architectural style, yet should also be utilized to supply a unique identity for the structure. For example, window and door trim should call attention to and accentuate openings without dominating or confounding the building façade.

§ 225-12G provides standards for the following:

- Building base and foundations;
- Building glazing;
- Roofs, cornices and overhangs;
- Doors and entryways; and
- Building materials.

Applicants shall utilize the treatment of windows, entrances, awnings, storefronts and building bases to ensure the structure makes a prominent statement without overpowering the Mixed Use Districts.

APPROPRIATE



Figure 57

Figure 57: Architectural details such as cornice lines, pilasters, and recessed windows finish a building façade and are extremely important in developing a sense of place and strengthening the identity of the Mixed Use Districts as a vibrant and active community center.

INAPPROPRIATE



Figure 58

Figure 58: A lack of architectural detail coupled with the improper utilization of building materials and design proportions can reduce the visual appeal and economic value of structures within the Mixed Use Districts..

§ 225-12G(2) BUILDING BASE AND FOUNDATIONS

THE BUILDING BASE SHALL VISUALLY
HIGHLIGHT THE CONNECTION BETWEEN THE
STRUCTURE AND THE SITE.

MU-1

- (a) A formal building base shall be distinguished from the upper portions of the structure through a change of materials, color, texture and/or projection (Figures 59 & 61).
- (b) The base treatment shall be continuous along facades facing streets and parking areas (Figure 59).
- (c) The building base shall be included on all primary facades, and shall complement the architectural style and window and door fenestrations.
- (d) Foundations of masonry block or poured concrete shall not be left exposed, and shall be adorned with appropriate finishing materials in character with the structure base and vernacular to the region.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 59

Figure 59: Although subtle (1), the highlighting of the building base anchors the structure to the site, and provides visual distinction between the ground plane and the structure [225-12G(2)(a)]. Material selection shall complement the architectural style of the building and those materials commonly found within the region [§ 225-12AG(2)(d)].

INAPPROPRIATE



Figure 60

Figure 60: The building façade shall not abruptly end at the sidewalk (1). The building shall have a base of material that anchors the structure to the site [§ 225-12G(2)(a)]

§ 225-12G(3) WINDOWS

WINDOWS SHALL BE USED TO ADD
TRANSPARENCY, INTEREST, AND RHYTHM TO
THE BUILDING FAÇADE.

MU-1

- (a) Windows shall be of a scale, proportion and extent appropriate to the overall architectural style of the building.
- (b) Window openings shall be trimmed with an appropriate material (brick, stone, wood, wood-like, cementitious board) to provide added definition to the overall façade.
- (c) Masonry conditions need lintels.
- (d) The rhythm and ratio of solids to voids for building additions and expansions shall be similar to those of the region's valued traditional rural/historic forms.
- (e) At street corners, public spaces and along pedestrian walks, commercial building storefront windows shall wrap the building corner and provide enhanced transparency and added architectural interest to the 1st floor.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 61

Figure 61: This structure provides a high quality example of building-appropriate window proportions, trim details, building base and solid-to-void ratios [§ 225-12G(3)(a), G(3)(b) & G(3)(c)].

APPROPRIATE



Figure 62

Figure 62: The wrapping of primary storefront windows around the corner of a building (1) enhances the pedestrian experience and adds a higher level of architectural character and detail to the structure [§ 225-12G(3)(d)].

§ 112-117G(4) ROOFS, CORNICES, EAVES, OVERHANGS AND

ROOFS AND CORNICES ARE CRUCIAL
COMPONENTS OF THE BUILDING FAÇADE.

MU-1

- (a) Elements that define the roof and the upper quartile of the façade shall incorporate design details that provide an added level of detail and articulation to the architectural expression of the building (Figures 63 & 64).
- (b) The choice of design elements and their scale, height, proportion and mass should draw from design cues provided by the historical character of the Hamlet.
- (c) Rooflines shall be in character with the overall architectural style of the building and those vernacular to Western New York State. For example, gable, gambrel, mansard, shed, and hip roofs are common within the region.
- (d) Cornices shall be used to differentiate and enhance the vertical composition of the building façade (Figure 63).
- (e) The use of awnings, canopies, recessed entries and other design elements is encouraged to define the 1st floor and

APPROPRIATE



Figure 63

Figure 63: The upper quartile of each structure in Figure 72 provides a high level of detail and ornamentation which caps the structure, while the lower quartile of such structure also defines the break between the ground floor and upper stories [§ 225-12G(4)(a) & G(4)(d)].

INAPPROPRIATE

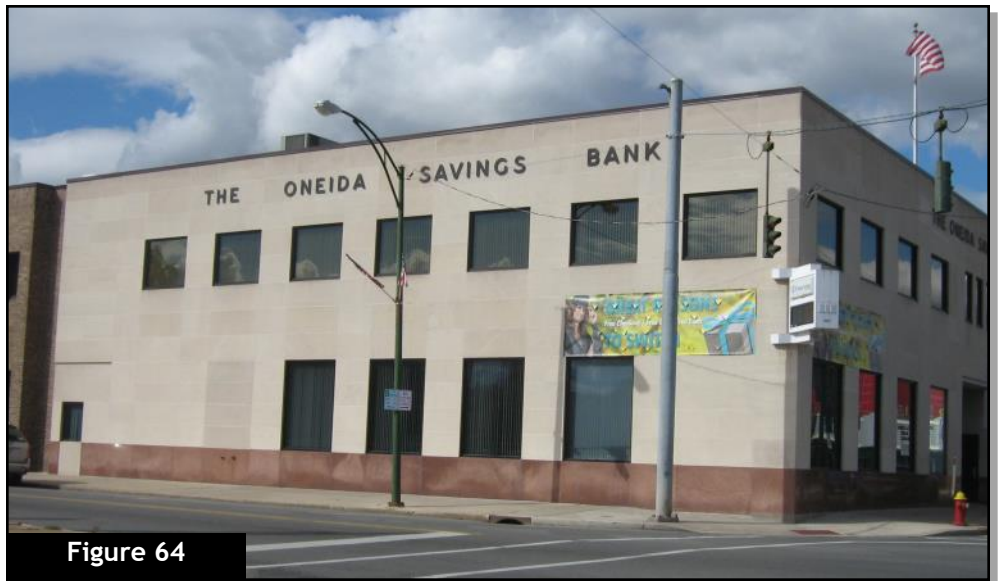


Figure 64

Figure 64: The building in Figure 73 does not provide any meaningful architectural detail at the roofline, nor does the scale and proportion of the existing design elements complement the surroundings [§ 225-12G(4)(a)].

§ 225-12G(4) ROOFS, CORNICES, EAVES, OVERHANGS AND PARAPETS CONTINUED

provide shelter to entryways
(Figure 65).

- (f) Overhangs and canopies should be architecturally consistent with or complementary to the remainder of the building.
- (g) Parapets and false roofs are recommended be utilized to obscure the view of rooftop mechanical equipment when viewed at ground level from the opposite side of the Main Street corridor or adjacent districts. The use of fencing, lattice and similar materials to screen rooftop mechanical equipment by planning board are permitted.

MU-2

See Mixed Use 1 (MU-1)
standards.

APPROPRIATE



Figure 65: Awnings are a high quality design element that define the purpose and volume of outdoor spaces. They also add visual variety and distinction to building façade components [§ 225-12G(4)(h)]. The building in Figure 77 also displays a significant amount of transparency and the successful use of a cornice to differentiate the 1st floor from upper stories.

APPROPRIATE



Figure 66: These structures have continuous cornice and trim lines, and provide a high quality rhythm to the streetscape [§ 225-12AG(4)(h)].

§ 225-12G(5) BUILDING DOORS AND ENTRIES

ENTRIES SHALL PROVIDE A WELCOMING
EXPERIENCE FOR BUILDING PATRONS.

MU-1

- (a) All entries shall be designed as an important feature and visual cue of the building façade.
- (b) Doors and entryways shall be of a scale, proportion and coverage appropriate to the overall style of architecture of the building.
- (c) Commercial buildings shall have a transparent primary entry that will be considered as part of the overall transparency requirement for the building frontage (See § 225-12F(3)(c)).
- (d) Primary entries shall be detailed and highlighted through the use of trim, moldings, overhangs and/or other defining architectural features such that its purpose as the primary entrance is evident from the street. Similar treatment is encouraged for all entryways near parking locations.

MU-2

See Mixed Use 1 (MU-1) standards.

APPROPRIATE



Figure 67

Figure 67: This entrance possesses a sense of importance and draws visitors from the sidewalk into the structure [§ 225-12G(5)(a)]. The lack of transparency into the structure is balanced by the level of architectural detail and selection of materials.

APPROPRIATE

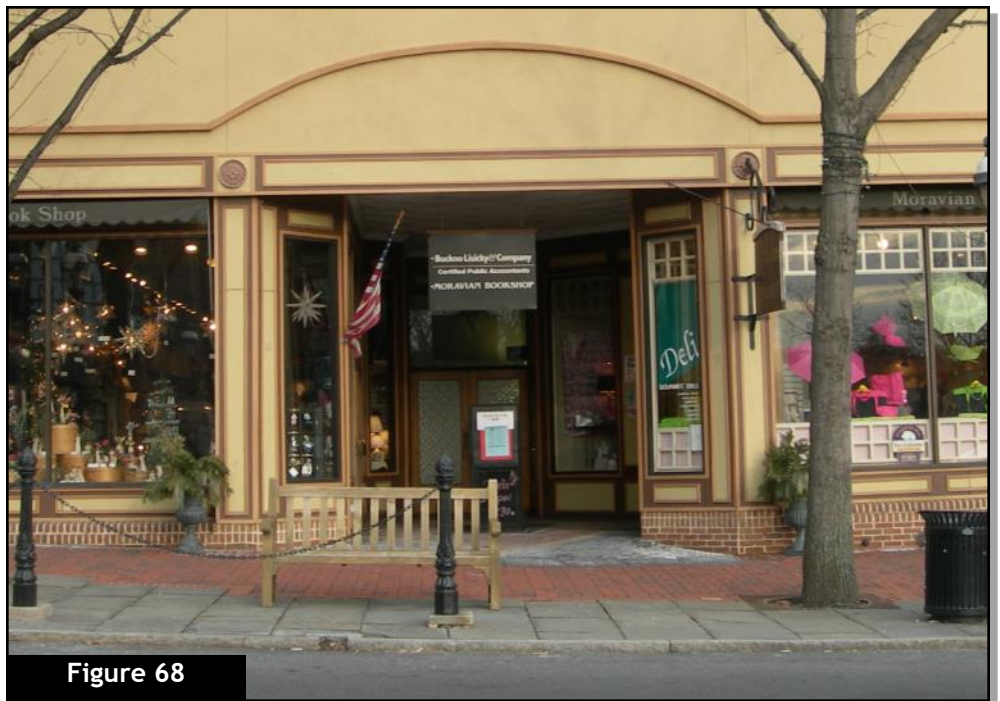


Figure 68

Figure 68: The active and transparent storefronts seen in Figure 80 utilize a recessed entry to provide visual distinction and a visual cue on where to enter the structure [§ 225-12G(5)(d)].

§ 225-12G(6) BUILDING MATERIALS

BUILDING MATERIALS SHALL EVOKE THE
CHARACTER, STYLE AND PURPOSE OF THE
STRUCTURE.

MU-1

- (a) Along street frontages, all exterior building walls and structures shall be constructed with durable materials such as masonry, stone, metal, brick, and finishing wood.
- (b) Changes in materials shall occur at inside corners. Material or color changes at the outside corners or within a plane is not permitted.
- (c) Primary façade materials shall be wrapped onto secondary facades for a distance of no less than 10 feet or that which is architecturally consistent with building fenestration.
- (d) Standard masonry block walls are prohibited on any primary façade.
- (e) Exterior finishing materials for renovations, additions, and rehabilitations shall be consistent with those being retained on existing and adjacent traditional structures.

- (f) The following materials or systems shall not be utilized on finished building or signage exteriors:
 - Direct-Applied Finish Systems (DAFS);
 - Vertical aluminum or metal siding;
 - Vinyl siding; (permissible on residential buildings in MU-1. Not permissible on a multi-family new build.)
 - Standard block and EIFS not permissible as primary building material.
 - T111 siding;
 - Glass block;
 - Spandrel glass or glass curtain walls.

- (g) Exterior Insulation Finish
Exterior Insulation Finish Systems (EIFS) shall not be utilized as a primary building material, but may be utilized, at the discretion of the Planning Board, as a decorative or complementary material on upper stories only.

MU-2

See Mixed Use 1 (MU-1) standards.

INAPPROPRIATE



Figure 69

Figure 69: The use of inappropriate materials and finishes (1) diminishes the visual quality of the structure and adjacent buildings. In this example, although the structure has a high quality storefront, the use of vinyl siding over what was likely masonry construction reduces the overall appeal of the building.

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§ 225-12H

LIGHTING

§ 225-12H(1) OVERVIEW

LIGHTING IS A CRITICAL DESIGN ELEMENT that provides safety, visual cues, and aesthetic appeal to the building and its surroundings. Within the MU Districts, lighting shall be utilized to illuminate building entrances, signage, and parking areas, while also providing for subtle accents of building architecture and site landscaping. The scale and height of lighting fixtures have a significant impact upon their function and effectiveness. Within the MU Districts, street lighting should be pedestrian in scale and height, and appropriately spaced to provide sufficient illumination for the street and sidewalk (Figures 70 & 71). New development should follow this standard by keeping fixtures and poles in scale and character with the site and adjacent uses, while also providing the illumination to only those areas intended. The prevention of light pollution spilling beyond property boundaries is of paramount concern to mixed-use districts that support both commercial and residential uses.

§ 225-12H includes the following standards:

- site lighting;
- building lighting;
- accent lighting; and
- a gallery of fixtures.

APPROPRIATE



Figure 70: The use of period lighting fixtures with enhancements such as banners and flower hangers is appropriate for the Mixed Use districts.

INAPPROPRIATE

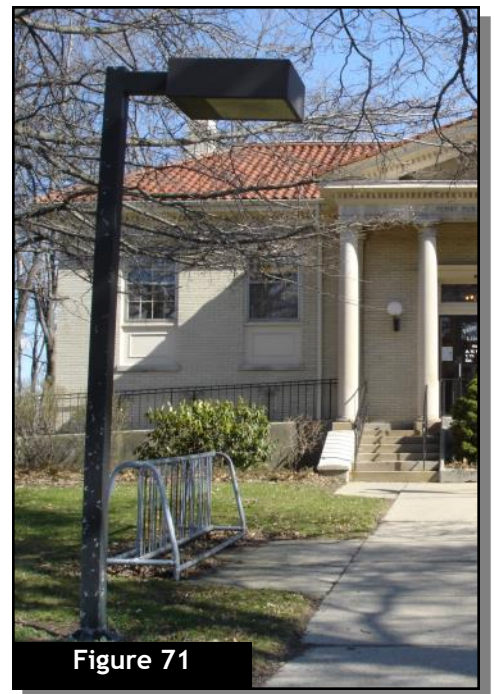


Figure 71: The above light fixture is inappropriate in scale and height for this pedestrian application.

§ 225-12H(2) SITE LIGHTING

SITE LIGHTING SHALL IMPROVE THE SAFETY
AND VISIBILITY OF PARKING LOTS AND
PEDESTRIAN ZONES.

MU-1

- (a) Lighting shall be designed such that poles, fixtures, ornamentation and materials are of a pedestrian scale and height, and provide for a safe pedestrian experience.
- (b) Fixture heights shall be between 8 and 20 feet in height, with shorter poles along sidewalks and pedestrian zones, and taller poles within parking areas.
- (c) Fixtures shall be "Dark Sky" compliant. Light trespass into adjacent non-commercial areas shall not exceed 0.1 foot candles in intensity.
- (d) Amber hue lighting, such as high pressure sodium fixtures and others of equivalent performance, is not permitted.
- (e) Lighting fixtures shall be directed away from adjacent structures and property boundaries.
- (f) Fixture mounting height, direction and intensity shall be determined based on the minimum requirements necessary to efficiently and safely illuminate the area.

MU-2

See Mixed Use 1 (MU-1) standards.

§ 225-12H(3) BUILDING LIGHTING

ENHANCED BUILDING LIGHTING SHALL BE
PLACED AT BUILDING ENTRANCES AND OTHER
PEDESTRIAN AREAS.

MU-1

- (a) Building-mounted lighting shall be of a style complementary to the architectural character of the building and surroundings.
- (b) Building-mounted lighting shall be utilized primarily for safety and security lighting at entryways, utility and loading areas, and other areas approved by the Planning Board.
- (c) Standards H(2)(c), (d) and 4 shall also apply for building-mounted lighting.
- (d) Wall-pack style lighting fixtures shall not be placed upon primary facades facing Main Street.

MU-2

See Mixed Use 1 (MU-1) standards.

§ 225-12H(4) ACCENT LIGHTING

ACCENT LIGHTING SHOULD BE USED TO
COMPLEMENT AND HIGHLIGHT UNIQUE
ARCHITECTURAL FEATURES.

MU-1

- (a) Standards H(2) and (d) shall also apply for accent lighting, including both ground- and building-mounted fixtures.
- (b) The use of neon accent lighting is not permitted.
- (c) Building accent lighting shall be discrete in nature and of the same color and a lesser intensity than other building mounted lighting.
- (d) Accent lighting shall focus on highlighting architectural details or elements rather than the illumination of entire facades or walls.

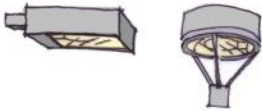
MU-2

See Mixed Use 1 (MU-1) standards.

§ 225-12H(5) LIGHTING GALLERY

APPROPRIATE

Full cutoff fixtures



Fully shielded wallpacks and wall-mounted fixtures



Fully shielded 'Period' style or contemporary fixtures



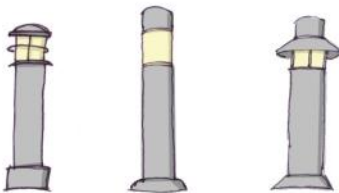
Full cutoff streetlights



Shielded/properly-aimed PAR floodlights



Lit bollards



Goose-necks, soffit, and lantern-style



INAPPROPRIATE

Drop lens and sag lens fixtures with exposed bulb



Unshielded wallpacks and wall-mounted fixtures



Unshielded 'Period' style or contemporary fixtures



Unshielded streetlights



Unshielded or poorly shielded floodlights



Single tube fluorescent fixtures

