

# ZONING

## 27 Attachment 4

### Borough of Doylestown

#### ORDINANCE 2003-7 APPENDIX B

##### General Standards

###### BUILDING/LOT RELATIONSHIP

The placement of a house on a lot shall satisfy the following requirements:

1. Where a lot is located at the terminus of a street, the house shall be placed so that the mid-point of the front façade approximately aligns with the centerline of the terminating street.
2. Where a lot is located at the terminus of an alley, the house should be placed to avoid having the front door open directly into the alley.

###### HEIGHT AND MASSINGS

The finished first floor should be located at least 1.5 feet above the grade of the front foundation wall.

The houses shall be up to 3 stories in height, plus a loft.

Garages shall be 1-2 stories in height

Where grading requires a raised front yard, the maximum allowable slope at the front edge is 50%. Such slope must be planted with either ground cover or reinforced with large stones.

###### WALLS

The exterior finish of building walls should express the characteristics of traditional, lasting materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation. Design and materials must be consistent on all Primary Facades.

###### Materials:

Exterior building walls shall be finished in high quality building materials such as brick, painted brick, stone, synthetic stone, stucco or siding made of fiber-cement, vinyl or wood.

Foundation walls shall be finished with stucco, brick, formed concrete with brick textured finish, stone or synthetic stone.

Piers and chimneys shall be faced with stucco, brick, synthetic stone or stone.

Site retaining walls shall be faced with brick, stone, stucco or formed concrete walls with brick-textured finish and may be painted or left in their natural color.

Garages shall be finished with the same materials approved for the principal structure or may differ within traditional construction logic as judged by the Town Architect.

The Town Architect can provide information on currently allowable materials. Equivalent or better products are always welcome and must be submitted for approval by the Town Architect. Foundation walls of stoops and porches must be consistent with the foundation treatment of the building.

###### Configuration:

Wall materials shall be generally consistent horizontally.

Wood elements such as trim and visible window framing must be painted and sealed with an opaque or semisolid stain. Trim detailing shall be consistent on all Primary Facades.

There shall be no exposed, untreated concrete on a Primary Façade with a vertical exposure of 36 inches. Foundation walls may have a vertical exposure of 36 inches on a Primary Façade when made of the same as building walls or where they are covered with brick, stone or formed concrete with brick textured finished.

Foundation walls shall have a minimum vertical exposure of 12 inches on any Primary Façade.

Building walls of more than one color are discouraged; nevertheless, different and complimentary colors are encouraged for shutters, porches and other architectural elements.

# DOYLESTOWN CODE

## Historical Precedents

Following are images of these Historic places that will illustrate the architectural and streetscape elements



Doylestown exhibits a wide variety of materials, colors, and styles, yet maintains relatively consistent front and side set-backs.



Roofline Dormers add architectural detail and interest to building facades.



Stoops are a common design element.



Window shutters and precast details are prevalent in Doylestown Borough.



Typical heights are 3 story or more.

Doylestown Borough, Pennsylvania

# ZONING

## General Standards

### OPENINGS

Windows and doors should be kept simple. Windows should be divided by mullions into simulated multiple panes to provide detail and hold the surface of the façade, rather than the "hole" effects that any large single sheet of glass produces. Please consult the Town Architect for the product selection.

#### Materials:

Windows will be clear glass with at least 90% light transmission.

Exterior shutters shall be sized and mounted appropriately to fit their window. It is inappropriate to mount a single shutter on a double window. If any shutters are used on windows on a Primary Façade, shutters should be used on all windows on all Primary Facades except where windows are located beneath a porch roof.

Glass block is permitted only if not visible from the Street.

A brick mould is the preferred condition around windows and doors where masonry is used. Trim should not be placed over brick. Concrete, masonry, or exposed steel lintels are also acceptable.

#### Configuration:

Wall openings shall be predominately vertical in their proportions; openings may be ganged horizontally if separated by a mullion or structural support member that is at least 5" wide.

Double-height glazed entryways with prominent exterior articulation are not permitted.

Skylights shall be flat and mounted on the rear slope of the roof.

### ROOFS

Roofs shall have consistent, steep pitches that provide visual coherence to the neighborhood and show a common sense recognition of the climate. Roofs with more gentle pitches are permitted only at the discretion of the Town Architect and only where the roof is consistent with historical precedent. Flat roofs are prohibited for the main residential buildings.

#### Materials:

Roofs shall be clad in: architectural, grade asphalt shingles, "Landmark" Certainteed equivalent or better, "Galvalume" 5-V crimp metal, standing seam metal, cedar shake, or synthetic slate. All other materials must be approved by the Town Architect.

While any of above-mentioned materials can be used for covered stoops and ground level porches level porches, asphalt shingles are not preferred.

### MECHANICAL EQUIPMENT & REFUSE CONTAINERS

Mechanical equipment (e.g., pad-mounted transformers, utility meters) and refuse containers shall be located principally at the rear of the lot – along the alley and away from the street – or secondarily within the side yard unless circumstances or the requirements of utility providers or the Borough dictate otherwise.

Exterior mechanical equipment and refuse containers which are directly visible from the street shall be screened with materials compatible with those of the main building or with landscaping.

Exterior mechanical equipment shall not vent into the Street or adjacent private property. Dryer vents shall be located in the garage or the side or rear yard.

### PORCHES

Porches foster a friendly community with enhanced chances for greeting passers-by, and a safer neighborhood with "eyes on the street". Porches and stoops provide an opportunity to transition between the public life of the street and the private life of the home.

Section 406.4.2.C.1 of the Zoning Ordinance states:

*Front porch/portico/stoop—serves as transition element from the private realm of the building to public realm of the sidewalk and street; provides shade and protection from the weather; promotes a finer, more ornamental texture of the building; creates a cozy space to sit, read, relax; provides outdoor room to greet and socialize with neighbors.*

# DOYLESTOWN CODE

## General Standards (continued)

### Materials:

Porch posts and piers may be finished with wood, stucco, stone simulated stone or brick.

Balustrades may be made of wood, large section aluminum or a specifically approved plastic product.

### Configuration:

Correct column/post alignment for porches is critical. For porches with classical details, the outer edge of the column shaft should be in the same plane as the frieze board. The Town Architect can provide advice on correct alignment.

Porch and stoop railings must include a cap piece and shoe rail.

### ELEMENTS

No decks are permitted along any Primary Façade.

Gutters and downspouts, when used, shall be made of galvanized steel, copper and aluminum. Metal chains may be used in lieu of downspouts.

Splash blocks shall be made of concrete, concrete pavers or brick.

All street lighting and porch lights shall be incandescent, halogen or natural gas elements.

### Configuration:

Floodlights shall not be directed toward the Street or into any neighboring property.

Above ground storage tanks, basketball hoops or other such sports equipment shall be located away from the street.

Gutters shall be square, half-round or ogee. Downspouts shall be round or square and shall follow the architectural lines of the building. Downspouts shall not be fixed to columns or posts.

### PARKING

Section 406, 4.2.F3 of the TND-2 Ordinance states:

- a) Garages, driveways and/or parking lots shall not be the dominant aspect of the building design and/or the streetscape as viewed from the street.
- b) Garages shall be accessed from an alley. Curb cuts along streets shall not be permitted to access garages.
- c) Where garages are accessed from an alley and parking apron is provided perpendicular to an alley, the front of the garage shall be 18 feet from the edge of the alley.
- d) Where garages are accessed from an alley and a parking apron is provided parallel to an alley, the front of the garage shall be 8 feet from the edge of the alley.

e) Garages for residential dwelling units shall meet one of the following design options, listed in order of preference for the traditional neighborhood:

- i) The garage is rear-entry, such that garage doors are on the opposite side of the house from the front façade, accessed from any alley.
- ii) The garage is located behind the rear façade of the house. Such garage may be detached from or attached to the dwelling, and the garage doors may face any direction.

### MISCELLANEOUS

Window air conditioning units shall not be permitted on any Primary Façade.

The following are not permitted in front yards or in side yards visible from a street: clothes lines, solar panels, antennas, satellite dishes, garbage cans, swimming pools, doghouses and dog runs, Jacuzzis and hot tubs.

Above ground swimming pools are not permitted except for inflatable pools. All other kinds of pools must be screened from streets and alleys.

All yard statuary or sculpture two feet in height visible from the street must be submitted for approval by the Town Architect.

Doylestown Borough, Pennsylvania

# ZONING

## Streetscape Standards

### ALLEYS

Alleys provide alternative vehicular access to homes, usually from the rear of the lot. An alley improves the street by eliminating curb cuts and moving unsightly garage doors and driveways to the back of the lot. It also provides a second means of access to a home for fire protection (except for green court homes) and a superior location for utility company equipment (i.e., those big green boxes).

6. *Alleys shall be provided to enable buildings to be placed closer to the street and thereby enhance the streetscape of the TND. Alleys shall be provided to move vehicular access to the rear of buildings to the maximum extent possible, and thereby move garage doors and curb cuts away from the streetscape.*
7. *Alleys that are two-way shall be at least 18 feet in width. Where Fire Department Access is required as determined by the Borough Fire Marshal, then the alley shall be 18' wide.*
8. *Alleys that are one-way and not proposed for dedication shall be at least 12 feet in width.*

An approved lighting fixture shall be mounted on the rear of the building closest to the alley.

### LIGHTING

#### Intersections:

Intersection street lighting shall meet Doylestown Borough Standards.

Streetlights shall be of a single, dark color and with few attached signs or mounted equipment.

Ornamental lamps may have smooth wall or fluted wall poles; however, extremely ornate designs with multiple globes are discouraged.

Streetlights should meet PECO and Doylestown Borough requirements.

#### Porches and Posts:

Pendant carriage style lamps, either mounted on the porch or wall, are the preferred exterior lighting fixture for homes.

Yard or garden fixtures (e.g. freestanding post lamps) are acceptable but must be reviewed by the Town Architect.

All fixtures should be of a decorative design that complements the architectural design of the house.

High pressure sodium, metal halide and mercury vapor lamps are prohib-



4 Unit Building



6 Unit Building

ited.

### STREET FURNITURE

Benches, trash receptacles and bollards should complement one another as well as their particular surroundings in color and materials.

Benches should be constructed of stone, wood or painted metal, so long as the material is durable. Styles may be historically accurate or in simple contemporary styles.

Retail tenants are highly encouraged to provide light-weight movable seating in any outdoor café areas of the corner store.

### SIGNAGE

Shall meet the Doylestown Borough Signage Ordinance.

Doylestown Borough, Pennsylvania