



VILLAGE OF WILLIAMSVILLE

**NEIGHBORHOOD MIXED USE DISTRICT
DESIGN STANDARDS**

§ 112-17



**ADOPTED MAY 26, 2015
REVISED OCTOBER 26, 2015**

§ 112-17

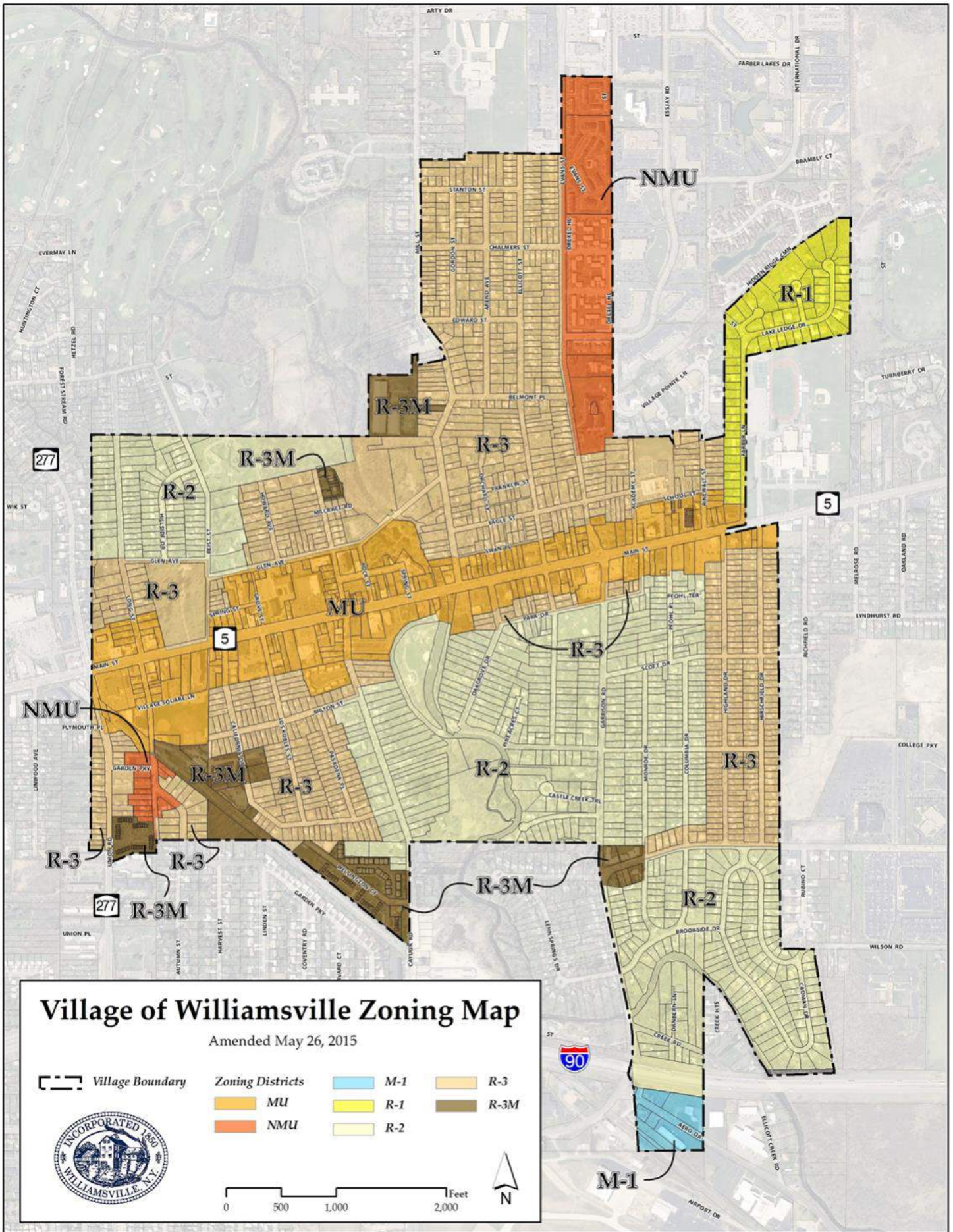
NEIGHBORHOOD MIXED USE DISTRICT DESIGN STANDARDS

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§ 112-17A

INTRODUCTION

§ 112-17A(1) PURPOSE OF THE NEIGHBORHOOD MIXED USE DISTRICT

THE VILLAGE OF WILLIAMSVILLE'S 2010 COMMUNITY PLAN, as amended in 2015, recognizes the community's desire to maintain its historic character, provide for enhanced walkability, and support a vibrant economic and neighborhood environment. The traditional community character presented within the Village is of paramount importance to the provision of these elements. The Neighborhood Mixed-Use (NMU) land use classification roughly corresponds to the Village's former Restricted Commercial (C-2) zoning district along South Long Street and the properties east of Evans Street generally north of Eagle Street. A key component of this land use classification conveys the important role that well-designed, publicly accessible open spaces play in creating and organizing high quality higher density residential neighborhoods. Such spaces, be they a park or simply a well-designed Village street that invites the public to stroll its length, can ensure that higher density housing is sensitively knitted to the larger fabric of the Village. The NMU is intended to be a true mixed-use district, authorizing a combination of residential, commercial, office and institutional uses in appropriately designed and scaled buildings. As shown in the Conceptual Land Use Plan, the largest area of NMU classified lands are concentrate in the southwest and northeast portions of the Village.

The Design Objectives described in §112-17A(5) provides the desired state for the NMU classification and relates directly to those elements discussed in the 2010 Community Plan, as amended.

Key characteristics of this area include multi-story buildings, a consistent building edge, inviting ground floor facades, and a mix of uses and architectural styles handed down to the Village through history. Another key characteristic is the area's close proximity to established, residential neighborhoods. The NMU areas of the Village contain a mix of spaces and uses, meant to evolve over time, at their own pace building-by-building, in response to changing lifestyles and needs. Areas of the Village classified as NMU consist of both existing higher density residential areas and areas that have been identified as appropriate for residential and context-sensitive commercial development in the future. Design guidelines and zoning should be in place to ensure that the form these new businesses take strengthens the charm and unique character of the Village.

§ 112-17A(2)

NEIGHBORHOOD MIXED USE ZONING DISTRICT ESTABLISHED

THE VILLAGE OF WILLIAMSVILLE NEIGHBORHOOD MIXED USE (NMU) ZONING DISTRICT is hereby established as depicted on the Village's zoning map (see attached map on Page iii). The regulations described herein establish the desired development pattern, form, massing, density, site layout and architectural detailing for the NMU District. Given the varied context of the surrounding neighborhoods, there is a need for clear standards that meet the goals and objectives of the community while allowing for flexibility and creativity. These regulations provide the necessary framework for high-quality development and flexible design alternatives.

§ 112-17A(3)

CONFLICTS AND COMPLIANCE WITH OTHER REGULATIONS

ALL DEVELOPMENT MUST CONTINUE TO MAINTAIN compliance with all applicable codes and regulations, including, but not limited to, the Building Code of New York State which shall supersede where conflicts exist with the NMU District. These regulations shall supersede where conflicts exist with the remaining chapters of the Code of the Village of Williamsville .

§ 112-17A(4)

APPLICABILITY, REVIEW, APPROVAL AND PERMIT PROCESS

THE NMU DISTRICT REGULATIONS SHALL APPLY, IN WHOLE OR IN RELEVANT PART, to all applications commenced from the date of adoption of this section by the Village of Williamsville Board of Trustees.

(a) These regulations shall apply to all proposed actions within the NMU District which include one or more of the following activities:

- [1] New building construction;
- [2] Installation of new curb cuts on any public street;
- [3] An increase of the gross building square footage of the lesser of 30 percent or 500 square feet;
- [4] A change or addition of façade materials and/or design greater than 200 square feet (only §112-17F and §112-17G shall be applicable);
- [5] Installation of new signage (only §112-17H shall be applicable);
- [6] Any expansion, substantial modification or substantial reconstruction of parking lot or driveway footprint (only §112-17D shall be applicable);
- [7] Changes to parking, loading and service arrangements or access management such as entry/exit, cross access, or circulation (only §112-17B and §112-17D shall be applicable);
- [8] Installation of landscaping features (only §112-17E shall be applicable);
- [9] Installation of above-grade utilities (only §112-17C(4) shall be applicable); and

(b) Existing single-family & two-family structures within the NMU District are not required to adhere to these Design Standards.

(c) Operation of a home occupation within the NMU district (see §112-17A(6)) shall conform to § 112-11A(2)(b).

(d) The review and approval of applications under these Design Standards shall conform to § 112-23.

§ 112-17A(5)
DESIGN OBJECTIVES

THE DESIGN OBJECTIVES PRESENTED BELOW WERE derived from the Village’s Community Plan, and are included to assist with the interpretation and administration of the regulations described in § 112-17 (B) through (I).

- (a) Culs-de-sac are prohibited where connections between streets can be made, except where such connections cannot be reasonably made or do not serve the overall public good of the Village. The public good served by connecting streets includes, but is not limited to: 1) The safety and convenience conferred on pedestrians and drivers by providing more connectivity and options for movement through the Village; and 2) by building on the established character of the Village, which derives in large part from an interconnected street grid.
- (b) Housing should be provided in concert with well defined, functional public spaces. Such spaces can vary in size and function from a park to a street, but should clearly address the public realm.
- (c) New development should be sensitively integrated into the fabric of the existing Village, rather than consisting of isolated and self contained pods surrounded by surface parking.
- (d) Parking facilities associated with higher density housing should be provided and hidden behind or under buildings, and adjacent public streets should be available for on-street parking.
- (e) Transitions from existing lower density housing to higher density housing should be gradual.
- (f) Structures fronting along public streets should include “public” components that actively address the street and public realm such as porches.
- (g) Traditional parking and circulation techniques, such as alleyways, should be encouraged, to enable parking to be provided in the rear of residential structures.
- (h) New streets laid out in connection with higher density housing should blend with the character and scale of existing Village streets.
- (i) All new overhead utilities should be buried. When opportunities present themselves, existing overhead utilities should also be buried.
- (j) Setback of structures should be consistent from lot to lot, and maximum permitted setbacks should be employed to ensure that buildings respect and strengthen the streetwall. However, greater setbacks may be entertained in order to widen inadequate sidewalks and provide a larger pedestrian realm.
- (k) The circulation network should strike a balance between pedestrian and automobile needs, and tip the scale strongly in favor of pedestrians.

§ 112-17A(6)
LIST OF PERMITTED USES

THE FOLLOWING IS A LISTING OF PERMITTED USES FOR THE NEIGHBORHOOD MIXED USE (NMU) DISTRICT IN THE VILLAGE OF WILLIAMSVILLE.

(a) Permitted Uses.

- [1] Artist Studio
- [2] Bar, Tavern, or Pub
- [3] Bed and Breakfast
- [4] Building, Accessory; including residential garages*
- [5] Building, Mixed-Use
- [6] Building, Office
- [7] Building, Public
- [8] Cultural Use Facility or Museum
- [9] Daycare Center
- [10] Dwelling, Single-Family
- [11] Dwelling, Two-Family
- [12] Dwelling Unit, Accessory*
- [13] Dwelling, Multi-Family
- [14] Townhouse or Townhome

Permitted Uses, Continued.

- [17] Hotel or Motel
- [18] Inn
- [19] Parking Garage
- [20] Place of Worship
- [21] Recreation, Indoor Commercial
- [22] Restaurant
- [23] Retail
- [24] School

(b) Uses Requiring a Special Use Permit.

- [1] Club, Membership
- [2] Club, Private
- [3] Home Occupation*
- [4] Private Parking Lot (as exclusive or primary use)

(c) Uses not listed as permitted in this district are prohibited.

(d) Uses not listed as permitted in this district, but in existence prior to the date of adoption of § 112-__ will be considered non-conforming uses subject to the regulations of § 112-10 of the Village of Williamsville Municipal Code.

**Not the principal use of the property*

§ 112-17A(7)

TABLE 1: SUMMARY OF BUILDING AND AREA REQUIREMENTS

Building or Area Requirement	Regulation	Reference Standard in § 112-17
Front Yard Building Setback	0 to 10 feet; 11-20 feet with approved public open space.	B(2)(c), B(2)(d)
Side Yard Building Setback	0 to 20 feet combined width without driveways; 40 feet maximum with sideyard driveway.	B(2)(h), B(2)(i)
Rear Yard Building Setback	20 feet minimum where lot abuts district boundary.	B(2)(j)
Parking/Driveway Setback	5 feet minimum sideyards; 5 feet minimum rear yards; 10 feet minimum from right-of-way in sideyards	D(2)(a)-(b)
Off-Street Parking Requirement	1.5 spaces per 1,000 square feet of leasable area; 1.5 spaces per residential unit; round up to nearest whole number.	D(2)(j)-(k)
Building Height	Minimum two usable stories; 36 feet maximum; 20 feet maximum at setback abutting residential zone.	F(2)(f), F(2)(i)
Building Coverage	Maximum 10,000 gross square feet per story; 100 percent lot coverage permitted, unless lot abuts district boundary.	F(2)(c), B(2)(c)
Building Transparency	40 percent minimum between 3 feet and 10 feet above grade for first floors.	F(3)(c)

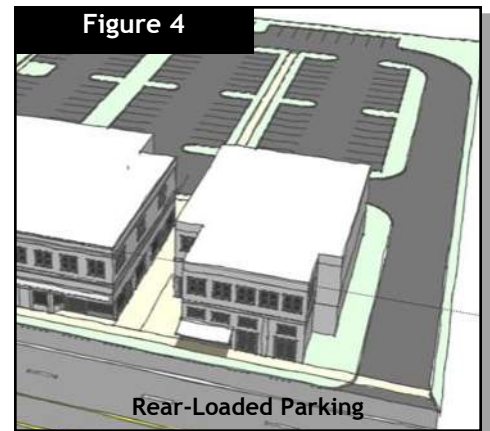
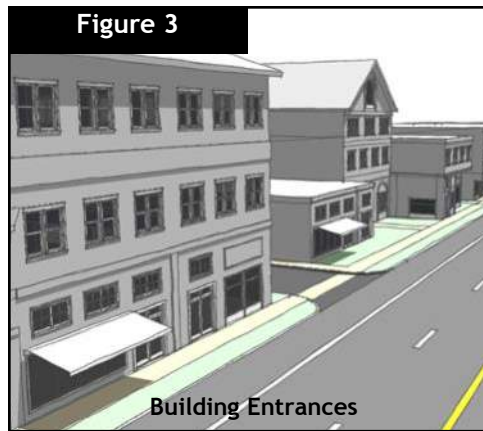
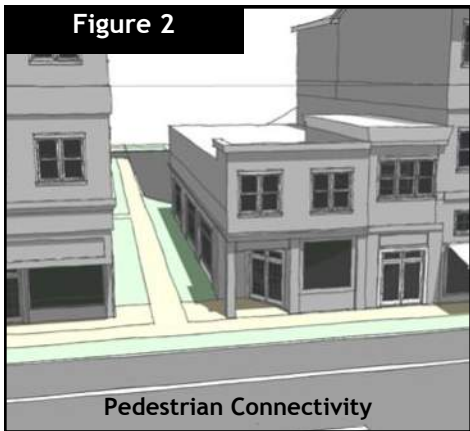
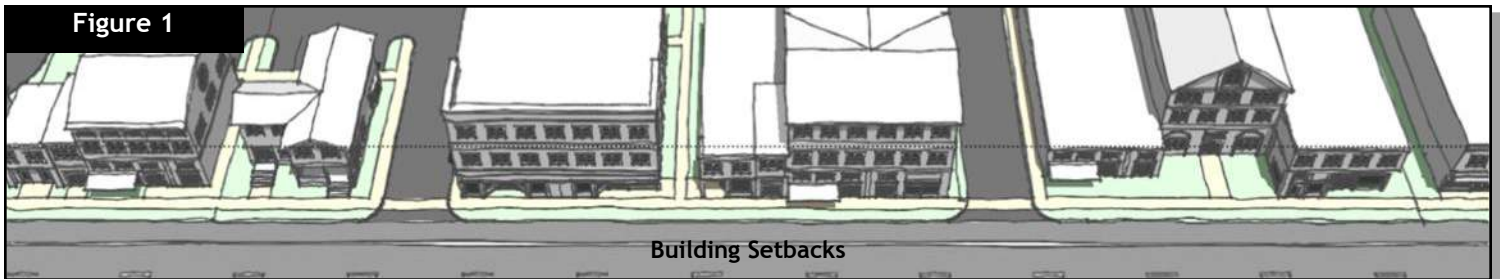
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§ 112-17B

SITE PLANNING AND DESIGN

§ 112-17B(1) OVERVIEW

SITE PLANNING STANDARDS PRIMARILY ADDRESS the organization of a project's components, such as building orientation, setbacks, circulation and the relationship of site elements (Figures 1-4). The location of buildings and site features and the organization of circulation patterns for vehicles and pedestrians are critical to the design and provision of a pedestrian-friendly atmosphere that is visually appealing, safe and convenient for all users. High quality site design along the street places structures close to the street line and parking areas to the rear, with a focus on creating a sense of place and an environment that fosters strong interaction between pedestrians, buildings and the street.

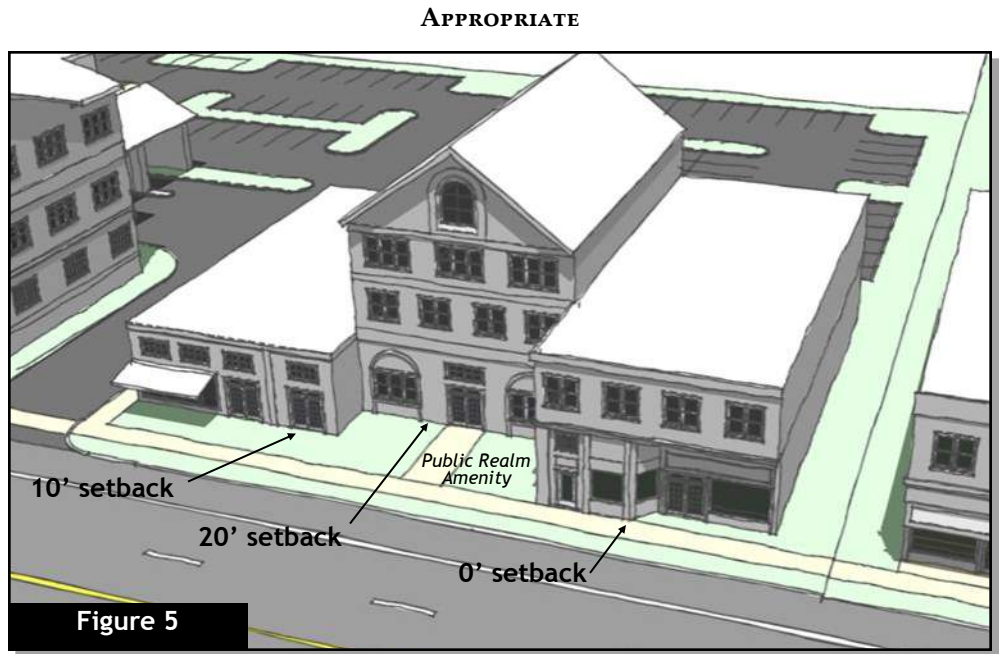


Site planning and design standards provide guidance on several topics related to the placement and orientation of buildings, entrances, parking, pedestrian connectivity and circulation patterns. When appropriately combined, these elements foster a vibrant and pedestrian-friendly environment, as reflected in Figures 1-4.

§ 112-17B(2)
BUILDING ORIENTATION
AND SETBACK

BUILDINGS SHOULD PRESERVE THE STREETWALL AND DEFINE BOUNDARIES OF PUBLIC, SEMI-PUBLIC, AND PRIVATE SPACE.

- (a) Buildings located on a primary street shall be oriented such that the façade facing the street is substantially parallel to said street.
- (b) At least 75 percent of a building’s primary façades, measured in linear feet of distance parallel to the right-of-way, shall meet the required setback distance as described below.
- (c) Buildings on a primary street shall have a front setback within a range of 0 feet and 10 feet from the right-of-way line or the average setback of existing principal structures on adjacent parcels within 200 feet, whichever is lesser. The Planning/Architectural Review Board may allow an additional 10-foot setback to permit the construction of dedicated public realm amenities or the construction of building overhangs (Figure 5).
- (d) In no instance shall the front plane of any principal structure on a primary street, not including overhangs, be greater than 20 feet from the right-of-way line.
- (e) *Not Used*
- (f) Buildings fronting on two or more streets shall be determined to have an equal number of primary façades unless said street is classified as an alleyway (Figure 6).
- (g) Buildings on corner lots shall be setback from each street the minimum distance practical to afford adequate sight distances for motorists and pedestrians as determined by NYS DOT highway standards.
- (h) Side yards with parking and driveways shall not be more than 40 feet of total width. See Section D(2)(b).
- (i) Lots without driveways shall have a maximum side setback of 20 feet of combined width for both side yards. Side yard setbacks are encouraged to be zero feet where permitted by NYS Building Code.
- (j) No principal building shall be placed within 20 feet of any residential district boundary (See § 112-17F(2)(i) & F(2)(j)).
- (k) Accessory structures shall not be greater than 18 feet in height and shall be set back from any property line abutting a residential district boundary a distance at least equal to the height of the structure.



As depicted in Figure 5, front yard setback distances may vary between 0 feet and 10 feet, which may be extended at the discretion of the Planning/Architectural Review Board to a maximum of 20 feet where outdoor dining or other pedestrian-focused amenities are to be located.

§ 112-17B(3)
LOTS WITH MULTIPLE BUILDINGS

LARGE DEVELOPMENT PROJECTS COMPRISED OF MULTIPLE STRUCTURES SHALL CREATE A UNIQUE SENSE OF PLACE.

- (a) Lots with multiple buildings shall include pedestrian connections between adjacent uses, structures and parking areas (Figure 8).
- (b) Multiple buildings shall create a well organized, accessible and functional site. The site layouts should create a unique sense of place without large parking lots devoid of landscaping or pedestrian accommodations (Figure 9).
- (c) Common or shared parking facilities and access for projects with multiple buildings shall be required to the extent practical or feasible, as determined by the Planning/ Architectural Review Board, to decrease the amount of impervious surface, increase open space and reduce curb cuts.

APPROPRIATE

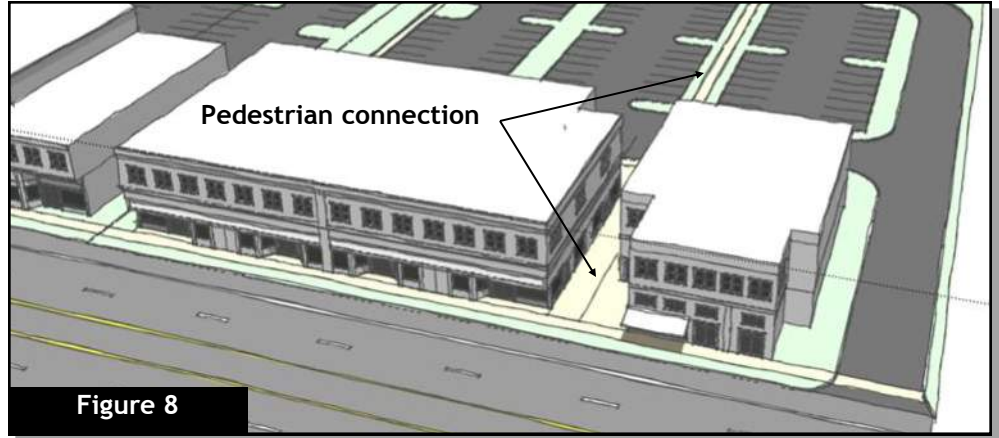


Figure 8
 Figure 8 depicts a single, large property on which two structures are built, each sharing a parking area in the rear. This concept also provides a common pedestrian network and plaza space that connects each building entry with the common parking lot and the street.

APPROPRIATE

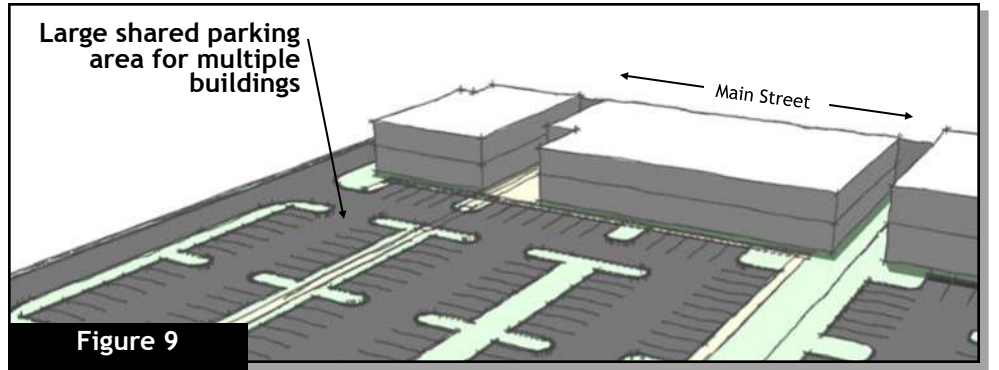


Figure 9
 Figure 9 details a rear view of the shared parking complex as part of a larger development project with multiple buildings. The arrangement of the parking area and landscaping elements are covered in Sections D and E, respectively.

**§ 112-17B(4)
BUILDING ENTRY**

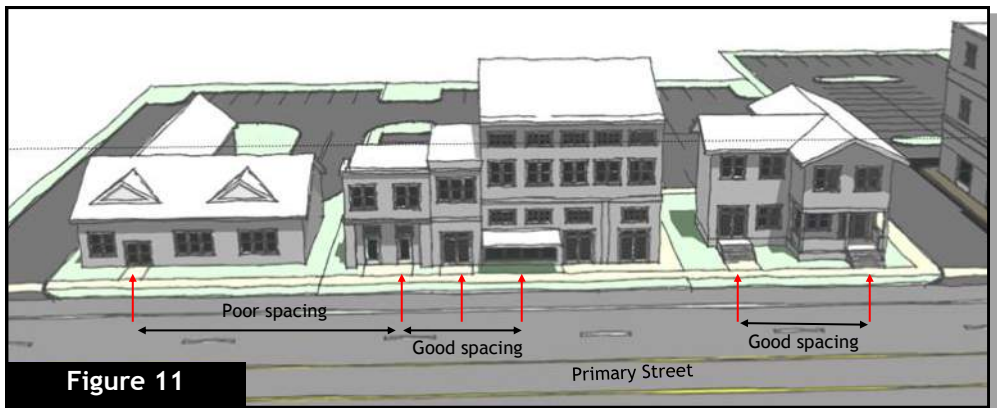
BUILDINGS SHALL BE ACCESSIBLE FROM A
PRIMARY STREET.

- (a) A primary entrance shall face the primary street (see Figures 10 & 11). A side or rear entry shall also be permitted depending on the site layout.
- (b) The placement of building entrances shall be of a similar rhythm and spacing to existing structures on the same street (see Figure 11).
- (c) *Not Used*
- (d) Buildings fronting on 2 streets shall have a primary entry on either the primary street or at the corner facing the intersecting streets.
- (e) Primary entries shall receive design considerations, details, and treatments consistent with primary facades, and shall meet the standards set forth in § 112-17G(5).
- (f) Primary entrances shall be prominently designed and constructed to provide visual cues to pedestrians independent of site or building signage (see Figure 10 and § 112-17G(5)).

APPROPRIATE



Figure 10 depicts a primary entrance along the primary street in the Village of Hamburg, that is well-defined and provides a clear visual cue to pedestrians on where to enter the structure.



The placement of entrances along the primary street (red arrows) are important to the development of streetscape rhythm, and provide a sense of scale and comfort to pedestrians as they traverse the corridor.

**§ 112-17B(5)
SIDEWALKS**

SIDEWALKS SHALL PROVIDE SAFE PEDESTRIAN MOVEMENT ALONG BUILDINGS AND WITHIN PARKING AREAS.

- (a) Sidewalks shall have a minimum width of 5 feet, 6 feet for communicating sidewalks, or wider at the discretion of the Planning and Architectural Review Board.
- (b) Sidewalks shall be constructed to provide access from all principal building entrances to the sidewalk system and parking areas (Figures 12 & 13).

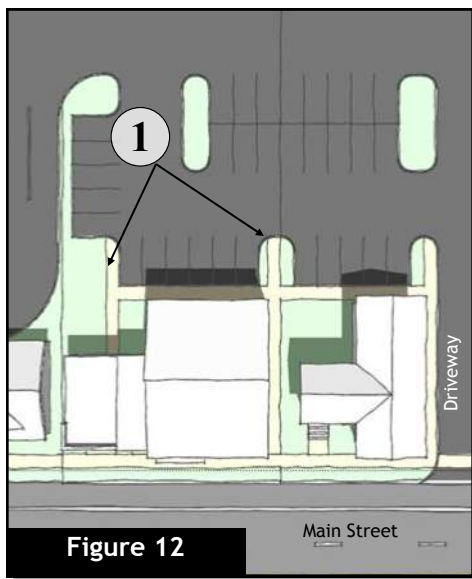
- (c) All sidewalks adjacent to streets, driveways and parking lots shall be curbed to separate pedestrians and vehicles.
- (d) As necessary, sidewalks shall traverse parking lot medians, end islands and between buildings to permit safe and efficient pedestrian travel (Figures 12 & 13).
- (e) Sidewalks abutting a public street shall be constructed of poured concrete. Other sidewalks may be constructed of poured concrete, brick, or concrete pavers. Asphalt sidewalks are not permitted.
- (f) An application subject to review under these Design Standards and approved hereunder need not obtain a separate sidewalk construction permit pursuant to § 89-4(D)(1).

**§ 112-17B(6)
PEDESTRIAN AND VEHICULAR CIRCULATION**

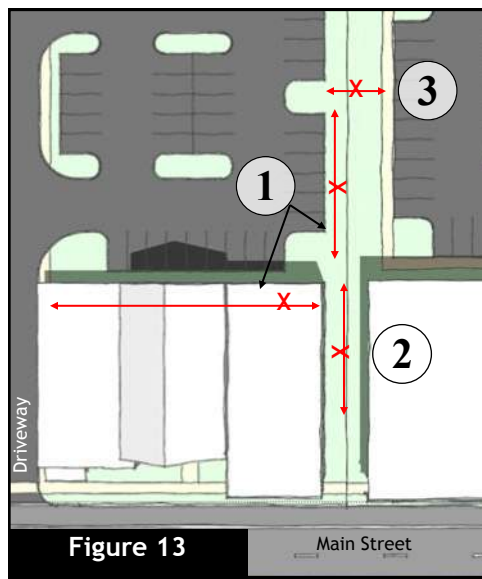
PEDESTRIANS AND MOTORISTS SHALL BE AFFORDED SAFE, CONVENIENT AND EFFICIENT CIRCULATION.

- (a) Pedestrian and vehicular circulation patterns shall be designed to minimize potential conflicts between vehicles and pedestrians and to provide enhanced separation.
- (b) Safe, convenient and efficient pedestrian circulation patterns shall be provided between structures in a multiple structure development (see § 112-17B(3) and Figure 14).
- (c) Parking and vehicle circulation patterns shall be designed to reduce speeds and increase pedestrian safety, efficiency and convenience.

APPROPRIATE



INAPPROPRIATE



APPROPRIATE



Sidewalks are critical infrastructure required to establish a sense of place and a pedestrian-friendly environment. Sidewalk connections between and alongside buildings (1) are required to make rear-loaded parking feasible.

This example depicts: (1) a lack of sidewalks from parking stalls to a primary entry; (2) a missed opportunity for a pedestrian connection to the street; and (3) a lack of connectivity between adjacent parking lots.

Pedestrian zones and vehicular circulation patterns should be distinctly separated for safety.

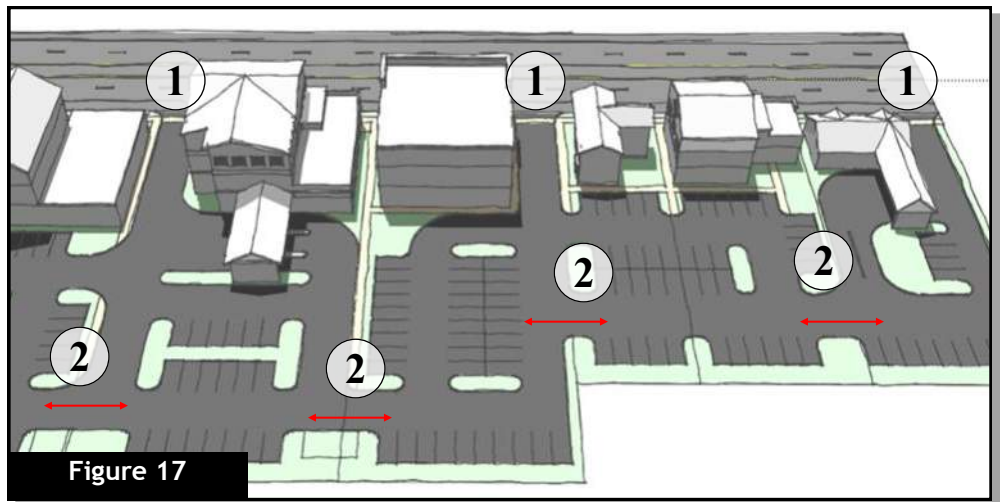
**§ 112-17B(7)
DRIVEWAYS AND ACCESS**

THE USE OF SHARED DRIVES AND CROSS ACCESS IMPROVES CORRIDOR VITALITY, MOBILITY, AND SAFETY.

- (a) Shared entrances and exits shall be provided where determined appropriate and feasible by the Planning/ Architectural Review Board.
- (b) Absent a showing by the applicant of impracticality, the provision for cross access among adjacent properties shall be required to internalize traffic and reduce turning movements directly onto Street (Figures 17 & 18).
- (c) New construction or improvements shall plan for, accommodate, and/or reserve land for future connections with adjacent properties to facilitate cross access.
- (d) Driveways outside the public right-of-way shall be no more than 24 feet in width.
- (e) A designated 5-foot wide curbed sidewalk shall be provided between the edge of entry drives and the principal building.

(f) Driveways shall be set back from the side lot line a distance of 5 feet, and from principal buildings a distance of no less than 5 feet, or as required for safe sight distances. Shared drives are not required to provide the 5-foot side yard setback.

APPROPRIATE



The provision of shared entrances (1) rather than individual drives reduces the number of turning movements onto busy corridors, and can enhance internal circulation, especially when used in tandem with cross access between adjacent rear parking lots (2).

INAPPROPRIATE



The arrows highlight the issues associated with individual access points and a lack of cross access between properties along primary roadways. The numerous turning movements reduces transportation safety, while the constant break in the street line hinders the rhythm of the streetscape and degrades the pedestrian experience.

§ 112-17C

SITE INFRASTRUCTURE AND FACILITIES

§ 112-17C(1) OVERVIEW

THE DESIGN AND LOCATION OF SITE INFRASTRUCTURE AND FACILITIES should be complementary to and appropriate for the principal structure. Where feasible, utilities should be located in side or rear yards, buried underground, and/or screened from view. Those infrastructure elements which cannot be obscured from view should be designed as an integral and aesthetically pleasing feature of the landscape or building (Figures 19 & 20). The intent of these standards is to minimize visual, noise, and other associated negative impacts of site infrastructure and facilities.

For the purpose of §112-17, site infrastructure and facilities shall include, but is not necessarily limited to the following:

- Loading and staging areas;
- Service and maintenance areas;
- Refuse and material storage;
- Vehicle and equipment storage (except parking);
- Storm water facilities and appurtenances; and
- Above-ground utilities.

APPROPRIATE



Figure 19

Efforts should be made to integrate storm water management into the numerous small greenspaces within the urban environment adjacent to driveways and parking lots, consistent with the most current New York State Stormwater Management Design Manual.

INAPPROPRIATE



Figure 20

The use of open water detention ponds are not appropriate stormwater management techniques for the urban environment of Williamsville's Neighborhood Mixed Use District.

**§ 112-17C(2)
LOADING, SERVICE,
MAINTENANCE AND
REFUSE FACILITIES**

VIEWS OF UTILITY, LOADING AND REFUSE
AREAS SHALL BE OBSCURED FROM
ADJACENT AREAS.

APPROPRIATE



Figure 21

Figure 21 depicts a loading and refuse area positioned at the rear of the building, just out of view of primary pedestrian and circulation routes.

(a) Loading docks, bays, and staging and service areas shall be located to the rear of the structure. Side loading areas may be approved at the discretion of the Planning/Architectural Review Board with approved screening (Figures 21 & 22).

(b) When the rear of a structure abuts a street or residential zone, loading areas shall receive appropriate screening in accordance with 112-17E(5).

(c) *Not Used*

(d) The staging, storage and parking of vehicles, equipment, or materials as part of a commercial enterprise shall not occur in front yards and shall be screened from view from all streets and surrounding properties.

(e) The storage and/or staging of refuse shall take place in the rear yard and shall be buffered or screened from view from parking facilities, adjacent

INAPPROPRIATE



Figure 22

Although this building is constructed to the street line, the loading dock (1) is facing the primary street, presenting visual disruption.

properties and all streets.

(f) All refuse appurtenances, equipment and containers shall be located within a four-sided enclosure constructed of the same or complementary materials found in the principal structure. Such enclosure shall be constructed to a height not less than one foot above the height of all elements within the enclosure (Figure 23). See also § 39, § 73-3 and § 74 for further regulations regarding refuse.

(g) Gate access to the enclosure shall be located out of direct view from principal building entrances and adjacent

APPROPRIATE



Figure 23

The above detached refuse enclosure is placed at the rear of the building and is composed of like materials as found in the principal structure.

residences. Gates shall remain in a closed position at all times other than during refuse pick-up or delivery.

**§ 112-17C(3)
STORM WATER AND
GREEN INFRASTRUCTURE
FACILITIES**

STORMWATER MANAGEMENT AND GREEN
INFRASTRUCTURE FACILITIES SHALL ENHANCE
THE AESTHETIC APPEAL OF THE
NEIGHBORHOOD MIXED USE DISTRICT.

In addition to all applicable requirements provided in § 112-28, the installation of any storm water management facility in the NMU District shall be subject to the following:

- (a) Storm water detention or retention ponds are not permitted in front yards.
- (b) No storm water detention facility shall have a permanent pool, and the use of rip-rap and stone fill is not permitted.
- (c) Storm water management facilities shall be integrated into the overall site design.
- (d) The use of subterranean storage for storm water runoff is encouraged where practicable.
- (e) The provision of fencing around storm water facilities is prohibited, unless the Planning & Architectural Review Board determines that such fencing provides a positive design element.

- (f) Where practicable, the use of green infrastructure design elements, such as, but not limited to, bioswales, rain gardens, bioretention areas, porous pavements, green roofs, and other measures which promote the infiltration, transpiration, and evaporation of storm water runoff shall be encouraged (Figures 24 & 25).
- (g) All storm water management facilities and green infrastructure facilities shall provide a pleasing aesthetic complementary to the character of the Village.
- (h) All green infrastructure design elements, including plantings and pavements, shall be regularly maintained to promote their proper and intended function.

APPROPRIATE



Figure 24
Porous pavements are encouraged to further facilitate infiltration and slow storm water runoff. These materials are especially useful along the periphery of parking areas and/or adjacent to bioretention areas (below).

APPROPRIATE



Figure 25
Where appropriate, bioretention areas and bioswales similar to the above may be used to promote the infiltration of storm water. These installations would be appropriate in parking lot medians or in linear strips along drive aisles or behind parking lots in lieu of large, unsightly retention facilities.

§ 112-17C(4) UTILITIES

ABOVE GROUND UTILITIES SHOULD BE A POSITIVE ELEMENT WITHIN THE OVERALL DESIGN AESTHETIC.

- (a) Where feasible, utility service connections from rights-of-way or easements shall provide subterranean connections to site structures and appurtenances, including, but not limited to, principal structures, garages, storage buildings, and site lighting.
- (b) Above ground utility service connections, appurtenances and fuel pumps shall be located in side yards or rear yards and screened from view from the street as necessary (Figures 26 & 27). This includes, but is not limited to, generators, transformers, vaults, 'hot-boxes,' switch-gear, meters, valves, compressors, pumps, control or service panels, or any heating, ventilation and cooling equipment. See also § 112-17(E)(5).

APPROPRIATE



Figure 26

When required to be placed within view of the public, ground-mounted utility boxes should be screened or designed as an integral element within the site.

INAPPROPRIATE



Figure 27

Ground-mounted utility boxes such as that depicted in Figure 27 shall be placed in rear or side yards with appropriate screening.

§ 112-17D

PARKING

§ 112-17D(1) OVERVIEW & APPLICABILITY

PARKING AREAS SHOULD BE INTEGRATED DESIGN COMPONENTS that do not detract from the character of the Village. Parking areas shall be located to the rear of structures and away from the street, except where the placement in side yards may be determined acceptable by the Planning & Architectural Review Board due to site constraints. § 112-16D(2) through D(5) are intended to minimize visual, environmental, noise, safety and other associated impacts of parking facilities by regulating their placement, design, and buffering (see Figures 28, 29 & 30). These standards apply to any parking lot and associated driveways that are (i) newly constructed; (ii) expanded; (iii) substantially modified; or (iv) or substantially reconstructed. For purposes of this section, substantial modification shall mean any change in the number or configuration of parking spaces, traffic flow patterns, or manner of ingress or egress. Substantial reconstruction shall mean the removal and replacement of more than 25 percent of the existing paved surface.

APPROPRIATE

INAPPROPRIATE

INAPPROPRIATE



Figure 28

Figure 29

Figure 30

Parking lots located in the rear of buildings connected to the primary street via dedicated walkways improve the vitality of the streetscape and preserve the appearance of the District.

Vehicular parking in front yards detracts from the overall character of the streetscape and the pedestrian experience.

Large, front-loaded parking lots and buildings with deep setbacks foster a development pattern out of scale with the Village.

**§ 112-17D(2)
PARKING**

PARKING AREAS SHALL BE LOCATED OUTSIDE OF FRONT YARDS.

(a) Vehicular parking, standing, loading and drop-off facilities shall be located in rear yards whenever possible and not less than 5 feet from the rear property boundary or 5 feet from a side property boundary (Figures 31 & 32). Existing parking lots located in the front of a building may not be expanded.

(b) Upon demonstration of significant site limitations by the applicant, the Planning/ Architectural Review Board may allow side yard parking behind a line extending from the primary building façade parallel to the street. In no instance shall side yard parking lots be less than 10 feet from a street right-of-way or 5 feet from a side lot line (Figure 33).

(c) For corner lots, side yard parking shall be allowed subject to all other applicable regulations governing side yard parking.

APPROPRIATE



Figure 31
Vehicular parking lots shall be placed in the rear of the structure. In limited instances, side yard parking will also be permitted subject to conditions and approval as determined by the Planning Board [D(2)(b)].

INAPPROPRIATE

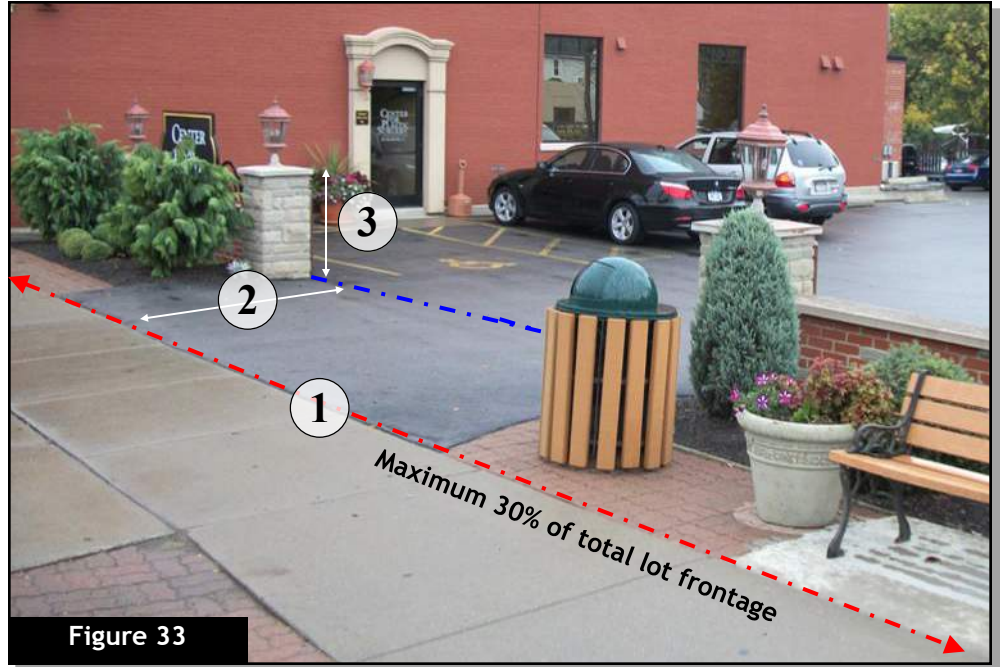


Figure 32
Front loaded parking is not permitted for structures along Main Street. Projects with multiple structures, some of which may be located in the rear of the lot, may have front loaded parking on those rear-lot structures only.

§ 112-17D(2) PARKING, CONTINUED

§ 112-17D: PARKING

- (d) Side yard parking shall require the installation of appropriate screening between the parking lot and street, as determined by the Planning Board (Figures 33 & 34).
- (e) Parking lot screens shall be composed of a structural screen and vegetation. Screen materials shall be similar or complementary to those found on the primary building (Figures 33 & 34, § 112-17E(5)).
- (f) For lots with side yard parking, the linear distance of parking at the front lot line shall not exceed 30 percent of the total lot width.



When sideyard parking is permitted, parking shall not constitute more than 30 percent of the total lot frontage (1). The minimum front yard setback distance for sideyard parking is 10 feet, and the parking shall be setback further than the leading edge of the building (2). A screen composed of fencing/wall and vegetation must also be installed between the parking lot and public right-of-way (3).

- (g) For sites proposed with multiple structures, parking shall be centralized and shared in parking rooms of no more than 50 cars.
- (h) Parking areas, pedestrian walks, landscaped islands and medians, and building foundations shall be bounded by concrete or stone curbing to delineate vehicular and pedestrian zones and to control drainage, as needed.
- (i) Asphalt curbing is not permitted.
- (j) Off-street parking spaces shall be provided at a minimum of 1.5 spaces per 1,000 square feet for non-residential leasable area.
- (k) A minimum of 1.5 off-street parking spaces per dwelling unit shall be provided for residential uses rounded upwards to the nearest whole number.



Side yard parking screens shall include a formalized structure that matches the character and materials of the primary building, along with vegetation to buffer the negative visual impacts of parked cars on the Main Street corridor.

§ 112-17E

LANDSCAPING

§ 112-17E(1) OVERVIEW

URBAN APPROPRIATE LANDSCAPING AND HARDSCAPING should enhance and screen views along the street. The intent of § 112-17E is to maximize the visual, aesthetic, and pedestrian experience of street corridor users through the use of appropriately scaled and designed landscaping. This section shall also cover the mitigation of visual impacts through the buffering or screening of utilitarian site and building design elements. In addition to § 112-17E of the Design Standards, Chapter 57 and Chapter 101 of the Williamsville Code shall also apply unless indicated otherwise. Standards E(1)(a) through (e) determine the overall amount of planting material to be provided for the landscaping, buffering and screening of individual sites, buildings, and parking areas in the NMU District.

- (a) One planting unit equals 1 mature shade tree, 2 minor deciduous trees, 2 evergreen trees, 5 shrubs, 10 perennials, 250 square feet of groundcover or 15 linear feet of decorative planters.
- (b) A minimum of 1 planting unit shall be required for each (i) 30 linear feet, or fraction thereof, of lot frontage along a street; and (ii) for each 500 square feet, or fraction thereof, of building coverage.
- (c) At the discretion of the Planning/Architectural Review Board, the retention of existing vegetation on site may be utilized to satisfy up to 50 percent of required planting units.
- (d) Each existing mature shade tree with a trunk diameter of 6 inches or greater when measured at breast height (dbh) may satisfy the requirement for up to 2 planting units. Other existing trees on site with a trunk diameter between 2 and 6 inches dbh may satisfy requirements for up to 1 planting unit each.
- (e) Existing vegetation must be adequately protected during and after construction, and must survive a minimum of 2 years beyond the completion of construction activities to qualify as required planting units.

APPROPRIATE



Figure 42

The effective use of plant material helps define a sense of enclosure and volume in outdoor spaces. Plant material should not overpower the surrounding landscape or buildings, and should be of a similar scale and height to structures within the District at maturity.

§ 112-17E(2) SITE LANDSCAPING

URBAN APPROPRIATE LANDSCAPING AND
HARDSCAPING SHALL ENHANCE AND SCREEN
VIEWS ALONG THE STREET.

- (a) Site landscaping shall be required along all property boundaries, except: (i) where side yards are less than 3 feet; (ii) where front yards are less than 6 feet; or (iii), where approved shared-parking lots adjoin abutting properties (See § 112-17E(4)(a) and (b)).
- (b) Plantings shall be limited to species native, hardy, salt-tolerant, known to be non-invasive to the area, and deer-resistant. Significant deviations from this criteria must be supported by ample evidence by the applicant.
- (c) Where a tree lawn is provided, major shade trees shall be planted along the lot frontage, parallel to the street with a spacing not to exceed 50 feet or consistent with existing tree spacing.
- (d) Consideration shall be given during species selection to the mature form, habit, and size of vegetation to ensure plantings do not create safety hazards within the District.
- (e) Properties with 80 percent or greater building coverage shall be excluded from providing site landscaping.

APPROPRIATE



Figure 43

Figure 43 depicts appropriate frontage landscaping with appropriately scaled plantings, signage and lighting.

INAPPROPRIATE



Figure 44

Plantings that overwhelm the location due to size or habit look unkempt, contribute to a decrease in pedestrian safety and an increase in property maintenance costs. The plantings in Figure 44 are much too large for front yards in the Main Street corridor.

**§ 112-17E(4)
FOUNDATION LANDSCAPE
TREATMENTS**

FOUNDATION LANDSCAPE TREATMENTS
PROVIDE A TRANSITION BETWEEN THE
BUILDING AND SITE.

- (a) Front yards setbacks of less than 6 feet in depth, shall be paved with hardscape materials to provide an extension of the sidewalk and pedestrian zone to the building façade. Such front yard treatments may be required of other properties along the street at the discretion of the Planning/ Architectural Review Board.
- (b) Durable containers and permanent landscape planters shall be used in front yards less than 6 feet in depth or in other instances where appropriate landscaping cannot otherwise be obtained given site constraints.
- (c) The design and material selection for containers and landscape planters shall be complementary to the architectural style of the principal building. The use of plastic planters is not permitted.
- (d) At the discretion of the Planning & Architectural Review Board, plantings and mulches may be required to be installed along the foundation of the proposed structure in

**§ 112-17E(5)
BUFFERS AND SCREENS**

HIGH QUALITY AND SENSITIVE VIEWSHEDS
SHALL BE PRESERVED THROUGH APPROPRIATE
BUFFERING AND SCREENING.

- (a) Buffer plantings of coniferous/ deciduous trees and shrubs, with fencing where appropriate, shall be provided along property boundaries adjacent to properties zoned or exclusively used for residential purposes to a density and height deemed appropriate by the Planning & Architectural Review Board.
- (b) Parking in side or rear yards (see § 112-17E(2)) shall be screened from streets or adjacent residential properties with attractive landscaping and fencing.
- (c) All side yard parking lots that abut the front yard setback shall be screened from streets or adjacent residential properties with attractive landscaping and fencing.
- (d) Existing parking lots along front yard setbacks shall be screened from streets or adjacent residential properties with landscaping and/or attractive fencing.
- (e) Fencing shall be consistent with primary building materials and no more than 4 feet in height (see Chapter 25).

- (f) The use of individual coniferous trees without associated shrub plantings is not an approved buffer strategy.
- (g) All shrub plantings shall be contained within a defined and edged planting bed with mulch no less than 3 inches in depth.

APPROPRIATE



Figure 47

The above structural screen utilizes masonry columns and fencing to provide a visual and physical buffer between a sidewalk and parking area.

APPROPRIATE



Figure 48

Landscape screen vegetation should not be taller than the structure screen, and should provide added interest and visual buffering.

§ 112-17F

ARCHITECTURAL CONSISTENCY

§ 112-17F(1) OVERVIEW

THESE DESIGN STANDARDS SEEK TO PRESERVE AND ENHANCE the architectural character of the Village and ensure that development is consistent with the surrounding landscape of the Village. New construction, building additions, rehabilitations, renovations, and/or changes in use must complement the Village traditional architecture and improve the experience for pedestrians and motorists. The Village does not seek strict uniformity amongst structures, nor the precise re-creation of historic styles. However, sufficient care and attention must be provided to building design concerning proportion, massing, style consistency, solid to void ratios, rhythm, pedestrian scale and detailing such that overall building composition is in harmony with itself, the site and its surroundings.

§ 112-17F provides standards for the following:

- building form and massing;
- commercial character; and
- residential character.

Adherence to these standards will provide a comfortable, enjoyable, and aesthetically pleasing environment within the Neighborhood Mixed Use Districts. The use of familiar building forms, massing, architectural styles, and details is required to complement the Village's valued historic character.

APPROPRIATE



Figure 49

The creation of a consistent streetwall is an important design element for pedestrian-friendly and comfortable environments. In addition, enhanced transparency on store frontages, and the repetitive rhythm of the entryways creates a vibrant and active streetscape.

§ 112-17F(2) BUILDING FORM AND MASSING

BUILDINGS MUST BE CONSISTENT IN FORM
AND MASSING WITH VILLAGE CHARACTER

- (a) New building construction, renovations and additions must relate to the proportion, massing, and scale of surrounding valued historic forms.
- (b) These standard do not require the precise re-creation of historic styles. Contemporary interpretations in correct proportion, character and style can be utilized to strengthen the identity of new buildings.
- (c) The maximum gross building area for each story of a single building shall be 10,000 square feet.
- (d) In instances where the front façade is greater than 50 feet in width, delineations and treatments, such as a recess or projection that varies the depth of the building wall, shall be used to break up its appearance.
- (e) Structures shall incorporate fascias, canopies, arcades, setbacks, recesses, projections or other design features to compose wall surfaces of 600 square feet or less to avoid large, undifferentiated walls.

APPROPRIATE



Figure 50

This recently constructed building relates to historical style, form, massing and materials, yet is not a precise re-creation of historic design. Its design is focused on providing an appropriate scale that reinforces the surrounding pedestrian realm.

APPROPRIATE



Figure 51

Larger building footprints along the street shall break up the façade treatment to provide visual distinction, variety, and the appearance of multiple structures, as seen above in the above image.

**§ 112-17F(2)
BUILDING FORM AND
MASSING, CONTINUED**

- (f) New building construction and building additions fronting on the primary street shall be a minimum of 2 usable stories, with an overall maximum height of 36 feet.
- (g) For lots abutting a residential district, the Planning and Architectural Review Board, at its discretion, may approve one-story additions in the rear or side yard that abuts such residential district.
- (h) *Not Used*
- (i) The maximum building height at the minimum building rear yard setback abutting residential zones is 20 feet .
- (j) For buildings with multiple storefronts, there shall be a direct correlation between the

APPROPRIATE



Figure 52

The added height of the first floors for structures in Figure 48 provides continuity and adds a sense of prominence to the lower levels of the buildings.

INAPPROPRIATE



Figure 53

INAPPROPRIATE



Figure 54

Figures 52 and 53 depict buildings that are inappropriate within the Neighborhood Mixed Use Districts. Although Figure 52 depicts a building at the streetline, the height and lack of window rhythm and detailing is unappealing. The structure in Figure 53 has many positive components, including a significant amount of transparency. However, its height and front yard parking are not desirable for the Neighborhood Mixed Use Districts.

delineations of interior tenant spaces and exterior façade treatments.

**§ 112-17F(3)
COMMERCIAL BUILDING
CHARACTER**

COMMERCIAL BUILDINGS MUST ALLOW FOR THE MIXING OF USES IN UPPER STORIES.

- (a) New construction, building renovations, and building additions shall complement the traditional architecture of Western New York State.
- (b) Buildings shall have a solid to void ratio created by window openings and wall surfaces that is consistent with the valued historic forms found in the Village. A similar or complementary ratio shall be provided or maintained on existing structures upon renovations or changes in building use.
- (c) All new or renovated commercial buildings with frontage on public streets shall provide areas of transparent glazing equal to or greater than 40 percent of the wall area between the height of 3 feet and 10 feet from the ground.
- (d) Tinted glazings that reduce transparency of 1st floors shall not count towards the minimum transparency requirement (See also §112-17 G(3)). Low thermal emissivity coatings do not constitute tinting.
- (e) Commercial buildings shall

APPROPRIATE



Figure 56

This recently renovated building complements its surroundings, provides historically relevant design cues, maintains an active storefront, and displays a prominent entrance [F(3)(a)].

APPROPRIATE



Figure 58

The contemporary development seen in the above figure provides a consistent solid to void ratio and street level transparency appropriate for the NMU District in Williamsville [F(3)(b) and(c)].

APPROPRIATE



Figure 59

This new building borrows historic design elements and details, yet is not a strict re-creation of an existing historic building. Structures such as this are appropriate in scale, massing and style for the NMU District [F(3)(a)].

provide visual distinction between the 1st floor and upper floors through the use of appropriate architectural elements, details, materials and/or color.

§ 112-17F: ARCHITECTURAL CONSISTENCY

INAPPROPRIATE

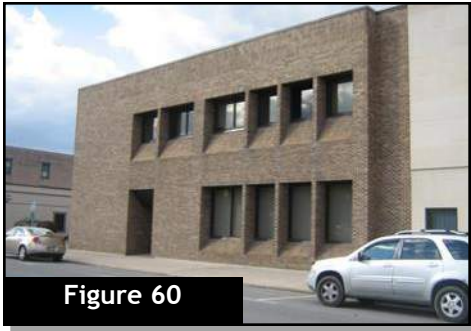


Figure 60

APPROPRIATE



Figure 64

APPROPRIATE



Figure 65

INAPPROPRIATE



Figure 61

APPROPRIATE



Figure 66

INAPPROPRIATE



Figure 62

Structures such as that found in Figures 60 and 61 do not relate to or complement the traditional architecture [§ 112-17F(3)(a)].

Additions such as that depicted in Figure 62 do not relate to the existing building, and shall be avoided [F(3)(a)].

The elimination of windows (Figure 63) is not appropriate for the adaptive reuse of existing structures [F(3)(b)].

Figure 64 depicts an appropriate adaptive reuse of historic structures which retain the commercial storefronts and appropriate transparency along the primary façade [F(3)(b) & F(3)(c)].

Figure 65 depicts a subtle, yet effective, use of architectural details to provide visual distinction between the 1st floor and upper stories while maintaining transparency [F(3)(c) & F(3)(e)].

Figure 66 provides an appropriate example of new development that is in scale with its surroundings, successfully utilizes historic design cues from traditional architectural styles, and differentiates the 1st floor from upper stories [F(3)(a) & F(3)(d)].

INAPPROPRIATE



Figure 63

§ 112-17F(4)
RESIDENTIAL BUILDING
CHARACTER

RESIDENTIAL BUILDINGS SHALL HAVE A DISTINCT CHARACTER COMPARED TO THEIR COMMERCIAL COUNTERPARTS.

- (a) The standards set forth in § 112-17F(3)(a) and (b) shall apply to residential use buildings (Figure 67).
- (b) Fire escapes shall be located on side and rear yards only.
- (c) The enclosure of existing front porches, other than through the use of transparent glazing, is not permitted. Window and door openings shall not be filled in such that the resulting façade lacks a consistent solid to void ratio.
- (d) New construction, renovations and additions shall not create large, undifferentiated walls with few to no windows or door openings facing a street, drive or parking area (Figure 68).
- (e) Principal and shared pedestrian entrances for ground floor residential units shall face the primary street and have a direct connection to the sidewalk system (Figure 67).
- (f) Individual residential units with principal entrances at ground level shall have front porches or entryways that are covered, elevated above grade, or otherwise distinguished to provide visual separation from

APPROPRIATE



Figure 67

Residential development, such as the example above, shall provide a visually distinct style from that found in adjacent commercial buildings. The placement of building entrances, fenestration and the use of materials shall complement surrounding development and the character of the corridor. Residential building entrances shall face the primary street and have a direct connection to the sidewalk system [§ 112-17F(4)(e)].

INAPPROPRIATE



Figure 65

The structure in Figure 68 does a poor job of addressing the street, and building entrances are not pronounced. This building does not evoke a residential appearance, and provides a stark building wall against the streetline [§ 112-16F(4)(d)]. The architectural style of this building is also not appropriate for Williamsville.

§ 112-17G

ARCHITECTURAL DETAILS

§ 112-17G(1) OVERVIEW

ARCHITECTURAL DETAILS SHALL COMPLEMENT AND ENHANCE overall building composition, and shall be appropriate to the style and character of the building, the site, and the surroundings (Figure 69). A lack of architectural detail and ornamentation leaves the building devoid of interest (Figure 70); an over abundance of which creates a confusing and jumbled appearance. The use of details shall be kept consistent with buildings of a similar architectural style, yet should also be utilized to supply a unique identity for the structure. For example, window and door trim should call attention to and accentuate openings without dominating or confounding the building façade.

§ 112-17G provides standards for the following:

- Building base and foundations;
- Building glazing;
- Roofs, cornices and overhangs;
- Doors and entryways; and
- Building materials.

Applicants shall utilize the treatment of windows, entrances, awnings, storefronts and building bases to ensure the structure makes a prominent statement without overpowering the Neighborhood Mixed Use District.

APPROPRIATE



Figure 69

Architectural details such as cornice lines, pilasters, and recessed windows finish a building façade and are extremely important in developing a sense of place and strengthening the identity of the Neighborhood Mixed Use Districts as a vibrant and active community

INAPPROPRIATE

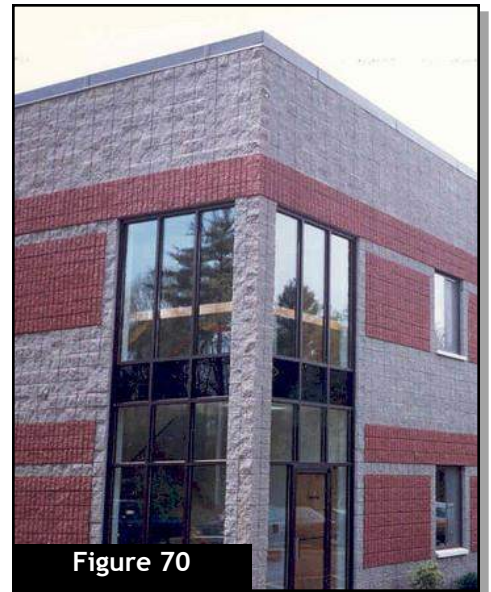


Figure 70

A lack of architectural detail coupled with the improper utilization of building materials and design proportions can reduce the visual appeal and economic value of structures within the Neighborhood Mixed Use Districts..

**§ 112-17G(2)
BUILDING BASE AND
FOUNDATIONS**

THE BUILDING BASE SHALL VISUALLY
HIGHLIGHT THE CONNECTION BETWEEN THE
STRUCTURE AND THE SITE.

- (a) A formal building base shall be distinguished from the upper portions of the structure through a change of materials, color, texture and/or projection (Figures 71, 72 & 73).
- (b) The base treatment shall be continuous along facades facing streets and parking areas (Figure 71).
- (c) The building base shall be included on all primary facades, and shall complement the architectural style and window and door fenestrations.
- (d) Foundations of masonry block or poured concrete shall not be left exposed, and shall be adorned with appropriate finishing materials in character with the structure base and vernacular to the region.

APPROPRIATE



Figure 71

Although subtle (1), the highlighting of the building base anchors the structure to the site, and provides visual distinction between the ground plane and the structure [112-17G(2)(a)]. Material selection shall complement the architectural style of the building and those materials commonly found within the region [§ 112-16G(2)(d)].

INAPPROPRIATE



Figure 72

The building façade shall not abruptly end at the sidewalk (1). The building shall have a base of material that anchors the structure to the site [§ 112-17G(2)(a)]

§ 112-17G(3) WINDOWS

WINDOWS SHALL BE USED TO ADD
TRANSPARENCY, INTEREST, AND RHYTHM TO
THE BUILDING FAÇADE.

- (a) Windows shall be of a scale, proportion and extent appropriate to the overall architectural style of the building.
- (b) Window openings shall be trimmed with an appropriate material (brick, stone, wood, wood-like, cementitious board) to provide added definition to the overall façade.
- (c) The rhythm and ratio of solids to voids for building additions and expansions shall be similar to those of the region's valued historic forms.
- (d) At street corners, public spaces and along pedestrian walks, commercial building storefront windows shall wrap the building corner and provide enhanced transparency and added architectural interest to the 1st floor.

APPROPRIATE



Figure 73

This structure provides a high quality example of building-appropriate window proportions, trim details, building base and solid-to-void ratios [§ 112-17G(3)(a), G(3)(b) & G(3)(c)].

APPROPRIATE



Figure 74

The wrapping of primary storefront windows around the corner of a building (1) enhances the pedestrian experience and adds a higher level of architectural character and detail to the structure [§ 112-17G(3)(d)].

**§ 112-117G(4)
ROOFS, CORNICES,
EAVES, OVERHANGS AND**

ROOFS AND CORNICES ARE CRUCIAL
COMPONENTS OF THE BUILDING FAÇADE.

- (a) Elements that define the roof and the upper quartile of the façade shall incorporate design details that provide an added level of detail and articulation to the architectural expression of the building (Figures 75 & 76).
- (b) The choice of design elements and their scale, height, proportion and mass should draw from design cues provided by the historical character of the Village.
- (c) Rooflines shall be in character with the overall architectural style of the building and those vernacular to Western New York State. For example, gable, gambrel, mansard, shed, and hip roofs are common within the region.
- (d) Cornices shall be used to differentiate and enhance the vertical composition of the building façade (Figure 75).
- (e) The use of awnings, canopies, recessed entries and other design elements is encouraged to define the 1st floor and provide shelter to entryways (Figure 77).

APPROPRIATE



Figure 75

The upper quartile of each structure in Figure 72 provides a high level of detail and ornamentation which caps the structure, while the lower quartile of such structure also defines the break between the ground floor and upper stories [§ 112-17G(4)(a) & G(4)(d)].

INAPPROPRIATE



Figure 73

The building in Figure 73 does not provide any meaningful architectural detail at the roofline, nor does the scale and proportion of the existing design elements complement the surroundings [§ 112-17G(4)(a)].

**§ 112-17G(4)
ROOFS, CORNICES,
EAVES, OVERHANGS AND
PARAPETS
CONTINUED**

- (f) Overhangs and canopies should be architecturally consistent with or complementary to the remainder of the building.
- (g) Parapets and false roofs shall be utilized to obscure the view of rooftop mechanical equipment when viewed at ground level from the opposite side of the street or adjacent districts. The use of fencing, lattice and similar materials to screen rooftop mechanical equipment is not permitted.
- (h) To the extent practicable, building stories, cornice lines and other horizontal trimlines for infill development shall have continuity with adjacent buildings (Figure 78).

APPROPRIATE



Figure 77

Awnings are a high quality design element that define the purpose and volume of outdoor spaces. They also add visual variety and distinction to building façade components [§ 112-17G(4)(h)]. The building in Figure 77 also displays a significant amount of transparency and the successful use of a cornice to differentiate the 1st floor from upper stories.

APPROPRIATE



Figure 78

These structures have continuous cornice and trim lines, and provide a high quality rhythm to the streetscape [§ 112-16G(4)(h)].

§ 112-17G(5) BUILDING DOORS AND ENTRIES

ENTRIES SHALL PROVIDE A WELCOMING
EXPERIENCE FOR BUILDING PATRONS.

- (a) All entries shall be designed as an important feature and visual cue of the building façade.
- (b) Doors and entryways shall be of a scale, proportion and coverage appropriate to the overall style of architecture of the building.
- (c) Commercial buildings shall have a transparent primary entry that will be considered as part of the overall transparency requirement for the building frontage (See § 112-17F(3)(c)).
- (d) Primary entries shall be detailed and highlighted through the use of trim, moldings, overhangs and/or other defining architectural features such that its purpose as the primary entrance is evident from the street. Similar treatment is encouraged for all entryways near parking locations.

APPROPRIATE



Figure 79

This entrance possesses a sense of importance and draws visitors from the sidewalk into the structure [§ 112-17G(5)(a)]. The lack of transparency into the structure is balanced by the level of architectural detail and selection of materials.

APPROPRIATE

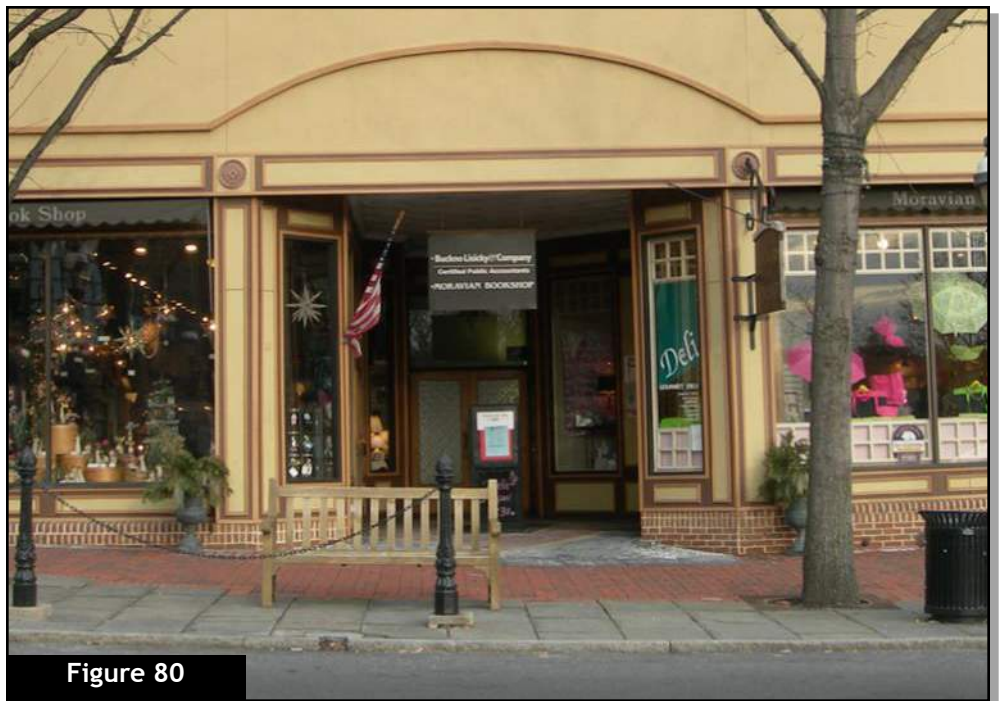


Figure 80

The active and transparent storefronts seen in Figure 80 utilize a recessed entry to provide visual distinction and a visual cue on where to enter the structure [§ 112-17G(5)(d)].

**§ 112-17G(6)
BUILDING MATERIALS**

BUILDING MATERIALS SHALL EVOKE THE CHARACTER, STYLE AND PURPOSE OF THE STRUCTURE.

- (a) Along street frontages, all exterior building walls and structures shall be constructed with durable materials such as masonry, stone, metal, brick, and finishing wood.
- (b) Changes in materials shall occur at inside corners. Material or color changes at the outside corners or within a plane is not permitted.
- (c) Primary façade materials shall be wrapped onto secondary facades for a distance of no less than 10 feet or that which is architecturally consistent with building fenestration.
- (d) Standard masonry block walls are prohibited on any primary façade.
- (e) Decorative masonry materials such as split face and textured finish blocks are discouraged, but may be considered an acceptable façade material at the discretion of the Planning & Architectural Review Board.

- (f) Exterior finishing materials for renovations, additions, and rehabilitations shall be consistent with those being retained on existing and adjacent traditional structures.
- (g) The following materials or systems shall not be utilized on finished building or signage exteriors:
 - Direct-Applied Finish Systems (DAFS);
 - Vertical aluminum or metal siding;
 - Vinyl siding;
 - T111 siding;
 - Glass block;
 - Spandrel glass or glass curtain walls.
- (h) Exterior Insulation Finish

Systems (EIFS) shall not be utilized as a primary building material, but may be utilized, at the discretion of the Planning/Architectural Review Board, as a decorative or complementary material on upper stories only.

INAPPROPRIATE



Figure 81

The use of inappropriate materials and finishes (1) diminishes the visual quality of the structure and adjacent buildings. In this example, although the structure has a high quality storefront, the use of vinyl siding over what was likely masonry construction reduces the overall appeal of the building.

§ 112-17G: ARCHITECTURAL DETAILS

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§ 112-17H

SIGNAGE

§ 112-17H(1) OVERVIEW

SIGNS ARE IMPORTANT COMPONENTS OF THE STREETScape. They do more than communicate information. Through the quality of their design, signs can both contribute to (Figure 82) and diminish (Figure 83) the character or appearance of structures and urban corridors. The purpose of the standards presented in § 112-17H and Chapter 84 are to promote visual cohesiveness within the streetscape through signage that is harmonious with building architecture and the character of the surrounding area. Signs within the Neighborhood Mixed Use Districts should serve as attractive accents that inform visitors of the goods and services available, while promoting a higher standard of visual quality that protects, preserves, and enhances the economic and aesthetic value of the community.

Chapter 84 provides signage standards covering the type, style, height, size and placement of signs within the NMU District. In addition, the images contained within § 112-17H(2) constitute generally acceptable signage variations. These examples are not intended to provide a limited palette of design options, but rather to establish a baseline of acceptability.

APPROPRIATE



Figure 82

Appropriate signage is discrete, yet informative, and highlights the building architecture while complementing its surroundings.

INAPPROPRIATE



Figure 83

The use of tall single-pole signs detracts from the historic character of the Village and is inappropriate for Williamsville's NMU District.

§ 112-17H(2)
SIGNAGE GALLERY



Figure 84

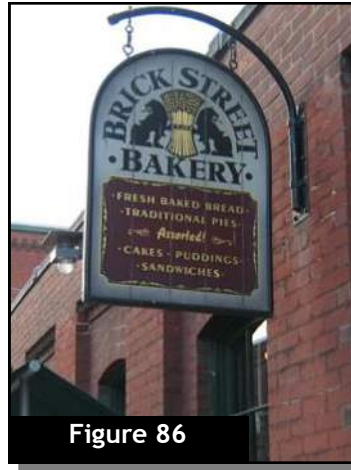


Figure 86



Figure 87



Figure 88



Figure 89

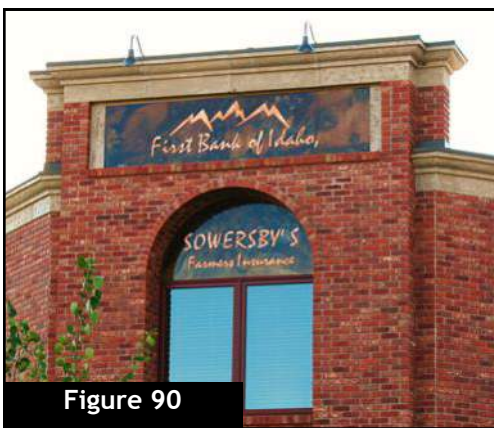


Figure 90



Figure 91



Figure 92

The above gallery of Figures 84 through 92 represents a collection of acceptable signage examples based on style and the quality of design and materials. This gallery does not represent a palette of options or a finite selection of alternatives. The standards and pictorial examples are intended to provide guidance and a range of appropriate alternatives for signage applicants. It is expected that signs shall be designed on an individual basis to complement the building architecture, the surrounding Neighborhood Mixed Use, and the needs of the applicant.

§ 112-17I

LIGHTING

§ 112-17I(1) OVERVIEW

LIGHTING IS A CRITICAL DESIGN ELEMENT that provides safety, visual cues, and aesthetic appeal to the building and its surroundings. Within the MU District, lighting shall be utilized to illuminate building entrances, signage, and parking areas, while also providing for subtle accents of building architecture and site landscaping. The scale and height of lighting fixtures have a significant impact upon their function and effectiveness. Within the Main Street corridor, street lighting should be pedestrian in scale and height, and appropriately spaced to provide sufficient illumination for the street and sidewalk (Figures 93 & 94). New development should follow this standard by keeping fixtures and poles in scale and character with the site and adjacent uses, while also providing the illumination to only those areas intended. The prevention of light pollution spilling beyond property boundaries is of paramount concern to mixed-use districts that support both commercial and residential uses.

§ 112-16I includes the following standards:

- site lighting;
- building lighting;
- accent lighting; and
- a gallery of fixtures.

APPROPRIATE



Figure 93

The use of period lighting fixtures with enhancements such as banners and flower hangers is appropriate for the Neighborhood Mixed Use district.

INAPPROPRIATE

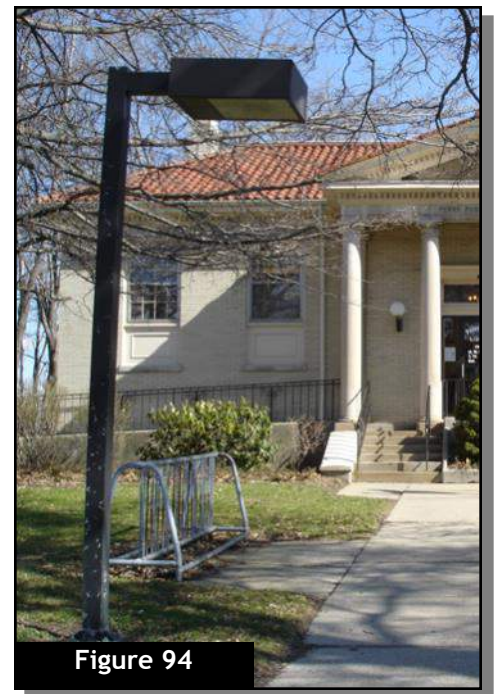


Figure 94

The above light fixture is inappropriate in scale and height for this pedestrian application.

**§ 112-17I(2)
SITE LIGHTING**

SITE LIGHTING SHALL IMPROVE THE SAFETY AND VISIBILITY OF PARKING LOTS AND PEDESTRIAN ZONES.

- (a) Lighting shall be designed such that poles, fixtures, ornamentation and materials are of a pedestrian scale and height, and provide for a safe pedestrian experience.
- (b) Fixture heights shall be between 8 and 20 feet in height, with shorter poles along sidewalks and pedestrian zones, and taller poles within parking areas.
- (c) Fixtures shall be “Dark Sky” compliant. Light trespass into adjacent non-commercial areas shall not exceed 0.1 foot candles in intensity.
- (d) Amber hue lighting, such as high pressure sodium fixtures and others of equivalent performance, is not permitted.
- (e) Lighting fixtures shall be directed away from adjacent structures and property boundaries.
- (f) Fixture mounting height, direction and intensity shall be determined based on the minimum requirements necessary to efficiently and safely illuminate the area.

**§ 112-17I(3)
BUILDING LIGHTING**

ENHANCED BUILDING LIGHTING SHALL BE PLACED AT BUILDING ENTRANCES AND OTHER PEDESTRIAN AREAS.

- (a) Building-mounted lighting shall be of a style complementary to the architectural character of the building and surroundings.
- (b) Building-mounted lighting shall not be utilized as area lighting in place of pole-mounted lighting along private rights-of-way, sidewalk and pedestrian zones, and parking areas.
- (c) Building-mounted lighting shall be utilized primarily for safety and security lighting at entryways, utility and loading areas, and other areas approved by the Planning Board.
- (d) Standards I(1)(c), (d) and (e) shall also apply for building-mounted lighting.
- (e) Building-mounted lighting shall not be mounted higher than 15 feet above grade.
- (f) Wall-pack style lighting fixtures shall not be placed upon primary facades.

**§ 112-17I(4)
ACCENT LIGHTING**

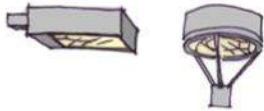
ACCENT LIGHTING SHOULD BE USED TO COMPLEMENT AND HIGHLIGHT UNIQUE ARCHITECTURAL FEATURES.

- (a) Standards I(2)(d) and (e) shall also apply for accent lighting, including both ground- and building-mounted fixtures.
- (b) The use of neon accent lighting is not permitted.
- (c) Building accent lighting shall be discrete in nature and of the same color and a lesser intensity than other building mounted lighting.
- (d) Accent lighting shall focus on highlighting architectural details or elements rather than the illumination of entire facades or walls.

§ 112-17I(5) LIGHTING GALLERY

APPROPRIATE

Full cutoff fixtures



Fully shielded wallpacks and wall-mounted fixtures



Fully shielded 'Period' style or contemporary fixtures



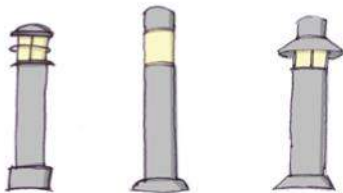
Full cutoff streetlights



Shielded/properly-aimed PAR floodlights



Lit bollards



Goose-necks, soffit, and lantern-style



INAPPROPRIATE

Drop lens and sag lens fixtures with exposed bulb



Unshielded wallpacks and wall-mounted fixtures



Unshielded 'Period' style or contemporary fixtures



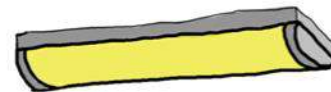
Unshielded streetlights



Unshielded or poorly shielded floodlights



Single tube fluorescent fixtures



§ 112-17J
SEASONAL OUTDOOR SEATING

§ 112-17J(1)

- (a) Seasonal outdoor seating shall be permitted in an NMU District subject to the standards contained in § 112-16J.