

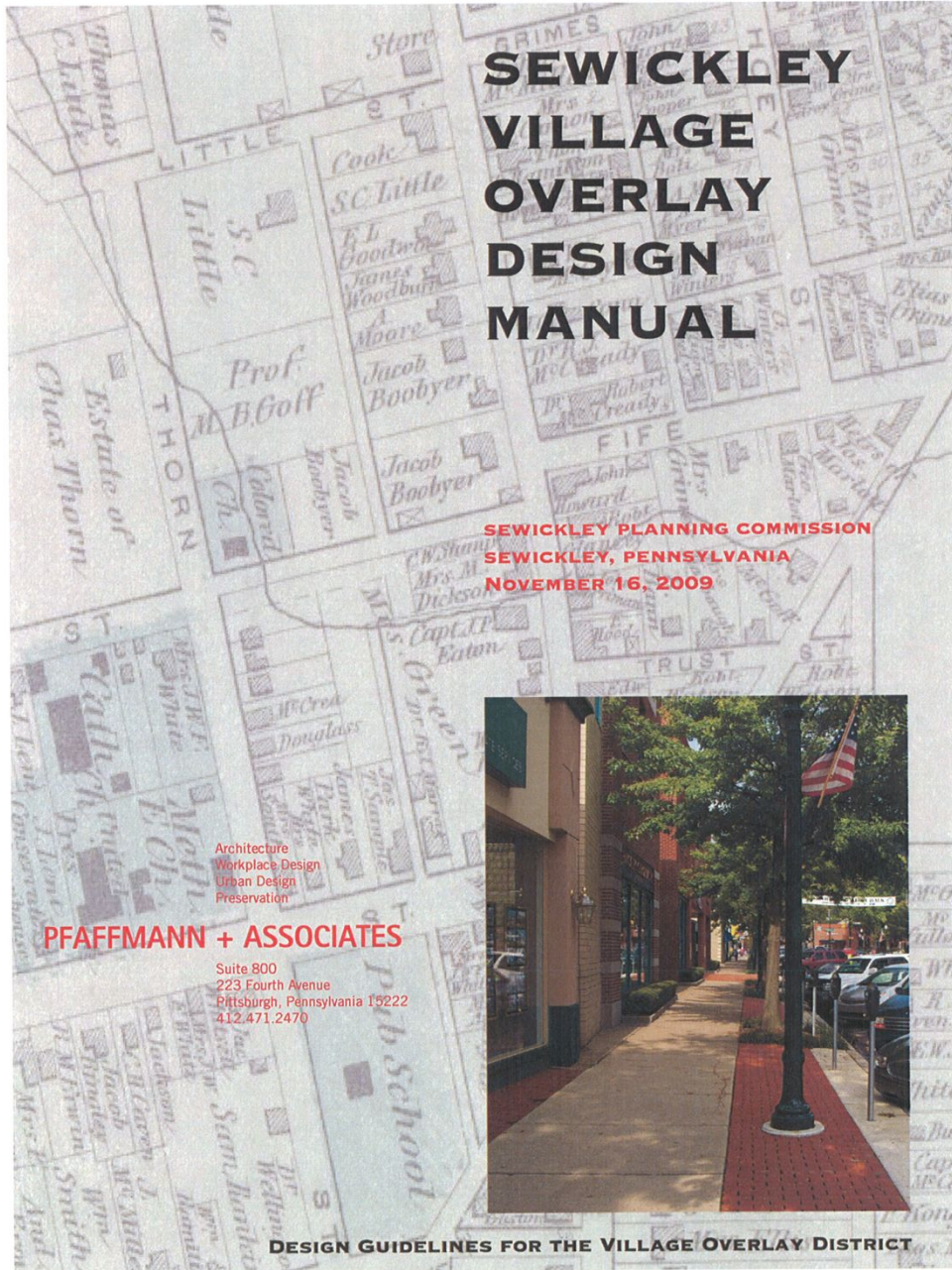
ZONING

330 Attachment 6

Borough of Sewickley

Sewickley Village Overlay Design Manual

[Adopted 8-15-2011 as attachment to Ord. No. 1300]



# SEWICKLEY CODE

## SEWICKLEY VILLAGE OVERLAY DESIGN MANUAL

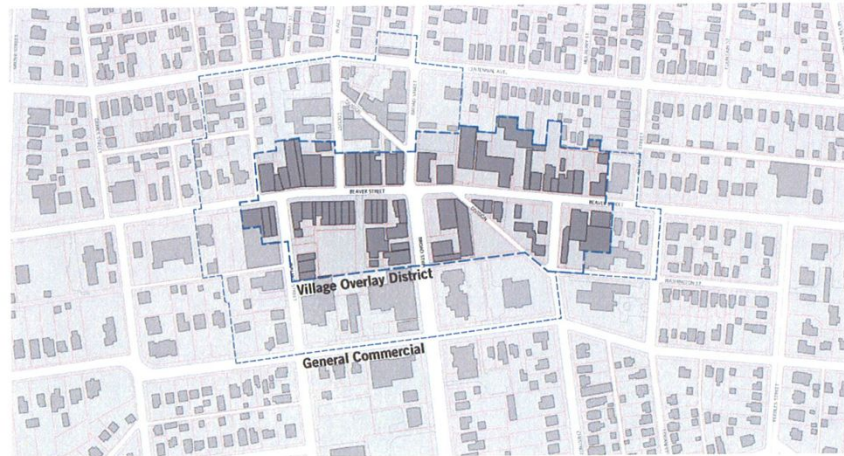
### INTRODUCTION

**PURPOSE** This manual provides direction to property owners, developers and design professionals who undertake new construction or renovate an existing building in the Village Overlay District. Basic design principles are introduced in the text of the manual, and are supported by illustrated examples and guidelines for proper interpretation.



Property owners, realtors, developers, tenants and architects should use the guidelines when first considering a project. This will help establish appropriate design directions, while minimizing planning delays and the need to redesign projects later.

The Borough will use this manual as part of its formal review of proposed projects within the Village Overlay District. Design requirements are mandatory and are contained in the Zoning Ordinance. These requirements are triggered for any applicant seeking new construction or structural changes to an existing building (see the Zoning Ordinance, Chapter 27, of the Borough Code, for full details). Design requirements may be reviewed simultaneously with a Land Development application.



*Boundaries of the Village Overlay District*

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# ZONING

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### RATIONALE



Buildings play a critical role in defining and activating streets. Their location, size, materials and relationship to one another help determine if a street environment is going to be socially and visually stimulating. An active street life—both day and night—is a defining element of the Village Overlay District. Fostering this energy is important for business vitality, safety and character.

Renovations and new construction should support active, pedestrian-oriented uses along the street and should reflect the architectural features that define the Village core. Retail uses should have a high degree of transparency along the street, and these uses should be clearly visible to pedestrians. Street amenities should enhance this setting by providing comfort, active uses, human scale and visual interest.

### BENEFITS

- Active and attractive streetscapes.
- Economic diversity and vitality.
- Appropriate Village-scale projects based on traditional lot sizes and building patterns.
- Visual cohesion that allows design expression based on common architectural patterns.



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### PRESERVING VILLAGE CHARACTER

#### HISTORY



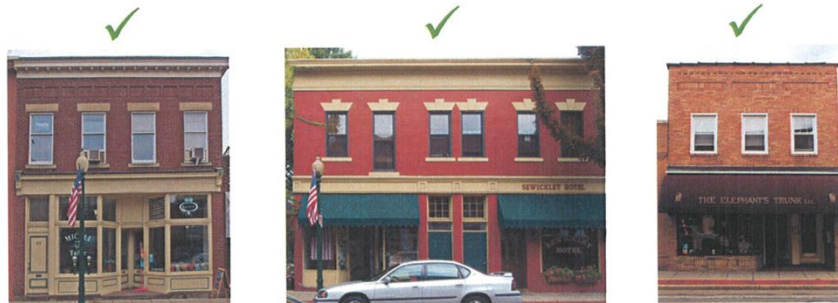
Sewickley has had a well-established commercial Village core for over a century, having emerged in the mid-19th century as a mixed residential and retail community with rail connections to Pittsburgh. Strong streetscapes and urban proportions of the past have been maintained and give the current Village a strong sense of identity and uniqueness:

- Buildings in this zone historically fronted the sidewalk and were built on narrow deep lots.
- They were typically 20-25 feet wide, two-stories high, with commercial storefronts on the ground level. Although the upper floors were often residential in the past, most of these upper levels have now been converted to office use.
- Retail displays were typical on lower levels; upper levels typically used vertical double-hung punched windows.
- Brick and wood construction and detailing predominated.

#### CURRENT ASSETS

Today, the Village retains many distinctive and historic buildings, many of which have been well maintained.

- The Village has some creative infill development, such as the courtyard nestled between two older structures.
- It is pedestrian in scale, and its density and high activity levels make it a pleasant (if sometimes congested) environment.
- Where alleys exist, they provide good access to the backs of lots for parking and service.
- The proximity of residential and institutional areas supports pedestrian activity and boutique retail opportunities.



Examples of buildings with desirable architectural characteristics.

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### BUILDING MASSING

#### OBJECTIVES

**MASSING** — *The apparent bulk of a building. Massing is affected by factors such as proportion and scale.*

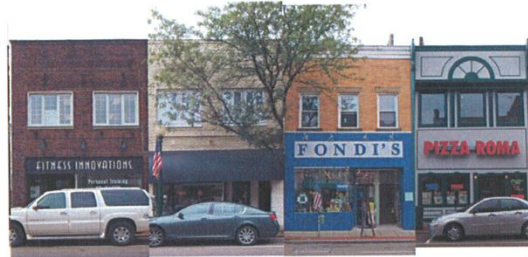
Vertically proportioned buildings are preferred. This means buildings that are taller than they are wide, or which have a façade design that emphasizes vertical proportions (such as bays, emphasizing height on a horizontal facade).

Building massing should be broken up whenever possible into human-scaled elements.

Additionally, any new principal building or expansion of an existing principal building visible from the public right-of-way shall contain a minimum of two stories from grade. Each story shall be capable of occupancy by a use permitted in the Village Overlay District.



*These two local buildings use similar material and color choices, but different massing and detailing strategies. The structure to the right demonstrates the preferred approach towards massing—using vertically-oriented bays, glazing, materials and colors to break up the horizontal facade*



*Four buildings on Beaver Street with similar massing.*

#### CONTEXT

The guiding principle of this manual is that renovations and new construction in the Village Overlay District should be similar to that of nearby buildings and reflect the historic characteristics that help define the District.

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### FRONT YARD & FRONT LINE OF BUILDING

#### OBJECTIVE

The location of facades in relation to the street is an important element in defining the character of a community. Front yards and front lines of buildings should create visually cohesive streetscapes.

**FRONT YARD** — A yard extending across the full width of the lot and abutting the front lot line. The depth of the front yard shall be the horizontal distance between the front lot line and a line parallel thereto known as the front line of the buildable area of the lot.

**FRONT LINE OF A BUILDING** — The line of that face of the building nearest the front line of a lot. This face includes sun parlors and covered porches, whether enclosed or unenclosed, but does not include steps or recessed entrances.

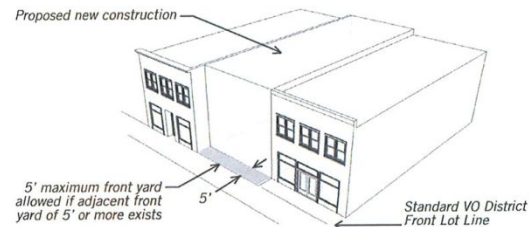


A similar village main street shows how similarities in the location of facades, windows, doors, cornices and other elements help define character.

#### GENERAL REQUIREMENTS (SEE CHAPTER 27 OF THE SEWICKLEY CODE OF ORDINANCES FOR COMPLETE DETAILS)

In the Village Overlay District, the following requirements exist:

- The front line of a building may be established between the front lot line and the front line of an immediately adjacent building, but in no event greater than five (5) feet from the front lot line. In the case of a corner lot that is adjacent to three (3) public rights-of-way, the owner shall have the right to designate one (1) yard as a rear yard, not to be designated on Beaver, Broad, Chestnut or Walnut Streets.
- For properties with a front lot line of thirty (30) feet or greater, a maximum of twenty-five percent (25%) of the front face of the building may be set back a maximum of three (3) feet from the front line of the building.
- No accessory structure shall be located between the front line of a building and the front lot line.



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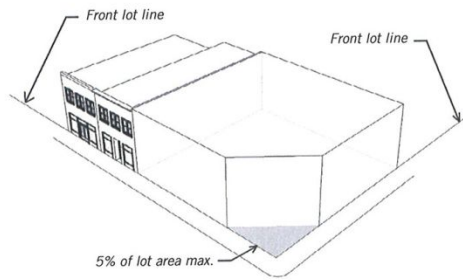
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### CORNER LOTS

#### OPEN SPACE AT CORNER LOTS

On a corner lot, an area of open space may be provided at the intersection of the front lot lines. The total area of the open space shall not exceed five percent (5%) of the total area provided that the clear sight area requirements must be met.



#### OBJECTIVES FOR CORNER LOTS IN GENERAL

Corner development sites are prominent streetscape elements and should be given special consideration. The secondary (or side) façade may be simpler than the main façade, but should encourage street level activity and maintain visual interest to pedestrians. For instance, window and door patterns and architectural details should be continued from the front. Corner entrances are encouraged, and corner glazing that faces both streetscapes is preferred.



*Example of a strong corner building acting as an anchor or "bookend" to the rest of the block. For new construction on a corner site such as this, the creation of open space at the corner would enhance pedestrian movement and views and soften the corner.*

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### FACADE COMPOSITION

#### OBJECTIVES

Windows and doors on the ground level should ensure an active and attractive streetscape. Doors that provide direct access to public spaces or sidewalks are preferred, as are large storefront window displays. On upper levels, double-hung and vertically oriented punched openings are preferred, and should be residential in style rather than commercial.

**FACADE COMPOSITION** — *The relationship of a building's various exterior parts to each other. Facade composition (along with massing) helps to establish the visual interest of a building and determine how it blends with its surroundings.*

**GLAZING** — *Panes of glass set in frames, i.e., windows or doors.*

**FENESTRATION** — *The location of windows and doors in the facade of a building.*



*These local buildings are very similar in massing, but use different compositional strategies. The right image demonstrates preferred glazing styles, fenestration patterns, finish materials and colors, and facade detailing.*



*These two buildings have similar scale and massing, but very different facade compositions. The example on the right shows preferred fenestration patterns, finish materials and proportions.*

# ZONING

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### TRANSPARENCY

**OBJECTIVE** The facades of buildings, especially those facing the street, should have a sense of openness or transparency. This helps ensure connections between shops and passersby and encourages pedestrian activity and economic vitality.



*Two local storefronts demonstrate the difference that facade transparency makes from the pedestrian's perspective.*

**GENERAL REQUIREMENTS  
(SEE ZONING CODE FOR  
COMPLETE DETAILS)**

Transparency requirements can be found in Chapter 27 of the Sewickley Borough Code of Ordinances:

- The façade of a principal building facing a street, shall meet the transparency standards of the Zoning Code.
- On each façade, above the ground floor, each story shall have a transparency of at least 35% of the gross square footage of the façade of that story.
- No more than 30% of a ground floor window area may be obscured by a permitted sign, shelving, other opaque surfaces or a combination thereof that would affect views into or out of the structure, unless such a structure is used for the display of merchandise visible to patrons from the street. Upper floors may have curtains or other window treatments which limit transparency.

*Continued on next page.*

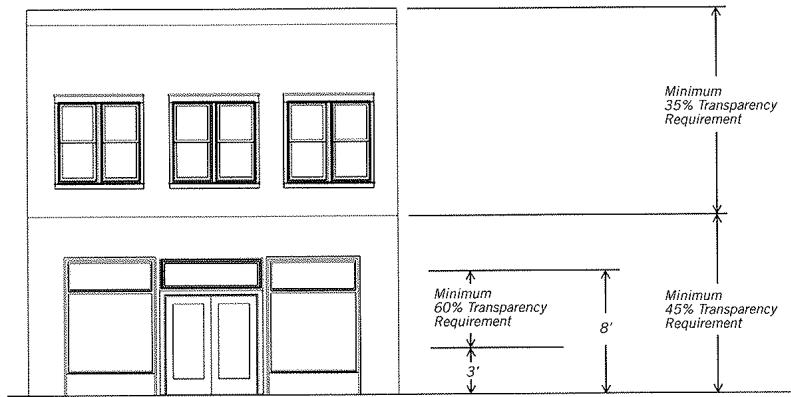
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### TRANSPARENCY (CONTINUED)

#### GENERAL REQUIREMENTS (CONTINUED)

- All ground floor façades shall have a minimum transparency of 60% of the gross square footage of the ground floor façade. Within this ground floor façade, a minimum of 45% of the gross square footage of the façade from an elevation of 3 feet to an elevation of 8 feet above walkway grade shall be transparent.



Overview of transparency requirements.

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### TRANSPARENCY (CONTINUED)



0%



21%



22%



23%



30%



33%



35%



68%

*Analysis of eight facades along Beaver and Broad Streets demonstrating a range of overall facade transparency levels from 0% to 68%.*

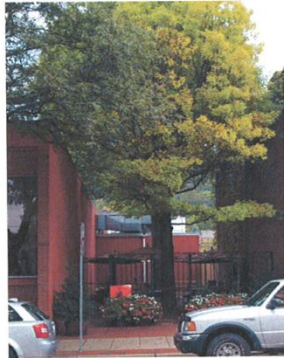
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### PUBLIC OUTDOOR SPACE

#### OBJECTIVES

The apparent massing of buildings and streetscapes should be reduced by creating variations in spaces and uses along the street. One way to accomplish this is through useable public outdoor space, which is encouraged in the Village Overlay District. Street amenities should be well-designed, enhance pedestrian activities and provide visual interest.



The following principles should be considered:

- Spaces should be intentionally planned and programmed for active uses. Benches that front on the street and café seating are encouraged, as are other amenities that provide comfort.
- Spaces must be maintained by the owner, and should provide trash and recycling receptacles as appropriate.
- Spaces should be human in scale and also in scale with buildings and other open spaces in the village, and respect the front lines of adjacent buildings.
- Streetscape principles, such as sidewalks, landscaping, street furniture, and lighting, should be incorporated. Suburban-style open space surrounding a building, or open space given over to parking or empty landscaping, should be avoided.
- To the extent possible, parking should not be visible from public streets (see Zoning Code for complete details).



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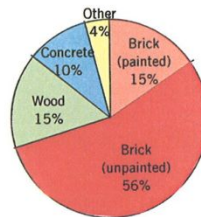
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### BUILDING MATERIALS

#### OBJECTIVES

In order to ensure active and attractive streetscapes and promote visual cohesion, a common architectural language is encouraged. This means that buildings should relate to one another by using similar materials, especially materials that have been historically used throughout the district.



*Analysis of facade materials along primary streets in the Village Overlay District. New construction should be compatible with these materials.*

The following principles should be considered:

- Primary building facades should use durable, high-quality materials, with brick and wood preferred. Masonry, stone and terra cotta are also acceptable. Preferred secondary materials include appropriately detailed stucco, curtain wall systems, and wood detailing.
- These materials are encouraged on all facades visible from public streets (this is especially so for corner sites).

#### PROHIBITED MATERIALS

The following materials are prohibited from use on any building façade visible from a public right-of-way:

- Particle board, plywoods and plastic sheathing
- Asphalt and fiberglass shingles as siding
- Vinyl and aluminum siding
- Mirrored glass; that is glass coated in such a way that it prevents views to the building's interior
- Industrial metal panels
- Concrete masonry units, including prefinished types
- Exposed aggregate pre-cast concrete block
- Exterior finish insulation systems (EFIS)
- Simulated brick

#### STREETSCAPE

The streetscape includes the natural and man-made elements in or near the street right-of-way. It includes buildings, sidewalks, landscaping, street furniture, lighting, and public open spaces. The guidelines are intended to ensure an attractive and visually unified streetscape while encouraging design diversity.

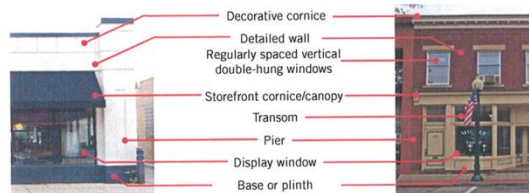
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### DETAILING

#### OBJECTIVES

Building detailing should be compatible with the façade elements used on nearby buildings, and historically throughout the District. Material texture and relief is encouraged. Edge articulation through cornice lines, frieze elements and trimming is especially important. Window detailing should incorporate setbacks, frame openings, and articulate lintels and sills.



Two examples of local buildings that use preferred detailing.



Postcard of Broad and Beaver Streets showing the types of historic detailing that is generally desired today.

#### INNOVATION AND DIVERSITY

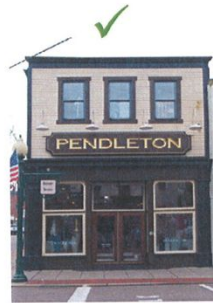
Diversity of building design can add to the visual interest and vitality of a commercial district. However, innovative designs should respect guidelines for contextual massing, glazing styles and rhythms, and material selection. New designs should enhance, rather than detract from, investments in nearby historic renovations.

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### COLORS

**OBJECTIVES** Muted or earth-toned colors are encouraged as primary building colors. Bright colors can enhance smaller areas, details, and highlights. Colors should complement adjacent structures to reinforce the cohesiveness of the district.



*An example of earth-tones on a building in the Overlay District.*

### RENOVATIONS

**OBJECTIVES** Whenever possible, existing structures should be renovated to maintain and restore the historic character of the village and make a positive contribution to the cohesiveness of the streetscape. Original architectural details should be maintained or restored, rather than covered or removed.

The following principles should be considered:

- Doors and windows are essential elements of the overall design and architectural style. Original door and window openings should be maintained. Replacement elements should either restore lost items or be both contextual and innovative.
- New construction should be sensitive to the historic context of the village. Design innovation is preferred over literal imitation of historic styles. Infill sites should balance new and old design characteristics.

Any applicant who seeks to make structural changes to 25% or more of the total area of the facade of an existing building in the Village Overlay shall submit a conditional use application to the Borough. A facade renovation shall meet, at a minimum, the conditions required by Chapter 27 Part 4 Section 404.7B(4), Transparency Standards, and Section 404.7B(6), Prohibited Materials.

*For additional information, contact the Borough of Sewickley Zoning Officer at (412) 741-1762, or visit the Borough of Sewickley website at [www.sewickleyborough.org](http://www.sewickleyborough.org)*