

1 Architectural Design

2 7. Building Orientation and Placement

3 Orientation and Entrances

4 Where feasible and where site conditions allow, the primary building façade should be oriented
5 toward the public street.

6 The street-facing elevation of principal buildings should include at least one primary entrance
7 facing the street, where feasible, reinforcing a pedestrian-oriented streetscape.

- 8 ● Recognized historic conditions exist within the Village District where buildings are
9 oriented with **side-facing** entrances due to close proximity to the street or traditional lot
10 patterns. Buildings adopting this characteristic should maintain a pedestrian-oriented
11 relationship to the street, with clearly defined entrances, walkways, and ground-floor
12 elements consistent with historic patterns..
- 13 ● Accessory buildings are exempt from this requirement.

14 Relationship to the Street

15 Buildings should be sited to **reinforce the street edge** and contribute to a cohesive and
16 continuous streetscape.

- 17 ● Buildings should avoid large setbacks, deep front yards, or placement dominated by
18 parking between the building and the street.
- 19 ● The ground floor should include **windows, entrances, or other active elements** that
20 engage the public realm.
- 21 ● Where feasible, buildings should be aligned with neighboring structures to maintain a
22 **consistent street wall**.

23 Front setbacks

24 Front setbacks should be **consistent with the prevailing pattern** of development along the
25 street.

- 26 ● New construction should generally align with the **average setback of adjacent**
27 **buildings**.
- 28 ● Variations in setback may be appropriate to accommodate **plazas, outdoor seating**
29 **areas, or landscaping**, particularly at prominent locations.
- 30 ● Large or irregular setbacks that disrupt the continuity of the streetscape are discouraged.

1 Corner buildings

2 Buildings located at intersections should be designed to **address both streets** and reinforce the
3 importance of the corner.

4

- 5 ● Corner buildings should include **architectural elements or entrances** that emphasize
6 the corner, such as chamfered corners, wrap-around façades, or corner entries.
- 7 ● Both street-facing façades should be treated with **equal architectural care and**
8 **detailing.**
- 9 ● Additional setback or open space at corners may be appropriate to create **small plazas,**
10 **seating areas, or landscape features.**

11

12 8. Building Form and Massing

13 Buildings within the Village District shall be designed to reflect the **scale, proportions, and**
14 **rhythm of the historic village core**, avoiding large monolithic forms.

15 Height

16 Building height shall be **compatible with adjacent structures** and the overall village character.

- 17 ● Buildings exceeding the typical height of surrounding structures shall **reduce apparent**
18 **height** through:
 - 19 ○ Attic-stories using dormers (preferred) or upper-story setbacks (may be
20 acceptable)
 - 21 ○ Lower front façades with taller rear portions
 - 22 ○ Transitions in height lower toward adjacent residential areas
 - 23 ○ Buildings lower in height at the front of the lot to break up the massing of taller
24 buildings in the rear
- 25 ● **Pitched roofs, gables, and dormers** are encouraged to reduce perceived mass
26 (preferred). Flat roofs shall include **articulated cornices or parapets** (may be
27 acceptable).

28 Massing and Scale

29 Buildings shall be designed to reflect the **human scale** typical of village environments.

- 30 ● Large buildings shall be **visually divided into smaller components** that reflect the
31 scale of traditional village buildings.
- 32 ● Large façades shall incorporate variation in **rooflines, wall planes, materials, and**
33 **architectural detailing.**
- 34 ● Architectural elements such as **porches, verandas, bays, balconies, and dormers** are
35 encouraged to break up building mass.

- 1 ● Buildings shall maintain a **pedestrian-oriented scale in relation to the street** using
- 2 ground-floor elements, with clearly defined entrances.
- 3 ● All façades visible from the street shall be treated consistently with appropriate materials
- 4 and detailing that maintain **human-scaled proportions**.

5 Building Placement and Transitions

- 6 ● On deeper lots, larger buildings should be designed with **lower front portions and**
- 7 **taller rear sections** to reduce visual impact from the street.
- 8 ● Larger buildings adjacent to lower-scale residential areas, shall **step down in height**
- 9 **and mass** to provide a compatible transition.
- 10 ● **Plazas, setbacks or landscaped areas**, may be appropriate if they reduce the
- 11 perceived mass of buildings at prominent locations. Distance alone does not create an
- 12 acceptable transition.

13 Additions and Expansions

- 14 ● Additions in residential areas shall be **compatible with the existing structure** in scale,
- 15 proportion, and materials. Use of similar materials, roof forms, and architectural
- 16 elements is encouraged to create a cohesive appearance
- 17 ● Additions should be located to the **side or rear** where feasible to preserve the original
- 18 street-facing form and should not overwhelm the original building.
- 19 ● Larger additions shall be **articulated as distinct components** through changes in
- 20 roofline, setback, or façade treatment, rather than extending a single continuous mass.

21 Roofs

22 Roof forms, materials, and details should be compatible with the architectural character of the

23 building and the traditional rooflines found within the Village District.

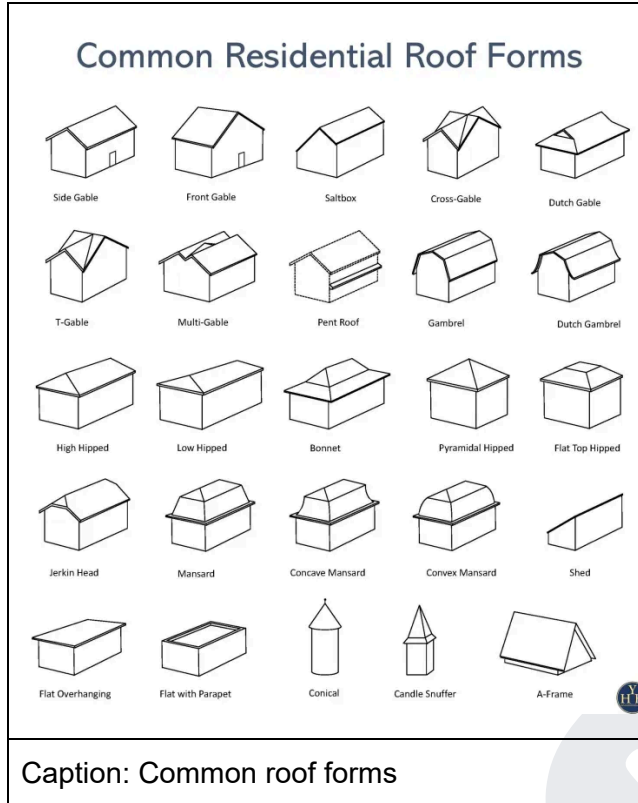
24 Roof Forms

25 Roof forms should be simple and coherent, reflecting the clear geometric forms typical of

26 traditional New England buildings. Roof shapes commonly found in traditional New England

27 architecture are encouraged, including:

- 28 ● Gable roofs, Hip roofs, Saltbox roofs



Roof slopes should be consistent with the architectural style of the building and the general character of the surrounding neighborhood.

Flat roofs, while present in some existing commercial buildings, are discouraged for new construction where traditional roof forms are appropriate. Where flat roofs are necessary due to building design or use, they should be concealed or screened from public streets with parapets or other architectural elements compatible with the character of the district. Green roofs or rooftop planting may also be appropriate where consistent with the building design.

Tensile or membrane roof structures are discouraged when prominently visible from public streets, unless temporary in nature.

19 **Roofline Articulation**

20 Rooflines visible from public streets should incorporate architectural elements such as dormers,
21 gables, porches, or changes in roof form to reduce the visual impact of large uninterrupted roof
22 surfaces.

23 Long roof ridges or large continuous roof planes should be avoided where they would appear
24 out of scale with traditional buildings in the Village District. Chimneys or other vertical roof
25 elements are encouraged on buildings with long roof ridges in order to break up roof mass and
26 reinforce traditional village rooflines.

27 Architectural features such as cupolas, widow's walks, or small tower elements may be
28 appropriate where consistent with the architectural style of the building.

29 **Primary roof structures should generally consist of a single dominant roof form. Secondary roof**
30 **elements such as dormers, cross-gables, or porch roofs should remain subordinate to the**
31 **primary roof.**

32 **Roof designs that incorporate numerous competing roof forms, excessive gables, or highly**
33 **irregular roof geometry are discouraged where they would create a visually cluttered or overly**
34 **complex roofline**

1 Dormers

2 Dormers should be subordinate to the main roof and designed as secondary architectural
3 elements.

- 4 ● Dormers should not dominate the primary roof form.
- 5 ● ~~Individual dormers should generally be narrower than the windows they contain would~~
6 ~~suggest for a full story.~~ Individual dormers should be modest in width and height so that
7 they read as secondary roof elements rather than full-story projections.
- 8 ● Dormers should be spaced so that significant portions of the primary roof plane remain
9 visible.
- 10 ● Continuous or wall-length dormers are discouraged on street-facing roof slopes.

11 Dormer roof forms should be compatible with the architectural style of the building, including
12 gable, shed, or eyebrow dormers where appropriate.

13 Eaves and Roof Overhangs

14 Roofs should include eaves or overhangs that provide visual depth and weather protection
15 consistent with traditional New England architecture.

- 16 ● Roof overhangs should generally project beyond the wall plane to create a visible
17 shadow line.
- 18 ● Deep or boxed eaves are encouraged where appropriate to the architectural style.
- 19 ● Roofs terminating flush with exterior wall surfaces are discouraged on street-facing
20 elevations.

21 Chimneys

22 Chimneys are an important traditional architectural element in New England buildings and
23 contribute to the vertical rhythm and visual balance of rooflines.

24 Where appropriate to the architectural style of the building, chimneys are encouraged and
25 should be constructed of durable materials such as brick, stone, or finished masonry. Chimneys
26 should be designed as integral architectural elements rather than applied decorative features.

27 Prefabricated metal flues or vent pipes visible from public streets should be minimized or
28 incorporated into chimney structures or architectural enclosures where feasible.

29 9. Façade Design

30 ~~The architectural elements described in this section are intended to guide the design of~~
31 ~~windows, doors, and related building features so that new construction and alterations are~~
32 ~~compatible with the traditional architectural character of the Village District.~~

33 ~~All façades visible from the street should be treated with consistent architectural care and~~
34 ~~materials, not just the primary street-facing elevation.~~

1 Façade Rhythm and Window Spacing

2 Windows, doors, and other façade elements visible from public streets should be arranged in a
3 consistent and orderly pattern that reflects the traditional architectural rhythm found within the
4 Village District.

5 Openings should generally be **vertically proportioned** and spaced to create a balanced and
6 visually coherent façade.

- 7 ● **Preferred:** Vertically oriented rectangular window shapes.
- 8 ● **Acceptable:** Other shapes may be appropriate where consistent with the architectural
9 style of the building.
- 10 ● **Discouraged:** Horizontally oriented windows, large uninterrupted wall areas facing
11 public streets.

12 Windows and doors visible from public streets should include **trim, casing, or other**
13 **architectural detailing** that provides visual depth and shadow consistent with traditional
14 construction.

15 See *Appendix Proportion and Classical Precedent* for guidance on balanced and visually
16 coherent proportions.

17 Façade Articulation

18 Building façades visible from public streets should be designed to provide visual interest and
19 reflect the traditional rhythm and scale of village buildings. Long, flat façades lacking variation
20 are discouraged.

21 Façades should incorporate architectural elements that break large wall surfaces into smaller
22 components consistent with the scale of traditional village buildings.

23 Acceptable methods of façade articulation include:

- 24 ● Windows and doors arranged in a regular pattern
- 25 ● Pilasters, columns, or vertical trim elements
- 26 ● Bays, projections, or recessed wall sections
- 27 ● Changes in materials, textures, or colors
- 28 ● Cornices, belt courses, or horizontal trim elements
- 29 ● Trellises, porches, or similar architectural features

30 Blank wall segments visible from a public street should generally **not exceed 20–25 feet in**
31 **length** without such architectural articulation. Fully windowless façades facing public streets are
32 discouraged unless required for fire-safety or similar constraints.

1 Building Width and Façade Composition

2 Buildings along village streets traditionally developed as a series of relatively **narrow building**
3 **fronts or storefronts**. New construction and substantial reconstruction should reflect this
4 traditional pattern.

5 Where buildings exceed the typical historic frontage width, the street-facing façade should be
6 **visually divided into smaller components** that reflect the pattern of individual buildings.

7 Methods for achieving this include:

- 8 ● Vertical façade divisions or structural bays
- 9 ● Distinct storefront or entrance bays
- 10 ● Changes in materials, colors, or architectural detailing
- 11 ● Recessed or projected façade sections
- 12 ● Variations in rooflines or parapets

13 Large buildings should be designed so that the street-facing façade reads as **a series of**
14 **smaller building elements rather than a single continuous façade**.

15 Window Design

16 Windows should be designed to be consistent with the architectural character of the building
17 and surrounding Village District context.

18 Window proportions, frame dimensions, and muntin patterns should reflect traditional
19 precedents found within the district.

- 20 ● **Preferred:** Double-hung windows with muntins or mullions
- 21 ● **Acceptable:** Modern thermally efficient windows with muntins or mullions, other window
22 types consistent with the architectural style of the structure.
- 23 ● **Discouraged:** Windows lacking mullions or muntins on street-facing façades where they
24 would be inconsistent with surrounding building patterns.

25 Existing historic windows should be preserved where feasible. Exterior storm windows may be
26 used to improve energy efficiency.

27 Insect screens are acceptable but should be installed so as not to visually dominate the window.

28 Commercial Storefronts and Window Coverage

29 Street-facing building façades should include a substantial amount of window area in order to
30 maintain the traditional rhythm and visual interest characteristic of village architecture.

31 Ground-floor commercial façades should be designed to provide a high level of transparency
32 and pedestrian engagement.

1 Storefront designs should incorporate elements such as **display windows, transoms,**
2 **recessed entries, and signage bands** to create an active and visually interesting street
3 presence.

4 Storefronts that obscure interior activity from the street, including heavily tinted or reflective
5 glass, **excessive louvers or window blinds** are discouraged.

6 Recommended glazing percentages for street-facing façades are:

- 7 ● Residential buildings: 20–40% of façade area
- 8 ● Commercial or mixed-use storefronts: 40–70% of ground-floor façade area

9 Additional glazing beyond these ranges may be appropriate when consistent with the
10 architectural character of the building and surrounding streetscape.

11 Entrances and Entry Features

12 Doors

13 Entrance doors should be compatible with the architectural character of the building and
14 surrounding structures.

15 Paneled doors, with or without glazed inserts, are preferred as they reflect traditional New
16 England construction practices. Materials for doors may vary, though traditional wood
17 construction is encouraged.

18 Sliding doors are typically associated with patios or rear garden areas and should not be used
19 as the primary street-facing entrance. Where sliding doors are visible from public streets, their
20 design should incorporate muntin patterns consistent with other windows on the building.

21 Street-facing Entrance Design

22 Where primary entrances are oriented toward a public street, they should be clearly identifiable
23 through architectural elements such as porches, stoops, recessed entries, or other features that
24 reinforce the traditional relationship between buildings and the street. Entry elements should be
25 scaled and detailed in a manner compatible with the architectural character of the building and
26 surrounding structures, providing visual emphasis, shelter, and a sense of arrival.

27 For residential buildings, street-facing entrances are typically composed of a single primary
28 door. Double doors may be appropriate for civic, institutional, or commercial buildings.

29 For non-residential and mixed-use buildings, awnings, canopies, or similar weather protection
30 over entranceways and along sidewalks are encouraged in a manner that enhances pedestrian
31 comfort and reinforces the traditional village streetscape.

1 Porches

2 Where porches are used, they should be designed as integral components of the building
3 architecture and should reflect traditional proportions and materials commonly found in New
4 England village buildings.

5 Front porches are acceptable for residential buildings where consistent with the architectural
6 style of the structure and the surrounding streetscape.

7 Stoops and Entry Steps

8 Stoops and entry steps should be scaled to the building façade and constructed of durable
9 materials such as wood, brick, stone, or finished masonry. Railings and handrails should be
10 compatible with the architectural character of the building.

11 Entrances to public buildings shall be built to the relevant standards for handicapped-access.

12 Covered Entrances

13 For commercial, civic, or mixed-use buildings, canopies, porticos, or similar covered entrances
14 are encouraged to provide weather protection and enhance pedestrian comfort along public
15 sidewalks.

16 Discouraged Conditions

17 The following conditions are discouraged on street-facing façades:

- 18 ● Primary entrances that are not visible or identifiable from the public street.
- 19 ● Large stretches of primary facade facing the street that exhibit no entrances.
- 20 ● Elevated entrances accessed primarily through large exterior stair structures.
- 21 ● Entry features that appear temporary or visually inconsistent with the architectural
22 design of the building.

23 Blank Walls

24 Large uninterrupted wall surfaces visible from public streets are discouraged. Buildings should
25 incorporate windows, architectural detailing, or other façade elements to maintain visual interest
26 along the street.

27 Windowless or blank walls should not face a public street, park, square, or other public space
28 unless required for fire-safety purposes. Where such walls are unavoidable, architectural
29 detailing, landscaping, or other treatments should be used to reduce their visual impact.

1 Building Numbers

2 Building numbers shall be placed above or adjacent to the primary entrance and shall be clearly
3 visible from the street in order to promote design coherence and assist emergency services.

4 Architectural Details

5 Architectural elements such as railings, columns, piers and related features should be designed
6 in proportions and materials consistent with the architectural style of the building and
7 complement the traditional character of the Village District.

8 Columns should be square or round and may incorporate bases or capitals appropriate to the
9 architectural style of the building. Columns and piers should be spaced and proportioned in a
10 manner consistent with the architectural design and appropriate structural practices.

11 Arches may be appropriate where they are consistent with the architectural design of the
12 building and constructed using sound structural and architectural practices.

13 10. Exterior Materials

14 Siding Materials

15 Exterior façade materials should consist of durable and traditional materials compatible with the
16 character of the Village District.

- 17 ● **Preferred materials** include: horizontal wood siding such as clapboard or lap siding,
18 cedar shakes or similar weather-resistant woods, pointed brick and stonework.
- 19 ● **Acceptable materials** include: painted/ colored fiber-cement shingle, vinyl siding, and
20 architectural masonry units, or such materials that are clearly consistent with the
21 architectural character of the structure or surrounding buildings.
- 22 ● **Discouraged materials** include: exposed concrete masonry units (CMU) and stucco
23 finishes visible from the street.

24 Window Materials

- 25 ● **Preferred materials** include: Hardwood frame (stained/ painted) or painted
26 thermally-insulated metal window construction.
- 27 ● **Acceptable materials** include: Softwood frame (stained/ painted)
- 28 ● **Discouraged materials** include: Vinyl or plastic windows on façades visible from public
29 streets due to their limited durability and incompatibility with traditional building materials;
30 non-thermally insulated metal window construction.

1 Railings and Balustrades

2 Railings and balustrades should be constructed of durable materials such as:

- 3 ● Wood; weather-resistant species or pressure-treated, painted, stained or natural
- 4 ● Wrought iron
- 5 ● Coated steel or similar metal materials

6 Railings and balustrades shall comply with applicable building safety standards.

7 Discouraged materials:

- 8 ● Plastic or vinyl
- 9 ● Non-coated steel or exposed weathering steel (e.g. Corten)

10 Exterior Structural Elements

11 Columns and Piers

12 Visible iron or steel structural columns or piers should preferably have a round or tubular profile;
13 visually exposed H-bar and other non-tubular profiles are discouraged.

14 Common preferred materials include:

- 15 ● Structural-grade wood (laminated, roundwood pole, etc); weather-resistant species or
16 pressure-treated, painted, stained or natural where appropriate
- 17 ● Pointed brick or stonework
- 18 ● Cast iron or steel, finished with durable protective coatings; stainless steel.
- 19 ● Smooth-finished architectural concrete

20 Structural columns and piers shall conform to appropriate fire safety standards.

21 Arches

22 Appropriate materials may include structurally laminated wood, brick, architectural masonry
23 units, or reinforced concrete with an architectural finish.

24 Discouraged Materials

25 The following materials are discouraged for columns, piers and arches where prominently
26 visible from public streets:

- 27 ● Exposed concrete masonry units (CMU)
- 28 ● Stucco-finished masonry systems
- 29 ● Exposed weathering steel (e.g. Corten)

1 Foundations and Wall Bases

2 Where architecturally appropriate, building façades should incorporate a defined wall base
3 constructed of materials to provide visual grounding, protection from rain splash, and
4 architectural continuity.

- 5 ● **Preferred materials** include: brick, stone, or finished masonry/ concrete
- 6 ● **Acceptable materials** include: moisture-resistant stucco earth-tone finishes
- 7 ● **Discouraged materials** include: exposed concrete block (CMU)

8 Roofing Materials

9 Roofing materials should be durable and compatible with the architectural character of the
10 building and the district.

11 Preferred materials include:

- 12 ● Architectural asphalt shingles
- 13 ● Cedar shakes
- 14 ● Natural slate
- 15 ● Copper roofing
- 16 ● Comparable materials that replicate traditional roofing appearance

17 Standing seam metal roofing may be appropriate for certain commercial, agricultural, or
18 contemporary buildings where the color and finish are compatible with the district.

19 Metal roofing systems made to resemble such preferred traditional roofing are acceptable if it
20 can be shown durability is a concern.

21 Green roofs or gravel ballast may be appropriate on flat roofs where consistent with the building
22 design. Rubber membrane or similar roofing systems may be used on flat or low-slope roofs
23 where they are not visible from public streets.

24 Discouraged Roofing Materials

25 The following roofing materials are discouraged where prominently visible from public streets
26 because they are not typical of traditional New England village architecture:

- 27 ● Terra-cotta or clay roof tiles
- 28 ● Corrugated metal, plastic, or fiberglass roofing panels
- 29 ● Fiber cement sheet- or shingle-roofing
- 30 ● Exposed tar paper or temporary roofing materials
- 31 ● Roofing materials with highly reflective or strongly artificial finishes

32 Gutters and Downspouts

1 Gutters and downspouts should be constructed of durable materials and integrated with the
2 architectural design of the building.

3 **Preferred materials include:**

- 4 ● Copper
- 5 ● Painted or galvanized aluminium
- 6 ● Galvanized steel

7 Downspouts should match or complement the material and finish of the gutters.

8

9 **11. Color**

10 Exterior colors should be compatible with the traditional architectural character of the Village
11 District and should contribute to a cohesive and historically appropriate streetscape. Muted and
12 historically common color palettes are encouraged, while overly bright or artificial colors that
13 draw undue attention are discouraged.

14 **Dominant / Secondary / Accent palette**

15 It is suggested exterior building colors consist of a limited palette to maintain visual harmony
16 within the Village District:

17 **Dominant Color (Primary Wall Color):** The dominant color should cover the majority of the
18 exterior wall surface and should be drawn from traditional, muted tones compatible with historic
19 village architecture. Examples include whites, off-whites, soft grays, muted earth tones, and
20 historically common colors such as barn red.

21 **Secondary Color (Trim and Architectural Elements):** A secondary color may be used on
22 trim, window casings, cornices, moldings, and other architectural features to provide contrast
23 and highlight building details. Secondary colors should complement the dominant color and
24 remain within a subdued palette.

25 **Accent Colors (Doors, Shutters and Small Details):** Accent colors may be used sparingly for
26 entry doors, shutters, or small architectural elements. Accent colors may be somewhat richer or
27 deeper than the dominant palette but should remain consistent with traditional village color
28 schemes.

29 **Exterior Walls**

30 **Preferred colors include:** Whites, off-whites, soft neutrals, muted earth tones, and traditional
31 historic colors such as barn red or other subdued heritage tones commonly associated with
32 colonial and early American architecture.

1 **Discouraged colors:** Bright primaries, fluorescent tones, and neon colors are discouraged for
2 exterior walls or large façade surfaces where they would be prominently visible from public
3 streets.

4 **Windows, Trim, and Architectural Details**

5 Trim, moldings, and architectural details should generally use lighter complementary colors to
6 provide contrast and highlight architectural features.

7 Window frames, sashes, and mullions are typically finished in white or off-white to reflect light
8 into interior spaces, though darker tones may be appropriate where consistent with the
9 architectural style of the building.

10 **Entry Doors**

11 For entry doors, greater color latitude is accepted and may serve as a focal point of the building
12 façade. Rich traditional colors such as deep reds, greens, blues, and similar tones are
13 appropriate.

14 **Roof Colors and Materials**

15 Roof colors should consist of muted tones compatible with traditional roofing materials.
16 Preferred colors include slate grays and other natural earth-based tones.

17 Bright or highly artificial colors are discouraged. Roofing colors with stark bituminous or highly
18 reflective finishes should be avoided within public view where more muted tones are available.

19 **Natural Materials**

20 Brick, stone, cedar, redwood, hardwoods (indigenous and tropical, with the exception of ash),
21 and larch may be left in their natural color where appropriate. Protective staining, sealing, or
22 oiling is recommended for exposed wood surfaces to ensure durability and long-term
23 appearance.

24 Pressure-treated wood that is visible from public streets or rights-of-way shall be painted or
25 stained to achieve a finished appearance compatible with surrounding structures.

26 **Site Design**

27 **12. Parking and Driveways**

1 Parking areas and driveways shall be designed to support a **safe, functional, and**
2 **pedestrian-oriented environment** while minimizing visual and environmental impacts on the
3 Village District.

4 **Driveways**

5 Driveways shall minimize the number and width of curb cuts along public streets.

6 Curb cuts and driveways of adjacent properties may be combined into one shared access point
7 following provisions of the Department of Public Works.

8 **Garage Location**

9 Garages and garage doors should not dominate the street-facing façade of a building. Garage
10 doors facing public streets should be limited in width and designed to remain visually
11 subordinate to the primary architectural elements of the building.

12 Where feasible, garages should be located to the side or rear of the principal structure or
13 recessed behind the primary building façade. Detached or rear-located garages are encouraged
14 where site conditions allow.

15 See also *Section 15 (Accessory Structures)* for additional garage design guidance.

16 **Parking**

17 Parking areas should be designed as integral components of the site and streetscape, rather
18 than as dominant visual features.

19 **Parking Lot Location**

20 Parking areas should be located to the **side or rear of principal buildings** wherever feasible.

- 21 ● Parking should not be located between the principal building and the public street unless
22 site constraints make such placement unavoidable.
- 23 ● Where parking is located to the side or front, it should be limited in size and screened to
24 reduce its visual impact.
- 25 ● Large, uninterrupted parking areas along public streets are discouraged.

26 **Lot Scale and Layout**

27 Parking areas should be designed to avoid large, continuous expanses of pavement.

- 28 ● Large parking areas should be **divided into smaller sections** through landscaping,
29 pedestrian pathways, or changes in paving.
- 30 ● Parking areas should not appear as a **single continuous expanse** when viewed from a
31 public street.

- 1 ● Changes in materials, planting areas, or circulation patterns should be used to **break up**
2 **visual scale.**

3 Access and Circulation

4 Access to parking areas should be designed to minimize conflicts with pedestrians and maintain
5 a safe and efficient circulation pattern.

- 6 ● Curb cuts should be **minimized and consolidated** where feasible.
7 ● Shared accessways and cross-access between adjacent properties are encouraged.
8 ● Accessways should be aligned and designed to reduce unnecessary turning movements
9 and improve traffic flow.

10 Pedestrian Experience

11 Parking areas shall be designed to support safe and comfortable pedestrian movement.

- 12 ● Clearly defined pedestrian pathways shall be provided to connect building entrances
13 with sidewalks and adjacent properties.
14 ● Pedestrian routes should be distinguished through paving, landscaping, or other design
15 features.
16 ● Walkways should minimize conflicts between pedestrians and vehicles.
17 ● Parking areas should include landscaping that provides **shade and improves**
18 **pedestrian comfort.**

19 Screening and Visual Impact

20 Parking areas shall incorporate landscaping and design features to reduce their visual impact
21 on the streetscape.

- 22 ● Landscaped areas should be provided at parking lot edges, between parking rows, and
23 along pedestrian pathways.
24 ● Parking areas adjacent to public streets should be screened using landscaping, low
25 walls, fencing, or a combination thereof.
26 ● Screening should soften the appearance of parked vehicles while maintaining visibility
27 for safety.

28 Stormwater Management (Parking Areas)

29 Stormwater management features should be integrated into the design of parking areas
30 wherever feasible.

- 31 ● Bioretention areas, rain gardens, and similar features are encouraged.
32 ● Permeable or reduced-impervious paving materials should be used where appropriate.

- 1 ● Stormwater features should be designed as **visible landscape elements** that contribute
2 to site character while reducing runoff and promoting groundwater recharge.

3 See also *Stormwater Management* under section 12 *Landscaping* for compliance issues.

4

5

6 **13. Landscape**

7 **Landscaping**

8 These landscaping guidelines are intended to apply primarily to new construction, substantial
9 redevelopment, and site improvements. For existing residential properties, these guidelines are
10 not intended to regulate routine residential landscaping or gardening practices, rather they
11 provide general direction.

12 Landscaping should be used to define spaces, soften built edges, support environmental
13 performance and **enhance the visual character of the Village District.**

14 Landscape design should integrate natural and built elements by **preserving existing site**
15 **features**, incorporating appropriate plantings, and reinforcing the traditional character of the
16 surrounding area.

17 **General**

- 18 ● Existing trees, stone walls, and natural landscape features shall be **preserved where**
19 **practicable**, particularly as part of new development or significant site changes..
20 ● Site design should minimize disturbance to existing vegetation and limit unnecessary
21 grading and clearing.
22 ● Landscaping should be coordinated with building placement, parking areas, and
23 pedestrian pathways to create a cohesive site design.

24 **Planting Design**

- 25 ● Plant species should be **native or well-adapted to the local climate**, hardy, and require
26 minimal long-term maintenance.
27 ● A diversity of plant species is encouraged to support ecological health and visual
28 interest.
29 ● Invasive plant species and noxious weeds are prohibited.

30 **Relationship to the Streetscape**

- 1 ● Landscaping should reinforce the **public realm**, including the use of street trees,
2 planting strips, and landscaped edges where appropriate.
- 3 ● Plantings should not obstruct visibility at intersections, driveways, or pedestrian
4 crossings.

5 Fencing and Garden Walls

6 Fences and walls visible from public streets or public spaces should complement the
7 architectural character of the Village District and contribute to a coherent streetscape.

8 Fences or walls located along public streets should generally not exceed 3–4 feet in height nor
9 block the view unless necessary for safety or screening as stipulated by these guidelines.

10 Historic walls should be preserved wherever possible. Where not possible, reuse materials to
11 reconstruct at an appropriate location using similar historical design.

12 **Preferred Materials and Designs** - Traditional materials and designs consistent with historic
13 New England villages are encouraged:

- 14 ● Wood picket fences, constructed of naturally durable or pressure-treated wood, painted,
15 stained, or left natural where appropriate. White or muted colors consistent with
16 surrounding buildings are encouraged.
- 17 ● Wrought iron fences or railings, finished with durable protective coatings.
- 18 ● Brick walls compatible with the architectural character of adjacent buildings.
- 19 ● Stone walls, either dry-laid or mortared, rounded stone or cut, using granite or other
20 stone types indigenous to Connecticut where feasible.

21 Acceptable Materials and Designs

- 22 ● Split-rail fences, constructed of naturally durable or pressure-treated wood and finished
23 with stain or protective coating.
- 24 ● Wood privacy fencing or similar fencing between properties where needed to provide
25 visual screening.
- 26 ● Architecturally finished reinforced concrete, where its appearance is compatible with the
27 associated building design.

28 Discouraged Materials

- 29 ● Stucco-finished walls.
- 30 ● Exposed concrete masonry units, including masonry units finished with stucco.
- 31 ● Fiber-cement or cement board fencing.
- 32 ● Chain-link fencing where prominently visible from public streets or public spaces, with an
33 exception for sporting areas.

1 Stormwater Management

2 Stormwater management measures shall be provided in accordance with applicable Town
3 regulations and engineering standards.

4 Where feasible, low-impact development techniques such as infiltration areas, bioretention
5 features, and permeable surfaces should be incorporated throughout the site.

6

7

8

9

10 14. Streetscape

11 Streetscape elements—including street trees, lighting, sidewalks, and street furniture—shall be
12 designed as an integrated system that supports a **safe, accessible, and visually cohesive**
13 **public realm** consistent with the character of the Village District.

14 Streetscape features shall be coordinated with building design and site layout as part of new
15 construction and substantial rehabilitation.

16 Street Trees

17 Street trees should contribute to an attractive and comfortable pedestrian environment by
18 providing shade, reducing heat island effects, and enhancing the overall character of the Village
19 District.

- 20 ● Existing trees, particularly healthy and mature specimens, shall be preserved where
21 practicable.
- 22 ● Tree species should be **native or well-adapted to the region** and tolerant of urban
23 conditions, including road salt, compaction, and pests.

24 Preferred species include:

- 25 ● Oak species
- 26 ● Maple species (excluding invasive varieties)
- 27 ● Elm cultivars resistant to Dutch elm disease

28 Discouraged species include:

- 29 ● Ash (susceptible to emerald ash borer)
- 30 ● Willow (invasive root systems that can damage infrastructure)

1 Street trees should be regularly spaced to create a **continuous canopy** along streets and
2 sidewalks.

3 • Spacing should generally not exceed the estimated mature crown diameter plus 10 feet,
4 unless site conditions require variation.

5 Trees should be located within **tree wells, planting strips, or landscaped areas** of sufficient
6 width to support healthy growth.

7 Plantings shall **not obstruct visibility** at intersections, driveways, or pedestrian crossings.

8 Street Lighting

9 This section addresses lighting within the public right-of-way, including streets, sidewalks, and
10 civic spaces.

11 Street lighting should provide safety and visibility while reinforcing the traditional nighttime
12 character of the Village District.

- 13 • Fixtures should be located at consistent intervals to provide even illumination.
- 14 • Lighting shall be designed to **minimize glare, excessive brightness, and light spill**
15 onto adjacent properties.
- 16 • Fixture design should be consistent in style, scale, color, and detailing with the character
17 of the district.
- 18 • Decorative or historically styled fixtures are preferred; highway-style lighting (such as
19 cobra-head fixtures) is discouraged where pedestrian-scale lighting is feasible.
- 20 • Street lighting should be consistent within each block or corridor; new fixtures should
21 match or be compatible with existing lighting.
- 22 • Pedestrian-scale lighting is encouraged in areas with sidewalks, civic spaces, or
23 commercial activity.
- 24 • Fixtures should generally be 10 to 14 feet in height in pedestrian-oriented areas; taller
25 fixtures may be appropriate on wider roadways where necessary for safety.
- 26 • Street lighting should be coordinated with landscaping, sidewalks, and adjacent building
27 design to create a cohesive streetscape.

28 Sidewalks and Pedestrian Access

29 Sidewalks and pedestrian areas should function as a **continuous, safe, and accessible**
30 **network** that supports pedestrian movement and reinforces the village streetscape.

31 Pedestrian Network

- 32 • In commercial and mixed-use areas, new construction and substantial redevelopment
33 should provide pedestrian connections linking building entrances, parking areas, open
34 spaces, and adjacent sidewalks.

- 1 ● Pedestrian pathways within and between sites should prioritize pedestrian use and
2 should not function primarily as vehicular or service routes.
- 3 ● Sidewalks shall remain continuous across driveways and curb cuts, reinforcing
4 pedestrian priority.

5 Sidewalk Configuration

- 6 ● Where feasible, sidewalks should include: a clear pedestrian zone, and a
7 furnishing/planting zone for trees, lighting, and street furniture.
- 8 ● A minimum clear pedestrian width of **5 feet** should be maintained, with an additional
9 2-foot buffer or snow shelf where feasible (typical total width ~7 feet).
- 10 ● In commercial areas, sidewalks should be widened where possible to accommodate
11 trees, landscaping, seating, and other amenities.
- 12 ● Narrower sidewalks may be appropriate on historic or constrained streets.

13 Materials and Construction

14 Sidewalks should be constructed of durable, low-maintenance materials consistent within
15 streetscape and complementary to adjacent architecture.

16 Preferred materials (historic areas):

- 17 ● Brick
- 18 ● Natural stone (e.g. slate paving, granite curbing).

19 Acceptable materials (non-historic areas):

- 20 ● Reinforced or stamped concrete
- 21 ● Unit pavers (properly installed)
- 22 ● Asphalt is **discouraged** for sidewalks and curbing.

23 Special Paving Treatments

- 24 ● Unit pavers may be used in commercial and mixed-use areas to enhance sidewalks,
25 crosswalks, and pedestrian spaces.
- 26 ● Pavers shall be installed to maintain ADA compliance, smooth surfaces, and long-term
27 durability.

28 Street Furniture

29 Street furniture should support a functional, comfortable, and visually cohesive public realm.

- 30 ● Furniture should be consistent in style, color, and materials along each street or block.
- 31 ● Materials and finishes should be durable, weather-resistant, and low-maintenance.

- 1 ● Elements—including benches, bicycle racks, trash and recycling receptacles, signage,
2 and traffic control devices—should be located to maintain a clear and unobstructed
3 pedestrian path.
- 4 ● Furniture should be grouped or clustered at key locations such as intersections, transit
5 stops, and building entrances.
- 6 ● Benches and trash receptacles should be provided along commercial streets at regular
7 intervals to support pedestrian activity.

8

9 **15. Utilities and Mechanical Equipment**

10 **Utilities and Mechanical Equipment**

11 Utility boxes, mechanical equipment, and service infrastructure should be located to minimize
12 visibility from public streets, parks, and other public spaces wherever feasible. Where such
13 elements must be visible, they should be screened using landscaping, fencing, or architectural
14 treatments integrated with the building design.

15 **Underground Utilities:** Utilities should be placed underground wherever practicable. The
16 Commission may require underground installation for new construction or Special Permit uses,
17 unless the applicant demonstrates good cause.

18 **Roof-Mounted Equipment:** Roof-mounted mechanical equipment, antennas, satellite dishes,
19 solar equipment, and vents should be located to minimize visibility from public streets where
20 feasible.

21 **Ground-Mounted Equipment:** Generators, HVAC units, and similar equipment are permitted
22 but should be located and screened to minimize visibility, without impairing their function.

23 **Tanks:** Above-ground propane and similar tanks should be located to the rear of buildings and
24 out of public view. Where this is not feasible, underground placement is encouraged.

25 **Utility Hardware:** Electric meters, transformers, and similar utility equipment should be placed
26 as discreetly as possible and integrated into the site or building design.

27 **Vents and Service Elements:** Plumbing and mechanical vents should be located out of public
28 view wherever feasible.

29 **Service Areas:** Trash receptacles, recycling areas, and similar service functions should be
30 consolidated and located in designated, screened areas to avoid visual clutter.

31 **Additional Elements**

1 16. Signs and Lighting

2 SIGNAGE

3 Signs within the Village District should complement the architectural character of buildings and
4 contribute to a cohesive and pedestrian-oriented streetscape. Signs should be designed to
5 identify businesses and uses without dominating the building façade or detracting from the
6 visual character of the district.

7 Sign Placement and Integration

8 Signs should generally be integrated with the architectural design of the building and located in
9 areas traditionally used for signage, such as sign bands, lintels, or above storefront windows.
10 Signs should not extend across nor obscure significant architectural features such as windows,
11 cornices, trim, or other decorative features.

12 New signs should never block existing signage, street views, nor flow of traffic.

13 Where multiple tenants occupy a building, signage should be coordinated to maintain visual
14 consistency and avoid clutter.

15 Encouraged Sign Types

16 The following sign types are encouraged where appropriate to the building and use:

- 17 ● Wall signs mounted flat against the building façade
- 18 ● Hanging or projecting signs suspended from brackets or mounted perpendicular to the
19 building to improve pedestrian visibility
- 20 ● Window lettering or graphics applied directly to storefront windows
- 21 ● Freestanding signs of modest scale where building-mounted signage is not feasible

22 Hanging or projecting signs are particularly encouraged for storefront businesses and designed
23 primarily for pedestrian visibility along sidewalks. They should be modest in scale, generally not
24 exceed 6–12 square feet in area and should be mounted so they maintain adequate clearance
25 above sidewalks.

26 Window signage should be arranged so that storefront windows remain largely transparent and
27 allow views into the building interior. Signs, lettering, or graphics applied to storefront windows
28 should generally cover no more than 20–25 percent of the total window area.

29 Freestanding signs should complement the architecture and site design. It should be integrated
30 into the overall site design and should be complementary in colors and materials with the
31 buildings and landscape.

1 Materials and Design

2 Sign materials should be durable and compatible with the architectural character of the building
3 and landscape. Traditional materials such as wood, metal, carved panels, painted surfaces, or
4 individually mounted letters are encouraged.

5 Sign colors should complement the colors and materials of the building façade.

6 Illumination

7 Externally illuminated signs are encouraged where lighting is appropriate. Lighting should be
8 directed downward toward the sign surface and shielded to prevent light spill or glare onto
9 adjacent properties or public roadways.

10 Internally illuminated signs with translucent plastic panels are discouraged where prominently
11 visible from public streets.

12 Discouraged Sign Types

13 The following sign types are discouraged within the Village District:

- 14 ● Oversized signs that dominate the building façade
- 15 ● Signs that obscure windows or architectural features
- 16 ● Internally illuminated plastic box signs
- 17 ● Excessive or cluttered signage on a single building
- 18 ● Signs with flashing, blinking, or moving illumination
- 19 ● Neon signs and marquee signs with moving text
- 20 ● Freestanding pole signs typical of highway commercial strips

21 Temporary Signs

22 Temporary signs should be limited in duration and designed so that they do not detract from the
23 appearance of the building or streetscape.

24 SITE LIGHTING

25 This section addresses lighting located on private property, including building-mounted, site, and
26 parking area lighting.

27 Purpose

28 Lighting levels should be appropriate to the use and context and should not exceed what is
29 necessary to provide safety and visibility for pedestrians, bicyclists, and vehicles while accenting
30 and enhancing architectural features, façades, landscaping, and surrounding areas.

1 General Design

2 Lighting fixtures and their illumination qualities should complement and enhance the
3 architectural character of both the building and the Village District. Traditional fixture styles such
4 as lantern-style or downward-directed fixtures are encouraged. Modern architectural lighting
5 elements are acceptable where consistent with the design of the building. Site lighting should:

- 6 ● Minimize glare onto public roadways to improve nighttime visibility and minimize
7 annoyance to adjacent properties .
- 8 ● Avoid light spill and excessive brightness onto adjacent properties.
- 9 ● Use aimed or shielded fixtures to prevent light spill and glare.
- 10 ● Lighting color temperature should generally be in the warm-white range in order to
11 maintain the traditional nighttime character of the district.

12 Encouraged

- 13 ● For buildings, entrances, and parking areas, lower-height fixtures and shielded
14 luminaires are encouraged to maintain a comfortable pedestrian environment.
- 15 ● Site lighting should be well integrated with landscaping and architectural design.
- 16 ● Energy-efficient lighting technologies and controls that reduce unnecessary nighttime
17 lighting. Exterior lighting should incorporate automatic controls such as photocells,
18 timers, or motion sensors so that lighting operates only when necessary.
- 19 ● Where feasible, wiring for exterior lighting should be installed underground to improve
20 the appearance of the district streetscape.
- 21 ● Reducing skyglow and light pollution is encouraged.

22 Discouraged Lighting

23 The following exterior lighting types and conditions are discouraged within the Village District
24 due to their potential to create glare, light spill, excessive brightness, or skyglow:

- 25 ● High-intensity floodlighting or spotlights used for general long-term lighting purposes
- 26 ● Oversized or highway-style lighting fixtures
- 27 ● Exposed or unshielded high-output LED fixtures
- 28 ● Lighting that produces significant glare or excessive brightness
- 29 ● Lighting that shines directly toward streets, neighboring properties, or the night sky
30 (includes decorative uplighting)
- 31 ● Fixtures located within landscape buffer areas between adjacent properties or along
32 roadway buffers, unless necessary for safety.

33 17. Accessory Structures

34 Accessory structures—including garages, sheds, and other secondary buildings—should be
35 designed to be **subordinate to the principal building** and consistent with the architectural
36 character of the property and the Village District.

1 General

- 2 • Accessory structures should be **smaller in scale** and visually secondary to the principal
3 building.
- 4 • The design, materials, roof forms, and detailing should be **compatible with the primary**
5 **structure**.
- 6 • Where visible from public streets, accessory structures should be designed with the
7 same level of care as principal buildings.

8 Placement

- 9 • Accessory structures may be exempt from requirements for orientation toward the street.
- 10 • Where feasible, accessory structures should be located to the **side or rear of the lot** to
11 minimize their visual impact on the streetscape.

12 Garages

- 13 • Garage design should be consistent with the architectural character of the principal
14 building, including roof form, materials, and detailing.
- 15 • Detached garages are encouraged where consistent with site conditions and traditional
16 development patterns.
- 17 • Garage doors should be designed to be **visually subordinate**, using materials,
18 proportions, and detailing consistent with the building design.

19 Sheds and Secondary Buildings

- 20 • Sheds and other accessory buildings should be simple in form and detailing and should
21 not visually compete with the principal structure.
- 22 • Prefabricated or temporary structures visible from public streets are discouraged unless
23 appropriately screened or integrated into the site design.

24

25 **18. Other Elements**

- 26 • other

27

28

1 Appendix

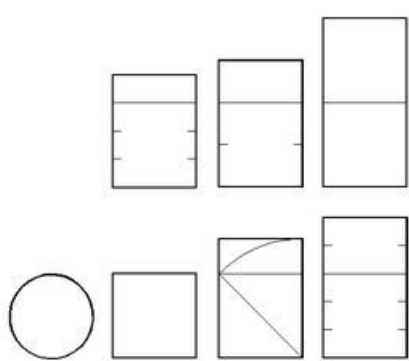
2 Proportion and Classical Precedent (Optional Guidance)

3 Traditional buildings within New England villages were often influenced by classical design
 4 principles described by Andrea Palladio in *The Four Books on Architecture* (1570). These
 5 principles, with parallels to musical consonances, draw from earlier Greek and Roman
 6 architecture and emphasize harmonious relationships between building elements.

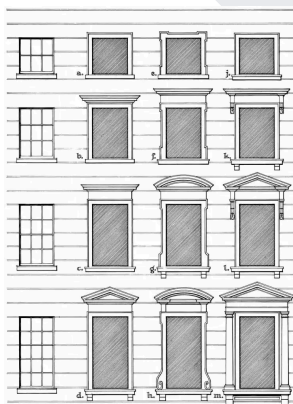
7 Historic builders frequently used these simple proportional relationships—such as squares,
 8 rectangles, and ratios like 2:3 or 3:5—to establish visually balanced compositions. These
 9 relationships influenced the design of windows, doors, façades, massing and interior spaces.

10 An additional proportional system, known as the **Golden Ratio** (approximately 1:1.618), has
 11 long been associated with aesthetically pleasing compositions in both architecture and nature.

12 While these proportional systems are not intended as strict requirements, they illustrate how
 13 **consistently applied proportions and relationships between elements, even when applied**
 14 **across different buildings and building styles, contribute to the visual harmony**
 15 **characteristic of traditional village architecture.**

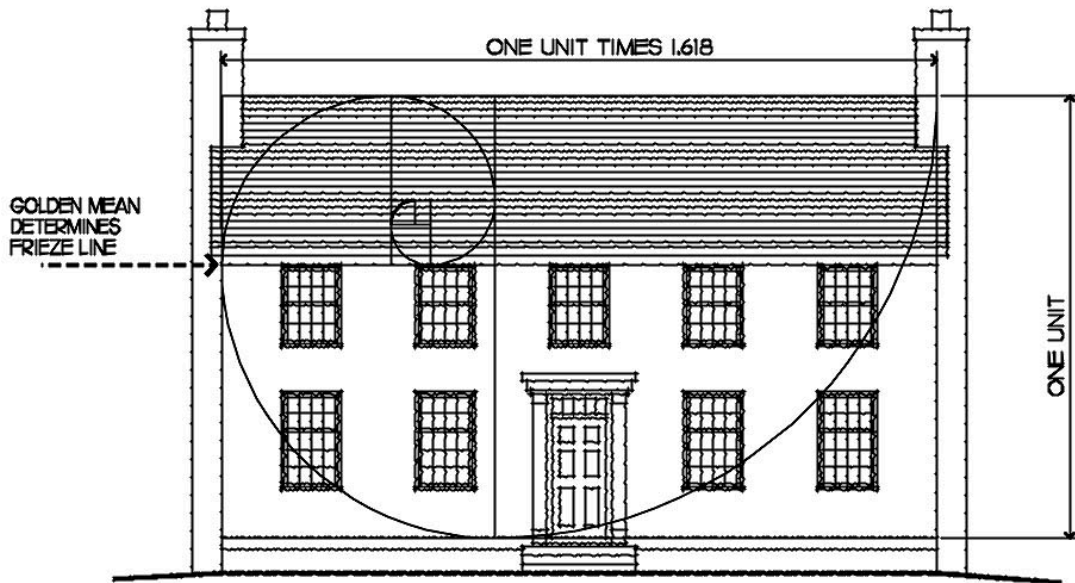


Palladian Proportions			
Shape	Ratio	Musical Interval	
a. Circular	1:1	Harmony	
b. Square:	1:1	Unison	
c. Diagonal of the Square:	$1:\sqrt{2}$ ($\approx 1:1.414$)	Tritone	
d. A square and a third:	3:4	Perfect 4th	
e. A square and a half:	2:3	Perfect 5th	
f. A square and two-thirds:	3:5	Major 6th	
g. Two squares:	1:2	Octave	



An illustrative example of how Palladian proportion was applied to classic window design.

1



GEORGIAN STYLE HOUSE WITH FRONT ELEVATION BASED ON PROPORTIONS OF THE GOLDEN MEAN

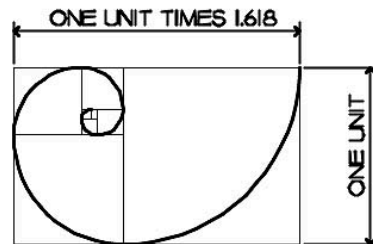


DIAGRAM OF THE PROPORTIONS OF THE GOLDEN MEAN

An example of how the Golden Ratio was used to aid the composition of facade layouts. Note how the right-hand side of the facade is neatly composed within an imaginary "one unit square". The windows, doors and the spacing between them, both vertically and horizontally, all follow Palladian proportions.

2