

CHAPTER 5: BUILDING DESIGN REQUIREMENTS

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CHAPTER 5: BUILDING DESIGN REQUIREMENTS

Section 5.1 Purpose and Applicability

The purpose of this chapter is to ensure architectural compatibility and the establishment and preservation of architectural character throughout the Town. Enumerated in the sections below are general requirements of all buildings as well as requirements specific to building use and typology. All new construction shall conform to the architectural requirements of this chapter. The expansion of existing buildings shall follow these requirements to the greatest extent possible.

Section 5.2 General Requirements for All Buildings

- A. Adjacent buildings shall be compatible in regards to spacing, setbacks, proportions, materials, and scale.
- B. The primary entrance shall be architecturally and functionally designed on the front façade facing the primary public street.
- C. The front façade of the principal structure shall be parallel to the front lot line and street.
- D. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from view. Roof-mounted mechanical equipment shall be screened from view by a parapet wall matching the primary building materials.
- E. Fences shall be constructed with the finished side facing the adjacent property or street. Residential fences shall be residential in character and limited in height to four and a half (4.5) feet for front yards and eight (8) feet for rear yards. Non-residential fences shall meet the requirements of Chapter 7.
- F. Elevations shall be provided by the applicant and approved prior to the issuance of zoning clearance. Pre-approval of elevations is permitted.
- G. All accessory buildings shall be similar in appearance and color to the principal structure.

Section 5.3 Residential Buildings

5.3.1 Single-Family Detached Residential Buildings (including modular homes)* (Approved by the Zoning Administrator)

- A. Exterior materials shall be durable and residential in character. Exterior wall materials shall be wood siding, wood shingles, brick, stone, stucco, vinyl, or similar materials. Roof materials shall be asphalt shingles, standing seam metal, slate, or similar materials.
- B. Pitched roofs shall have a pitch between 4:12 and 12:12. Eaves shall be a minimum of 12 inches in depth.
- C. Front loaded garages shall not have visual prominence on the front façade. Front loaded garages shall be recessed from the front façade a minimum of 4 feet.
- D. Two car garages visible from the street shall be designed with two single doors. All garages with more than two bays shall be turned such that the bays are not visible from the street. Exception: Corner lots may have garage access (side-loaded) from the non-fronting street.
- E. No more than 7 percent of the homes within a development shall have the same exterior house plan. House plans shall be disbursed throughout the neighborhood. Right and left hand versions shall be considered the same exterior house plan.
- F. Accessory structures shall be durable and residential in character. Exterior wall materials shall be wood siding, wood shingles, brick, stone, stucco, vinyl, metal, or similar materials.

*Regulations regarding garages shall not apply to residential buildings within the R-P zoning district.

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5.3.2 Multi-Family and Single-Family Attached Residential Buildings (Recommended by the Design Review Board, Final Decision by the Town Board)

- A. Exterior materials shall be durable and residential in character. Suggested materials include wood clapboard siding, cementitious fiber board, wood shingles, brick, stone, stucco, vinyl, or similar materials. A combination of materials is encouraged.
- B. Main roofs shall be symmetrical gables or hips with a pitch of between 4:12 and 12:12. Suggested pitched roof materials include asphalt shingles, standing seam metal, slate, or similar materials. A combination of materials is encouraged. Mono-pitch and flat roofs are prohibited.
- C. Any street facing garage shall be recessed behind the front façade of the building and shall not visually or architecturally dominate the front façade elevation.
- D. A maximum of eight dwelling units shall be attached in any single row or within a single building.
- E. Regardless of the number of dwelling units, all multi-family and single-family attached residential buildings shall include at least one single primary entrance on the front façade of the unit or building. Nothing in this section shall limit the ability of each dwelling unit to have a secondary form of ingress or egress on the side or rear facades.
- F. Exposed foundation walls or piers shall be clad in brick, stone, stucco, or some other masonry material accurately imitating these materials for a minimum of 18 inches. Nothing in this subsection shall prevent the use of slab foundations provided the slab is clad in the required materials for a minimum of 18 inches above grade.
- G. All facades shall provide doors, porches, balconies, or windows equal to a minimum of 50% of front elevations and 25% of side and rear elevations. For the purposes of this subsection, a building elevation shall include the entire wall surface on a building from grade level to underneath an overhanging eave or cornice.
- H. Facades of multi-family and single-family attached residential buildings shall provide a minimum of 6 of the following design features for each residential building fronting a public street:
 - a. Projections or recesses in the façade plant every 30 feet with a minimum depth of 2 ft;
 - b. A minimum of two exterior building materials or colors;
 - c. Decorative patterns on exterior finish (ie scale shingles, wainscoting, ornamentation, and similar features);
 - d. One or more dormer windows, cupolas, turrets, or towers;
 - e. A recessed entrance;
 - f. A brick or stone chimney;
 - g. A covered porch or balcony (porches and balconies shall be configured to avoid views into rear yards of lots containing single family detached dwellings to the maximum extent practical. For units set up to the sidewalk balconies may encroach over the sidewalk up to 5');
 - h. Pillars, posts, or pilasters;
 - i. One or more box or bay windows with a minimum 12 inch projection from the façade plane (for units set up to the sidewalk upper story box or bay windows may encroach over the sidewalk up to 5');
 - j. Eaves with exposed rafters or a minimum 6 inch projection from the façade plane;
 - k. Two or more windows with a minimum 4 inch wide trim.

5.3.3 Manufactured Homes (on individual lots not within an MHP) (Approved by the Zoning Administrator)

A manufactured home must bear a seal certifying that it was built to the standards adopted on June 15, 1976 that meets or exceeds the construction standards promulgated by the US. Department of

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Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

- A. The exterior siding shall consist of wood, hardboard, vinyl, brick, or similar material and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- B. A continuous masonry foundation shall be installed under the perimeter, unpierced except for required ventilation and access.
- C. The tongue, axes, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.
- D. A permanent front porch of at least 32 square feet in area shall be constructed within 12 inches of the floor elevation and be fully underpinned to completely conceal area beneath porch and unit. All secondary entrances and exits to the mobile home shall also have concrete steps or similar approved steps.

Section 5.4 Commercial and Mixed Use Buildings (Recommended by the Design Review Board, Final Decision by the Town Board)

5.4.1 Commercial and Mixed Use Buildings

5.4.1.1 Materials & Color

- A. Exterior walls shall be brick, cast concrete, decorative concrete block (including split-face concrete block), stone, or other materials similar in appearance and durability.
- B. Vinyl siding and unpainted concrete block are prohibited.
- C. Regular concrete block and metal may be used on building walls not visible from a public street.
- D. Brick, stone, or decorative masonry units shall not be painted unless approved.
- E. Two wall materials may be combined horizontally on one façade. The heavier material should be below.
- F. Exterior Insulation Finishing Systems (EIFS), stucco, plaster, and other minority elements may be used as an accent material only (less than 25 percent of the façade).
- G. Pitched roofs should be clad in wood shingles, standing seam metal, slate, asphalt shingles or similar material.
- H. Foundation walls (except those under porches) shall be finished with brick or stone. The crawlspace of porches shall be enclosed with brick, stone, wood lattice, or any combination thereof.
- I. Facade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors. Neon, or similar gas tubing, is not allowed as an accent material. The use of high-intensity or metallic colors is not allowed except for accent purposes. Fluorescent, day glow, or neon colors shall be prohibited as a primary wall color. Variations in color schemes are encouraged in order to articulate entryways and public amenities so as to give greater recognition to these features.
- J. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

5.4.1.1 Configuration

- A. Roof pitches less than 3/12 and flat roofs will require a parapet wall.
- B. A pitched roof shall be profiled by eaves and gable overhangs a minimum of 12 inches from the building face.
- C. Flat roofs shall incorporate parapet walls with decorative cornices to conceal the flat portions of the roof and mechanical equipment that are visible on the front and side elevations from any public street.

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- D. At least 40 percent of the length of the first floor on street fronting facades shall be in windows or doorways. Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation. A window shall be measured as follows:
- Maximum Sill Height (first floor): 42 inches
 - Minimum Area: 16 square feet
 - Minimum Width: 3 feet
 - Minimum Height: 4 feet
- E. No frontage wall shall have more than 20 linear feet without a transparent window or door or a significant architectural element.
- F. Ventilation grates or emergency exit doors located at the first floor level oriented toward a public street, shall be decorative.
- G. Residential uses in mixed use buildings shall not be located on the street level.
- H. When used, awnings and canopies shall be placed at the top of window or doorway openings. Awnings shall be made of canvas, treated canvas, or similar material. Metal or vinyl (or plastic) awnings are prohibited. No awning shall extend more than the width of the sidewalk or ten (10) feet, whichever is less. Awnings must be self-supporting from the wall. No supports shall rest on or interfere with the use of pedestrian walkways or streets. In no case shall any awning extend beyond the street curb or interfere with street trees or public utilities.
- I. Canopies shall be of solid material and complement the color of the building to which they are affixed or associated. Gas station canopies shall be located in the side or rear yard only and must be set back from the property and right-of-way lines a minimum of the required setback of accessory buildings, as required in the zoning district where located, and must not interfere with street trees or public utilities.

Section 5.5 Civic Buildings (Recommended by the Design Review Board, Final Decision by the Town Board)

Civic buildings should create visual anchors for the community and shall meet or exceed the design requirements for commercial or mixed use buildings. Those with restricted access are exempt.

Section 5.6 Industrial Buildings (Recommended by the Design Review Board, Final Decision by the Town Board)

- A. Front facades of industrial buildings shall be primarily brick, stucco, stone, decorative concrete block or other materials similar in appearance and durability. Standard concrete block, cast concrete, and metal may be used as minority elements (maximum of 50 percent) on the front facade. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
- B. Pitched roofs shall be clad in standing seam metal, long span metal panels, slate, asphalt shingles or similar material.
- C. Flat roofs shall incorporate parapet walls to conceal the flat portions of the roof elevations that are visible from any public street. Parapet walls shall screen roof-top mechanical equipment from the street.

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Section 5.7 Alternative Methods of Compliance

5.7.1 Use of Alternate Plan, Material, or Methods

Alternate design plans, building materials or construction techniques may be used when unreasonable or impractical situations would result from the application of architectural design standards. Such situations may result from unique site conditions, innovative design applications, and/or unified development design.

5.7.2 Approval of Alternate Design

The Design Review Board may recommend an alternate plan which proposes different design standards, building materials or construction materials provided that quality, effectiveness, durability and performance are equivalent to that required by this ordinance. The Design Review Board may defer these duties to the Town Board at any time prior to the issuance of a building permit. The Town Board has the final authority to grant alternatives.

5.7.3 Evaluation by Technical Review Committee

The performance of alternate design standards shall be evaluated by the TRC to determine if the alternate design meets the intent and purpose of this ordinance. This determination shall take into account the land use of adjacent property, the orientation of the building to public streets, the building typology, the intended use of the structure, attention to architectural detail, scale and mass.

5.7.4 Appeal

Decisions of the Zoning Administrator may be appealed to the Town Board.