

## ZONING

### *128 Attachment 3*

#### **Appendix III - Design Guidelines**

##### **Part 1 - Community Appearance Guidelines.**

The purpose of community appearance guidelines is to promote public health, safety, and welfare. Economic objectives include the enhancement and preservation of property values. These guidelines are not intended to restrict imagination or variety but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the Town.

- A. Development subject to community appearance standards. All new development and/or redevelopment within the Town, except single-family detached housing, is subject to the guidelines in this section.
- B. Relationship of buildings to site.
  - (1) The site should be planned to accomplish a desirable transition with the streetscape and provide adequate planting, safe pedestrian movement, and parking areas.
  - (2) Parking areas should be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means to screen parking areas from public ways.
  - (3) Without restricting the permissible limits of the applicable zoning district, the height and scale of each building should be compatible with its site and existing (or anticipated) adjoining buildings.
- C. Relationship of buildings and site to adjoining area.
  - (1) Adjacent buildings of different architectural styles should be made compatible by such means as screens, site breaks, and materials.
  - (2) Attractive landscape transition to adjoining properties should be provided.
  - (3) Harmony in texture, lines, and masses is required. The monotony of design should be avoided.
- D. Landscape and site treatment.
  - (1) Where natural or existing topographic patterns contribute to the beauty and utility of development, they should be preserved and developed. Modifications to topography will be permitted where they contribute to good appearance.
  - (2) Grades of walks, parking spaces, terraces, and other paved areas should provide an inviting and stable appearance for the pedestrian.
  - (3) Landscape treatment should enhance architectural features, strengthen vistas and important axes, and provide shade.
  - (4) Unity of landscape design should be achieved by repeating certain plant varieties and other materials and coordinating with adjacent development.
  - (5) Plant material should be selected for interest in its structure, texture, color, and its ultimate growth. Plants indigenous to the area and others that will be hearty,

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harmonious to design, and of good appearance should be used.

- (6) In locations where plants will be susceptible to pedestrian or motor traffic injury, they should be protected by appropriate curbs, tree guards, or other devices.
  - (7) Parking areas and traffic ways should be enhanced with landscaped spaces containing trees or tree groupings.
  - (8) Deciduous trees that have or will have, when fully mature, a trunk at least twelve (12) inches in diameter should be placed to shade parking areas. Sufficient trees should be provided so that the parking area surface is shaded to the maximum extent practical, ideally twenty (20) percent or more.
  - (9) Where building sites limit planting, the placement of trees in parkways or paved areas may be required.
  - (10) Screening of service yards and other places that tend to be unsightly should be accomplished by use of walls, fencing, plantings, or combinations of these. Screening should be effective in winter and summer.
  - (11) In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone gravel, and cobbles should be used. Carefully selected plants should be combined with such materials where possible.
  - (12) Exterior lighting, when used, should enhance the adjoining landscape. Lighting standards and building fixtures should be of a design and size compatible with the building and adjacent areas. Lighting should be restrained in design, and excessive brightness should be avoided.
- E. Building design. Building Design Cohesion: Building designs must establish strong visual connections between existing structures, the surrounding neighborhood, and proposed project elements to ensure a cohesive visual integration. Builders, property owners, and developers should consult the Pattern Book for Denton Neighborhoods (available at the Town office) for detailed guidance. These visual linkages, contributing to overall design unity, include:
- (1) Silhouette: The building's overall outline.
  - (2) Spacing: The distance between buildings.
  - (3) Setbacks: The distance of buildings from street property lines.
  - (4) Proportions: The ratios of windows, bays, doorways, and other architectural features.
  - (5) Massing: The overall shape and volume of building forms.
  - (6) Entryways: The location and design of building entrances.
  - (7) Materials: Surface materials, finishes, and textures.
  - (8) Shadows: Shadow patterns created by building massing and decorative elements.
  - (9) Scale: The building's perceived size relative to its surroundings.
  - (10) Architectural Style: The overall design aesthetic.
  - (11) Landscaping: The integration of vegetation and other landscape elements.
- F. Miscellaneous structures and street hardware.

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- (1) Miscellaneous structures and street hardware should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, the scale should be appropriate, colors should be harmonious with buildings and surroundings, and proportions should be attractive.
- (2) Lighting in connection with miscellaneous structures and street hardware should adhere to standards set forth for site, landscape, buildings, and signs and to Article XI, Outdoor Lighting, in this chapter.

### G. Maintenance planning and design factors.

- (1) Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, finishes, and other protective measures should be conducive to easy maintenance, upkeep, and longevity.
- (2) Materials and finishes should be selected for durability, wear, and beauty. Proper measures and devices should be incorporated for protection against the elements, neglect, damage, and abuse.
- (3) Provisions for washing and cleaning buildings and structures and controlling dirt and refuse should be incorporated into the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish should be avoided.

## Part 2 - Residential Infill and Redevelopment Guidelines

### A. Introduction.

- (1) Denton's residential neighborhoods, business districts, and downtown all contribute significantly to the Town's character, identity, and high quality of life. The following design and development guidelines are intended to encourage the preservation and enhancement of these areas and to promote development that is consistent with adopted goals and objectives from the Town's Comprehensive Plan.
- (2) The following design and development guidelines are advisory for permitted uses. Still, they may also be used for those uses requiring discretionary review by the Town to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity and innovation on the part of developers and designers.
- (3) These are intended to supplement the Town's zoning regulations. Persons proposing residential development in the Town should consult these guidelines and incorporate them in development plans submitted for the Town's review.

### B. Purpose.

- (1) The Residential Infill and Redevelopment Guidelines are to allow implementation of the recommendations of the Comprehensive Plan, including but not limited to the recommendations concerning neighborhood conservation and neighborhood redevelopment areas. The design guidelines presented below are intended to ensure appropriate infill development and redevelopment in existing residential neighborhoods. Compatibility with nearby residences in these areas is of considerable importance. Therefore, the purpose of these guidelines is:
  - (a) To establish design guidelines for residential infill and redevelopment.
  - (b) To establish design principles that result in new residential infill housing and

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rebuilt that are more sensitive to existing housing and neighborhoods.

- (c) To suggest a range of possible solutions with the goal of achieving a higher standard of design.
  - (2) The proposed development should not be restricted to the confines of traditional architecture. Opportunities for contemporary design should not be precluded. The guidelines are intended to stimulate the imagination of designers rather than to limit development flexibility or to dictate actual design solutions.
- C. Applicability.
- (1) These guidelines are intended to apply to new residential principal structures or accessory structures that may adversely impact the visual character of the block due to the location on the site or the proposed design characteristics, which are located in the targeted redevelopment areas as well as established neighborhood areas.
  - (2) These guidelines are specifically applicable to project reviews in the IRD Infill and Redevelopment District, where the Planning Commission may approve development that may not meet all applicable requirements of this ordinance but implement objectives of the Comprehensive Plan that are found to be context-appropriate.
- D. Streetscape/neighborhood.
- (1) New development in existing neighborhoods should incorporate distinctive architectural characteristics of surrounding development. For example, complementary window and door detailing, decoration, architectural styles, materials, roof style and pitch, finished- floor height, porches, and bay windows. New development should also continue the relationships of the surrounding neighborhood. Examples of common patterns that should be continued include entries facing the street, roof pitches, balconies, and front porches.
  - (2) In assessing the “fit” of an infill dwelling, the neighborhood should be considered at two levels:
    - (a) The immediate context, i.e., how the building relates to and impacts upon adjacent buildings or buildings in the immediate vicinity.
    - (b) The broader context, i.e., how the building relates to the visual character and scale of the neighborhood created by the collection of structures on both sides of the street in which the building is situated.
    - (c) The former refers to how the adjacent structures influence the design of the new building. The latter refers to what effect the new building may have on the adjacent structures.
  - (3) In some neighborhoods, a visual character is clearly defined and there is little flexibility to do something “different” and contrary to existing patterns. However, in Denton, there is wide variety and richness in the visual character of the various neighborhoods, often from one street to another. Thus, in many circumstances, the building designer will be presented with unique and unusual design opportunities. There will be some neighborhoods where major changes are taking place and/or where the existing streetscape has little visual cohesiveness. In these circumstances, it may be appropriate for the designer not to harmonize with the existing structures but to set new standards.

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- (4) Building patterns and rhythms, which define the visual character, should be respected. A street will develop a certain pattern or rhythm, giving cohesiveness to the whole streetscape. A sudden change in this pattern can appear disruptive and visually upsetting. These patterns and rhythms are established by various design elements, which include:
  - (a) Building height;
  - (b) Building form (bungalow, two-story, split-level, etc.);
  - (c) Roof shape;
  - (d) Architectural massing;
  - (e) Finish materials and details; and
  - (f) Landscaping.
- (5) Generally, new dwellings on infill lots should reinforce existing patterns, rhythms, and massing, respecting proportions and details and, if appropriate, incorporating some of these into the new design.

### E. Elements of design.

- (1) At the beginning of the project, the applicant is encouraged to photograph the site and the surrounding houses, including the existing streetscape elements, e.g., sidewalks, street trees, landscaping, signage, etc. The applicant should identify repeated forms and patterns on adjacent properties and along the block face. The applicant can choose to repeat or introduce new design elements. Side-by-side placement of similar designs is discouraged.
- (2) “Designing in context means providing enough visual linkages between existing buildings and a proposed project so as to create a cohesive overall effect.” (Fundamentals of Urban Design, Richard Hedman with Andrew Jaszewski, American Planning Association, 1984) Builders, property owners, and developers of infill and redevelopment projects should consult the Pattern Book for Denton Neighborhoods, Urban Design Associates (copies available at the Town office). Visual linkages that contribute to design unity may include the following:
  - (a) Building silhouette;
  - (b) Spacing between buildings;
  - (c) Setbacks from street property lines;
  - (d) Proportions of windows, bays, doorways, and other features;
  - (e) Massing of building forms;
  - (f) Location and treatment of entryways;
  - (g) Surface materials, finish, and textures;
  - (h) Shadow patterns from massing and decorative features;
  - (i) Building scale;
  - (j) Style of architecture; and

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- (k) Landscaping.
- F. These residential infill design guidelines examine five fundamental and related areas of design:
- (1) Siting, location, and topography;
  - (2) Architectural envelope;
  - (3) Openings;
  - (4) Texture and details; and
  - (5) Landscaping.
- G. Siting, location, and topography.
- (1) The topography and location of the proposed development site and the position of the building on that site guide the most basic principles of design. The building form should be a reflection of the site's topography. For instance, a split-level or stepped house would appropriately fit a sloped site. The proposed structure should not require significant alteration of the existing topography and should avoid major reworking of existing grades.
  - (2) When the proposed structure is to be located on an existing corner, it should respond to and enhance the streetscape of the front and flanking street without adversely affecting the adjoining properties. The design should respond to the dual frontage of corner lots by incorporating the same level of interesting architectural treatment (e.g., windows, projections, ornamentation, etc.) in the flanking street design as in the frontage design.
  - (3) Dwellings on corner lots should take advantage of the dual frontage, make an architectural statement, and create interest in architecture and human activity on each street. Such a statement can be accomplished by providing wraparound porches, bay windows, turrets, varied exterior materials, roof features, hues, and articulation. Varied materials should be consistent with one another.
  - (4) Building setbacks are the distance between a structure's edges and the property lines. They create yard spaces for outdoor activity and landscaping. The pattern of street setbacks helps establish a rhythm to the streetscape and provides a transition between the public realm and the privacy of the house. Residential development in existing neighborhoods should be well integrated with existing dwelling units in the surrounding area.
  - (5) Parking. Parking should not be sited in the front yard, reserving this area primarily as open space. Front drives can function as visitor parking. Parking should be placed at the rear of buildings, where feasible, with access from alleys, if they are provided. Alternatively, parking may be accessible from the front and located at the rear of the site, to the side, or in front, provided it is adequately set back from the principal entry.
  - (6) Garages.
    - (a) Front-loaded garages should conform to the following development guidelines:
      - (i) Upper-level dormers should be used to de-emphasize the garage.

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- (ii) Porches or facades should protrude at least five (5) feet in front of garage doors.
    - (iii) Garage openings, trims, and color should de-emphasize the role of the visual impact of the garage in relation to the building as a whole.
  - (b) Rear-loaded garages should conform to the following development guidelines:
    - (i) Detached garages located behind the principal structure but accessible from the street should be consistent with the architecture and design of the principal structure.
      - (ii) Consistency of design includes the use of the same or compatible siding, roofing, trim, and colors.
    - (c) Side-loaded garages with parking on the side should conform to the following development guidelines:
      - (i) Windows, doors, and roof treatments of those portions of the garage facing the street should incorporate architectural detail expressive of the principal residence.
- (7) Driveways.
  - (a) Traditional linear driveways are encouraged. To preserve the pedestrian friendliness that exists in many of the existing single-family neighborhoods and to minimize the amount of land devoted to parking, access, and impervious surfaces, U-shaped driveways are discouraged. Driveways on corner lots should be placed as far as possible from the intersection.
  - (b) When a front drive or parking in the front setback is provided, additional landscaping and screening should be provided to soften the visual impact. For instance, a low hedge or shrub bed might be located between the neighboring property and the parking pad, or a vine-covered trellis may define the boundary between the pad and side yard access to the rear. The intent is to make the pad an integral part of the landscaping, not an afterthought poured on the front yard. The house may be shaped to provide partial screening of the parking pad (such as an “L”).
- (8) Street connections and pedestrian pathways.
  - (a) The design of infill development should ensure that new streets serving infill developments are compatible with the established street pattern and support the expansion of the overall grid street system. The applicant should evaluate future street connections with Town staff prior to submitting a preliminary plan.
  - (b) To the maximum extent practicable, infill projects should provide a complete connection through the site to tie into existing streets. Future expansions of existing cul-de-sacs and other street extensions should be examined to avoid placing limitations on redevelopment options. The use of cul-de-sacs in place of complete through-street connections is strongly discouraged. Dead-end streets should not be permitted except in cases when the street is designed to connect with future streets on adjacent land.

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- (c) Pedestrian connections from the front door of a dwelling to the sidewalk are encouraged and should have a minimum width of three feet. New public sidewalk surface material in the residential areas should be compatible with existing surface materials.
- (d) Lot coverage. In general, lot coverage for residential rebuilds should reflect the established lot coverage patterns in the adjacent area.
- (e) Impervious surfaces. All land not covered by structures, driveways, walkways, porches, and patios should be appropriately landscaped with trees, grasses, shrubs, and other plants to minimize the amount of impervious surfaces that create runoff.

### H. Architectural envelope.

- (1) Orientation. Building orientation should reflect that of the neighboring properties. For example, where the predominant pattern in the block is gable ends of dwellings oriented perpendicular to the street, new infill development should be so oriented.
  - (a) The orientation of infill development should be consistent with the established pattern of the neighborhood.
  - (b) Building entrance. The front entrance to a single-family or duplex dwelling should be located on the front facade and oriented towards the front yard and primary access street.
  - (c) Attached garages. The front-wall plane of all attached garages should be recessed behind the front-wall plane of the dwelling's ground-floor living area or a covered porch by a minimum of four (4) feet.
  - (d) Lot orientation. To the maximum extent practicable, the orientation of new lots created by subdivision or splitting of existing lots should repeat the predominant Relationship of buildings to buildings and buildings to streets along the same and facing block faces.
- (2) Roofs. Infill development and rebuilds should have roof pitches that are complementary to those found on the block. The roof should relate in style and slope to the existing streetscape. A consistent pattern may not be apparent unless the entire block is considered. Details that characterize the roof should reflect the slope, existing materials, soffit, overhang depth, and decorative elements common to the character of the neighboring buildings. Incorporation of character elements such as dormers, eaves, and secondary roof elements over bay windows, porches, etc., are encouraged to reduce the impact of large roof areas and to provide a sense of scale to the house. One principal roof form should be chosen for the main body of the house and set the roof slope and material for all other roof elements.
- (3) Massing and proportions.
  - (a) Massing and building proportions of established housing should be reflected in new development. Massing has to do with the overall bulk of a building and how it is distributed in space. Proportion has to do with how the parts or elements of the building relate to each other in terms of dimensions.
  - (b) When similar massing is not possible to achieve, the building facade of a dwelling can be broken into smaller elements creating an illusion of a smaller

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building in scale with its neighbors.

- (c) New infill development and rebuilds of existing structures should maintain the scale of the surrounding block face with respect to height, bulk, and structure size. In areas where existing dwelling units are predominantly one story in height, new infill development and rebuilds should be designed in a way that minimizes the apparent difference. If a new building is taller than its neighbors, setting the taller element back from the lower level at the street facade may be appropriate. Corner buildings may benefit from this type of setback on both frontages.
- (d) Where there is no consistent streetscape in a block, the proposed dwelling unit may incorporate some of the more appealing features found along the street.

### I. Openings.

Entryways, windows, and garage doors make up the most distinctive elements of a house facade.

#### (1) Entryways.

- (a) Character buildings in existing neighborhoods emphasize the principal entry. The entryway is most often placed on the front facade; it may have a wide set of stairs with an intermediate landing leading to it; the door itself may be elaborately paneled and have a glazed transom or sidelights.
- (b) The entryway of new dwellings should be apparent and clearly visible. The entryway should be emphasized by echoing character elements from neighboring houses or by introducing equivalent focal detail. Entry porches are encouraged where existing streetscapes have such features. Porches are highly encouraged in the Historic District, and in areas where there is a significant amount of single-family prototypes that traditionally include porches. Porches, where provided, should be at least 60 square feet, with a minimum dimension of six feet (depth).
- (c) Housing prototypes that do not traditionally include porches should provide an articulated but not overly pronounced entryway. Examples of pronounced entryways are rounded doors, articulated entrances, columns, and/or other similar features.
- (d) Where possible, the height of the entry from the street should reflect that of its neighbors. Ground-level entry in a street of raised entries could disrupt visual continuity.
- (e) Stairs to the principal entry should be wide and interesting from the street. They may include planters, intermediate landings, sidewalks, railings, and walkway lighting.

#### (2) Windows

- (a) Where the proportion, size, and detailing of windows on existing dwellings in the block face contribute to the positive visual character of the area, the number, size, and composition of windows on new residential units should reflect these characteristics. From the street, excessive use of glazing should be exercised carefully and should be tempered by the need to retain a certain

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amount of solid wall surface. At the same time, the excessive use of solid walls should be tempered with the need to provide light and fresh air within the house and to provide views and security to the front yard and street. Careful arrangement, placement, proportioning, and detailing of windows and trim can add interest, balance, and order to the facade.

- (b) A variety of elements such as sash, stained glass, lintels, sills, and pediments often frame windows in older homes. New houses should have windows that are similarly differentiated from the wall surface, utilizing details such as wide wood trim.
  - (3) Garage doors. Garage doors can dominate the streetscape, as they are the largest openings in the front facade. The garage door and its immediate surroundings should be visually interesting. Detailing, such as recessing the doorway to create deep shadows, providing plant shelf recesses flanking the door, or setting the garage facade back from the rest of the house, will lessen its visual impact. Front-loaded garages are discouraged.
- J. Texture and materials.
- (1) Finishes and materials.
    - (a) The choice and mix of materials on the facades of structures and garage doors are important in providing an attractive living environment, and the repetition of similar finishes and materials along the street contributes to the visual continuity of the neighborhood. Exterior finishes and materials should be consistent with those used in the neighborhood, but new structures need not duplicate or replicate the neighbors.
    - (b) Materials, finishes, and ornamentation should appear as integral parts of the structure rather than stuck on. Front facade treatments should wrap around the sides of the house visible from the street. Corner lots should have both exposed facades treated equally, as well as any other side walls exposed to the streets.
  - (2) Ornamentation.
    - (a) The level of richness in ornamentation of the neighboring houses should be used as a guide without literal mimicking. Ornamentation should be used with restraint and in the context of the existing neighborhood. When incorporated into the design, the use of brackets, eaves, cornices, columns, and capitals should come from an understanding of their original structural use.
    - (b) Ornamentation varies with periods of architectural style. The infill house applicant should understand the predominant style of a particular streetscape and may design the infill dwelling unit to echo those themes. This design approach does not mean copying or repeating details but rather using the existing details as a basis for incorporating contemporary but visually related details into the new house.
  - (3) Color. Color schemes that are compatible with the neighborhood are encouraged. Older character homes often have painted wood surfaces, siding, or shingles. Often, color schemes are muted with one or two strong accent colors on trim elements. At

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the same time, there are some successful exceptions, particularly recalling historical color schemes; vibrant colors should be used with discretion and in small amounts.

- K. Additions. In planning an addition, it is important to pay careful attention to the architectural style of the existing residence. In many cases, additions can dramatically change the appearance of the residence and, therefore, the character of the neighborhood. Examples of ways to guide the quality of additions include the following:
- (1) Ensure that the scale and mass of the addition are in keeping with that of the original structure and that when completed, the redeveloped residence does not visually overwhelm neighboring structures.
  - (2) Limit the location of additions to the side and rear sides of the structure so as not to disrupt the established setback of the building. In particular, the construction of garages should not project beyond the plane of the original facade.
  - (3) Ensure that the addition's roof matches or complements the design of the original structure.
  - (4) Architectural elements such as windows should respect the prevailing geometry of the original structure. For instance, windows with a vertical orientation can compete with those with a horizontal orientation.
  - (5) Ensure the materials used for the addition are consistent with those of the original structure.
- L. Landscaping.
- (1) Front yards are prominent features of the streetscape. In general, front yard landscaping should complement that of the neighborhood and define the line between the public domain and private property.
  - (2) Mature trees and natural drainageways are a few of the elements that contribute to the distinct character of residential neighborhoods. Infill projects should work within the context and integrity of this environment by preserving natural features to the maximum extent practicable to protect these features and resources. As much as possible, infill projects should retain healthy mature trees on the lot. Any mature tree that is removed to accommodate the new construction should be replaced. Replacement trees should be the same or similar species to the trees removed or damaged, or, alternately, a species native to Caroline County.

### Part 3 - PN design guidelines.

The following design guidelines define performance measures on which the Planning Commission and Town Council will conduct their review of any PN application.

- A. Purpose and intent. The purpose and intent of establishing design guidelines for the PN Planned Neighborhood District is:
- (1) To preserve and enhance the unique character of the Town of Denton while integrating new development into the overall fabric of the community;
  - (2) To encourage creative design and innovative approaches to achieve the community character called for in the Town's Comprehensive Plan;
  - (3) To ensure that each incremental addition to the Town is designed in a manner that is

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mindful of what has come before and contributes to the achievement of overall community design objectives;

- (4) To encourage a broad housing market that will accommodate a diverse population mix of all ages, income levels, and socioeconomic backgrounds reflective of the Town's existing demographics.
- B. Specific goals and objectives. The goals and objectives of the PN design guidelines are to:
- (1) Design for the human scale and perceptions to create a sense of neighborhood and community.
  - (2) Enhance Denton's sense of place in its rural and regional setting by maintaining the small-town feel and keeping new developments in harmony with nature.
  - (3) Create a pleasant and functional pedestrian realm that consists of common open spaces, tree-lined streets, landscaped areas (between public and private spaces), and utility corridors.
  - (4) Encourage internal and peripheral open space.
  - (5) Create neighborhood centers or town centers within walking distance of all surrounding neighborhoods.
  - (6) Create appropriate transition areas between neighborhoods.
  - (7) Design for local access and collector streets internal to the community.
  - (8) Integrate buildings of smaller scale in a pattern of various footprints.
  - (9) Plan for mixed and multiple land uses; also include a mix of housing types, income, and a horizontal and vertical mix of uses.
  - (10) Utilize appropriate details in building design.
  - (11) Create housing that offers a variety of options to accommodate and encourage a diverse population mix of varied socioeconomic backgrounds reflective of the Town's demographics.
- C. Applicability. The provisions of the PN design guidelines shall be considered during the review of all PUD plans, site plans, subdivision plans, or other permits or applications for new development, new construction involving structural alterations, and new structures on all land zoned in the PN District. Where these guidelines conflict with any provision of the Denton Zoning Ordinance or the Subdivision Ordinance, these guidelines will control.
- D. Design provisions. The Planning Commission will rely on the Comprehensive Plan and the PN design guidelines concerning issues of design, neighborhood and community character, and compatibility. In general, these call for the characteristics outlined in the following will be set forth on a set of drawings, plans, and/or elevations sufficient to permit the Planning Commission to apply the following standards.
- E. General design provisions. The following standards generally apply to development proposed in the PN District.
- (1) Architectural considerations.
    - (a) The architectural design of structures and their materials and colors should be natural landforms and existing vegetation and with other development plans

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approved by the Town.

- (b) Specific consideration should be given to compatibility with adjacent properties where such projects demonstrate the Town's character.
  - (c) Facing buildings should not differ in height by more than a ratio of two to one, excluding church steeples, decorative cornices, chimneys, and the like.
  - (d) Materials should be used that have similar texture and appearance as appropriate to the Town's character.
  - (e) Exterior materials should be natural in appearance, with preference given to wood or wood-appearance siding, stone, and brick. Exterior building colors should be traditional or muted tones.
- (2) Overall form and spatial relationships.
- (a) Areas of new construction should be sited to preserve natural vistas and the existing topography best.
  - (b) Peripheral greenbelt open space should be designed to follow natural features whenever possible and to maintain an agricultural, woodland, or countryside character.
  - (c) The planned neighborhood should be distinguished from the peripheral greenbelt open space by a well-defined line or edge so that developed areas will transition very quickly to rural, undeveloped lands.
  - (d) Peripheral open space should surround the planned neighborhood. An exception to this standard is that storefront areas may be located along Town or county major collector roads at the planned neighborhood perimeter. Another exception is that planned neighborhoods proposed to be located within 500 feet of existing residential development should be encouraged to be contiguous with preexisting neighborhoods through the use of multiple street and footpath connections.
  - (e) Residential lots should not be located within 500 feet of any arterial road having four or more lanes, nor within 300 feet of any two-lane state highway, unless effectively screened, as to sight and sound, from the public by virtue of topography, dense vegetation, or other physical or visual barriers. No such screening is required when the depth of a perimeter greenbelt exceeds these distances.
  - (f) Storefront areas (SAs) and central residential areas (CRAs) should be surrounded by single-family residential areas (SRAs) or, where applicable, by a combination of residential and civic uses.
  - (g) The transition between different land uses should be handled so as to avoid distinct visual differences, such as in the scale of buildings. Similar land-use types should front one another, while dissimilar land-use types should abut along alleys or rear parking areas.
  - (h) Storefront areas (SAs) should be located at or near the geographic center of the residential areas they primarily serve and should be located within 1,500 feet of 3/4 of all dwellings within its service area. A storefront area should not be

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designed to front on, be highly visible from, or take access from a state-maintained highway.

- (i) Higher-density residential uses should be located within the central residential areas (CRAs).
- (3) Block design.
- (a) Planned neighborhoods should be designed in a net-like pattern of blocks and interconnecting streets and alleys, defined by buildings, street furniture, landscaping, pedestrian ways, and sidewalks.
  - (b) While topography, existing vegetation, hydrology, and design intentions should influence block shape and size, the maximum length for a block should be 500 feet, with an allowance for blocks up to 800 feet when midblock footpaths are provided. No less than one eight-foot pedestrian alley or way should be provided for every 250 feet of street frontage in the commercial zones, connecting with rear parking lots.
  - (c) Each block that includes storefronts and/or residential lots or uses less than 45 feet wide should be designed to include an alley serving rear parking areas or garages.
  - (d) In order to calm traffic speeds, the use of “T” intersections, where vehicles must stop and turn to the right or the left rather than proceeding forward in a straight line, is encouraged. At least 25% of all intersections within the subdivision residential areas should take this form unless other design devices (such as traffic islands or circles, four-way stop signs, or speed bumps) are employed to reduce vehicle travel speed.
- F. Single-family residential areas (SRAs). In addition to the general design provisions set forth in Subsection E above, the following guidelines generally apply in the single-family residential areas (SRAs) of the PN District.
- (1) Residential design styles should reflect vernacular architecture.
  - (2) Repetitious housing styles within individual neighborhoods are discouraged.
  - (3) Porch frontages are encouraged on all single-family detached homes.
  - (4) Residential buildings should front on public ways and be located so as to create a sense of enclosure along the street.
  - (5) Build-to-lines (BTL) should include appropriate variations to encourage neighborhood identity and creativity.
  - (6) Lot widths within individual neighborhoods should be varied. Orientation of housing can also vary.
  - (7) Lot widths should be designed to ensure that garages do not dominate the front facade of residential structures.
  - (8) Traditional roof pitches and multiple rooflines are encouraged.
- G. Central residential areas (CRAs). In addition to the general design provisions set forth in Subsection E above, the following guidelines generally apply in the central residential areas (CRAs) of the PN District.

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- (1) In general, townhouse and multifamily units should adhere to the architectural guidelines for single-family and two-family dwellings.
  - (2) Townhouse and multifamily units should blend into the overall character of the neighborhoods.
  - (3) Multifamily structures should appear as large single-family units. Small groups of townhomes, four or less, may be designed to appear as large single-family structures.
  - (4) Single-family residences should be mixed with other permitted housing types.
  - (5) No more than six (6) units should be included in a single townhouse unit group. Each unit should have a distinct architectural appearance. Still, the overall appearance of the units should be compatible with and complementary to adjacent single-family residential units and with the other units in the neighborhood.
  - (6) Parking for townhouses and multifamily structures should be located to the rear or side of the units.
  - (7) The majority of multifamily and townhouse units should be located in the central residential area (CRA) of the community.
- H. Conservation areas (CAs). The following design provisions generally apply in the conservation areas (CAs) in the PN District.
- (1) The open space provided within planned neighborhoods should include areas known as “conservation areas,” consisting of greenbelts, greens, parks, and other open spaces.
  - (2) The greenbelt parts of conservation areas should be designed to create a visual and physical distinction between the proposed development, the surrounding countryside, and any neighboring developments.
  - (3) Greens and squares are spatially defined and distributed open spaces within the planned neighborhood, designed to serve a variety of outdoor leisure and assembly needs of planned neighborhood residents and to enhance the form and appearance of the development.
  - (4) There should be a main village green located within 500 feet of the planned neighborhood’s geographical center. When a storefront area is part of the development proposal, this main green should be located in close proximity to it. Other, smaller greens should be dispersed throughout the remainder of the planned neighborhood in such a way that no lot is more than a walking distance of 1,350 feet from a green, square, or park. The main village green should be designed to a pedestrian scale, meaning that it should not be longer or wider than 300 feet and should be between 20,000 and 40,000 square feet in area. The other smaller greens, squares, and parks (not including the central open space within loop lanes) should be no less than 8,000 square feet in size. All greens should be planted with shade trees along their edges, at intervals not greater than 50 feet, with groups of trees located at various points throughout their area.
- I. Storefront area (SA). In addition to the general design provisions set forth in Subsection E above, the following guidelines generally apply in the storefront area (SA) of the PN District.

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- (1) Maximum size. New commercial buildings in the storefront area and their associated parking spaces should not occupy more than 5% of the adjusted tract area of the entire planned neighborhood. Commercial buildings may occupy up to 10% of the adjusted tract area if they include second-story office uses. Commercial buildings may occupy up to 15% of the adjusted tract area if they include second-story residential units. In order to qualify for the figure of 15%, at least half of the new commercial building coverage (foundation footprint) should be of two-story construction, and at least 25% of the second-story space should be designed for residential uses.
- (2) Uses. The mixed-use/commercial portions of the planned neighborhood should be contained within the storefront area. This area should be designed to provide a variety of retail shops and services to support the day-to-day needs of planned neighborhood residents and other residents, complemented by other compatible business, civic, and residential uses in commercial-type buildings in a manner consistent with a small downtown or central marketplace in the community.
- (3) Commercial areas should surround, be located adjacent to, or be across the street from a public park, green, or square of at least 10,000 square feet, which area may be credited as part of the open space required of the development.
- (4) New commercial buildings may be either traditional in their architectural character or be a contemporary expression of traditional styles and forms, respecting the scale, proportion, character, and materials of shops in the community. Shopfront design should be based upon historic examples in the area, with large display windows having sills between 12 and 18 inches above sidewalk level and lintels nine to 12 feet above sidewalk level. Commercial buildings should also articulate the line between the ground and upper levels with a cornice, canopy, balcony, arcade, or other visual device.
- (5) The massing of larger commercial buildings should be de-emphasized in a variety of ways, including the use of projecting and recessed sections, to reduce their apparent overall bulk and volume. Such breaks in their facades and rooflines should occur not more frequently than the width of two historic shopfronts (generally about 25 feet each) nor less frequently than 100 feet. New commercial buildings should not contain more than 3,500 square feet (above grade), and those with more than 1,500 square feet of floor space (above grade) should be of at least one-and-one-half-story construction to harmonize with the traditional scale of commercial buildings in historic towns and villages.
- (6) A majority of buildings should be designed for multiple uses, with offices and/or residential units above.
- (7) Buildings should be topped with pitched roofs with overhanging eaves, but flat roofs with articulated parapets and cornices may be allowed. Desired materials on pitched roofs include slate (either natural or manufactured), shingle (either wood or asphalt composition), and metal formed to resemble standing seams. Roof color should be traditional, meaning that it should be within the range of colors found on existing buildings in the community. Specifically excluded are white, tan, or blue shingles, red clay tiles, and corrugated metal. The use of fascia, dormers, and gables is encouraged to provide visual interest. All roofs should be functional.
- (8) Gas station canopies should have pitched roofs, and the lighting should be from

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luminaries completely recessed into the ceilings of said canopies so that the lighting elements themselves are not visible from or beyond the lot lines.

- (9) Exterior wall materials may include stucco, wood clapboard (including vinyl or aluminum imitation clapboard siding), native stone, split-face aggregate block, or brick of a shape, color, and texture very similar to that found in the historic villages and towns of Caroline County. Specifically prohibited should be brick that is white, tan, or spray-painted and T-111 plywood siding. Except on rear walls, all forms of concrete block should also be prohibited. In addition, metal buildings should also be excluded from this subdistrict.
  - (10) Large work area doors or open bays should not open toward or face the public ways.
  - (11) HVAC and other fixed operating machinery should be either screened from view or located so that such items are not visible from the highway, public rights-of-way, or adjoining noncommercial areas. Large trash receptacles, dumpsters, utility meters, aboveground tanks, etc., should be similarly treated.
  - (12) Signage.
    - (a) All signage should:
      - (i) Be affixed to a building facade, canopy, or arcade;
      - (ii) Be located no higher than the sills of second-story windows;
      - (iii) Be visible to both pedestrians and drivers;
      - (iv) Be illuminated with steady external lighting (if lighted at all), and
      - (v) Use lighting conforming to the standards contained in Article XI of this chapter.
    - (b) All signage should be consistent with Article IX, Signs, of this chapter.
  - (13) Traditional canvas awnings without interior illumination are encouraged, and any signage consistent with Article IX, Signs, of this chapter.
  - (14) Storefront buildings should have at least 60% of their front facade coincident with their street frontage, including frontage onto courtyards.
  - (15) Principal entrances to buildings should be from the front sidewalk, except in courtyard designs.
  - (16) Storefront buildings fronting on the same street and located on the same block should be attached, except as necessary to accommodate pedestrian ways.
- J. Lighting design provisions. An exterior lighting plan should be submitted to the Town whenever subdivision or site plan approval is sought in the PN District in order to determine whether the provisions of this section have been met and that the proposed lighting will not adversely impact adjoining property.
- (1) In general, the following provisions apply to lighting proposed as part of any development. (See also Article XI, Outdoor Lighting, of this chapter.)
    - (a) Lighting should be designed so as to prevent direct glare, light spillage, and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties.

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- (b) Light fixtures should be designed as an integral design element that complements the design of the neighborhood through style, material, and color.
  - (c) All utility lines should be installed underground.
  - (d) Street pedestrian way lights should be decorative and blend with the architectural style of the neighborhood and should not exceed 14 feet in height.
  - (e) Flickering or flashing lights are prohibited.
  - (f) Light sources should not be located within buffer areas except on pedestrian walkways.
  - (g) Lighting that unnecessarily illuminates any other lot and substantially interferes with the use or enjoyment of another lot is prohibited.
  - (h) Lighting fixtures should not exceed the minimum height and power necessary to accomplish their intended function.
  - (i) Lighting fixtures should not cause light to shine upward or beyond lot boundaries.
  - (j) Lighting fixtures should not use metal halide or similar forms of bright white light source.
  - (k) Spotlights should be discouraged.
- (2) Residential. In addition to the general provisions set forth in Subsection J(1) above, the following provisions apply to lighting for residential development.
- (a) Multifamily residential units should be properly lighted to ensure public safety and the security of the buildings.
  - (b) Lighting on individual streets should be designed consistent with the planned function of the street without excessive illumination.
  - (c) Porchlight and yard post lighting should be incorporated into the street lighting design in residential developments.
- (3) Nonresidential. In addition to the provisions set forth in Subsection J(1) above, the following provisions apply to lighting used for nonresidential uses (including but not limited to commercial, civic, recreational, fraternal, and religious facilities).
- (a) All exterior lighting should be shielded so as not to shine directly onto surrounding properties or public ways or rights-of-way, except as planned and approved for safety purposes. In addition, the globe, lens, bulb, or filament should be shielded to not be visible from adjoining properties.
  - (b) Lighting should be designed to provide uniform illumination of the property to prevent extreme contrasts between light and dark areas and to provide adequate safety and security.
  - (c) Lighting may be used to accent key architectural elements and/or to emphasize landscape features. Architectural lighting should be recessed under roof overhangs or generated from concealed low-level light fixtures.

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- K. Parking provisions. A parking plan should be submitted to the Town whenever subdivision or site plan approval is sought in order to determine whether the requirements of this section have been met. Parking standards are flexible and take into account off-site parking. The Planning Commission should review the parking plan to ensure adequate parking is available and that it is appropriately integrated into the overall PUD plan. The parking plan should comply with Article VIII of this chapter, entitled “Parking, Loading, and Unloading Area Requirements.” In addition to the provisions set forth in Article VIII, the following standards generally apply to parking in the PN District.
- (1) Parking areas should be small-scale and highly landscaped.
  - (2) Parking should not be a dominant site feature and should be screened, landscaped, and lit to assure public safety.
  - (3) In storefront areas, parking should consist of ample on-street parking and small lots located to the side or rear of buildings and screened from the main commercial street.
  - (4) Parking lots should not be located on street corners and at intersections.
  - (5) Parking lots should not be located at terminal vistas.
  - (6) Parking lots should not be located near parks or public squares unless designed to serve the park.
  - (7) Access to parking should be provided from rear driveways where possible.
  - (8) Parking areas for adjacent commercial uses should be interconnected to minimize traffic on adjacent streets.
  - (9) Shared parking arrangements are encouraged.
  - (10) Parking blocks should be oriented to buildings to allow pedestrian movement down and not across rows.
  - (11) Through access should be provided within and between parking blocks; dead-end drives are strongly discouraged.
  - (12) On-street parallel, angled, or head-in parking is encouraged in commercial areas.
- L. Street provisions. In addition to complying with the provisions of the Subdivision Regulations, Chapter 73, Land Subdivision, relating to streets, the following standards generally apply in the PN District.
- (1) Streets should be designed to accommodate the pedestrian, the cyclist, and the vehicle.
  - (2) Street layout should be composed of interconnecting narrow streets laid out in a modified grid.
  - (3) Streets should connect to at least two other streets. Cul-de-sac and dead-end streets should be avoided.
  - (4) Distinct (e.g., patterned) pedestrian crosswalks should be installed at intersections and any other location where pedestrian systems cross a street.
  - (5) Traffic calming should be an integral part of the overall street design.
  - (6) Development plans should address improvements to off-site roads that serve a

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- project, including off-site pedestrian linkages.
- (7) The view from the long axis of a street should terminate at a significant design feature.
  - (8) The design speed for all streets within the PN District should be a maximum of 25 miles per hour.
  - (9) A separate bicycle lane should be provided on streets planned for high traffic volumes (greater than or equal to 4,000 average daily trips).
  - (10) Direct access onto collector streets from residential property is discouraged.
  - (11) Curb radii should be 20 feet with a clear zone radius of 30 feet.
  - (12) Curb radii should be sufficiently small to reduce vehicle speed.
  - (13) On-street parking on minor streets should be provided on one or both sides, as appropriate.
- M. Sidewalks, curbs and gutters. In addition to the provisions relating to sidewalks, curbs, and gutters as set forth in the Subdivision Regulations, Chapter 73, Land Subdivision, the following standards generally apply in the PN District.
- (1) Sidewalks.
    - (a) A continuous sidewalk system should provide pedestrian access from all residential units to all other land uses.
    - (b) The minimum width for sidewalks in residential neighborhoods and recreational areas is five feet.
    - (c) The minimum width for sidewalks in commercial areas is eight feet. However, wider sidewalks may be necessary depending on the anticipated volume of pedestrian traffic or type of business use in a specific commercial area.
    - (d) Pedestrian crosswalks should be located at all major pedestrian crossings.
    - (e) Bump-outs should be provided at major pedestrian crossings on commercial streets and undivided major collector streets.
    - (f) Utility structures and mailboxes should not be located so as to reduce the width of sidewalks.
    - (g) In commercial areas, sidewalks may be used for outdoor retail displays or outdoor dining areas, provided that they do not impede pedestrian flows or create a hazard.
    - (h) Where appropriate, durable street furniture, trash receptacles, and other amenities should be placed along sidewalks.
  - (2) Curbs and gutters.
    - (a) Curbs and gutters are required on the entire street frontage of any parcel or lot, except alleys; however, these should comply with the Stormwater Regulations, Chapter 106, Stormwater Management.
    - (b) Curbs and gutters should be built to the construction standards and specifications as determined by the Town.

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- (c) Only one curb cut per street frontage should be allowed on residential lots that do not have alley access.
  - (d) There should be a maximum of two curb cuts per commercial lot per street frontage.
- N. Landscaping, shading, and buffers. All development proposals in the PN District should comply with Article X of this chapter, entitled “Environmental Standards, Landscaping, Shading and Buffers.”
- O. Denton Pattern Book. In addition to the design standards set forth in this section, development proposals in the PN District should conform to the standards set forth in the Denton Pattern Book, prepared by Urban Design Associates, copies of which are available in the Town office. The Pattern Book is intended to supplement existing applicable design guidelines. Persons proposing development in a PN District should consult the Denton Pattern Book and incorporate the design concepts and standards into the proposed PUD or PN design standards for the particular project. Failure to adhere to the design principles set forth in the Pattern Book may be a basis for the denial of PUD plan approval by the Town. The Town may approve a PUD plan that meets or exceeds the goals and objectives of the Denton Pattern Book, and the Town may waive the Denton Pattern Book standards where the applicant proposes specific design standards that are determined to be consistent with the goals and objectives of the PN District, as well as the Comprehensive Plan.