Town of Hyde Park

Town Core Zoning District

Design and Development

Standards

July 2020

TABLE OF CONTENTS

TABLE OF CONTENTS i
I. Overview 4
101. Title. 4
102. Applicability 4
103. Purposes 4
104. Other Applicable Regulations and Waivers. 5
104.1 Applicability. 5
104.2 Building Type Permit Waiver. 5
104.3 Amendment of the Town Core Design and Development Standards. 6
104.4 Area Variances. 6
105. Town Core Design and Development Standards. 6
105.1 Implementation of Town Center Redevelopment Report; Vision. 6
105.2 Essential Quality and Character 7
II. Community Patterns 13
201. Regulating Plan. 14
201.1 Subareas and Intent. 15
202. Building Type Requirements. 19
202.1 Summary of Building Type by Subarea. 19

202.2 Building Types. 19
202.3 Building Lot Requirements. 42
202.4 Building Type Additional standards. 44
202.5 Frontage Encroachment. 44
202.5.1 Projecting Porch. 45
202.5.2 Recessed Porch. 46
202.5.3 Wrap-around Porch. 47
202.5.4 Stoop. 48
202.5.5 Shopfront 49
202.5.6 Gallery. 50
202.6 Parking Areas. 51
III. Architectural Patterns 52
301. Architecture and materials. 52
301.1 Architectural Styles. 52
301.2 Architectural Features. 59
301.2.1 Galleries and arcades. 59
301.2.2 Shopfronts. 59
301.2.3 Upper Floor of Row-Style Shopfront. 60
301.3 Materials. 60
301.4 Building Massing. 61
301.5 Roofs. 62
301.6 Windows, doors and awnings. 63

301.7 Colors. 65
301.8 Fences and walls. 65
301.9 Mechanical and Other Equipment. 65
301.10 Lighting. 66
301.11 Streetscape. 66
301.12 Pedestrian and Vehicular Environment. 68
302. Adaptive Reuse of Historic Buildings. 71
302.1 General guidance. 71
302.1.1 Foundations. 72
302.1.2 Exterior Wall Materials. 72
302.1.3 Chimneys. 73
302.1.4 Windows and Doors. 73
302.1.5 Architectural Components and Details. 74
302.1.6 Roofs and Roofing Materials. 75
302.1.7 Building Systems. 75
302.1.8 Additions. 76

I. OVERVIEW

101. TITLE.

This document shall be known as the Town Core Design and Development Standards (herein "Standards") and is incorporated by reference and made a part of Chapter 108 Zoning, of the Town of Hyde Park Code (referred to herein as the "Zoning Chapter").

102. APPLICABILITY.

These Design and Development Standards apply to the development of properties located within the Town Core ("TC") zoning district as shown on Attachment 4, Zoning Map, of Chapter 108, Zoning. The Town of Hyde Park Planning Board ("Planning Board") shall be guided by these Standards in its review of land use applications before it. These regulations shall not apply to any development application that requires a building permit only.

103. PURPOSES.

A. The Town Core Design and Development Standards implement the purpose and goals of the Planning and Engineering Report for the Redevelopment of the Town Center Plan (2018, "Report") and a supplemental memo entitled "Town Center Vision," and are as follows:

   1. Foster a healthy and diverse community with a high quality of life;

   2. Strengthen residential neighborhoods and mixed-use commercial centers;

   3. Expand housing options;

   4. Create a pedestrian-friendly and multi-modal corridor along Albany Post Road;

   5. Preserve adjoining neighborhood character, historic buildings, stone walls, and tree canopy;

   6. Enhance urban design and architecture; and

   7. Incorporate sustainable building design wherever possible.

B. These Standards will help to achieve that Report's vision to create transit and pedestrian-oriented development, which is dependent on three factors: density, diversity of uses, and design. These Standards detail the design and physical form of buildings and properties because of their importance in defining neighborhood character.

104. OTHER APPLICABLE REGULATIONS AND WAIVERS.

104.1 APPLICABILITY.

Wherever there is a variation or conflict between these Standards and other sections of Chapter 108, Zoning, these Standards shall prevail. For development standards not regulated herein, the applicable sections of Chapter 108 shall apply. All development must comply with Federal, State or other local regulations and laws.

104.2 BUILDING TYPE PERMIT WAIVER.

A. Any Applicant that proposes to construct a development with a building type(s) that does not comply with a building type set forth in the Town Core Design and Development Standards may apply for a Building Type Permit Waiver.

B. The Planning Board, in its discretion, may approve a Building Type Permit Waiver only where it finds the waiver meets the standards set forth below. The Building Type Permit Waiver shall be granted only after a public hearing is held in accordance with the procedures and public notification set forth in Section 108-8.3 of this Zoning Chapter. A decision on the Building Type Waiver Permit may be made concurrently with any site, special use permit or subdivision plan decision. The Planning Board, in its discretion, may approve the permit where it finds the following:

1. The building type shall be consistent with the Purposes set forth in Section 103 of the Town Core Design and Development Standards to the maximum extent practicable;
2. The waiver shall not have a detrimental impact on adjoining residential uses or the community character of same;
3. The waiver is being approved to allow for the appropriate development of the Town Core zoning district consistent with the Town Core Design and Development Standards;
4. The waiver will not have a detrimental impact or impede the development of the remainder of the Town Core zoning district;

Or

5. The specific use is a civic facility, charitable institution or educational institution or cultural facility specifically allowed by the Zoning Chapter within the TC district and requires a unique building form not included among those herein shown and the Planning Board finds it also meets the requirements of 1 through 4 herein.

C. Any decision of the Planning Board to waive the building type standards shall be set forth in writing and made part of the record. Where a Building Type Permit Waiver is granted, the land use application shall comply with the Corridor Business zoning district bulk standards set forth within 108 Attachment 2, Schedule of Bulk Regulations, of this Zoning Chapter. The Planning Board, in its discretion, can condition its approval on adherence to other applicable requirements set forth in the Town Core Design and Development Standards.

104.3 AMENDMENT OF THE TOWN CORE DESIGN AND DEVELOPMENT STANDARDS.

The Hyde Park Town Board may amend the Town Core Design and Development Standards by local law as set forth in Article 34, Amendments, of the Town of Hyde Park Zoning Chapter.

104.4 AREA VARIANCES.

Any site plan, subdivision or special use permit application that does not meet the bulk and dimensional standards set forth in these Standards, except as set forth in Section 104.2, shall require an area variance from the Zoning Board of Appeals.

105. TOWN CORE DESIGN AND DEVELOPMENT STANDARDS.

The Purpose of this Section is to describe the essential qualities to be embodied in the development and redevelopment of the TC zoning district which can be understood by all participants in the design, review, and build process. This section provides visual images that support the intended character and placement of proposed development within the Town Core zoning district. These Standards will foster an environment unique to the Town Core that responds to local traditions, culture and aspirations, and will result in the implementation of a vision expressed as part of the Downtown Initiative, a public planning process to refurbish the Albany Post Road and Pinewoods Road area from a commercially-oriented corridor into a revitalized, modern, mixed use main street neighborhood.

105.1 IMPLEMENTATION OF TOWN CENTER REDEVELOPMENT REPORT; VISION.

These Standards express the essential qualities and character that the Town seeks in the Town Center, which has been zoned “Town Core”. The Vision of the Town Center is set forth in the Planning & Engineering Report for the Redevelopment of the Town Center

(May 2018) and a supplemental memorandum that expresses the vision for the broader Town Center entitled "2018 Town Center Vision". The Town Core zoning district and these Standards implement these planning documents.

105.2 ESSENTIAL QUALITY AND CHARACTER.

Hyde Parkers desire infill development and redevelopment that respects and models the small, rural, historic downtowns of the Hudson River Valley. The following expresses the overall design intent for the Town Core ("TC") zoning district. The Town Core zoning district will be regulated in accordance with the subareas set forth and described in Section 201 herein: OS, PW-1, PW-2, TC-1, TC-2, TC-3, and TC-4 subareas. The Town Core zoning district will consist of a mixed-use main street area surrounded by new and revitalized residential neighborhoods which will be developed with higher density and diverse housing types. In the new downtown which is encompassed within the PW-1 and PW-2 Subareas established by these Standards, buildings are intended to be two or three stories in height and set along or near the sidewalk. Building facades will be a mix of brick, stone and clapboard siding, with the brick facades providing a sense of stability and permanence. Commercial and mixed-use row style buildings (i.e., ground floor commercial and upper floor dwellings) will be designed generally to reflect the Italianate and Greek Revival styles common in the historic Hudson Valley

downtown precedents. Buildings typically have brackets beneath the wide eaves as a distinguishing characteristic of the commercial block. Storefronts will have ample display window area on the ground floor, and facades will be embellished architecturally. Buildings that are wider than 25 feet will be articulated into sections that showcase different architectural treatments, such as differing window styles, changes in brick patterns or colors, or different trim and cornice details. Operable awnings or arcades will provide shade during

the summer. Fenestration will consist of individual windows, not ribbon or mirrored glass. The PW subareas may be developed with a series of row style shopfront buildings, or may have traditional shopfront style buildings, with two-story gable roofed buildings mixed among the row style buildings. Important to the redevelopment of the PW areas is that they appear as if they have evolved over time. Mixed use buildings, i.e., those with ground floor commercial uses and upper story residential uses, are encouraged to introduce both employees and residents that will activate and energize the spaces within the Town Core zoning district.

Hyde Parkers seek wide public sidewalks with street trees, decorative street lamps, benches, landscape beds, and other amenities. Public outdoor restaurant and other gathering spaces, whether in the front or rear of a building, will be encouraged and provided.

An image from Saratoga, NY, showing ample sidewalks, Row-Style Shopfront Buildings and appropriate Shopfront design. These higher density, attached three-story row style mixed use buildings are envisioned for the PW-1 and PW-2 Subareas.

Other properties within the Town Core zoning district, outside the PW Subareas and within the TC Subareas (as described in Section II) are intended to be developed with a mix of uses, but in smaller scale buildings on lots with yards around the buildings separating them. Throughout the Town Core zoning district, older historic buildings are to be adaptively reused, with additions allowed that are consistent with their architecture and that complement the massing of the original building. Parking will be provided on-street or behind buildings so as not to dominate the viewshed of public streets. Wherever possible, outdoor gathering spaces are to be introduced in order to activate and enliven the district, with spaces such as outdoor cafes, seating areas, and other public gathering spaces.

Outdoor public gathering spaces are favored.

A Traditional Shopfront with a larger front yard setback and side yards. This historic building has been refurbished as a restaurant.

A traditional shopfront.

Within the PW-2 and TC Subareas, multiple family building type is encouraged to meet local and regional demands for housing. The new residents will activate the Town Core. A wider range of potential architectural styles and housing types, and modern variations are acceptable in the PW-2 and TC Subareas. Dwellings may be townhouses, single-family, two-family, three-family, fourplex, and multiple family dwellings. Dwellings and buildings must spatially relate to the existing public streets and should not be oriented to internal driveways, and rear facades, garages, and spaces should not front to the public realm. In the PW-2 and TC subareas, a small front yard setback would be provided, with fences, stoops, or porches providing a transition from the public to the private realm. Residential buildings throughout the Town Core shall not be more than two to three stories, and front facades over 25 feet must be articulated in some manner. Brick, stone, clapboard and shingle siding is preferred. Basements foundations and ground level space should be clad in stone or brick – bare concrete should not be visible. Windows will be proportioned according to the representative architectural style of the building. Faux inoperable windows, dormers, and other similar elements are not allowed. Parking, driveways, and garages are to be located along rear yard alleys, within a rear yard, or behind the front façade of a building, depending on the building type. The visibility of garages from public streets will be minimized.

Townhouses in Deep Ellum illustrate the building height, quality of materials, articulation of building facades, and relationship to the sidewalk and street that are desirable. Other architectural features need to comply with these Design Standards, e.g., no faux gables, and appropriately dimensioned windows.

This multiple family building type in Milford CT shows shingle wood siding, appropriate roof articulation and appropriate foundation materials consistent with the design intent. Four story buildings visible from the street are not permitted nor are balconies. This would be the rear of the building within the parking courtyard.

A modern building showing an acceptable modern style for a Multiple Dwelling Building Type. Note that a four story building is not permitted.

Fourplex buildings in Robbinsville, NJ. The facades have appropriate architectural style, materials and articulation, and the private realm is defined by the fence line.

Townhouse building type with appropriate architectural style in Robbinsville, NJ. Parking is located behind the building. Access to each dwelling is via a stoop, and a fence with piers demarcates the boundary between the public and private "realm". Street trees, a generous grassy verge, and sidewalks are attractive streetscape elements.

A rendering of a multiple family building type with appropriate architectural style and materials. Stoops lead up to the primary entrances and parking is located behind the building.

II. COMMUNITY PATTERNS

This Section describes the purpose of each Town Core Subarea, the various building types allowed, and orientation of buildings on a lot. These community patterns are based on local building traditions. This section includes:

- Regulating Plan with Subareas
- Building and Lot Types
- Additional development standards, such as frontage encroachments

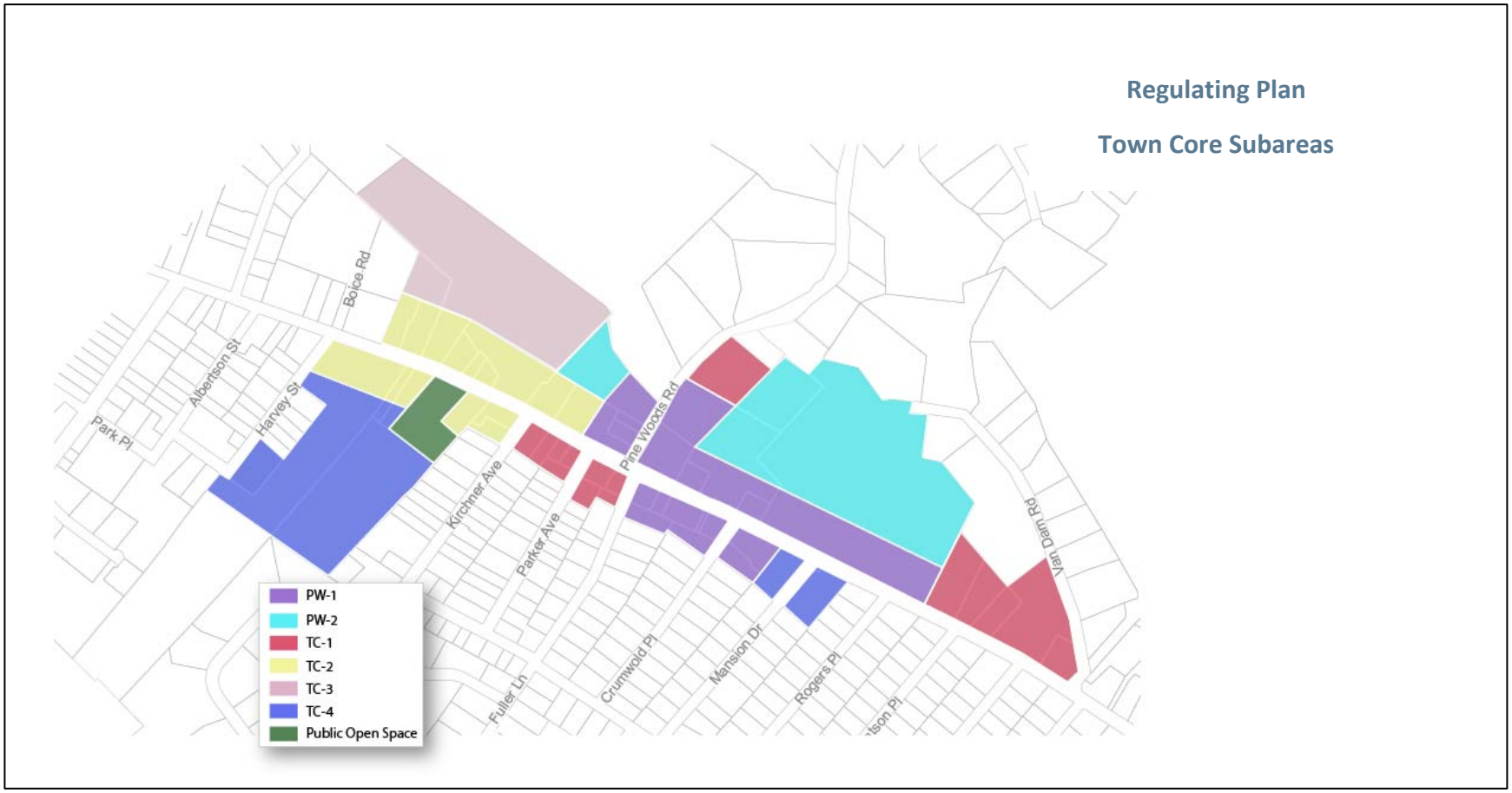
In general, development within the Town Core zoning district shall have the following general design characteristics:

- Compact mixed-use development
- Mix of housing styles, types, and sizes, and higher density than other areas of the Town
- None to narrow front yard setbacks
- greater setbacks for garages and accessory structures, requiring placement behind the building façade
- Human-scale building design and configuration
- Orientation of buildings to the street
- A system of interconnected streets
- Streets with sidewalks, bike paths and transit offering multiple routes for multiple users
- Pedestrian amenities and connectivity
- Design and landscaping of parking lots and public spaces
- Incorporation of significant historic and scenic features into site design, including viewsheds of the Hudson River where visible

The Community Patterns section describes both the quality of, and specific patterns for the placement and massing of buildings. When an Applicant proposes to develop a lot within the TC zone, **the Applicant shall submit, in addition to a two-dimensional site plan or subdivision map, three-dimensional images through axonometric and perspective drawings, and/or photosimulations so that members of the Board and the public can envision and understand the connection between the intended patterns and the quality of the place that the Town seeks to create. The Planning Board will determine the visual data to be submitted, taking into consideration the size and scale of the development that is proposed. The Planning Board may waive the submission of three-dimensional images where appropriate to the nature of the development application.**

201. REGULATING PLAN.

The Regulating Plan sets forth each Subarea in the TC zoning district. Section 202 describes the building types allowed within each Subarea and standards applicable to same.



201.1 SUBAREAS AND INTENT.

The following subareas are hereby established:

Subarea	Intent
OS Open Space 	The OS Subarea envisions a public gathering area and passive recreation for this location. Use exclusively for an off-street parking lot is not allowed. No more than 20 percent of the area shall be developed with impervious surfaces and small appurtenant buildings that may be related to the recreational and open space function.
PW-1 Pine Woods Priority Redevelopment Subarea 1 	The PW-1 Subarea is intended to accommodate a mix of uses and a variety of building types. The Row-Style Shopfront building is the preferred building type. The Subarea must be pedestrian friendly and have a walkable environment where buildings are set to the sidewalk. Buildings shall not exceed three (3) stories in height and the minimum building height shall be two (2) stories unless the Planning Board approves a one-story shopfront. The maximum residential density shall not exceed 12 dwelling units per acre, except that 24 units per acre is allowed with central sewer. Mixed uses with dwellings above ground floor commercial space is preferred. Public gathering spaces will be integrated into the overall development of the subarea.

Subarea	Intent
PW-2 Pine Woods Priority Redevelopment Subarea 2 	The PW-2 Subarea is an extension of the PW-1 Subarea and is also intended to accommodate a mix of uses and a variety of building types. Multiple dwellings are the preferred residential building type. The maximum residential density shall not exceed 12 dwelling units per acre, except that 24 units per acre is allowed with central sewer. The subarea must be pedestrian friendly and have a walkable environment where buildings are set to the sidewalk and buildings shall be no less than two (2) stories unless the Planning Board approves a one-story shopfront and shall not exceed three (3) stories in height. Public gathering spaces shall be integrated into the overall development of the subarea.
TC-1 Town Core Subarea 1 	The TC-1 Subarea is intended to accommodate a mix of uses and a variety of building types. Building types are to be located on lots that retain small front, side and rear yards. The mass of the allowable building types transitions to a smaller building scale from what is allowed in the PW subareas. The TC-1 Subarea offers an excellent location for different building types including but not limited to Three and Fourplex, Townhouse, and Multiple Family building types. The subarea must be pedestrian-friendly and buildings shall not exceed three (3) stories in height. The maximum residential density shall not exceed 12 dwelling units per acre, except that 24 units per acre is allowed with central sewer. Given the limited size of the TC-1 subareas, public gathering spaces are not required.

Subarea	Intent
TC-2 Town Core Subarea 2 	The TC-2 Subarea is intended to accommodate a mix of uses and a variety of building types. Development will retain the larger side yards and rear yards that presently exist on each lot to transition and scale down the building mass from what is allowed in the PW subareas. The TC-2 Subarea has existing buildings that are older in age and many maintain their historic character. Here, the preference is for a building to be reused and if expanded, to have any additions designed in a manner that complements the existing historic character of same. Building types include the Converted Multiple Family building to allow small scale residential buildings. The subarea must be pedestrian-friendly and buildings shall not exceed three (3) stories in height. The maximum residential density shall not exceed 12 dwelling units per acre, except that 24 units per acre is allowed with central sewer.
TC-3 Town Core Subarea 3 	The TC-3 Subarea is located behind the TC-2 and PW-2 subareas. This portion of the Town Core zoning district is constrained by bedrock outcrop and it is recommended that this area be developed for residential building types or the General Building type. Given the size of the area and its adjacency to Pine Woods Park, as well as areas that are environmentally constrained in this subarea, open space will likely be preserved which could connect to adjoining open space. Where possible, access should be connected to adjoining parcels including those in the PW-2 Subarea. The maximum residential density shall not exceed 12 dwelling units per acre, except that 24 units per acre is allowed with central sewer.

Subarea	Intent
TC-4 Town Core Subarea 4 	The TC-4 Subarea includes important existing institutional uses. It can accommodate a variety of housing building types that would introduce new residents to the community and activate the Town Core zoning district. Residential development should match the gridded pattern of the surrounding residential neighborhoods wherever possible. Sidewalks shall be constructed to connect any new residential development to the existing sidewalk system on Albany Post Road. Single-family detached, Two-family detached, Three and Fourplex, and Multiple Dwelling building types are allowed. The maximum residential density shall not exceed 12 dwelling units per acre, except that 24 units per acre is allowed with central sewer.

202. BUILDING TYPE REQUIREMENTS.

By regulating building types in the TC zoning district, development is driven primarily by the physical form of a building and secondarily by its use and function. Building types are the building blocks on which the subareas within the TC zone are to be built and shall be arranged in a manner consistent with the vision for the TC zone. The following lists the allowable building types. Building types are regulated to establish building form and the relationship of the building to the lot and the public realm, i.e., public right-of-way. The building façade is to be designed in accordance with the Architectural Patterns standards found in Section III of this document. One building type, Public Gathering Space, although not a building, addresses the types of gathering spaces to be integrated within developments in the TC zone. Section 202.2 provides the development standards for each building type.

202.1 SUMMARY OF BUILDING TYPE BY SUBAREA.

Building Type	Town Core Subareas						
	OS	PW-1	PW-2	TC-1	TC-2	TC-3	TC-4
Row-Style Shopfront		●	●				
Traditional Shopfront		●	●	●	●		
One-Story Shopfront		●	●	●	●		
General Building						●	
Multiple Family			●	●	●	●	●
Multiple Family, Converted					●		●
Townhouse			●	●	●	●	●
Threeplex and Fourplex				●	●	●	●
Two-Family Detached		●	●	●	●	●	●
Single-Family Detached						●	●
Public Gathering Space	●	●	●	●	●	●	●

202.2 BUILDING TYPES.

The following sections present a description of each building type and the building design standards applicable to same.

202.2.1 Row-Style Shopfront

PURPOSE and FORM

A two- or three-story row-style building type that accommodates ground floor retail, office or commercial uses with upper-story residential, commercial, artist, dance, yoga, or office uses. Multiple row-style shopfront buildings may be attached to create a downtown row. Ground floor residential uses are allowed on the 1st floor, provided they are located to the rear of the building and do not occupy more than 25 percent of the 1st floor gross floor area.

Kentlands, MD

Baxter Town Center, Fort Mills, SC

STORY and HEIGHT REQUIREMENTS

# Stories:	2 (min) / 3 (max)
Gable Height:	42’ (max) 1st floor 13’ (min) 2nd floor 9’ (min) 3rd floor 9’ (min)
Flat Roof Height:	36’ (max) 1st floor 13’ (min) 2nd floor 9’ (min) 3rd floor 9’ (min) 3.5’ parapet (max)

PERMITTED IN SUBAREAS

PW-1
PW-2

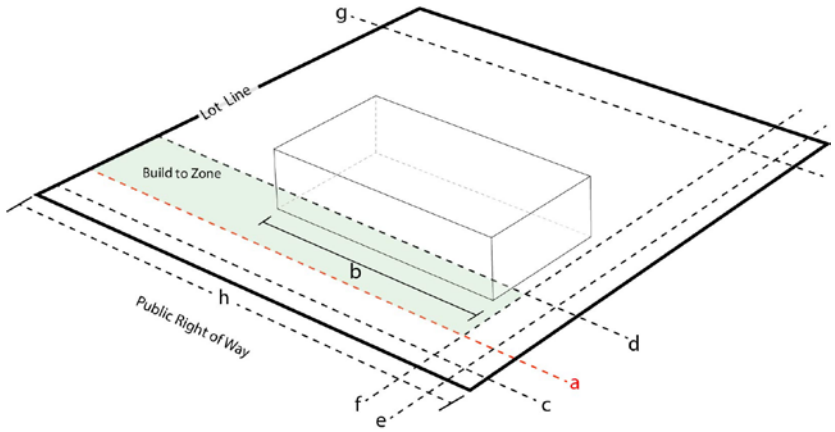
FRONTAGE ENCROACHMENTS

Shopfront
Gallery

202.2.1 Row-Style Shopfront

LOT REQUIREMENTS

a: Build-to Line (BTL)[1] ..... 0’
b: % Building Front Façade at BTL (min) 85%
c: Front Yard Setback (min) ..... 0’
d: Front Yard Setback (max) ..... 15’
e: Side Yard Setback (min) ..... 0’
f: Side Yard Setback (max) ..... 15’
g: Rear Yard Setback ..... 25’
h. Lot Width (min) ..... 25’
Lot Area (min) ..... 2,500 SF



[1] Where the Planning Board allows or requires outdoor dining or gathering space, the Build-to Line may be increased to the maximum front yard setback.

DESIGN STANDARDS

1. The ratio of openings to wall area in the front façade and any façade parallel to the front façade between the heights of 30 inches and 8 feet above the ground-floor finish height shall be a minimum of 70 percent.
2. The maximum distance between the ground and the bottom of the first-floor window shall be 30 inches.
3. The minimum width of the building at the frontage line shall be 25 feet.
4. When flat roofs are proposed, a parapet wall or projecting cornice shall be included at the front façade.
5. The horizontal mass of any facade shall be articulated when the distance is more than 25 feet with a projecting or recessed element that adds dimension to the otherwise flat plane of the front façade such as, but not limited to, a courtyard frontage, building entrance, pilaster, brickwork, cast stone or other architectural feature unless the Planning Board determines that the scale, architecture and symmetry of the building is appropriate without such interruption.
6. The horizontal line of the roof eave at any façade shall be interrupted, when the distance is more than 25 feet, with a vertically projecting or recessed element that adds dimension to the otherwise straight line.
7. The vertical mass of any façade shall be interrupted with a projecting or recessed element such as pilaster, brickwork, cast stone or other architectural feature that adds dimension to the otherwise flat plane of the front façade at the level between the first and second floors unless the Planning Board determines that the scale, architecture and symmetry of the building is appropriate without such interruption.
8. Galleries may be allowed within the front yard setback if consistent with the building style and only at the discretion of the Planning Board.
9. Parking shall be located behind the building and/or along the street.

202.2.2 Traditional Shopfront

PURPOSE and FORM

A building type that accommodates ground floor retail, office or commercial uses with upper-story residential or office uses at a scale that complements the historic character of the Town Core. This building type has side yards and is not attached to another building. This building type would be appropriate on properties at the outer edges of the PW subareas, where it can help make the transition to lower-density development. Residential uses are not allowed on the ground floor. A traditional shopfront may also represent a converted historic residential dwelling, with ground floor commercial uses and dwellings in the upper stories or to the rear of the structure.

Manchester, VT


Breckenridge, CO

STORY and HEIGHT REQUIREMENTS

# Stories:	2 (min) / 3 (max)
Gable Height:	42’ (max) 1st floor 13’ (min) 2nd floor 9’ (min) 3rd floor 9’ (min)
Flat Roof Height:	36’ (max) 1st floor 13’ (min) 2nd floor 9’ (min) 3rd floor 9’ (min) 3.5’ parapet (max)

PERMITTED IN SUBAREAS

PW-1
PW-2
TC-1
TC-2

FRONTAGE ENCROACHMENTS

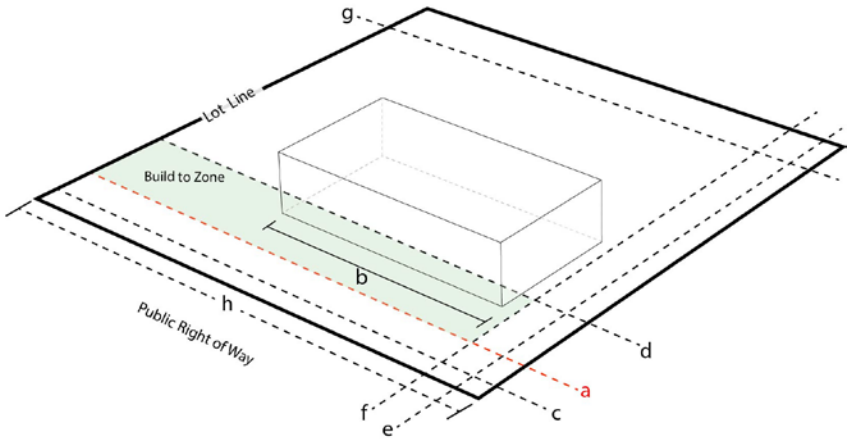
Shopfront	Projecting Porch
Gallery	Recessed Porch
Stoop	Wrap-around Porch

202.2.2 Traditional Shopfront

LOT REQUIREMENTS

a: Build-to Line (BTL)[1] ..... 0’
b: % Building Front Façade at BTL (min) 85%
c: Front Yard Setback (min) ..... 0’
d: Front Yard Setback (max) ..... 15’
e: Side Yard Setback (min) ..... 10’
f: Side Yard Setback (max) ..... 20’
g: Rear Yard Setback ..... 25’

Lot Width (min) ..... 35’
Lot Area (min) ..... 3,500 SF



[1] Where the Planning Board allows or requires outdoor dining or gathering space, the Build-to Line may be increased to the maximum front yard setback.

DESIGN STANDARDS

1. The ratio of openings to wall area in the front façade and any façade parallel to the front façade between the heights of 30 inches and 8 feet above the floor finish height shall be a minimum of 70 percent.
2. The maximum horizontal distance of an opaque surface between glazing between the heights of 30 inches and 8 feet above the floor finish height shall be 2 feet.
3. The minimum width of the front façade at the frontage line shall be 25 feet.
4. When flat roofs are proposed, a parapet wall or projecting cornice shall be included at the front façade.
5. The horizontal mass of any facade shall be articulated when the distance is more than 25 feet with a projecting or recessed element that adds dimension to the otherwise flat plane of the front façade such as, but not limited to, a courtyard frontage, building entrance, pilaster, brickwork, cast stone or other architectural feature.
6. The vertical mass of any façade shall be interrupted with a projecting or recessed element such as pilaster, brickwork, cast stone or other architectural feature that adds dimension to the otherwise flat plane of the front façade at the level between the first and second floors unless the Planning Board determines that the scale, architecture and symmetry of the building is appropriate without such interruption.
7. Horizontal line of the roof eave at any façade shall be interrupted when the distance is more than 25 feet at the frontage line with a vertically projecting or recessed element that adds dimension to the otherwise straight line.
8. Parking shall be located behind the building and/or along the street.
9. An existing dwelling may be converted to a traditional shopfront and may include multiple dwellings to the rear of the building or in the upper stories.

202.2.3 One-Story Shopfront

PURPOSE and FORM

A single-story building type that accommodates retail or commercial uses. Residential uses are prohibited.

Ramsey, NJ

Millbrook, NY

STORY and HEIGHT REQUIREMENTS

Stories: 1 (min) / 1.5 (max)

Gable Height: 20’ (max)
13’ (min)

PERMITTED IN SUBAREAS

TC-1
TC-2
PW-1
PW-2

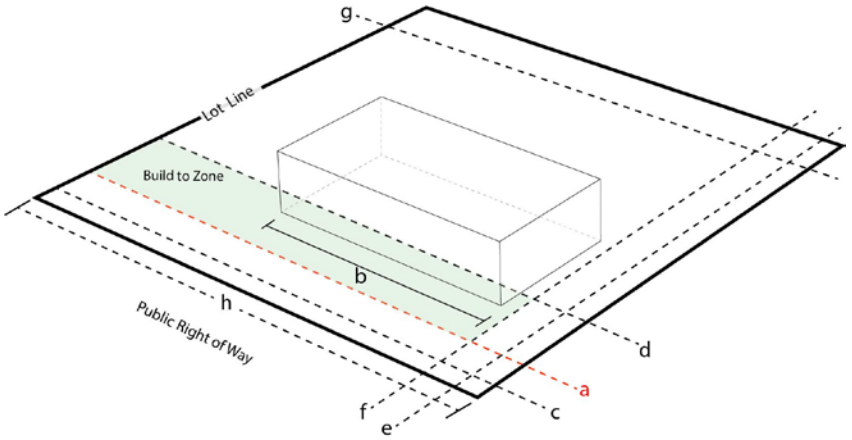
FRONTAGE ENCROACHMENTS

Shopfront
Gallery
Stoop
Projecting Porch
Recessed Porch
Wrap-around Porch

202.2.3 One-Story Shopfront

LOT REQUIREMENTS

a: Build-to Line (BTL)[1] ..... 0’
b: % Building Front Façade at BTL (min) 85%
c: Front Yard Setback (min) ..... 0’
d: Front Yard Setback (max) ..... 15’
e: Side Yard Setback (min) ..... 10’
f: Side Yard Setback (max) ..... 20’
g: Rear Yard Setback ..... 25’
h. Lot Width (min) ..... 35’
Lot Area (min) ..... 3,500 SF



[1] Where the Planning Board allows or requires outdoor dining or gathering space, the Build-to Line may be increased to the maximum front yard setback.

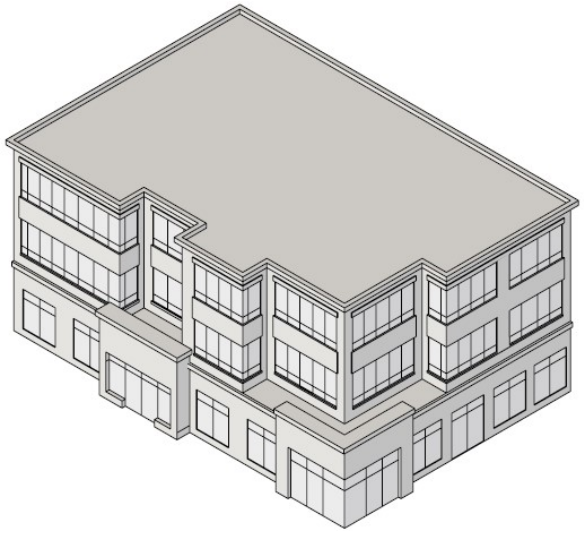
DESIGN STANDARDS

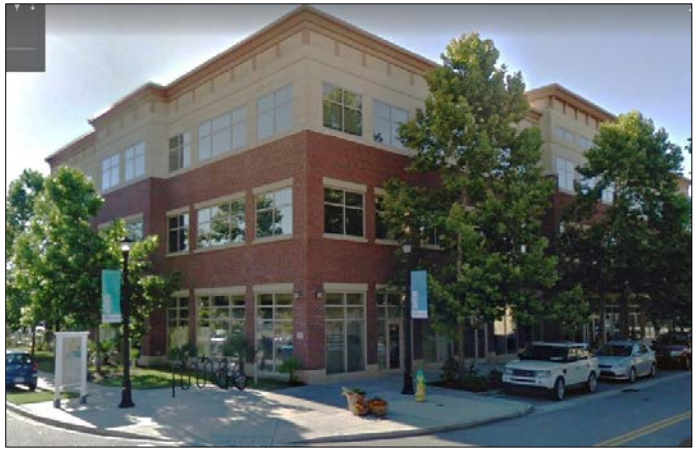
1. The ratio of openings to wall area in the front façade and any façade parallel to the front façade between the heights of 30 inches and 8 feet above the floor finish height shall be a minimum of 70 percent.
2. The maximum horizontal distance of an opaque surface between glazing between the heights of 30 inches and 8 feet above the floor finish height shall be 2 feet.
3. The minimum width of the front façade at the frontage line shall be 25 feet.
4. The horizontal mass of any facade shall be articulated when the distance is more than 25 feet with a projecting or recessed element that adds dimension to the otherwise flat plane of the front façade such as, but not limited to, a courtyard frontage, building entrance, pilaster, brickwork, cast stone or other architectural feature.
5. Horizontal line of the roof eave at any façade shall be interrupted when the distance is more than 25 feet at the frontage line with a vertically projecting or recessed element that adds dimension to the otherwise straight line.
6. Parking shall be located behind the building and/or along the street.

202.2.4 General Building

PURPOSE and FORM

A building type that accommodates commercial or office uses. It is at the periphery of the TC zone and does not have significant frontage on Albany Post Road, so its building form is not as critical to placemaking. Retail and residential uses are prohibited.





STORY and HEIGHT REQUIREMENTS

# Stories:	2 (min) / 3 (max)
Gable Height:	42’ (max) 1st floor 10’ (min) 2nd floor 9’ (min) 3rd floor 9’ (min)
Flat Roof Height:	36’ (max) 1st floor 10’ (min) 2nd floor 9’ (min) 3rd floor 9’ (min) 3.5’ parapet (max)

PERMITTED IN SUBAREAS

TC-3

FRONTAGE ENCROACHMENTS

Stoop
Recessed Porch

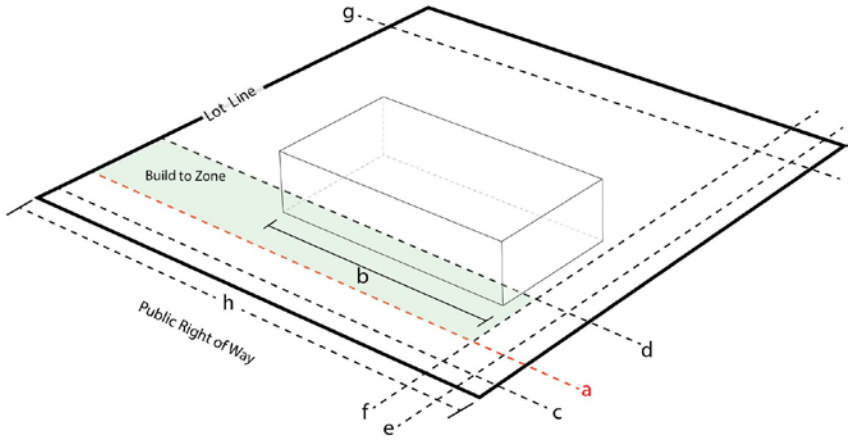
202.2.4 General Building

LOT REQUIREMENTS

a: Build-to Line (BTL) ..... --
b: % Building Front Façade at BTL (min) ..... --
c: Front Yard Setback (min) ..... 25’
d: Front Yard Setback (max) ..... 50’
e: Side Yard Setback (min) ..... 25’
f: Side Yard Setback (max) ..... --
g: Rear Yard Setback ..... 50’

Lot Width (min) ..... 100’
Lot Area (min) .....10,000 SF

-- = None specified



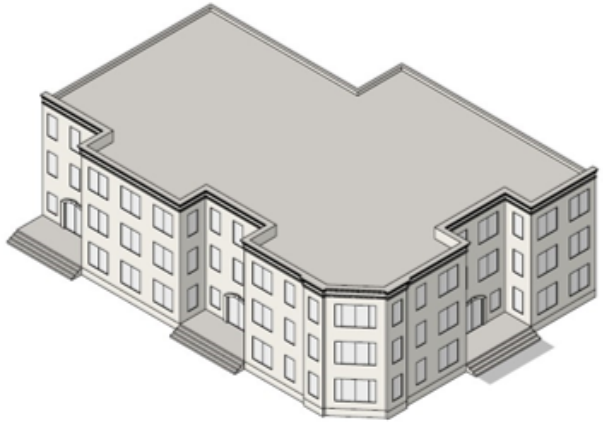
DESIGN STANDARDS

1. The ratio of openings to wall area in the front façade and any façade parallel to the front façade between the heights of 30 inches and 8 feet above the floor finish height shall be a minimum of 50 percent.
2. The horizontal mass of any facade shall be articulated when the distance is more than 25 feet with a projecting or recessed element that adds dimension to the otherwise flat plane of the front façade such as, but not limited to, a courtyard frontage, building entrance, pilaster, brickwork, cast stone or other architectural feature.
3. Parking shall be located behind the building and/or along the street.

202.2.5 Multiple Family

PURPOSE and FORM

A building type that accommodates 5 or more dwelling units vertically and horizontally integrated on a single lot. Nonresidential uses are prohibited.



STORY and HEIGHT REQUIREMENTS

# Stories:	2 (min) / 3 (max)
Gable Height:	42' (max)
	1st floor 9 (min)
	2nd floor 9' (min)
	3rd floor 9' (min)
Flat Roof Height:	36' (max)
	1st floor 9 (min)
	2nd floor 9' (min)
	3rd floor 9' (min)

Bell Franklin, TN

PERMITTED IN SUBAREAS

PW-2
TC-1
TC-2
TC-3
TC-4

FRONTAGE ENCROACHMENTS

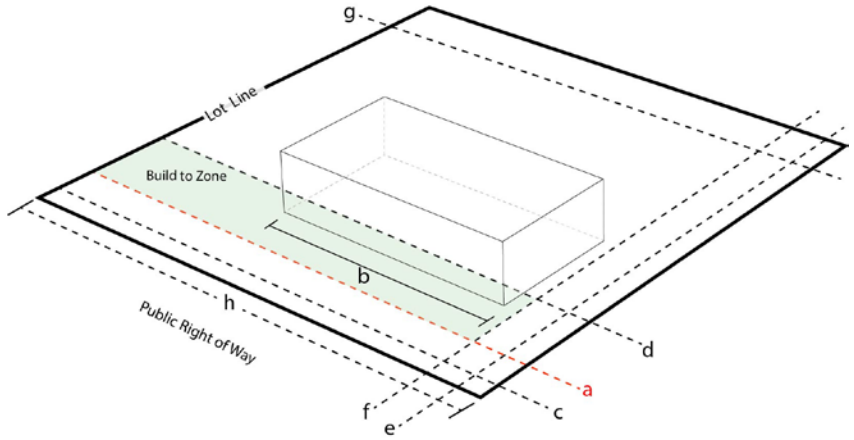
Stoop
Projecting Porch
Recessed Porch
Wrap-around Porch

202.2.5 Multiple Family

LOT REQUIREMENTS

a: Build-to Line (BTL) ..... 10’
b: % Building Front Façade at BTL (min) ... 75%
c: Front Yard Setback (min) ..... 10’
d: Front Yard Setback (max) ..... 25’
e: Side Yard Setback (min) ..... 25’
f: Side Yard Setback (max) ..... --
g: Rear Yard Setback ..... 50’
h. Lot Width (min) ..... 100’
Lot Area (min) .....10,000 SF

-- = None specified



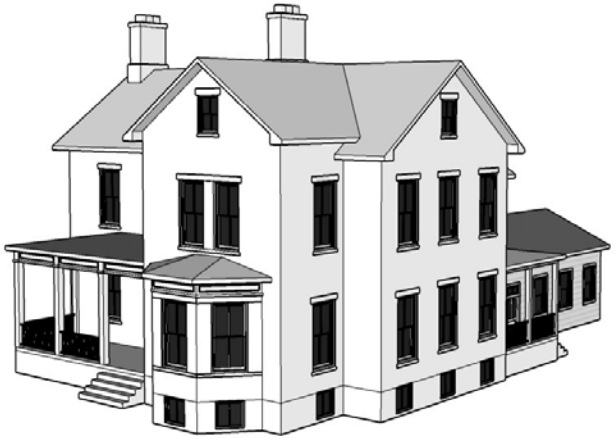
DESIGN STANDARDS

1. The ratio of openings to wall area in the front façade and any façade parallel to the front façade shall be a minimum of 35% and a maximum of 65%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than four feet.
4. Balconies may encroach the rear building setbacks no more than 6 feet.
5. A sidewalk shall connect the building entrances to the public sidewalk.
6. Openings to basements shall be located in the side or rear yard areas.
7. When flat roofs are proposed, a parapet wall or projecting cornice shall be included at the front façade.
8. Any façade shall not occupy more than 42 linear feet of any frontage line without an interruption in the façade that should be no less than 6 feet deep measured from the frontage line and no less than 25 feet wide before the front façade may rejoin the frontage line.
9. The vertical mass of any façade shall be interrupted with a projecting or recessed element such as pilaster, brickwork, cast stone or other architectural feature that adds dimension to the otherwise flat plane of the front façade at the level between the first and second floors unless the Planning Board determines that the scale, architecture and symmetry of the building is appropriate without such interruption.
10. The minimum gross floor area of a dwelling shall be 550 square feet.
11. Parking shall be located behind the building and not visible from the public street.

202.2.6 Multiple Family, Converted

PURPOSE and FORM

A building type that historically was a single-family detached dwelling or similar building type that has been converted to accommodate up to 3 dwelling units, vertically or horizontally integrated. The building type may also represent a converted historic residential dwelling, with ground floor commercial uses and dwellings in the upper stories or to the rear of the structure.



Montpelier, VT, with addition to rear of structure

STORY and HEIGHT REQUIREMENTS

# Stories:	2 (min) / 2.5 (max)*
Gable Height:	42’ (max)
	1st floor 9 (min)
	2nd floor 9’ (min)
	Floor in roof 9’ (min)

PERMITTED IN SUBAREAS

TC-2

FRONTAGE ENCROACHMENTS

Stoop
Projecting Porch
Recessed Porch
Wrap-around Porch

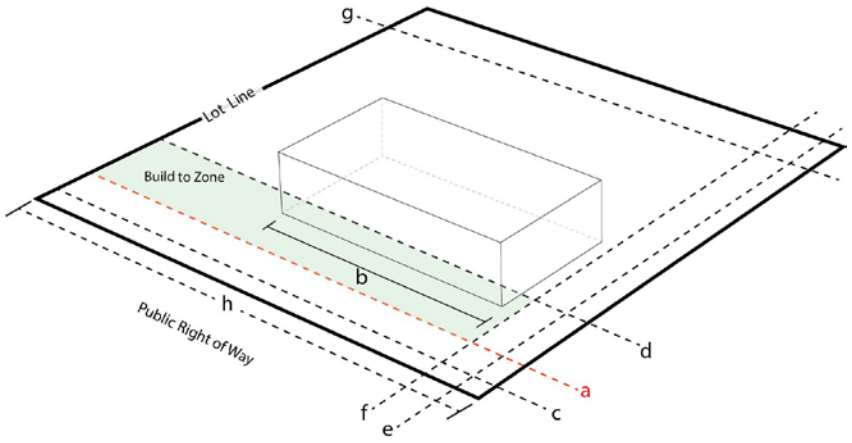
* Height in ½-story shall meet NYS Building Code.

202.2.6 Multiple Family, Converted

LOT REQUIREMENTS

a: Build-to Line (BTL) ..... 10’
b: % Building Front Façade at BTL (min) ... 50%
c: Front Yard Setback (min) ..... 10’
d: Front Yard Setback (max) ..... 25’
e: Side Yard Setback (min) ..... 25’
f: Side Yard Setback (max) ..... --
g: Rear Yard Setback ..... 50’
h. Lot Width (min) ..... 50’
Lot Area (min) ..... 5,000 SF

-- = None specified



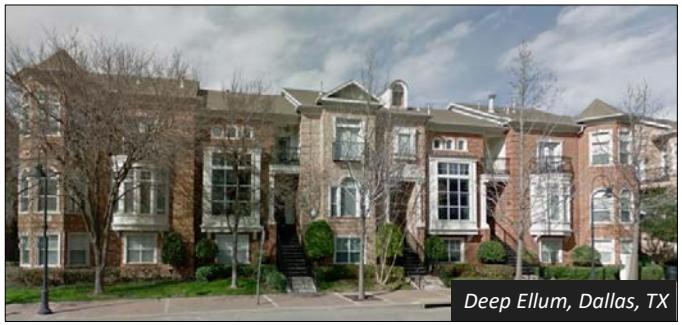
DESIGN STANDARDS

1. No more than three dwellings per building shall be permitted.
2. The ratio of openings to wall area in the front façade shall be a minimum of 35% and a maximum of 65%.
3. Eaves, including gutters, may encroach a building setback no more than 24 inches.
4. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than four feet.
5. Only one entrance to the building shall be located in the front façade or within 12 feet of the front facade and shall be shared among all or some of the dwellings in the building. Any other entrance to the building shall be located on the side or rear of the building.
6. A path for walking shall connect the entrance in the front facade of the building to the sidewalk.
7. Openings to basements shall be located in the side or rear yard areas.
8. Dwellings shall have a porch or stoop giving access thereto.
9. Dwellings shall be provided parking within an attached or detached garage or shared parking area. Dwellings with a rear detached or attached garage shall be accessed from an alley or shared driveway or from a shared parking area that shall be located no less than 20 feet behind the front façade. The parking lot shall be screened by vegetation and/or a fence.
10. The minimum gross floor area of a dwelling shall be 550 square feet.
11. This building type may have a nonresidential use in the ground floor and may include multiple dwellings to the rear of the building or in the upper stories.

202.2.7 Townhouse

PURPOSE and FORM

A building type that accommodates 5 or more dwelling units where each unit is separated vertically by a common side wall and is located on its own individual building lot. Dwelling units are not vertically mixed. Nonresidential uses are prohibited.



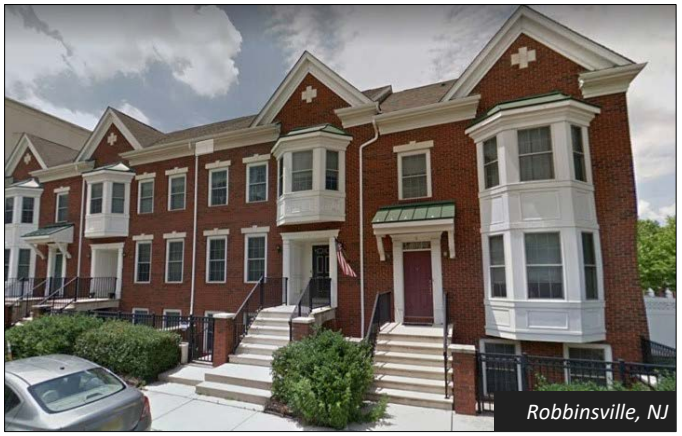
Deep Ellum, Dallas, TX

STORY and HEIGHT REQUIREMENTS

# Stories:	2 (min) / 2.5 (max)*
Gable Height:	35’ (max)
	1st floor 9 (min)
	2nd floor 9’ (min)

PERMITTED IN SUBAREAS

PW-2
TC-1
TC-2
TC-3
TC-4



Robbinsville, NJ

FRONTAGE ENCROACHMENTS

Stoop
Projecting Porch
Recessed Porch
Wrap-around Porch

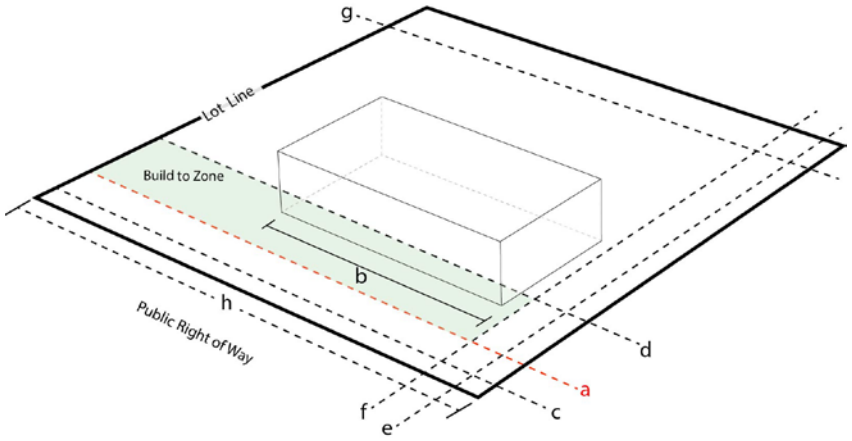
* Height in ½-story shall meet NYS Building Code.

202.2.7 Townhouse

LOT REQUIREMENTS

a: Build-to Line (BTL) ..... 15’
b: % Building Front Façade at BTL (min) ... 75%
c: Front Yard Setback (min) ..... 15’
d: Front Yard Setback (max) ..... 30’
e: Side Yard Setback (min)[1] ..... 25’
f: Side Yard Setback (max) ..... --
g: Rear Yard Setback ..... 50’
h. Lot Width (min) ..... 25’
Lot Area (min) .....2,500 SF

-- = None specified



[1] Where the dwellings are arranged vertically and share a common wall, the minimum side yard shall be zero (0) feet.

DESIGN STANDARDS

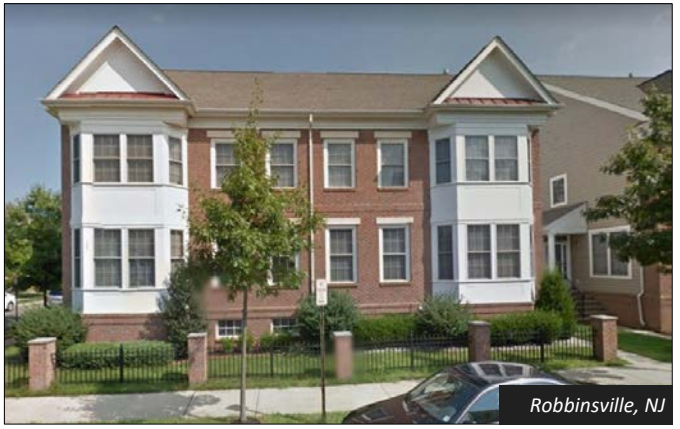
1. The ratio of openings to wall area in the front façade shall be a minimum of 35% and a maximum of 65%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than four feet.
4. The primary entrances to the dwellings shall be located in the front façade, or no more than 12 feet from the front façade in the side facade.
5. A path or paths for walking shall connect the primary entrances of all dwellings to the sidewalk.
6. Entrances to basements shall be located in the side or rear yard areas.
7. The width of a dwelling shall be a minimum of 22 feet and a maximum of 34 feet. No more than eight (8) dwellings shall be attached per building.
8. Passageways for walking between the front façade and the rear yard areas shall be permitted.
9. Dwellings shall have a porch or stoop giving access thereto.
10. Detached or attached garages shall be provided which shall be located in a rear yard with access from an alley or shared driveway.

202.2.8 Threeplex and Fourplex

PURPOSE and FORM

A building type that accommodates 3 or 4 dwelling units where each unit is separated vertically and/or horizontally. Dwelling units can be vertically or horizontally mixed and located on fee simple or common lots. Nonresidential uses are prohibited.

Wentworth, TN



Robbinsville, NJ

STORY and HEIGHT REQUIREMENTS

# Stories:	2 (min) / 2.5 (max)*
Gable Height:	35’ (max) 1st floor 9 (min) 2nd floor 9’ (min)

PERMITTED IN SUBAREAS

TC-1
TC-2
TC-3
TC-4

FRONTAGE ENCROACHMENTS

Stoop
Projecting Porch
Recessed Porch
Wrap-around Porch

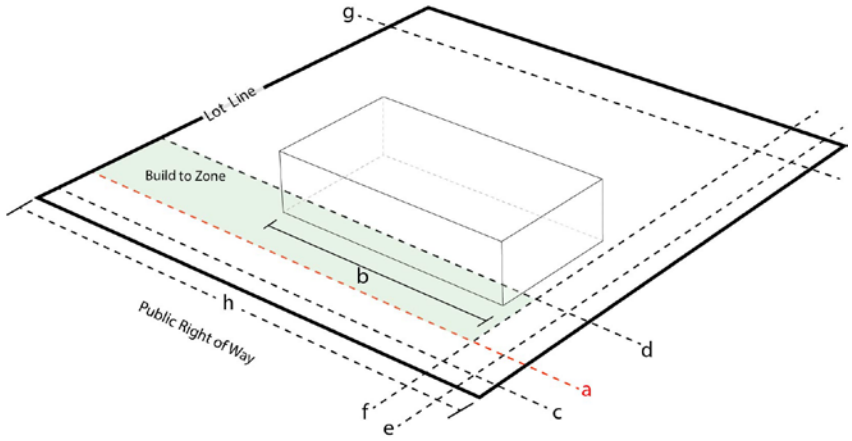
* Height in ½-story shall meet NYS Building Code.

202.2.8 Threeplex and Fourplex

LOT REQUIREMENTS

a: Build-to Line (BTL) ..... 15’
b: % Building Front Façade at BTL (min) ... 75%
c: Front Yard Setback (min) ..... 15’
d: Front Yard Setback (max) ..... 30’
e: Side Yard Setback (min)[1] ..... 25’
f: Side Yard Setback (max) ..... --
g: Rear Yard Setback ..... 50’
h. Lot Width (min) ..... 25’
Lot Area (min) .....7,500 SF

-- = None specified



[1] Where the dwellings are arranged vertically and share a common wall, the minimum side yard at the common wall lot line shall be zero (0) feet.

DESIGN STANDARDS

1. The ratio of openings to wall area in the front façade shall be a minimum of 25% and a maximum of 50%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than four feet.
4. The primary entrances to the dwellings shall be located in the front façade, or no more than 12 feet from the front façade in the side facade.
5. A path or paths for walking shall connect the primary entrances of all dwellings to the sidewalk.
6. Entrances to basements shall be located in the side or rear yard areas.
7. The width of a vertical dwelling shall be a minimum of 18 feet and a maximum of 32 feet.
8. Passageways for walking between the front façade and the rear yard areas shall be permitted.
9. Dwellings shall have a porch or stoop giving access thereto.
10. Detached or attached garages shall be provided which shall be located in a rear yard with access from an alley or shared driveway.
11. No more than four dwellings shall be attached, which may be in a vertical or horizontal arrangement.

202.2.9 Two-Family Detached

PURPOSE and FORM

A building type that accommodates 2 dwelling units where each unit is separated either vertically or horizontally and the building is located on an individual lot. Nonresidential uses are prohibited.

STORY and HEIGHT REQUIREMENTS

Stories: 2 (min) / 2.5 (max)

Gable Height: 35’ (max)

PERMITTED IN SUBAREAS

PW-1	TC-2
PW-2	TC-3
TC-1	TC-4

FRONTAGE ENCROACHMENTS

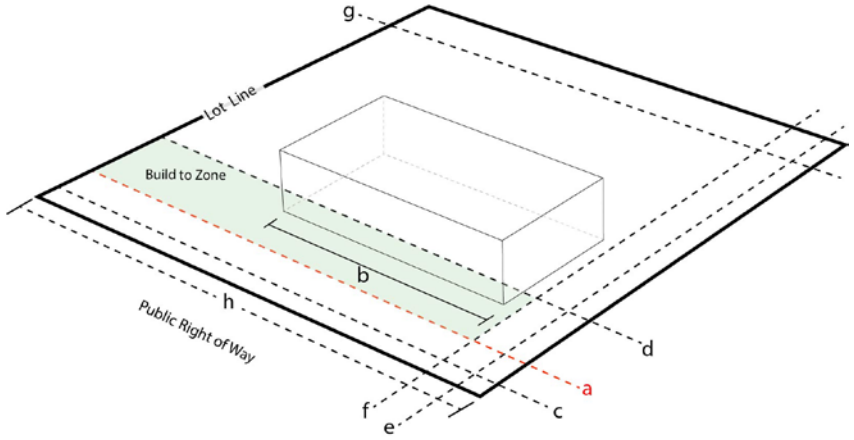
Stoop
Projecting Porch
Recessed Porch
Wrap-around Porch

202.2.9 Two-Family Detached

LOT REQUIREMENTS

a: Build-to Line (BTL) ..... 25’
b: % Building Front Façade at BTL (min) 50%
c: Front Yard Setback (min) ..... 25’
d: Front Yard Setback (max) ..... 35’
e: Side Yard Setback (min)[1] ..... 25’
f: Side Yard Setback (max) ..... --
g: Rear Yard Setback ..... 50’
h. Lot Width (min) ..... 25’
Lot Area (min) ..... 5,000 SF

-- = None specified



[1] Where the dwellings are arranged vertically and share a common wall, the minimum side yard at the common wall lot line shall be zero (0) feet.

DESIGN STANDARDS

1. The ratio of openings to wall area in the front façade shall be a minimum of 25% and a maximum of 50%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback no more than four feet.
4. Second-story dormers may encroach the front yard setback no more than 6 feet.
5. The primary entrance to each dwelling shall be located in the front façade.
6. A path or paths for walking shall connect the primary entrances of both dwellings to the sidewalk.
7. Openings to basements shall be located in the side or rear yard areas.
8. Dwellings shall have a front porch.
9. No building or portion of a building on one side of the party wall shall extend beyond the building on the other side of the party wall, excluding the design and slope of the roof, except when both dwellings are extended along the party wall at the same time.
10. No porch, deck, patio, or other roofed area along the party wall shall be enclosed in any way that extends the existing party wall.
11. A patio or deck may be covered with a roof or awning, provided that such does not affect or extend the existing party wall.
12. Detached or attached garages shall be provided which shall be located in a rear yard with access from an alley or shared driveway.

202.2.10 Single-Family Detached

PURPOSE and FORM

A building type that accommodates 1 dwelling unit on an individual lot. Nonresidential uses as a principal use are prohibited.

STORY and HEIGHT REQUIREMENTS

# Stories:	2 (min) / 2.5 (max)*
Gable Height:	35’ (max)

PERMITTED IN SUBAREAS

TC-3
TC-4

FRONTAGE ENCROACHMENTS

Stoop
Projecting Porch
Recessed Porch
Wrap-around Porch

* Height in ½-story shall meet NYS Building Code.

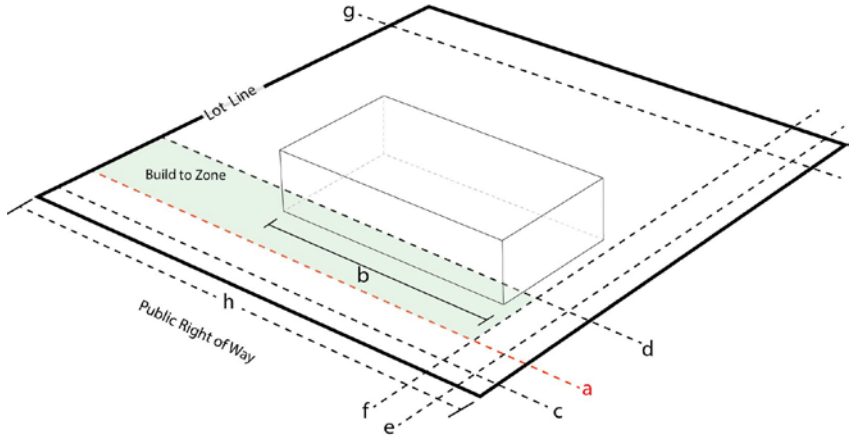
Warwick Grove, Warwick NY

202.2.10 Single-Family Detached

LOT REQUIREMENTS

a: Build-to Line (BTL) ..... 25’
b: % Building Front Façade at BTL (min) 50%
c: Front Yard Setback (min) ..... 25’
d: Front Yard Setback (max) ..... 35’
e: Side Yard Setback (min) ..... 25’
f: Side Yard Setback (max) ..... --
g: Rear Yard Setback ..... 50’
h. Lot Width (min) ..... 50’
Lot Area (min) ..... 5,000 SF

-- = None specified



DESIGN STANDARDS

1. The ratio of openings to wall area in the front façade shall be a minimum of 25% and a maximum of 50%.
2. Eaves, including gutters, may encroach a building setback no more than 24 inches.
3. Bay or bow windows, whose perimeter does not rest on a foundation wall, may encroach a building setback up to four feet.
4. Second-story dormers or living spaces may encroach the front yard setback no more than 6 feet.
5. The primary entrance to the building shall be located in the front façade.
6. A path for walking shall connect the primary entrance of the building to the sidewalk.
7. Openings to basements shall be located in the side or rear yard areas.
8. Dwellings shall have a front porch.
9. Parking shall be via a rear garage from an alley or from a driveway giving access to same.

202.2.11 Public Gathering Space

PURPOSE and FORM
A portion of the public realm where the use of and enjoyment by the public is encouraged, such as along wide sidewalks with pedestrian amenities (street trees, seating, lighting, etc.), pocket parks, play areas, commons, and similar spaces.

STORY and HEIGHT REQUIREMENTS
Not Applicable

PERMITTED IN SUBAREAS
OS
PW-1
PW-2
TC-1
TC-2
TC-3
TC-4

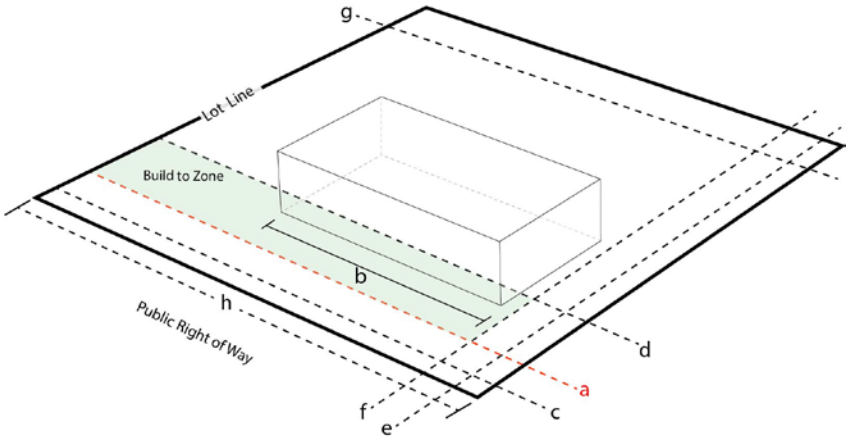
FRONTAGE ENCROACHMENTS
Not Applicable

202.2.11 Public Gathering Space

LOT REQUIREMENTS

a: Build-to Line (BTL) ..... --
b: % Building Front Façade at BTL (min) ..... --
c: Front Yard Setback (min) ..... --
d: Front Yard Setback (max) ..... --
e: Side Yard Setback (min) ..... --
f: Side Yard Setback (max) ..... --
g: Rear Yard Setback ..... --
h: Lot Width (min) ..... --
Lot Area (min) ..... --

-- = None specified



DESIGN STANDARDS

1. Every residential development proposing 10 or more dwelling units, and every commercial development consisting of buildings with 10,000 square feet or more of gross floor area shall provide for public gathering space that incorporates amenities such as benches, seats, tables, fountains, outdoor cafes, sculptures, and/or interpretive historical markers.
2. Land use applications involving lots that are 1 acre or larger in size, or propose a building in excess of 20,000 square feet of gross floor area, excluding any non-habitable attic or basement area, shall be designed with a pocket park or green. Said space shall incorporate amenities such as benches, seats, tables, fountains, cafes, and/or interpretive historical markers. The location shall be approved by the Planning Board. The public space shall not be less than 2,500 square feet.

202.3 BUILDING LOT REQUIREMENTS.

1. Build-to-Line. The Build-to-Line is a line parallel to the street line (the boundary shared by the front lot line and the public right-of-way) upon which the front façade of a building is required to front upon. The Build-to-Line, when "0" feet, coincides with the street line. The percent of building front façade to build-to-line is calculated by dividing the building width ("b" above) by the lot width.

2. Build-to-Zone. The build-to-zone is the area on the lot where the front building facade must be located, measured as a minimum (Build-to-Line) and maximum front setback range from the edge of the right-of-way. A percentage of the front façade must be located at the BTL. The remainder of the front façade must be located within the build-to-zone unless waived by the Planning Board based on the specific architecture of the building.

3. Front setback and build-to-line regulations are intended to control the relationship of buildings to street lot lines. Front yard setbacks and build-to-lines regulate the distance between a building and a front lot line. A lot may have more than one street lot line in the case of a corner lot, and therefore more than one front setback.

4. The image at right explains the percentage of window to wall area described under Building Type.

5. Allowable encroachments. The following are allowed. Nothing herein shall be interpreted to allow such

encroachments into a public right-of-way without express approval of the applicable jurisdiction:

a. Porches, stoops, balconies, galleries and awnings/canopies can extend into a required front yard setback as per Section 202.5.

b. Chimneys or flues may encroach up to 4 feet into a required yard setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

c. Building eaves and roof overhangs may encroach up to 4 feet in a required yard setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

d. Bay windows, oriels and vestibules that are less than 10 feet wide may encroach up to 4 feet in a required yard setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

e. Unenclosed accessory patios, decks or terraces (other than the allowed frontage encroachments) may encroach up to 4 feet into a required side yard setback, or up to 8 feet into a required rear setback, provided that such extension is at least 10 feet from the vertical plane of any lot line.

f. Outdoor seating and dining areas may extend into a required front or side yard setback.

g. Cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 2 feet into a required yard setback.

h. Handicap ramps may encroach into any yard setback to the extent necessary to perform their proper function but preferably in a side yard.

i. Structures below and covered by the ground may encroach into a required setback.

j. Mechanical equipment associated with residential uses, such as HVAC units, may encroach into a required rear or side yard setback, provided that such extension is at least 10 feet from the vertical plane of any lot line.

k. Fences and walls and signs may encroach into any required yard setback and are regulated elsewhere in these Design and Development Standards or the Zoning Chapter.

l. Parking is allowed within the rear yard or as otherwise allowed in accordance with the building type design standards.

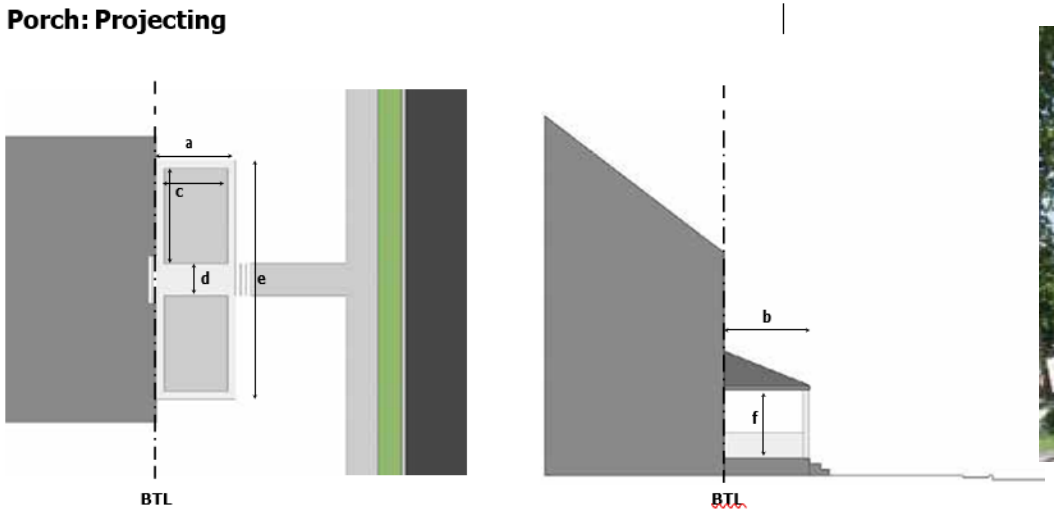
202.4 BUILDING TYPE ADDITIONAL STANDARDS.

1. The Planning Board is authorized to waive the minimum building height for an existing building only.
2. "Gable height" is defined as the vertical distance measured from the average elevation of the proposed finished grade around the perimeter, measured every 10 feet, to the highest point of the peak of the highest roof.
3. The building height for a ½-story shall meet NYS Building Code.
4. The maximum residential density shall not exceed 12 dwelling units per acre, except that 24 units per acre is allowed with central sewer.
5. The lot requirements for buildings that front to private accessways and driveway aisles shall be the same as if the accessways and aisles were a public street.
6. Where multiple buildings are situated on an individual parcel, they shall be so laid out to still comply with the dimensional lot requirements for the applicable building type as if the buildings were on individual lots. Any plan for the development of multiple dwellings shall demonstrate how it meets the dimensional lot requirements. The Planning Board may waive this requirement where the layout still meets the design intent of these Design Standards.
7. For existing buildings, the Planning Board may reduce the minimize size of a dwelling unit to 400 square feet of gross floor area.

202.5 FRONTAGE ENCROACHMENT.

1. The front façade of a building type shall include a frontage type in this Section.
2. All frontages shall remain open and transparent, i.e., they shall not be enclosed to create interior space.
3. Stairs may encroach up to the entire front yard setback provided they are necessary due to changes in grade between sidewalks and first-floor levels but may not encroach upon the sidewalk.
4. Modifications to frontages for ADA accessibility are permitted, provided that they are the minimum necessary and are not located in the sidewalk.
5. The Planning Board may require that a building be set back to accommodate the required frontage encroachment, and where the encroachment does not receive a required approval from any applicable local, county, or state highway or transportation department or official to allow such encroachment.

202.5.1 Projecting Porch.

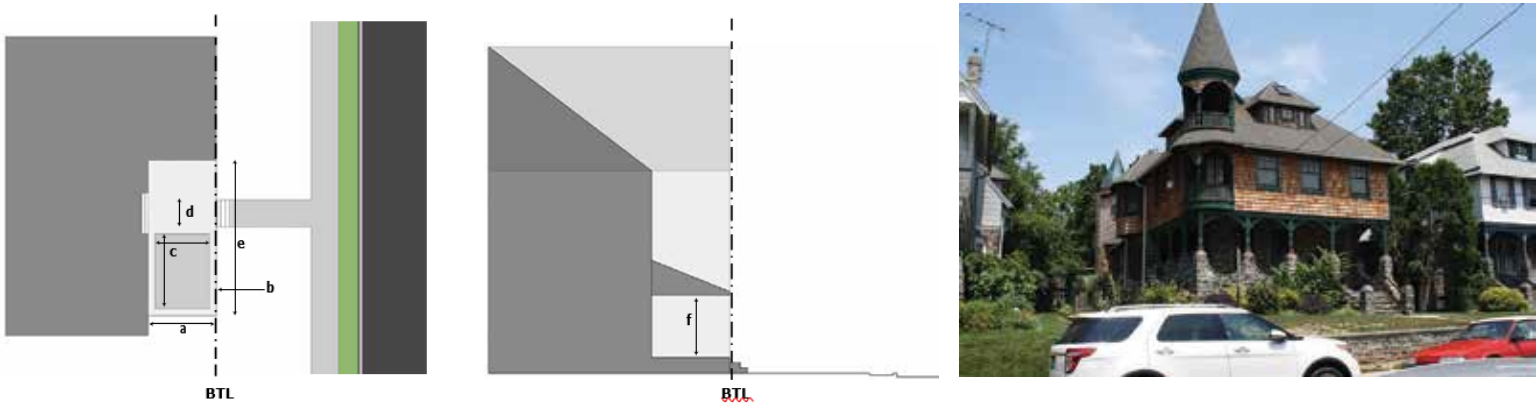


Projecting Porch - Each of the following standards are illustrated above according to the letter preceding the standard.

a	The depth of the porch shall be a minimum of 6 feet and a maximum of 10 feet.
b	The maximum encroachment of the front yard setback shall be 10 feet.
c	The minimum open area on the porch shall encompass a rectangle a minimum size of 4 feet by 6 feet of gross floor area.
d	The minimum width of a path of travel independent of any open area described above shall be 3 feet wide.
e	The minimum width of a projecting porch at the build-to-line shall be 9 feet.
f	The minimum clear height of the porch roof shall be 8 feet.
	Projecting porches shall be open on at least three sides and have a roof.

202.5.2 Recessed Porch.

Porch: Recessed

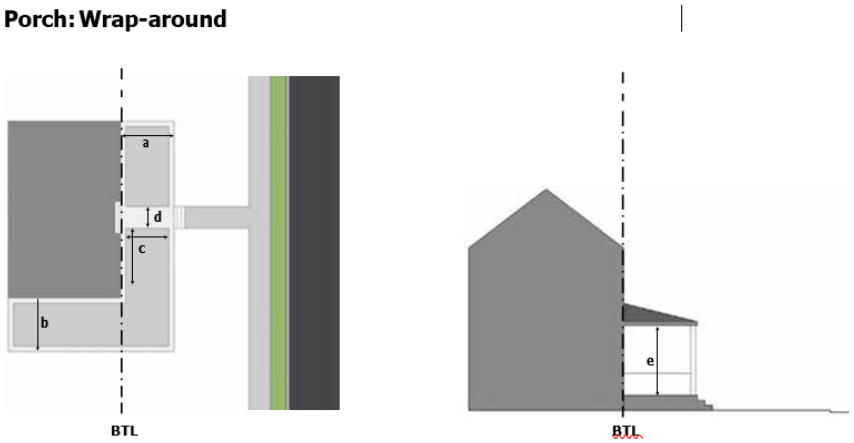


Key
BTL - primary frontage line
examples provided for illustrative purposes only

Recessed porch - Each of the following standards are illustrated above according to the letter preceding the standard.

a	The depth of the porch shall be a minimum of 6 feet and a maximum of 10 feet.
b	One or more edges of the recessed porch shall be located on the build-to-line.
c	The minimum open area on the porch shall encompass a rectangle a minimum size of 4 feet by 6 feet of gross floor area.
d	The minimum width of a path of travel independent of any open area described above shall be 3 feet wide.
e	The minimum width of an engaged porch at the primary frontage line shall be 9 feet.
f	The minimum clear height of the porch roof shall be 8 feet.
	Recessed porches shall be open on at least two sides and have a roof.

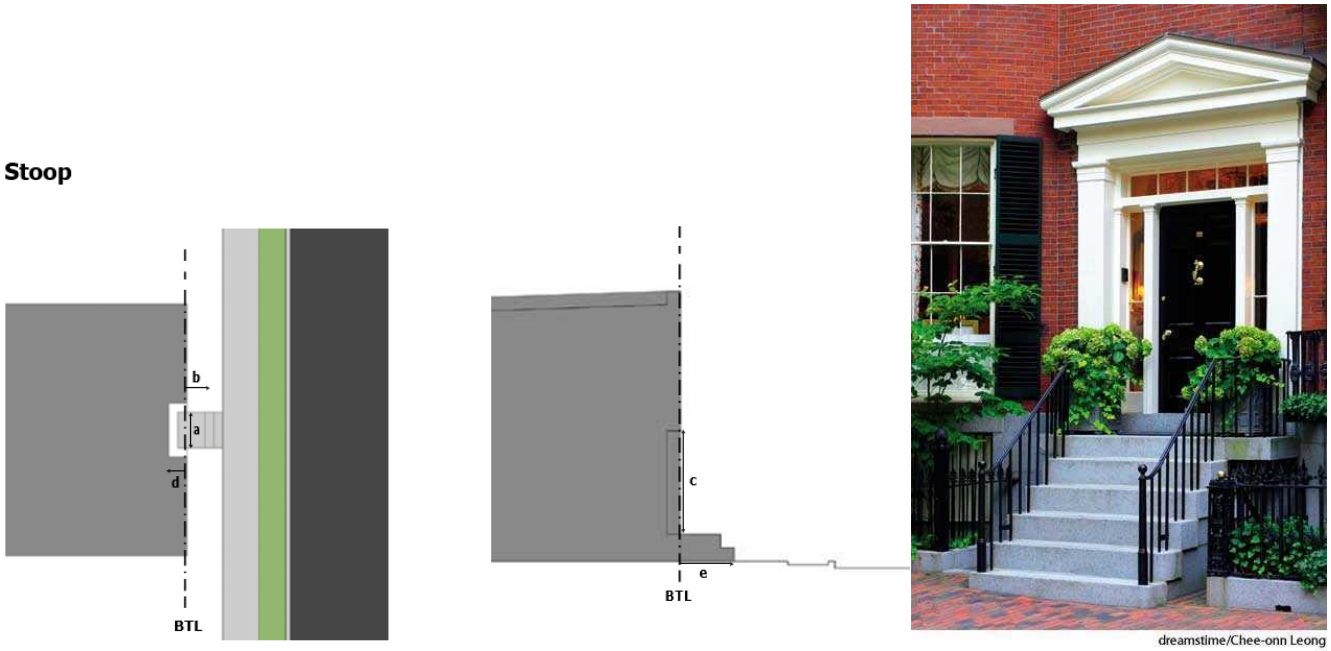
202.5.3 Wrap-around Porch.



Wrap-around porch - Each of the following standards are illustrated above according to the letter preceding the standard.

a	The depth of the porch attached to the front façade shall be a minimum of 6 feet and a maximum of 10 feet.
b	The depth of the porch attached to the side façade shall be a minimum of 6 feet and a maximum of 10 feet.
c	The minimum open area on the porch shall encompass a rectangle a minimum size of 4 feet by 6 feet.
d	The minimum width of a path of travel independent of any open area described above shall be 3 feet wide.
e	The minimum clear height of the porch roof shall be 8 feet.
	Wrap-around porches shall be open on three sides and have a roof.

202.5.4 Stoop.

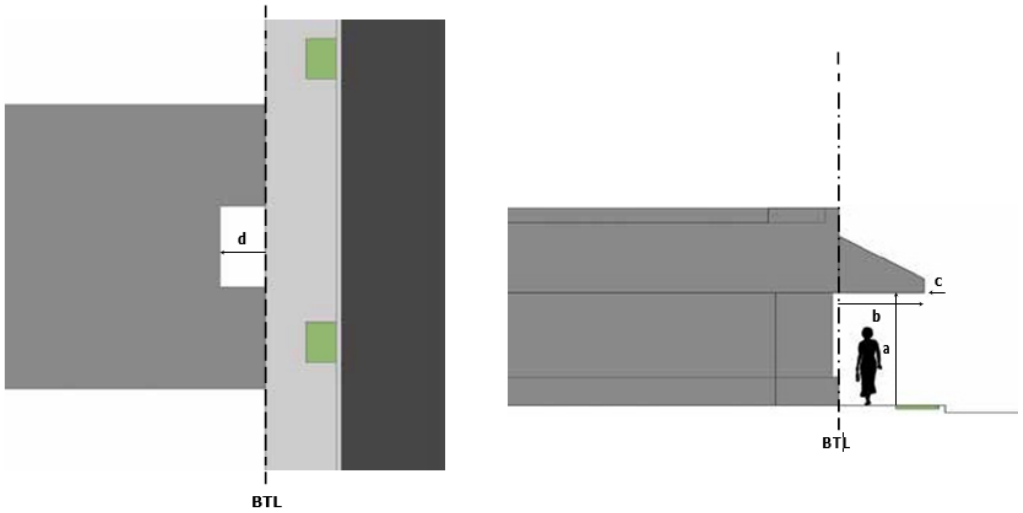


Stoop - Some of the following standards are illustrated above according to the letter preceding the standard.

a	The minimum width of a stoop shall be 5 feet, and the maximum shall be 12 feet.
b	The minimum depth clear of the front landing of the stoop from the front facade shall be 5 feet.
c	The maximum height of the stoop shall be one story.
d	The recessed depth of the stoop from the front facade shall be no greater than 6 feet.
e	The maximum front yard encroachment shall be 10 feet provided that no portion of stairs or stoop shall decrease the width of the sidewalk to less than 6 feet.
	The entry may be covered or recessed to protect from weather. Stairs to the sidewalk may be perpendicular or parallel to the building facade.

202.5.5 Shopfront.

Shopfront

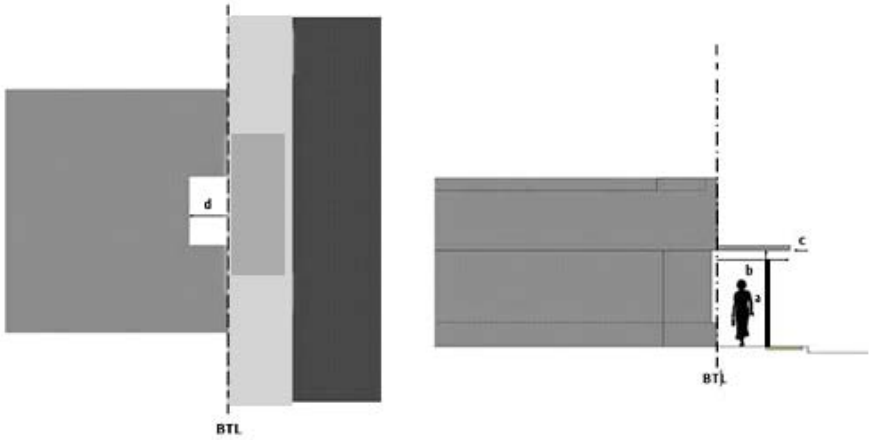


Shopfront - Each of the following standards are illustrated above according to the letter preceding the standard.

a	A shopfront may include an encroaching structure such as an awning or marquee[1] with minimum vertical clearance from the sidewalk of 8 feet.
b	A shopfront may include an encroaching structure such as an awning or marquee with a maximum depth of encroachment of 8 feet.
c	A shopfront may include an encroaching structure such as an awning or marquee with a minimum setback from the curb of 2 feet.
d	A shopfront may include a recessed entry from the front façade with a maximum depth of 6 feet.

[1] A permanent canopy often of metal and/or glass projecting over an entrance.

202.5.6 Gallery.



A gallery (also referred to as an arcade) is a covered passage extending along the outside wall of a building supported by arches or columns that is open on 3 sides. Each of the following standards are illustrated above according to the letter preceding the standard.

a	A gallery shall maintain a minimum vertical clearance from the sidewalk of 10 feet.
b	A gallery shall have a maximum depth of encroachment of 8 feet.
c	A gallery shall maintain a minimum setback from the curb or edge of pavement of 2 feet.
d	The shopfront associated with the gallery may include a recessed entry from the front façade with a maximum depth of 6 feet.
	A gallery must be contiguous and extend over at least 50% of the width of the building facade from which it projects.
	A gallery may extend into a required setback.
	A gallery may encroach into the public right-of-way where permitted by the agency that owns same.

202.6 PARKING AREAS.

1. The intent of the Design and Development Standards is to maximize the use of on-street parking.
2. Dedicated off-street parking areas shall be provided to all residential dwellings.
3. On-site surface and structured parking must be located behind the building and within the rear yard. This requirement is not intended to restrict on-street parking. The Planning Board shall determine the location of parking on those parcels under single ownership that may be developed with multiple buildings. Buildings shall relate to drive aisles as if the aisles were a public street.
4. Detached garages shall be located in the rear yard. Detached garages are allowed in the required yard when accessed from a private alley or side street. Where a garage abuts an alley, the minimum distance from the alley paved surface and the garage opening shall be 20 feet. The number of front-facing bays shall be limited to one and a width no greater than 20 feet for the bay door, or two, with a width of no more than 10 feet for the bay door.
5. Attached garages for all residential building types except a single-family detached dwelling shall have their openings from a side or rear façade. For a single-family detached dwelling, an attached garage facing to the street provided access thereto shall be set back at least 25 feet from the front façade. The number of front-facing bays shall be limited to one and a width no greater than 20 feet for the bay door, or two, with a width of no more than 10 feet for the bay door.

III. ARCHITECTURAL PATTERNS

Architecture shall draw from historic precedent as set forth below and may be a modern expression of same. New construction and rehabilitation shall reflect traditional architecture in building and roof forms, window proportions, materials, colors and details. Architectural features and windows shall be continued on all sides of the building that are clearly visible from a street or public parking area to avoid visible blank walls. Throughout the development, continuity is achieved through the required façade and roof materials, roof design, building setbacks and build-to-lines, frontage encroachments, and building architectural details. Architectural diversity and interest are then allowed in style and aesthetic treatments with preference and import placed on authentic period architecture respectful of classic proportioning and detailing. Reference for proportioning guidelines relative to proper design can be found in publications such as A Dover Reprint of the Famous 19th Century Pattern Book of Asher Benjamin and American Vignola. Additionally, appropriate architectural detailing and proportioning may be found in Traditional Construction Patterns authored by Stephen A. Mouzon with Susan M. Henderson. The Planning Board may use these references as guidebooks.

301. ARCHITECTURE AND MATERIALS.

Architecture shall draw from historic precedent as set forth below and may be a modern expression of same. New construction and rehabilitation shall reflect traditional architecture in building and roof forms, window proportions, materials, colors and details. Architectural features and windows shall be continued on all sides of the building that are clearly visible from a street or public parking area to avoid visible blank walls. Blank wall is any portion of the exterior facade of the building that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change). Allowable materials are specifically addressed in 301.2 below.

301.1 ARCHITECTURAL STYLES.

The images below present architectural style common to Hyde Park and the region. These styles shall be used for design precedent.

Vernacular Architectural Styles	
Dutch Colonial Revival – Dutch Colonial style came about in the 1600s in the Northeast and especially in New York and New Jersey. The gambrel roof lines resemble that of a barn. The Dutch settlers who inhabited this area built brick and stone houses with ground level porches, double hung windows, and a chimney at one or both ends. Unlike other Colonial styles, the Dutch Colonial has some asymmetrical features, such as side entrances. Some older Dutch Colonials featured front doors divided horizontally, which made it easier to keep livestock outside and still let light in.	
Federal - The Federal style is designed around a center hall floor plan, or side hall for narrow row houses. The Federal style became popular throughout the colonies after the American Revolution and was dominant until about 1820, when it was supplanted by the Greek or Classical Revival Style. Identifiable features include: symmetrical form and fenestration; elliptical fan light over paneled front door; side lights flanking front door, classical details, similar to the Georgian style, but more delicate in size and scale; flat lintels over windows, often with bull's eye corners; cornice with decorative moldings, often dentils; low pitched side-gable or hipped roof; double hung windows with thin muntins separating the panes (6 panes over 6 most common); decorative front door crown or entry porch; Tripart or Palladian window.	

Vernacular Architectural Styles	
Greek Revival –Popularized from 1820-1850. With symmetrical shape, low roof lines, columns and pediments, the style mimicked Greek temples -- and was thought by Americans at the time to embody the concept of Democracy. Regional variations included simpler farmhouses with understated pilasters. The style has two variations, "temple" which incorporates most of the Greek themes with pilasters, columns, pediments, wide friezes and porticoes. The other variation is more modest, incorporating the simple, rectangular Greek building shape and few embellishments. Greek Revival homes were almost always painted white.	
Carpenter Gothic – was popularized from 1840-1870. Identifying features of the Carpenter Gothic style include steeply pitched roofs and gables, gingerbread ornamentation, filigreed scroll work, barge boards, carved porch railings, and strong vertical design elements, such as board and batten siding. Window trim typically replicated the masonry trim of English Gothic cathedrals on these otherwise simple country cottages. Earlier Gothic cottages were square and symmetrical, while later homes often had asymmetrical floor plans. Carpenter Gothic is a more vernacular form of Gothic Revival style.	

Gothic Revival – Popularized between 1830 and 1860. The Gothic Revival style in America was advanced by architects Alexander Jackson Davis and especially Andrew Jackson Downing, authors of influential house plan books, Rural Residences (1837), Cottage Residences (1842), and The Architecture of Country Houses (1850). This style was promoted as an appropriate design for rural settings, with its complex and irregular shapes and forms fitting well into the natural landscape. Thus, the Gothic Revival style was often chosen for country homes and houses in rural or small town settings. The most commonly identifiable feature of the Gothic Revival style is the pointed arch, used for windows, doors, and decorative elements like porches, dormers, or roof gables. Other characteristic details include steeply pitched roofs and front facing gables with delicate wooden trim called vergeboards or bargeboards. This distinctive incised wooden trim is often referred to as "gingerbread" and is the feature most associated with this style. Gothic Revival style buildings often have porches with decorative turned posts or slender columns, with flattened arches or side brackets connecting the posts.

Identifiable features include: pointed arches as decorative element and as window shape; front facing gables with decorative incised trim (vergeboards or bargeboards); porches with turned posts or columns; steeply pitched roof; gables often topped with finials or crossbracing; decorative crowns (gable or drip mold) over windows and doors; castle-like towers with parapets on some high style buildings.

Italianate - The Italianate style was part of the romantic and picturesque movement, a quest to provide architectural forms that evoked a romanticized region or earlier period of history. The Italianate style was modeled after the medieval farmhouses of the Italian countryside. These farmhouses were irregularly shaped and seemed to fit naturally into their rustic settings, an important objective of the Romantic Movement. The Italianate and Gothic Revival styles were made popular by the published pattern books of architect Andrew Jackson Downing in the 1840s and 1850s. An outstanding feature of the Italianate Villa style is the square tower, topped with a bracketed cornice.

The Italianate style is marked by irregular massing (not a simple square or rectangular shape), and an L or T shaped floor plan. As the style evolved, the square tower and irregular massing were not always present, but other elements of the style continued, notably the decorative bracketed cornice. Freestanding Italianate buildings display the cornice under widely overhanging eaves, while contiguous Italianate rowhouses or commercial buildings have a bracketed cornice on the front façade. Other markers of the Italianate style are tall, narrow windows, some with elaborate hoods, often shaped like an inverted U. Italianate windows often have round arch tops and can also be crowned by a pediment or entablature with brackets. Most Italianate buildings have columned porticoes or porches, sometimes extending across the full width of the front façade.

The Italianate style is especially identified as the common architectural theme of mid- to late-19th century commercial buildings that lined the main street of many American cities and towns. Downtown streetscapes of this era are marked by a continuous line of distinctive bracketed cornices. The Italianate style was also commonly used for the construction of urban townhouses, again easily identified by their common bracketed cornices and long, narrow windows.

Identifiable features include: cornice with decorative brackets; widely overhanging eaves; two or three stories in height; tall, narrow windows; curved (segmental) arches over windows or doors; elaborate window crowns, often arched or with brackets and pediments; single story porches, either full width or entry porticos; low pitched roof; cupola or square tower with bracketed cornice; quoins.

<table>
<tr><th colspan="2">Vernacular Architectural Styles</th></tr>
<tr>
<td>Queen Anne - This style is present in communities across the country in numerous variations of form and detail. It was the most popular style for houses in the period from 1880 to 1900. The Queen Anne style evolved from early English designs to become a distinctly American style with numerous variations. Wall surfaces are usually highly decorative with variety of textures from shingles to half timbering, to panels of pebbles or bas relief friezes.

Identifiable features include: decorative elements; steeply pitched roof with irregular shape; cross gables or large dormers; asymmetrical façade; large partial or full width porch; round or polygonal corner tower; decorative spindlework on porches and gable trim; projecting bay windows; patterned masonry or textured wall surfaces including half timbering; columns or turned post porch supports; wall surfaces with highly decorative and varied textures from shingles to half timbering, to panels of pebbles or bas relief friezes; single pane windows, some with small decorative panes or stained glass.</td>
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301.2 ARCHITECTURAL FEATURES.

301.2.1 Galleries and arcades.

Galleries and arcades provide partial shelter over store front windows and sidewalks. Employ these features to extend downtown character to supporting off-street spaces. Take cues from neighboring buildings for architectural compatibility.

301.2.2 Shopfronts.

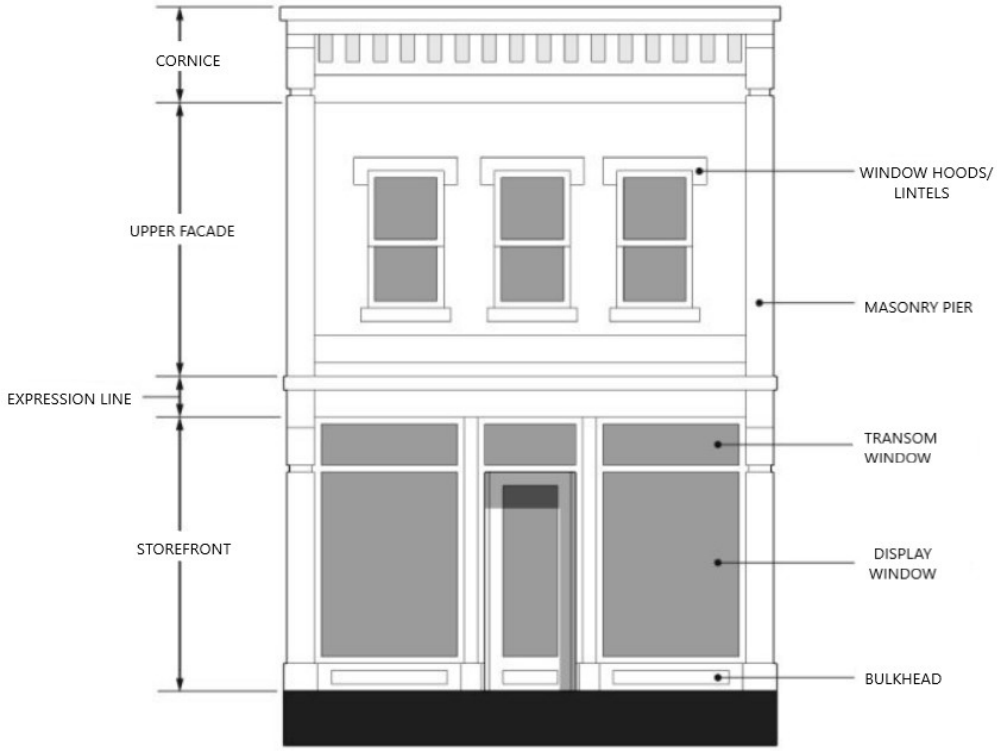
1.In general, shopfronts shall be based on historic precedent. Windows shall be distributed in an even manner consistent with the rhythm of voids and solids of such historic examples, with low sills and high lintels consistent with the window proportions of historic buildings.

2. Primary entrances shall be emphasized through the use of architectural features such as roofs, recessions into the facade, pilasters or other details that emphasize the entrance.

2. Windows shall be distributed to achieve the generally consistent rhythm of voids and solids of traditional buildings.

3. Windows shall be located no more than 30 inches off the ground with high lintels consistent with traditional window proportions.

4. The opening to façade ratio at the ground floor façade area shall be no less than 70 percent and allocated primarily to display windows.



5. Traditional, operable canvas awnings without interior illumination may be used to shade storefront windows.

6. A shopfront may include a recessed entry from the front façade with a maximum depth of 6 feet.

7. Avoid aluminum framed - plate glass “storefronts”. Avoid solid metal security gates or roll-down metal windows. Link or grill-type security devices are acceptable only if installed from the inside, within the window or door frames. Security grills should be recessed and concealed during normal business hours. Install security grills which provide a sense of transparency, in light colors.

8. Air-conditioning units in transoms, with condensate drips on the entries, are not permitted.

9. Wall-mounted signs are to be located within the expression line area.

301.2.3 Upper Floor of Row-Style Shopfront.

Primary façade windows on the second floor should be a minimum of 24 inches from the corner. The outer glazing, i.e., the part of a wall or window made of glass, of the primary façade windows should be set back a minimum of three inches from the outer plane of the wall. At a minimum, a lintel, face frame, and drip mold over the doors and windows are recommended. True divided lights or simulated divided lights are acceptable and clip-on muntins are discouraged. Fixed or retractable awnings are acceptable on upper levels where appropriate, if they complement the building’s architectural style, materials, colors, and details, do not conceal architectural features, such as cornices, columns, pilasters, or decorative detail, and do not disrupt the balanced look of the façade; and d. are designed as an integral part of the façade. Canvas is the preferred material, although other durable fabrics may be used. Metal or aluminum awnings are not recommended. Air conditioning units in upper story windows are not permitted.

301.3 MATERIALS.

1. The following primary materials shall be utilized on the façade of any building in the TC zoning district: wood or composite clapboard or shingle; brick (brown and red range) laid in English, Common, or Flemish bond, with mortar joints not exceeding ½ inch, all mortar joints to be struck; native stone (or synthetic equivalent made to appear as native stone); stucco; tile masonry; board and batten. When using more than one primary material in a facade, one is required as the main theme, with the others acting only to complement and accentuate the design.

2. Openings in masonry facades should express a structural lintel or arch to show how they are carrying the weight above.

3. Vinyl, plastic, aluminum, or sheet metal siding or trim, exposed concrete blocks, concrete walls, plywood and other similar prefabricated panels, unpainted lumber, and synthetic stone, synthetic brick or synthetic stucco is not permitted unless waived by

the Planning Board, where the Planning Board determines that alternative materials will meet the design objectives of the Town Core zoning district.

4. Buildings using clapboard or simulated clapboard should have between 3 ½ inches to 6-inch exposure. Corner boards should not be less than four inches or more than eight inches and should protrude from the siding surface to create a shadow line.

301.4 BUILDING MASSING.

1. Massing shall be simple. Buildings shall be composed of one or a few simple boxes. Buildings shall be configured as a single or multiple simple volumes.
2. A building's roof form shall be appropriate to the architectural style.
3. Hierarchy of massing. When buildings are composed of more than a single volume, they shall embody a clear hierarchy of massing. The location of the main body of the building and the location of the entry for people shall be discernible at a glance.
4. Every building façade shall have a base, middle and top appropriate for the scale of the building. The top shall visually terminate the building and help protect it from the elements and the base should visually support assumed vertical building loads. The cornice transition line usually occurs at the sill of the top floor windows or above these windows. In many cases this row of windows is shorter than the floors below. Transitions may consist of a short setback or a slightly articulated trim course.
5. Terminating vista. When building facades terminate a vista, they shall be designed to have a significant architectural feature located on axis with the vista.
6. All sides of a building exposed to the public should have an articulated base course and cornice. The base course should align with either the kick plate or sill level of the first story window. A cornice which terminates or caps the top of a building wall shall project horizontally from the vertical face of the building and may be ornamented with mouldings, brackets, or other details. The middle section of a building may be horizontally divided at the floor, lintel, or sill levels with a belt or string course.
7. Long unbroken roofs, windowless walls or service areas visible from the public view are not allowed. Where a windowless wall is required based on the determination of the Planning Board, the uninterrupted wall can be relieved by 12" offsets, masonry articulation, false windows, trellises, recessed or projecting display cases, and landscaping.

8. Authenticity. Faux building elements which are not relevant to the use of the interior space inside are discouraged. For example. faux dormers to break up a roofline shall be avoided. Rather, roofs shall be articulated to break up expanses where necessary. Where true dormers are used, do not wrap roofing material around dormer walls.

9. Base of residential building types. All residential buildings shall be raised no less than 18 inches above the adjoining residential sidewalk grade. All visible foundations shall be faced with either brick, split-face stone veneer, brick pattern concrete, or other masonry solution appropriate to the architecture.

10. Primary entrances. The principal pedestrian entrances for the ground floor of any nonresidential use shall directly front to the sidewalk. Principal entries to ground level nonresidential uses shall be highlighted through the use of architectural features such as door surrounds, fanlights and transom windows, recessions into the facade or other details that express the importance of the entrance. See additional standards below.

301.5 ROOFS.

1. Flat roofs. Flat roofs are allowed for certain building types upon approval of the Planning Board and are appropriate when enclosed by a continuous parapet or cornice. Parapets (no higher than 3.5 feet) where required by the Planning Board, shall conceal mechanical equipment to the satisfaction of the Planning Board. Flat roofs should have an articulated cornice line that generally corresponds to a consistent cornice line on the neighboring buildings, and an articulated cornice that projects horizontally from the vertical building wall plane. Flat roofs are prohibited on one-story buildings. Otherwise, flat roofs shall be designed to appear to have gable and non-flat roofs through use of a parapet wall and other architectural designs.

2. The installation of rooftop equipment including plumbing vents, fan outlets, air conditioning condensers, TV antennas, satellite dishes, electrical service boxes and solar panels shall be installed in a manner which avoids being visible from public view. Where placement in the public view cannot be avoided screen or camouflage the equipment to the maximum extent but not in a way that jeopardizes the architectural integrity of the building.

3. Except as set forth above for a flat roof where allowed, roof types should be front or side gable, mansard, hipped, or saltbox, or a combination. Larger buildings shall require a combination of roof types and pitches to break up the façade consistent with the architectural style of the building. Cross gables and dormers should be used to distinguish one building from its neighbor. Dormers where authentic may be hipped, gable, shed, pedimented or eyebrow.

4. Sloped roofs should have a minimum pitch of 9:12, except for porches and sheds, which should be no less than 2:12. Roofs should be covered in shingles (dimensioned asphalt/fiberglass, slate, wood) or metal (standing seam). Where hipped roofs are used, the minimum pitch should be 8:12.

5. Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Exposed rafter tails and brackets are recommended for overhanging eaves, where appropriate to the architectural style of the building. Authentic architectural embellishments that add visual interest to roofs, such as dormers, chimneys, cupolas, and other similar elements are encouraged.

6. Fireplace chimneys should be clad in either brick, stone, stucco, or clapboard and located at gable ends or centrally. Chimney tops should have practical or decorative details, e.g. corbelling, overhanging, capstone, etc. to protect the chimney and punctuate the roofline. Any other flues should be finished to match the color of the roof.

301.6 WINDOWS, DOORS AND AWNINGS.

1. All windows, with the exception of shopfronts, shall be vertical in proportion. True divided light windows or simulated divided light should be used in accordance with the style of the buildings. Avoid windows with snap-on grids. Mirrored, reflective, visibly or darkly tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Ground floor commercial space shall be designed with storefront windows.

2. Awnings. Canvas, and canvas-like awnings are allowed along street frontages and may encroach up to eight (8) feet into the front setback and over the sidewalk beginning at a height no less than eight (8) feet above the sidewalk. Vinyl, metal, or aluminum awnings shall not be permitted.

3. Doors and windows that operate as sliders are discouraged along street frontages, except that doors that allow for the interior space to be open such as outdoor seating at a restaurant, may be allowed by the Planning Board.

3. Sidelights on windows or doors, if they exist, should not be less than 12 inches in width. Fanlights or transom windows may be placed above doors. Transoms, fanlights and sidelights should have true divided lights where compatible with the architectural style of the building.

4. Windows shall be compatible with the style, materials, colors and details of the architecture of the building. To the extent possible, upper story windows shall be vertically aligned over the location of windows and doors on the ground level, including storefront or display windows.

5. Shutters. Where appropriate to the architectural style, shutters may be required by the Planning Board on all windows fronting a street or visible from the public right-of-way. Each shutter should be proportioned to cover ½ the width of the window.

6. For residential building types, no more than three windows should be grouped together on the front façade unless a different configuration is appropriate to the architectural style as determined by the Planning Board. First and second story primary façade windows should be proportioned vertically, except for gable windows, which may be shared so long as the grouping is compatible with the architectural style of the building. The outer glazing of the window should be set back a minimum of two inches from the outer plane of the wall (actual dimension). There should be a face frame decorative lintel and drip mould around windows. A minimum of 3-inch casing/trim at the window jambs is recommended where compatible with the material and architectural style.

7. Doors. Architectural elements such as lintels, pediments, columns, porticos, porches, overhangs, railings, balustrades, fanlights, transoms and sidelights shall articulate entrances and doors. A door and door surround shall be architecturally compatible with the style, materials, colors and details of the building as a whole. Second floor balcony doors, where allowed by the Planning Board, shall be hinged single leaf or French door. Sliding doors shall not be used where swinging doors can be installed. Sidelights shall not be less than 12 inches in width. Fanlights or transom windows may be placed above doors. Transoms, fanlights and sidelights should have true divided lights where compatible with the architectural style of the building.

9. Porch design. Residential building types shall a frontage encroachment as set forth in Section 202.5. Porches should be faced with wood, synthetic wood products, or brick. Porches can include chamfered posts or more complex styles with elaborate spindle work, friezes and spandrels and porch roof shall be supported by posts, piers, or columns. Posts should be a minimum of five inches by five inches. Columns should be of classic proportions and have a correct entablature as determined by the architectural

style. Balusters and/or spindles should be a minimum of 1 ½ inches and be installed with a maximum distance between finishes of no more than 4 inches. All porch components shall be stained or painted. Provide architectural relief with covered porticos, small decorated roofs on front columns or supported by wall-mounted decorative brackets over a raised stoop. Stoops and step surfaces shall be brick, slate, wood or stone. Railings and banisters shall be painted or stained wood, synthetic wood or wrought iron with architectural emphasis on the corners and newel posts. Alternative entry treatments should be employed for handicap and senior accessibility.

301.7 COLORS.

Materials and paint colors should be appropriate to the style and setting of the building. Simple color schemes for walls and decorative features are preferable. The colors selected for the shopfront of a commercial building should be used throughout the painted exterior of the overall building. This unifies the upper and lower portions of the building's façade. The 19th and early 20th century color schemes often employ 4 or more colors to distinguish body (siding) and 3 other elements, often including doors, window sash and trim.

301.8 FENCES AND WALLS.

1. A fence or wall is not permitted for the any Shopfront or General building types except where waived by the Planning Board.
2. No fence or wall may be higher than 3 feet in the front yard for any residential building type.
3. Side or rear yard fences or walls may be up to 6 feet in height, except when they abut a street, the height shall not exceed 3 feet.
4. Fences and walls may be wood, stone, brick, and metal/wrought iron and shall match the architectural style of the building they enclose. The Planning Board, in its discretion, may waive this requirement and allow materials such as vinyl, fiber cement (hardie board) or other man-made material where it determines allowing such waiver is no less protective of the aesthetic character of the Town Core. Chain link fencing is prohibited.

301.9 MECHANICAL AND OTHER EQUIPMENT.

1. All mechanical equipment, whether roof or ground-mounted, should be completely screened from contiguous properties, and adjacent streets in a manner that is compatible with the architectural treatment of the principal building.

2. Enclosed dumpster areas shall be provided with convenient vehicular and pedestrian accessibility. Decorative wall and fence enclosed dumpster areas, and enclosures for other utilities, shall be installed and maintained.

301.10 LIGHTING.

1. Attractive, fully-shielded, wall packs and sconces are intended to provide building accents and needed light for pedestrian safety on sidewalks below. Building wall lights, equipped with shields to prevent glare may be installed and maintained. Fixtures shall be dark sky compliant. Energy-efficient light fixtures are encouraged. LED color shall not exceed 3,000K. Lighting shall complement and match the street lights installed within the TC zone as shown herein.

2. Lights shall not project light above the horizontal plane into the night sky. Lighting shall comply with the maximum height requirements set forth in § 108-4.5.H(1) of the Zoning Law. Canopy lighting shall be fully recessed.

3. Lighting accessory to a building shall be of architectural quality and consistent with the architectural design of the building. Shoebox fixtures are not permitted. All outdoor lights shall be designed, located, installed, and directed in such manner as to prevent light at and across the property lines, except that light spillage is permitted where it provides safety lighting to adjoining public sidewalks.

4. Lighting within or adjacent to existing or proposed public spaces or public rights-of-way shall match, to the maximum extent, decorative street and other lighting approved by the Town Board or Planning Board.

301.11 STREETSCAPE.

1. Street furniture. Street furniture includes benches, waste and recycling containers, planters, bus shelters, bicycle racks, water fountains and bollards. Street furniture should be compatible with the architecture of the surrounding buildings, the character of the area and other elements of the streetscape. The design—materials, scale, and color—of street furniture shall be sympathetic to its architectural context. Seating should be deployed along commercial streets in a rhythm to foster comfortable walks between stopping places. In general, one (1) bench should be installed and maintained along the sidewalk for every 600 feet of road frontage, and every 250 feet of storefront in the PW-1 and PW-2 subareas. Benches shall face toward the street and be located in an area away from vehicular traffic and travel.

2. Bicycle rack. The Planning Board shall require bicycle racks where appropriate in commercial areas and for multiple family buildings. Bicycle racks should be installed and maintained in a concrete footing or concrete base.


3. Trash receptacles. Architectural style receptacles shall be installed and maintained for all building types except single family detached, two-family detached, threeplex and fourplex buildings.


4. Sidewalks. Except in the PW-1, PW-2, TC-1 and TC-2 Subareas, sidewalks shall be no less than five (5) feet in width. Within the PW-1, PW-2, TC-1, and TC-2 Subareas, sidewalks shall be no less than six (6) feet in width, unless waived by the Planning Board. Sidewalks shall be required in front of every building in the Town Core zoning district, except where the Planning Board determines

a sidewalk is not appropriate, e.g., an infill development on a minor residential street with no sidewalks. All sidewalks shall comply with Americans with Disabilities Act (ADA) Accessibility Guidelines and, where applicable, NYSDOT requirements.

5. Street Trees and landscaping.

   a. Planters, trees, shrubs, and/or other landscaping shall be provided to enhance the appearance of the streetscape. Ornamental fencing three feet in height may be provided to separate privately owned space from public space. For commercial uses, display areas, and outdoor dining and seating areas may be provided. Where a master plan exists for streetscape improvements, streetscape improvements shall be made consistent therewith.

   b. A minimum of one (1) street tree for each 30 linear feet of all road or driveway frontage(s), or fraction thereof, shall be planted in a planting strip or tree pit located in the public right-of-way or immediately adjoining the right-of-way where a yard exists. The Planning Board shall determine the appropriate location based on consultation with the applicable local or state highway agency and may specify appropriate measures to ensure tree survival after planting, e.g., structural soils.

   c. Trees shall be planted in a planting strip or tree pit. Tree planting strips shall be a minimum of five feet in width. Where a tree is planted in a tree pit, the minimum area of the pit shall be 16 square feet at the sidewalk surface with no less than 3 feet of width in either direction. Tree pits shall be installed within the sidewalk area only where the sidewalk is at least six (6) feet wide to allow ample area for pedestrian access and the Planning Board may require tree grates to protect same.

   d. Existing large or significant trees and other natural features shall be incorporated into the proposed site design to the maximum extent practicable.

   e. Any area of a lot not used for buildings, structures, off-street parking and loading, driveways, walkways or similar purposes shall be landscaped with native perennials and noninvasive annuals, shrubs, trees and other ground cover in such manner as to minimize erosion and stormwater runoff and to maintain or improve the aesthetics of such development. The Planning Board shall determine the maximum impervious surface area appropriate to the building type.

301.12 PEDESTRIAN AND VEHICULAR ENVIRONMENT.

1. Vehicular access. To preserve and promote the safety of the pedestrian realm and to enhance the aesthetic environment of the streetscape, the Planning Board shall limit the number of driveway entrances along any lot frontage to the maximum extent. This may be achieved by any of the following, either singly or in combination:

a. Shared driveway access between buildings and lots.

b. Requiring access be obtained from an alley.

c. Use of one-way entrances or exits to minimize driveway and curb cut widths, where the other entrance or exit is to a different street or alley.

d. Curb cuts for driveways and streets shall be limited to one per parcel except for lots with multiple buildings within the PW-1, PW-2 or TC-1 subarea, or where the Planning Board determines that multiple curb cuts are necessary for adequate and safe access. To the maximum extent practicable, driveway access should not be obtained from the front yard, but from an alley or driveway located within or alongside a rear yard or side yard. Residential driveway width at the street line shall not exceed 10 feet and commercial driveway width shall not exceed 20 feet unless waived by the Planning Board.

2. Pedestrian and vehicular circulation.

a. The number of parking spaces for each building type shall be based on the proposed mix of uses, and shall adhere to the requirements of Section 108-4.5.A through E. of the Hyde Park Zoning Chapter, except as set forth in the Design and Development Standards.

b. All parking spaces shall be set back at least 40 feet from the front lot line and behind any building and screened from view of the street. In no event shall parking be located closer to a street than the building that fronts to same. Parking area shall be attractively screened from view of the public street through a combination of fences, walls, and landscaping.

c. Shared parking, on-street parking, and the use of public parking lots are encouraged except that residential uses shall be provided with dedicated off-street parking. Appropriate legal controls shall be required to ensure that shared parking is available during the existence of the use or building.

The total parking requirement for a site shall be the sum of the requirements of each individual use, except that said total requirement may be reduced by the Planning Board, provided that the applicant demonstrates to the satisfaction of the Planning Board that the capacity will meet the intent of the requirements by reason of the provision of non-reserved parking spaces and variation in the probable time of maximum use by residents, visitors, patrons and employees among such uses. The total number of spaces that would be required shall be reduced by no more than fifty percent (50%). In such event, hours of operation may be imposed by the Planning Board as a condition of site plan approval and may be so noted by map note and

by reference to Planning Board resolution on the certificate of occupancy issued with respect to the premises. The Planning Board may require that an unimproved reserve area be set aside to meet the full requirement for parking.

As a condition of the approval of the shared parking, the Planning Board shall require a legal instrument satisfactory to the Planning Board and Town Attorney assuring the continued existence and use of said parking spaces in connection with the uses and structures that they serve. Such instrument shall also guarantee that, upon termination of such use, each individual participant will provide off-street parking and loading spaces for its own use in accordance with all requirements of the Zoning Chapter. Such instrument shall be recorded in the office of the County Clerk of Dutchess County.

d. Where feasible, a shared secondary road or private alley connecting the rear of parcels is allowed. Alleys are allowed in the required rear yard.

e. On-street parking in front of a lot may be counted toward minimum parking requirements.

f. To facilitate pedestrian movement, sidewalks shall be provided along streets and within the site and shall connect to adjacent parcels as deemed appropriate by the Planning Board.

g. Garage doors shall not face to the street on which the building fronts, unless the Planning Board allows, at its discretion, garages to be recessed behind the street-facing façade or fully behind the building.

h. Parking accessory to a use in the TC District. As the TC District includes primarily properties with direct frontage on Albany Post Road, and in places lot depths are limited for purposes of accommodating on-site parking, the Planning Board, in its discretion, may approve parking on an adjacent lot located in a district adjoining the TC District, provided the Planning Board determines the following:

    i. The lot on which the parking would be situated adjoins the principal use which it will serve.

    ii. The lot on which the parking would be located is in the same ownership as the lot in the TC District, and the lots shall be merged as a condition of approval, or the execution of cross access and parking easements by the owners to the satisfaction of the attorney to the Planning Board.

    iii. The Planning Board has determined that parking cannot be accommodated elsewhere in the TC District, via shared parking, within 500 feet of the lot to which the parking is accessory. The applicant shall demonstrate a bona fide attempt was made to share parking with another use.

iv. The Planning Board finds that to accommodate parking on the same lot in the TC District, parking would be located in a manner inconsistent with these Design Standards, or parking would limit the ability to maximize development potential within the TC District.

v. No other principal or accessory uses allowed in the TC District shall be extended onto the lot on which parking will be located in that adjoining zoning district.

i. Electric charging stations. For any parking lot containing 20 or more parking spaces, an additional ten percent of said total spaces shall be provided and dedicated to electric charging stations.

302. ADAPTIVE REUSE OF HISTORIC BUILDINGS.

The adaptive reuse of a building preserves its integrity and continues its lifespan and is especially important for historic buildings in Hyde Park. For purposes of these Standards, historic buildings are any buildings constructed prior to 1945, regardless of whether they have been altered subsequently. Most buildings in Hyde Park that have been adaptively reused were former residential dwellings. The Planning Board may consult with the New York State Office of Parks, Recreation and Historic Preservation during review of an adaptive reuse application and may retain an historic architect or other design professional in the review of same. Any exterior façade renovation or addition shall be guided by the publication "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings", as may be updated from time to time. The intent of this section is as follows:

- Adaptively reuse historic buildings in Hyde Park to extend their lifespan and utility and protect community character.
- Rehabilitate existing buildings to accommodate new uses.
- Promote adaptive reuse at all times as an alternative to demolition.
- Make use of existing building features in adaptive reuse.

302.1 GENERAL GUIDANCE.

- Alterations and additions to existing buildings should be undertaken in the most sensitive manner as possible.
- Alterations, which may involve reconstruction and restoration, should be seamless.
- This section applies whenever there is a subdivision or land development, involving one (1) or more non-residential historic buildings or 2 or more residential historic buildings.

302.1.1 Foundations.

1. When a foundation must be repaired or rebuilt, original materials shall be used or be replaced by materials that are similar in size, color and surface texture to the original.

2. Openings between brick piers may be filled in with matching masonry materials or lattice. The infill shall be noticeably recessed.

3. Painting and waterproofing of exposed parts of foundations are discouraged. Painting may be permitted if the exposed areas historically have been painted.

4. Underpinning shall consist of bricks and joint tooling that match the piers as closely as possible. Non-structural underpinning may consist of a single course of bricks, lattice brick walls, or treated wooden lattice. Structural underpinning may be a veneer wall of brick covering a concrete block wall. This thickness may meet the minimum requirements for a foundation wall. Brick lattice may also be used as a veneer to cover the concrete block.

302.1.2 Exterior Wall Materials.

1. Wood siding which cannot be repaired, should be replaced with duplicate siding. It is recommended that the use of synthetic siding materials be avoided except where the Planning Board determines the siding does not have a significant impact on the historic character of the building, e.g.., use of cementitious fiberboard. Examples include: asbestos siding, asphalt siding, aluminum siding, plastic siding, artificial cast stone, and brick veneer.

2. Sandblasting and other abrasive surface preparation methods, that can damage materials, are not allowed. Sandblasting compromises the structural integrity of the masonry and accelerates deterioration.

3. Materials, such as brick, stone, wood shingles, and certain metals, which have not historically been painted, shall remain unpainted.

4. Repairs and replacements of deteriorated masonry shall be done with products that duplicate the existing materials as closely as possible in appearance, texture and color.

5. It is recommended that the use of synthetic materials be avoided. Examples include: artificial brick siding, brick veneer, and artificial cast stone.

302.1.3 Chimneys.

1. Original chimneys are significant features of historic buildings and shall be preserved. Chimney repairs may include re-laying loose bricks, careful repointing of deteriorated mortar joints, and proper installation of metal flashing.

2. The design of original chimney masonry shall be preserved.

3. Metal caps or other covers are acceptable as long as they are installed without altering the design of the chimney.

4. Brick corbelling, clay chimney pots, or other original features should be repaired rather than removed.

5. Chimneys and furnace stacks added after original construction may be removed if the appearance of the building will otherwise remain unchanged.

6. Original chimneys shall not be shortened or removed when they become deteriorated.

7. Parging is not an acceptable alternative to repointing deteriorated chimney masonry.

8. Metal vent pipes that protrude through the top of a chimney are not acceptable

9. Chimneys made of materials that simulate brick or stone are not allowed.

10. Unpainted masonry shall not be painted.

302.1.4 Windows and Doors.

1. All existing window openings shall be retained.
2. Relevant elements pertaining to windows such as sashes, glass, lintels, sills, architraves, shutters, and hardware shall be retained.
3. Windows shall be repaired whenever feasible. If replacement is necessary, the new units should match the existing as closely as possible.

4. Original shutters shall be retained or shall be replaced by operable shutters which are of the same size as existing shutters.
5. The pattern, arrangements, and dimensions of doors and windows on the principal elevations of a building shall be retained.
7. Double-glazed windows are acceptable if they match as closely as possible the material, scale, character, and appearance of the original window.
8. Introduction of new window and door openings into the principal elevations of a building is not recommended. Any new openings, if permitted, shall be proportionally the same as existing openings and shall have matching sash, glass, sills, frames, casings, and muntin patterns.
9. Sash, window panes, muntins, and rails shall not be replaced with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
10. The use of existing doors and door hardware is recommended. If replacement is necessary, the new door shall match the old as closely as possible and be appropriate to the architectural style of the building.
11. Door hardware shall be repaired rather than replaced. If replacement is necessary, the new hardware shall match the old as closely as possible and be appropriate to the architectural style of the building.
12. Storm doors shall be full view glass doors and constructed of wood. If metal doors are permitted, they should be full view and have a baked enamel finish to match the trim color.

302.1.5 Architectural Components and Details.

1. Original architectural components, such as fascias, soffits, trim, columns, brackets, porch railings, and door/window casings, and architectural details, such as joinery and surface patterns, contribute significantly to the historic character of a building and shall be protected.
2. When architectural components and details must be repaired and replaced, the new components or details shall match the historic elements as closely as possible.
3. Architectural components and details that are not appropriate to the historic character of the building shall not be added.
4. Architectural components such as fascias, soffits, and columns, shall not be replaced or covered by materials, such as plywood, vinyl, and aluminum, that would not have been used in the original construction.

302.1.6 Roofs and Roofing Materials.

1. Original roof forms, pitches, rafter tails, molding, trim, and soffit boards shall be retained.

2. Historic roofing materials shall be preserved, if feasible.

3. Features such as dormers or balustrades may be added if they are appropriate for the style and scale of the building.

4. Architectural quality Composition shingles of asphalt and fiberglass are acceptable substitutes for most original roofing materials.
5. White or very light shingles are unacceptable.

6. Metal flashing shall be installed behind siding or roofing.

5. Roof ventilators, skylights, solar panels, and other mechanical items should be installed on rear slopes or other locations not easily visible from the public right-of-way.

6. Built-in gutters that are important to the architecture of the structure shall be repaired rather than removed when they become deteriorated.

7. Raising or lowering the roof pitch, adding sheds, or removing original features such as dormers, turrets, chimneys, and balustrades is not allowed.

302.1.7 Building Systems.

1. Installation, rehabilitation, or replacement of mechanical systems shall be planned to minimize changes to the appearance of a building. Building systems include mechanical and electrical equipment and distributions lines; plumbing pipes and vents; and communication systems, such as telephone and television.

2. Mechanical services shall be installed in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of a building.

3. Utility meters and heating and air-conditioning equipment shall be located at the rear of a structure if feasible, but never along the front facade. Mechanical equipment which can be seen from the street shall be screened with shrubbery or appropriate fencing.

4. Utility meters and panels that are visible from the street shall be configured and located as close to grade as utility company standards permit.

5. If feasible, mechanical supply lines and ductwork should be located inside buildings. Exterior mechanical supply lines and ductwork shall be disguised by architectural elements compatible with the character of the building and shall be located as inconspicuously as possible.

6. Exposed ductwork or piping that is visible from the street is not permitted.

7. Plumbing vents shall not be visible from the street.

8. Mechanical equipment shall not be located in front of the midpoint of the side of the building and shall be shielded from view of any public space or street.

9. Attaching exterior electrical, telephone, television, etc. cables to the principal elevations of the building shall not be permitted.

302.1.8 Additions.

1. An addition shall be located to the rear or in an inconspicuous location at the side of the building, unless an addition to the front of the building would render the building consistent with these design standards and will not impact the façade of any historic building.

2. An addition shall be designed and constructed so that the character-defining features of the building are not significantly altered, changed, obscured, damaged or destroyed.

3. An addition shall be limited in size and scale in relationship with the existing building.

4. An addition shall be clearly defined by roof line, cornice height, wall plane, and materials so that it does not appear to be part of the original building.

5. A contemporary design that is compatible with the building is acceptable for a new addition subject to Planning Board approval.

6. Major landscape features, such as large trees and plantings, shall be retained and protected when an addition is constructed.

7. Using the same wall plane, roof plane, or materials to make an addition appear to be part of the original building is not considered an addition sympathetic to the original structure and is not allowed.

8. Imitation of an earlier style or period of architecture other than that of the building is not allowed.

9. Alterations that change the character and scale of the existing building to accommodate an addition are not acceptable.

10. Removal of, or alterations to, important architectural details on the original building to accommodate and addition are not acceptable.

11. Additions, such as greenhouses, solariums, and balconies, shall not be placed on the primary elevation of the building.

Main St
Park Pl
Church St
Albertson St
Harvey St
Boice Rd
Mill Rd
E Market St
Pinewoods Park
Beadart Pl
Kirchner Ave
Parker Ave
Pine Woods Rd
Fuller Ln
Crumwold Pl
Mansion Dr
Garden St
Rogers Pl
Weteon Pl
Van Dam Rd
Caywood Pl
Horseshoe Dr
Calmer Pl

Legend

- Crossroads Core
- Greenbelt
- Neighborhood
- Neighborhood Core
- Town Core - Proposed
- Corridor Business District

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

Town of Hyde Park
Town Core Zoning District Amendment

Source: ESRI Web Mapping Service;
Dutchess County GIS; NYS GIS
1 inch = 340 feet

N

Town of Hyde Park