

ZONING

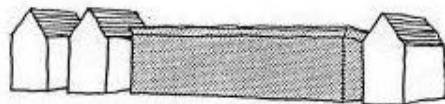
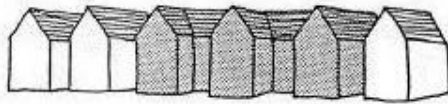
190 Attachment 6

Borough of Milford

Downtown Business (B) Zone Architectural Examples  
[Added 3-15-2021 by Ord. No. 924-2021]

Architectural Considerations

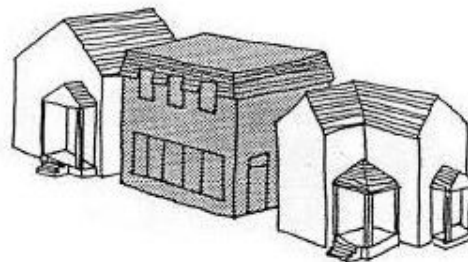
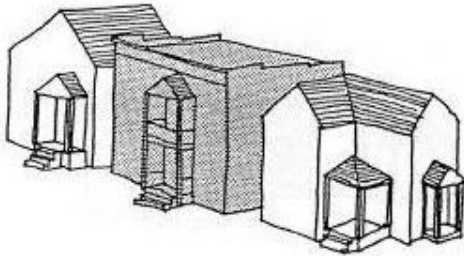
*DIRECTIONAL EXPRESSION*



*Relate the vertical, horizontal or non-directional facade character of new buildings to the predominant direction expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses.*

*Avoid horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area.*

*SENSE OF ENTRY*



*Articulate the main entrances of building with covered porches, porticos and other architectural forms. The primary entry should be raised above grade and made a prominent visual feature where this is the dominant form in the surrounding area except in those instances where disabled and handicapped access cannot be otherwise accomplished.*

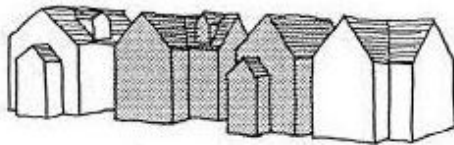
*Avoid facades with no strong sense of entry.*

Source(s): Utah State Historical Society and Cooper, W., Architects and Associates. *Historic District Design Guidelines for Salt Lake City*, Salt Lake City: Zoning and Planning Commission, 1979. Modifications by master plan consultant.

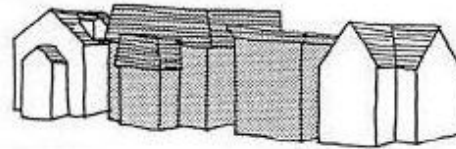
# MILFORD CODE

## Architectural Considerations

### ROOF SHAPES



*Relate roof forms of new buildings to those found in the surrounding area. The use of traditional roof shapes, pitches and materials on new construction makes new structures more visually compatible.*

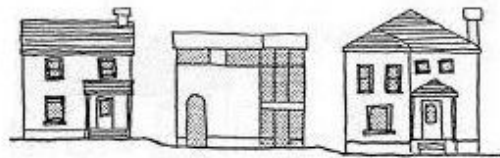


*Avoid introducing roof shapes, pitches or materials not traditionally used in the area.*

### RHYTHM OF OPENINGS



*Respect the recurrent pattern concerning the number and spacing of windows and doors in a facade. Also consider the width to height ratio of bays in the facade. New construction should show the predominant rhythm of buildings in the surrounding area.*



*Avoid introducing incompatible facade patterns which upset the rhythm of opening established in surrounding structures.*

Sources: Utah State Historical Society and Cooper, W., Architects and Associates. *Historic District Design Guidelines for Salt Lake City*. Salt

# ZONING

## Commercial Conversions



*Existing  
Residence*



*Avoid*



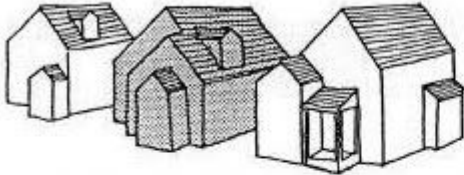
*Consider*

*Conversion of former residential properties to nonresidential use should be accomplished in a manner which preserves the architectural scale and character of the building. This includes using appropriately scaled signage, providing parking in the rear or side yards and use of shared driveways and cross easements by adjacent businesses to reduce the number of driveways.*

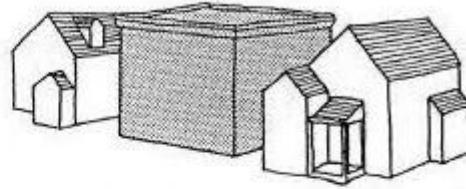
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## Architectural Considerations

### MASSING

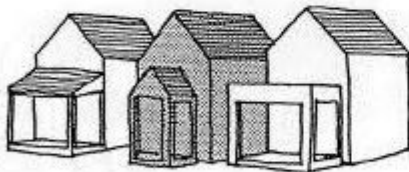


*Break up uninteresting boxlike forms into smaller, varied masses. Variety of form and massing add interest to the streetscape and are elements essential to preserving the character of historic streetscapes.*

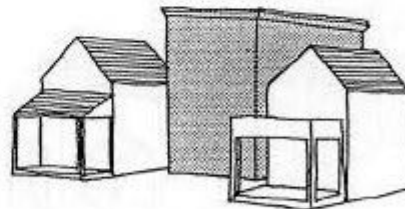


*Avoid single, monolithic forms which are not relieved by variations in massing. Such structures are especially intrusive when placed in a streetscape of older buildings which have varied massing and facade articulation.*

### SETBACK



*Where appropriate, maintain existing facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. Where there are varied setbacks, the maximum setback of new construction should harmonize with the average setbacks of existing adjacent buildings except where increased and/or varied setbacks are necessary to preserve street trees or rural character along roadways.*



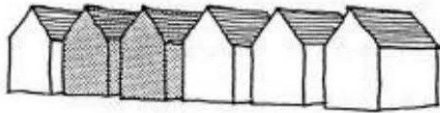
*Avoid violation of existing setback patterns, especially in village or historic district areas. Avoid placing buildings at odd angles to the street, unless in an areas where diverse siting already exists.*

Source(s): Utah State Historical Society and Cooper, W., Architects and Associates, *Historic District Design Guidelines for Salt Lake City*, Salt Lake City, Zoning and Planning Commission, 1979. Modifications by master plan consultants.

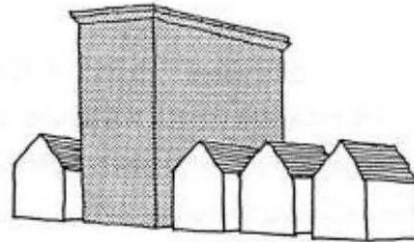
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## Architectural Considerations

### HEIGHT

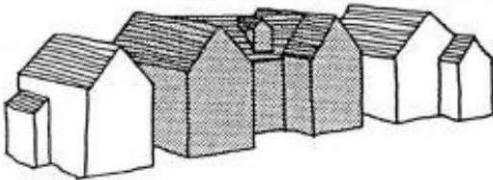


*Relate the overall height of new construction to that of adjacent structures. The height of new construction should be roughly equal to the average height of existing buildings in the surrounding area.*

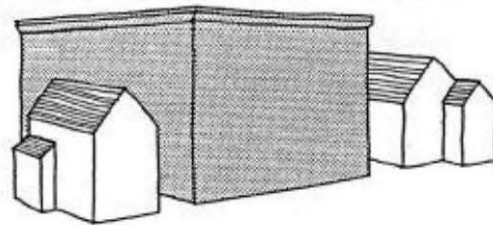


*Avoid new construction which greatly varies in height from older buildings in the surrounding area.*

### SCALE



*Relate the size and proportions of new structures to the scale of adjacent buildings. Although larger in square footage than the adjacent properties, the depiction illustrates how a larger building can maintain the same scale and rhythm as structures in the surrounding area.*



*Avoid buildings which in mass, width or height violate the existing scale of the area.*

Source(s): Utah State Historical Society and Cooper, W., Architects and Associates. *Historic District Design Guidelines for Salt Lake City*. Salt Lake City: Zoning and Planning Commission, 1979. Modifications by master plan consultants.