

ZONING

280 Attachment 1

City of Glen Cove

Attachment A Design Guidelines for CBD Overlay District [Added 8-24-2010]

(1) Site design standards.

(a) All facades of a building, other than the front facade, that have a secondary or primary entrance usable by patrons or the public, or that will be seen from any public right-of-way, shall have design details which continue elements visible on the front facade of the building.

(b) To the extent possible, parking lots shall be located behind or underneath a building.

(c) New curb cuts onto School Street, Bridge Street and Glen Street are discouraged and should not be permitted unless necessary.

(d) Access drives shall be located at the edge of a property so they can be easily shared with an adjacent use if necessary.

(e) Where a drive crosses over a sidewalk or other pedestrian thoroughfare, the pavement shall have a crosswalk with a distinct surface treatment such as pavers or Belgian Block or shall be stamped and painted to look the same and drop curbs shall be installed.

(f) View of dumpsters, utility and other equipment from the street shall be minimized to the extent possible and shall be landscaped or otherwise enclosed.

(2) Lighting.

(a) Buildings should provide lighting around all entrances, walkways and any outdoor seating or dining area. Light fixtures should match the architectural style of the building.

(b) Downcast building-mounted lighting that illuminates the facade of a building is encouraged.

(c) Limited floodlighting of flag poles and monumental buildings is acceptable, but floodlighting of areas is generally discouraged.

(d) Strands of lights in trees and planters are permitted as long as lights are not running or moving.

(e) Wherever possible, internal lighting should be arranged to cast ambient light onto the sidewalk.

GLEN COVE CODE

(f) A greater number of lower-wattage lamps is preferred to fewer higher-wattage lamps. No lamp should exceed 250 watts.

(3) First floor uses.

(a) The first floor of all buildings on Glen Street, School Street and Bridge Street should be oriented to pedestrian access and scale.

(b) At least 60% of the front facade of a first-floor use should be transparent windows. Tinted or mirrored glass is discouraged. Mullions, transoms and muntins are permitted as long as they are appropriate for the overall architectural style of the building. Awnings, colorful window displays, and other elements which create visual interest are encouraged. In order to promote visual interest throughout the downtown, it is the intent of this requirement that a significant amount of internal area be visible from the street.

(c) No security gates or bars shall be placed on the outside of windows on a front facade. No neon signs shall be used in front windows.

(d) Generally, where traditional storefronts are proposed, doors on the front facade should be capped by transparent transom windows and the use of this area for air conditioners is discouraged.

(e) Where entrances are recessed, they should not be recessed more than three feet.

(f) Decorative kick plates below display windows are encouraged and should be of a height consistent with other buildings in the area, but generally not higher than three feet.

(g) Horizontal boards and canopies between first and second stories are encouraged.

(h) Where a new structure or facade changes are proposed adjacent to existing buildings, they should be designed to horizontally align features such as kick plates, windows, transom and clerestory windows, canopies and signboards with neighboring buildings.

(4) Upper-story uses.

(a) Generally each upper story should have at least 20% of its areas devoted to windows. Windows should generally be vertically oriented and incorporate apparent frames, lintels, sills, sashes and surrounds.

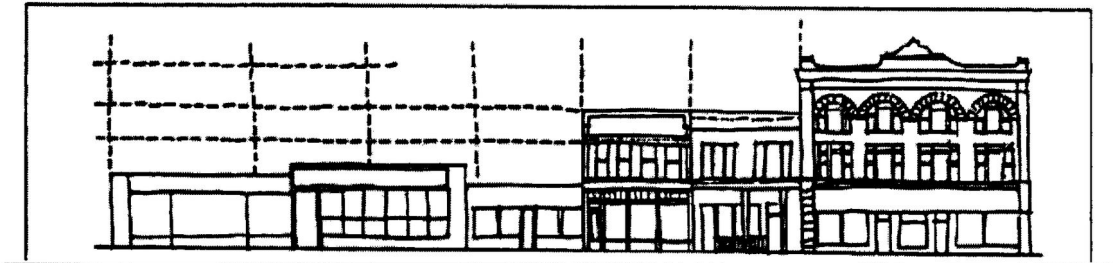
(b) Upper stories should incorporate traditional architectural features to increase their visual interest.

(5) Front facade alignment.

(a) In keeping with the desired pedestrian scale, developments with facades over 50 feet in horizontal length should be designed to visually reduce the scale and mass of the building by architecturally dividing and/or providing projecting or recessing architectural features to the facade to break up the flat plane of the building.

ZONING

(b) Multistory buildings should be designed to extend the horizontal alignment of key architectural details such as window openings, caps, cornices and entablatures with neighboring buildings.



from City of Boulder Downtown Urban Design Guidelines

(c) The front facade of a building should be set back similar distances from the street as neighboring structures, unless greater setbacks are being proposed in order to create a public square or open space and increase the amount of linear commercial frontage along these streets.

(6) Roofs.

(a) All rooftop utilities or other equipment should be concealed from view of pedestrians, car traffic and existing residential units which may be located at higher elevations on adjacent lots. Mansard or gabled roofs are generally preferred for detached structures. Flat roofs should have a parapet cap and cornice appropriate to the architectural style of the building. More ornamental architectural details such as dentils, corbels and an ornamental frieze are encouraged and may exceed the maximum height requirement.

(7) Windows in existing buildings.

(a) If feasible, all original windows shall be maintained and remain uncovered; this should include transoms often found above doorways in many buildings. Replacement windows shall have similar features as the originals and shall be appropriate to the architectural style of the building. Maintaining architectural style may also include retention of decorative features surrounding windows such as sills, lintels, shutters or other elements. Windows that are different sizes from the original and require facade modification are discouraged.

(8) Building materials.

(a) Natural building materials such as stone, brick or wood are preferred. Materials which provide an identical outward appearance may be used subject to review by the Architectural Review Board (ARB) or Planning Board in the absence of a duly appointed ARB.

(b) Prefabricated aggregate stone shall not be permitted.

GLEN COVE CODE

(c) Stucco shall be used where it is traditional to the architectural style proposed. For example, stucco is appropriate to Tudor and Spanish Revival styles among others, but not appropriate to Greek Revival and Victorian styles, among others.

(d) Wrought iron, copper or other metalwork can be used in detailing for items such as railings, balconies or other architectural details but shall not be used for visible doors or siding.

(e) A combination of materials may be used, but the entire building should be of the same architectural style.

(f) Plain concrete blocks shall not be visible on any outer facade of a building. Decorative concrete block is permitted.

(g) Bright or neon colors and black shall be avoided.

(h) Fabric awnings are permitted with steel supports over windows or storefronts. Colors and lettering on all awnings shall be uniform.

(9) Signage. All requirements of other chapters of the Glen Cove Code shall be met, and, where competing standards exist, the requirements of such other chapters shall take precedence over any design guidelines contained herein.

(a) Pole signs, pylon signs and all other detached permanent signs are discouraged.

(b) Nonilluminated movable signs, such as sandwich boards which are less than four feet in height and constructed mainly of wood, may be displayed within a front setback.

(c) Internally illuminated signs are prohibited.

(d) Canopy signs and hanging signboards are generally preferred. Window signage should not exceed 15% of the total front-facade window area. Hanging signs should be mounted perpendicular to the building facade and may extend above the public sidewalk.

(10) Multistructure sites.

(a) Internal light poles should be uniform in appearance.

(b) Light poles shall be spaced no further than 80 feet on center.

(c) Light poles shall be 12 to 18 feet in height.

(d) Fixtures should be cutoff-type and cast a minimal amount of light upwards. Full cutoff fixtures are preferred but not required; the lighting plan should be designed to avoid casting significant light into upper-story windows.

(e) Low-wattage lamps are preferable to high-output lights, and no lamp should exceed 250 watts.

ZONING

(f) All multistructure sites will provide trash receptacles on at least one corner where a sidewalk crosses an internal drive. At least one trash receptacle shall be located for every 300 feet of continuous internal sidewalk. A trash receptacle shall be placed adjacent to any sitting area or bench or near the entrance of any restaurant (take-out or dine-in) which may be located in an internal shopping plaza.

(g) All multistructure sites will provide benches which may be spread throughout the site or together in a sitting area. Benches can be wood, metal or another material made to look like wood or metal. Benches should incorporate design elements to discourage abuse by skateboarders, including seating surfaces comprised of slats running perpendicular with the long axis of the seating area or multiple armrails.