

## ZONING

### *140 Attachment 4*

#### Appendix IV

##### Design Guidelines for CBD and CHO Zoning Districts.

##### **[Added 5-27-2014 by L.L. No. 2-2014]**

A. Intent. The commercial and mixed-use properties within the Village of Deposit's CBD-Central Business District and CHO-Commercial Highway Oriented zoning districts represent a major economic investment and also provide an opportunity for the rehabilitation of existing structures or the introduction of new buildings on previously developed sites with access to municipal water and sewer. These design guidelines are intended to provide a framework for creating aesthetically pleasing and functional businesses within the Village of Deposit. More specifically, these guidelines are intended to:

1. Stimulate improvements to existing structures and encourage new development within these commercial corridors and central business district.
2. Improve the appearance of these business districts to sustain interest in and the viability of these areas as hubs of retail, office and other commercial activity.
3. Provide a consistent methodology for review of proposed projects.
4. Inspire creativity and quality in design of all structures and in site development.
5. Foster an exchange of ideas among developers, Village officials and residents in an effort to improve the quality of design in all projects both public and private.

These design guidelines are the outgrowth of recommendations within the Village's Downtown Revitalization Strategy. These design guidelines apply to actions requiring site plan review pursuant to Chapter 140, Zoning, of the Village of Deposit within the following zoning districts: CBD-Central Business District and CHO-Commercial Highway Oriented (along Division Street). Actions with the CBD and CHO Zoning Districts requiring approval of a special permit by the Planning Board or that require a building permit and alter the exterior of a building shall also be subject to these guidelines.

B. Objectives. The Planning Board, in its decision-making, shall utilize the general design principals contained within the design guidelines, which are attached hereto as Appendix IV, for any development subject to Site Plan or special permit approval within the CBD and CHO Zoning Districts.

C. Design guidelines adopted. To encourage high quality and aesthetically pleasing design of commercial properties within the Village's CBD-Central Business District (along Front Street and Second Street) and CHO-Commercial Highway Oriented (along Division Street) Zoning Districts, the Village of Deposit Board of Trustees hereby appends the document entitled "Design Guidelines For CBD and CHO Zoning Districts," dated December 21, 2013, to this Chapter as Appendix IV. This document shall provide general guidelines and principles

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appropriate to the site design of commercial properties as well as the architectural features of commercial buildings, along with visual examples of attractive and effective application of such design principles for use in the development of site plan applications, building elevations and as a basis for the Planning Board's review and comments regarding such applications.

D. Conflicting provisions. If any provisions of these design guidelines are inconsistent with one another, or if they conflict with provisions found in other adopted codes, local laws, or regulations of the Village of Deposit, New York, the more restrictive provision will control unless otherwise expressly provided.