

ZONING

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Village of Montour Falls Appendix A: Design Guidelines

The following guidelines are intended to offer general design principles for buildings and signs on Routes 14 and 224 and West Main Street in the Village of Montour Falls. The principles should be used by the Planning Board to conduct site plan reviews and evaluate projects, modifying them where appropriate to fit individual circumstances, provided that the overall objectives of the Zoning Law and these principles are observed.

Building Design Guidelines

- (1) Building placement and site development layout shall respectfully incorporate the site's topography, existing vegetation and other unique features. Spatial relationship between buildings and other structures shall be geometrically logical and/or architecturally formal (i.e., not haphazard or random). On a lot with multiple buildings, those located on the interior of the site shall front towards and relate to one another, both functionally and visually, and may be organized around features such as courtyards, greens or quadrangles. Smaller, individualized groupings of buildings are encouraged. Buildings shall be sited to provide adequate and safe fire and emergency access.
- (2) New construction affecting existing buildings of historically traditional architectural design within the community shall respect the existing height, bulk, scale and style of the existing architecture wherever practical. Materials used may be required to be of a similar color, texture and style of the existing architecture, excepting that the Village may require conversion to permanent structures in the cases of changes or additions to seasonal use buildings.
- (3) Buildings shall relate in scale and design features to the surrounding buildings, showing respect for existing and neighborhood architecture. Buildings shall avoid long, monotonous uninterrupted walls or roof planes. Building wall offsets, including projections, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets shall be provided, in order to provide architectural interest and variety to the massing of the building and to relieve the effect of a single, long roof.

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- (4) All materials, colors and architectural details used on the exterior of the building shall be compatible with the building's style and with each other. A building designed of an architectural style that normally includes certain integral materials, colors and/or details shall incorporate such into its design. Blank walls shall be discouraged along sidewalks in favor of a combination of window, door and wall space together with appropriate fenestration.
- (5) The architectural treatment of the front facade shall be continued, in its major features, around all sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank walls or unscreened service areas along side and/or rear elevations is discouraged.
- (6) All nonresidential uses shall prepare a landscaping plan consistent with the requirements herein. Existing trees over eight inches diameter at breast height shall be incorporated in the site design to the maximum extent practical, as shall be determined by the Planning Board, and none shall be removed prior to site plan review and approval. Plant suitability, maintenance and compatibility with site and construction features are critical factors which shall be considered for areas landscaping along the building foundation; between the building and sidewalks and between the sidewalk and the roadways; within and around parking areas; and between the sidewalk and front of building.
- (7) Driveway, sidewalk/walkway and curb materials shall be functional and compatible with the style, materials, colors and details of the surrounding buildings. The selection and use of pavement and curb materials shall consist of a stable material. Modular masonry materials such as brick blocks, state and concrete pavers, or cast-in-place materials such as exposed aggregate concrete slabs shall be used, whenever possible, on sidewalks, pedestrian walkways and pathways. Granite, concrete or Belgian block shall be used for curbs, except as may be required to accommodate storm drainage measures. Asphalt shall not be permitted for sidewalks or curbs. Transitions in paving patterns or materials shall provide a smooth and continuous surface.
- (8) Commercial site access is required to be located at the point closest to the side property line to provide for a shared entrance with the adjoining property. If an adjacent property is already developed with an existing appropriately located access, opportunities for the

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shared use of the existing access shall be exhausted prior to consideration of separate access to the property. The Planning Board may require the establishment of easements as appropriate.

- (9) Where properties adjoin others with sidewalks, sidewalks with a minimum width of five feet shall be provided along the property's street frontages and at least eight feet shall be provided between the edge of the sidewalk and the back of curb or shoulder and shall be designed in accordance with applicable standards. These standards may be modified by the Planning Board to accommodate existing and adjacent sidewalks.
- (10) In addition to otherwise applicable parking standards contained herein, parking areas within the districts may be unpaved partially or wholly except for handicap accessible parking areas and travelways, but shall be of an appropriate material as set forth therein. Off-street parking and loading facilities shall generally be placed to the rear and/or on one side and with minimal parking between the front lot line and the buildings. At the time of change of use, or expansion, alteration or renovation of an existing use, existing parking at the front of the property of preexisting buildings shall require, at minimum, a ten-foot-wide landscape buffer consisting of a hedgerow, berm or combination to screen the parking area from the adjacent road. Parking lot layout, landscaping, buffering and screening shall prevent direct views of parked vehicles from streets and sidewalks, avoid spillover light, glare, noise or exhaust fumes onto adjacent properties, in particular adjacent to residential properties. Parking areas shall be accessed by means of shared or common driveways, preferably from side streets or lanes. Off-street parking areas of less than 25 spaces shall, wherever possible, be interconnected with parking areas on adjacent properties. Cross-access easements for adjacent lots with interconnected parking areas shall be required.
- (11) Adequate lighting which provides security and visual interest shall be provided, while minimizing adverse impacts, such as overhead sky glow and glare on adjacent properties and the public rights-of-way. The maximum height from the ground to top of any lighting fixture shall be 15 feet if not mounted on a building. Lighting shall be decorative and blend with the architectural style of the development and surrounding area. Lighting fixtures attached to the exterior of the building shall be architecturally compatible with the styles, materials, colors and details of the building. Any outdoor lighting fixture shall be shielded in such a manner that the edge of the shield is below the light source and direct rays from the light source are confined to the property boundaries, except for access areas to commercial uses where additional lighting may be needed where such access intersects with a public road or walkway. In no instance shall site access lighting spill into the roadway of any public roads, and direct rays shall be prevented from escaping toward the sky. Lighting on all externally lit signs shall be mounted above the sign and focus on the sign from above the sign.
- (12) Utilities for new projects must be installed underground if on same side of the road. When possible, existing above-grade utilities shall be placed underground.
- (13) Sites shall be maintained in accordance with the approved plans and shall be free of litter. Landscaping shall be appropriately maintained; dead, dying or diseased landscaping shall be replaced as needed. Every land use shall include adequate provisions for waste

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disposal, as determined by the Planning Board based upon documentation submitted by the applicant. Enclosure of waste storage facilities, as required by the Village of Montour Falls Dumping Law, shall also be required.

Sign Design Guidelines

- (1) Signs should be a subordinate part of the streetscape.
- (2) Signs should not interfere with views of other enterprises or residences.
- (3) Whenever feasible, multiple signs should be combined to avoid clutter.
- (4) Signs should be as close to the ground as possible, and pole signs shall be discouraged in favor of ground signs wherever possible.
- (5) Signs should blend with and not cover any architectural features and be sized and located in proportion to buildings.
- (6) Vivid colors may be used but should not dominate a building or site.
- (7) Signs should be located so as not to interfere in any way with the clear views required for public safety by highway travelers or pedestrians.
- (8) Signs must not present an overhead danger or obstacle to persons below.
- (9) Sign sizes should achieve ready visibility without becoming an unnecessary distraction from the highway view or detriment to the highway scenery.
- (10) Signs should never block the view of other signs.
- (11) Signs should be easy to maintain and provide for wind resistance such that signs will not deteriorate or collapse after an extended period.
- (12) Sign materials and design should blend with surrounding natural landscapes.
- (13) Freestanding signs shall generally require landscaping around the sign base.
- (14) Signs should generally not be placed on the roof or above the roofline of the building to which they are attached.