

CHAPTER 4: BUILDING DESIGN

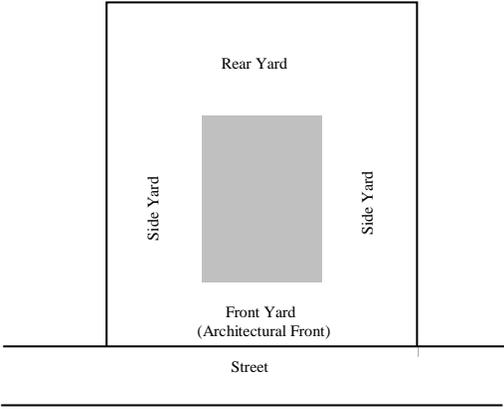
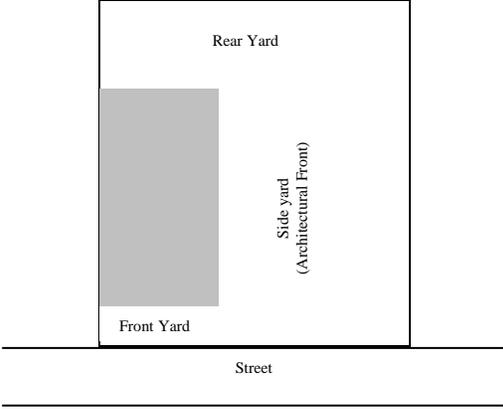
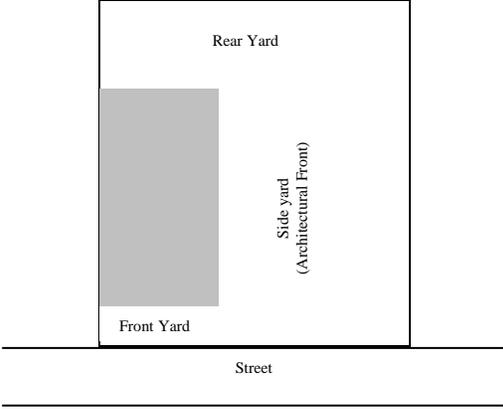
4.1: APPLICABILITY

This chapter is intended to serve as a visual definition of the architectural building requirements noted throughout Chapter 5. The key architectural elements of building type and frontage serve as the essential elements of all district provisions. Setbacks, height, and use are all components of a building's frontage and type.

4.2: BUILDING TYPE SPECIFICATIONS

There are four categories of buildings. Most accommodate the common residential, retail, and workplaces in urban life.

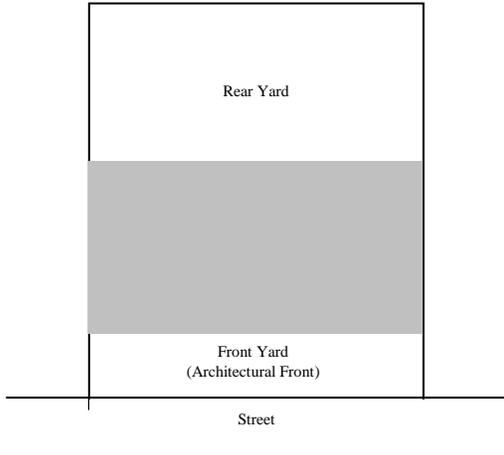
Some buildings, however, cannot be subjected to typological categorization. Buildings dedicated to manufacturing and transportation may be distorted by large-scale mechanical trajectories such as power plants and train stations. Civic buildings, which must express the aspirations of the institutions they embody, are exempt from the discipline of type.

<h3>Allyard Building</h3>  <th data-bbox="789 774 1414 1270"><h3>Sideyard Building</h3></th>	<h3>Sideyard Building</h3> 
<p>This type of building occupies the center of the lot with setbacks on all sides. It is the least urban of the types so it is usually assigned to areas away from the neighborhood and town centers. This building type is usually residential, but when parking is contained within the rear yard it lends itself to limited office and boarding uses. The front yard is intended to be semi-public and visually continuous with the yards of neighbors. The rear yard can be secured for privacy by fences and well-placed outbuildings.</p>	<p>This type of building occupies one side of the lot with the primary open space to the other side. The visual manifestation of the side yard on the street front causes this building type to appear freestanding, so that it may be interspersed with allyard-type buildings in less urban locations. If the adjacent building is also a sideyard type with a blank party wall, the open space can be quite private. This type permits systematic climatic orientation with the long sideyard elevation facing the sun or the breeze.</p>



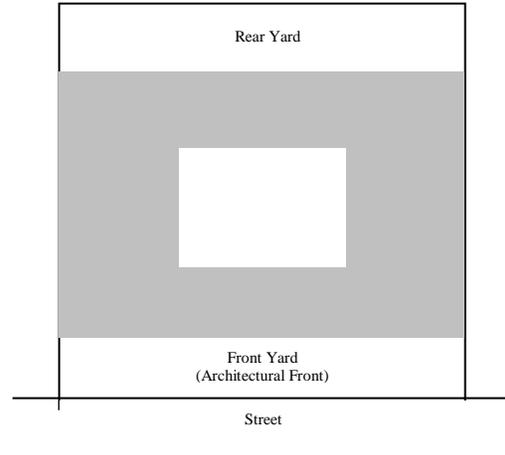
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Rearyard Building



This type of building occupies the front of its lot, full width, eliminating most side yards and leaving the rear portion as a private space. This is a relatively urban type appropriate for neighborhood and town centers. The building facade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. In its residential form, this type is represented by the rowhouse with a rear garden and outbuilding creating privacy. In its commercial form, the depth of the rear yard can contain substantial parking for retail and office uses.

Courtyard Building



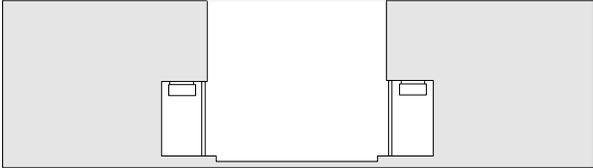
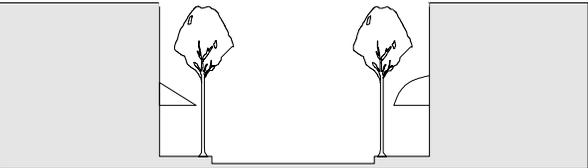
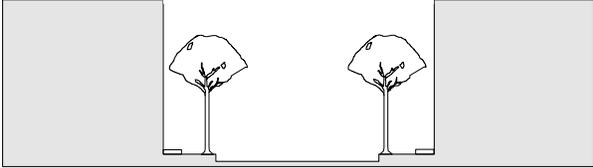
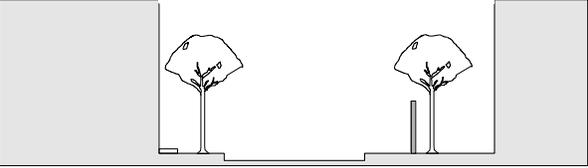
This type of building occupies all or most of the edges of its lot while internally defining one or more private spaces. This is the most urban of types as it is able to completely shield the private realm from a public realm of great intensity. Because of its ability to accommodate incompatible activities in close proximity, it is recommended for large workplaces, hotels, and schools.



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4.3: FRONTAGE DEFINITION AND SPECIFICATIONS

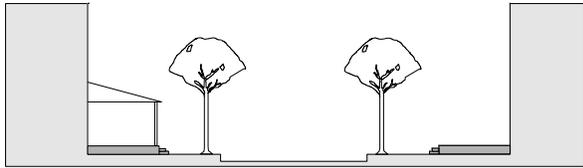
The frontage of a building defines how the building interacts with the public space of the street, plaza, or other public right-of-way. The frontage of a building is a function of its urbanity. Arcades and shopfronts are very urban frontages and are appropriate in neighborhood, village and town center settings. Their relationship to the public realm encourages a vertical mix of uses within a building. In contrast, front lawn frontages are generally appropriate for more rural residential buildings. There are 7 ways in which a building addresses the street:

<p style="text-align: center;">Arcade</p>  <p>The facade overlaps the sidewalk while the shopfront remains set back. This type is excellent for retail use, but only when the sidewalk is fully absorbed so that the pedestrian cannot bypass the colonnade. An easement for public use of private property is required.</p>	<p style="text-align: center;">Shopfront</p>  <p>The facade of a shopfront is aligned directly on the frontage line with the entrance at grade. This is typical for sidewalk retail. Shopfronts often have awnings or a colonnade.</p>
<p style="text-align: center;">Stoop</p>  <p>The facade is aligned directly on the frontage line with the first floor elevated to secure privacy for the windows. This type is suitable for residential uses such as rowhouses and apartment buildings. An easement may be necessary to accommodate the encroaching stoop.</p>	<p style="text-align: center;">Forecourt</p>  <p>The facade sets back and is replaced by a low wall at the frontage line. The forecourt is suitable for gardens, and car drop-offs. It should be used sparingly and in conjunction with shopfronts and stoops. Trees within the forecourt should be placed to have their canopies overhanging the sidewalks.</p>



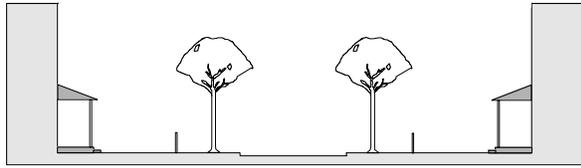
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Dooryard



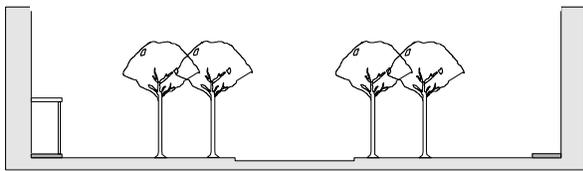
The facade is set back from the frontage line with an elevated garden or terrace in between. This type effectively removes the front yard from the sidewalk and keeps it private. Roofed terraces are suitable for restaurants and cafes.

Porch and Fence



The facade is set back substantially from the frontage line with an encroaching porch. The porch should be within conversational distance of the sidewalk. The fence at the frontage line establishes the demarcation of private from public use.

Front Lawn



The facade is set back substantially from the frontage line. The front lawn should be visually continuous with adjacent yards and should be unfenced. The large setback provides a good buffer from traffic and is an appropriate design for boulevard settings.

4.4: SPATIAL DEFINITION

Buildings serve to spatially define streets. Proper spatial definition is achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.

The condition of alignment occurs when the facades of buildings cooperate to delineate the public space, as walls form a room. Building articulation must take place primarily in the vertical plane or facade. Appendages such as porches, balconies, and bay windows are encouraged to promote the visual transition.

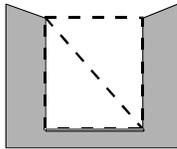
The condition of enclosure generated by the height-width ratio of the space is related to the physiology of the human eye. If the width of a public space is such that the cone of vision encompasses less street walls than the opening to the sky, then the degree of spatial enclosure is slight. A 1:6 height-to-width



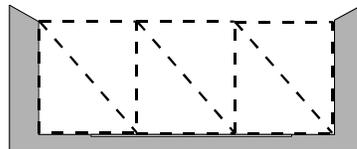
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ratio is the absolute minimum required for appropriate urban spatial definition. An appropriate average ratio is 1:3. As a general rule, the tighter the ratio, the stronger the sense of place. Spatial enclosure is particularly important for shopping streets, which must compete with malls, which provide very effective spatial definition. In the absence of spatial definition by facades, disciplined tree planting is an alternative. Trees aligned for spatial enclosure are necessary along thoroughfares with substantial front yards.

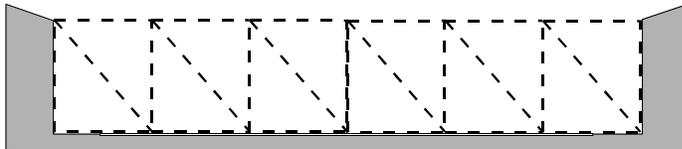
Proportions



RATIO 1:1

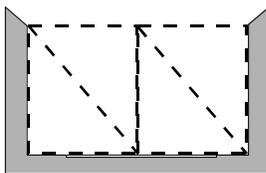


RATIO 1:3

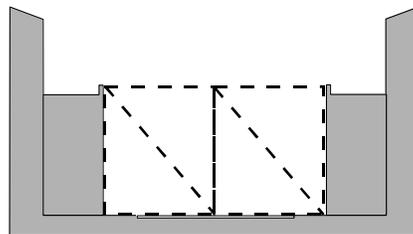


RATIO 1:6

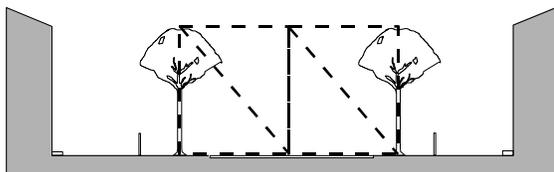
Techniques



BY FACADE



BY RECESS LINE



BY LANDSCAPING



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4.5: ELEMENTS OF ARCHITECTURAL COMPATIBILITY

There are 11 architectural design elements, which create urban space. Building compatibility is attained through the incorporation of a combination of these elements within neighboring buildings. A specific project may not need to incorporate all 11 elements to maintain architectural compatibility provided those elements not addressed do not create incompatibility.

- Building silhouette: similar pitch and scale to a roofline.
- Spacing between building facades: setbacks or notches between primary facades, which frame the structure.
- Setback from property line: building setback and/or primary façade setback from the property line.
- Proportion of windows, bays, and doorways: vertical or horizontal elements tied together in bands across façade lengths.
- Proportion of primary façade: size of facades similar in area and height to width ratios.
- Location and treatment of entryway: important visual commonality between structures.
- Exterior materials used: similar materials and treatment add to detail and monumentality of a building.
- Building Scale: similarity of building height and configuration.
- Landscaping: ordered street plantings tie buildings together and define space.
- Shadow patterns from massing and decorative features: the light and dark surfaces from materials used and projections from window bays and setbacks create visual breaks.
- Style of architecture: similar architectural styles create building harmony along a block face.

4.6: ARCHITECTURAL STANDARDS

All new construction shall conform to the architectural requirements of this Section. The Planning Director may approve minor variations to this section provided similar materials, configurations, and/or techniques are used that fulfill the intent of this Section. Major variation to building façade requirements due to unique building use requirements may be approved by the Town Board, provided the overall pedestrianism of the street is maintained in accordance with all other standards. All variations shall be noted on the final approved plan. All structures shall adhere to the following general principles:



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4.6.1: General Principles

- A. To perpetuate the unique building character of the Town, development shall employ dwelling types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
- B. The front elevations facing the street and the overall massing shall be pedestrian in scale.
- C. Adjacent buildings shall be architecturally compatible through similar silhouettes, spacing between facades, setbacks, proportions, treatments, exterior materials, scale, massing, and/or architectural style. See Section 4.5 Elements of Architectural Compatibility.
- D. The Primary Entrance shall be both architecturally and functionally designed on the front façade of the building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting façade. The use of fire-escape or exit-only doors as Primary Entrances is explicitly prohibited.
- E. All new construction shall conform in street orientation, massing, lot width and setbacks to adjacent existing and proposed structures.
- F. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from off-site view. Roof-mounted mechanical equipment shall be screened from off-site view by a parapet wall.
- G. Loading and service delivery areas shall be located to the rear or side yard away from the primary street frontage.
- H. Canopies and awnings shall be canvas or similar material and shall be permitted to encroach over a sidewalk to within two feet of a public street curb and may be illuminated by external lighting only.
- I. Open decks, patios, and steps are permitted with rear and side yards and may encroach into required setback to within 5 feet of all property lines.
- J. The front façade of all buildings shall extend parallel to the frontage line of the lot.

4.6.2: Manufactured Housing (RP and MHN Districts Only)

In no instance may a manufactured home be used for a nonresidential purpose.

A manufactured home must bear a seal certifying that it was built to the standards adopted on July 1, 1976 that meets or exceeds the construction standards promulgated by the US. 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. Materials
 1. The exterior siding shall consist of wood, hardboard, vinyl, brick or aluminum and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
 2. The roof shall be finished with a type of shingle that is commonly used in standard residential construction.
 3. A continuous, permanent brick foundation or curtain wall, unpierced except for required ventilation and access, shall be installed upon a poured concrete footer after placement on the lot, and before occupancy.



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B. Configurations

1. Stairs, porches, entrance platforms and other means of entrance and exit to the manufactured home shall be installed and constructed in accordance with the standards set by the NC Department of Insurance.
2. The pitch of the roof of the manufactured home shall have a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run, or the standard of each individual manufacturer's equivalent to a 4' x 12' roof pitch.
3. The roof of the manufactured home shall have an overhang (eave) extending at least ten (10) inches from each vertical exterior wall. A site installed gutter may be counted in the width of the eave.
4. The front facade of the building shall extend parallel to the frontage line.

C. Techniques

1. The manufactured home is set up on the site in accordance with the standards set by the NC Department of Insurance.
2. The tongue, axes, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

4.6.3: COMMERCIAL, MIXED USE AND MULTI-FAMILY BUILDINGS

A. Materials

1. Building walls shall be brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block, and siding (non-vinyl) materials may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
2. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles or similar material.
3. Flat roofs shall incorporate parapet walls to conceal the flat portions of the roof that are visible on the front and side elevations from any public street. When used on the side elevation, parapets shall be terraced.
4. Signs on the inside of glazed openings may be neon.

B. Configurations

1. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
2. Sky-lights shall be flat (non-bubble).
3. For commercial buildings, at least 70% of the street level frontages shall be in windows or doorways. Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
4. No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.
5. Each exterior door that provides access to an individual unit or any shared door shall contain a porch, stoop, or awning that forms as the predominant aspect of the building design. Porches shall constitute at least 15% of the front facade of apartment units.



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6. For buildings greater than 100- feet in width, there shall be no uninterrupted wall length exceeding 75- feet. An interruption may consist of a change in place or a change in texture/masonry patterns.
7. For buildings less than seventy- five (75) feet, one interruption is required within thirty (30) feet on either side of the center of the building.
8. At least one (1) ground entrance to every dwelling shall be located within a walking distance of one-hundred feet to the parking area within the development designated to serve that dwelling.
9. Garage doors are not permitted on the front elevation of any multi- family dwelling.
10. Detached garages or garage buildings shall be located in the side or rear yard only.
11. Two car garages visible from the street shall be designed with two single doors for consistency of visual proportion. All garages with more than two bays shall be turned such that the bays are not visible from the street. Exception: Corner lots may have garage access side loaded) from the non-fronting street.

C. Techniques

1. Stucco shall be float finish.
2. Windows shall be set to the inside of the building face wall.

4.6.4: Light and Heavy Industrial Buildings (IC Only)

A. Materials

1. All building walls visible from a public street shall be brick, cast concrete, stucco, stone, marble, decorative concrete masonry unit or other materials similar in appearance and durability. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
2. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles or similar material.
3. Flat roofs shall incorporate parapet walls to conceal the flat portions of the roof on the front and side elevations that are visible from any public street. When used on the side elevation, parapets shall be terraced.

B. Configurations

1. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
2. Skylights shall be flat (non-bubble).

C. Techniques

1. Stucco shall be float finish.
2. Windows shall be set to the inside of the building face wall.

4.6.5: Civic Buildings (Churches, Schools, Government Offices, and other Civic Facilities)

Schools, churches, and government buildings should be built so that they terminate a street vista whenever possible, and shall be of sufficient design to create visual anchors for the community. Civic buildings shall adhere to the provisions as marked below.



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A. Materials

1. Civic building walls shall be clad in stone, stucco, brick, marble. Decorative cast concrete and wood or vinyl siding may be used as a minority element on facades facing public streets.
2. Civic roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles, or other material similar in appearance and durability.
3. Gutters and down spouts shall be made of copper or galvanized painted metal.
4. Columns, if provided, shall be made of wood, cast concrete, or fiberglass.
5. Stained glass or other decorative window treatments are encouraged.

B. Configurations

1. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
2. Flat roofs are permitted, but civic buildings adjacent to residential structures shall have pitched roofs or architectural features similar to the adjacent residential structures to ensure compatibility. This requirement may be waived when it is deemed to serve no meaningful purpose or public benefit.

C. Techniques

1. Windows shall be set to the inside of the building face wall.

