

PART II – GENERAL LEGISLATION

Chapter 40 Architectural Design – Reserved

[This law has not yet been adopted. It is inserted here to allow for its review by the Board of Trustees and its possible enactment, as well as integration into this part of the Code as Ch. 40]

Article I Design Overlay District Sections 40-1 – 40-10

Article II Architectural Review Committee Sections 40-11 – 40-20

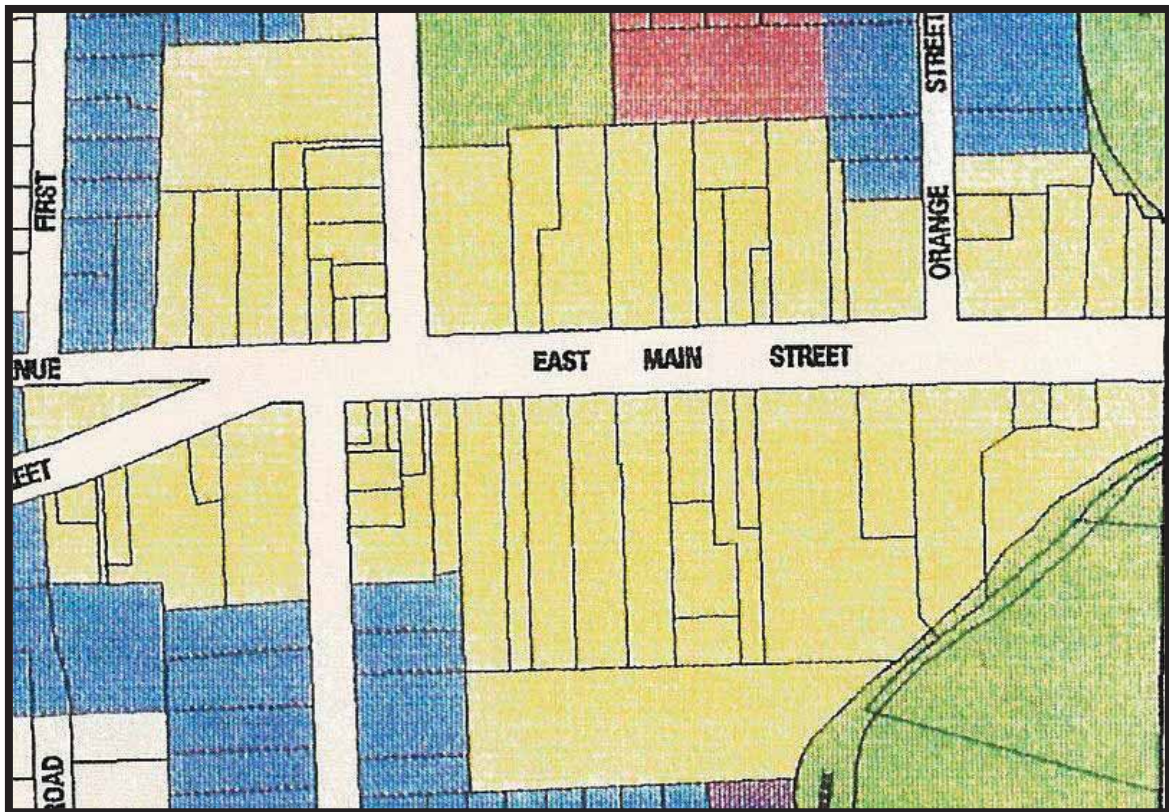
Article I Design Overlay District

Section 40-1 – Purpose of district.

A. The purpose of the district is to preserve and enhance the primary business and commercial districts in the Village of Marcellus through architectural and site design that is representative in scale and character of traditional Village design; to create public and private spaces that enhance the public realm in the commercial and business district; and to reflect the vision of the community as set forth in the Village Comprehensive Plan.

B. To accomplish the foregoing, the Design Overlay District is created and regulations therefore established which shall supersede any conflicting provisions in this chapter applicable to the underlying zoning districts.

Section 40-2 – District boundary – The design standards described in the Design Overlay District are limited to the area identified on the Zoning Map as the Village Center, are



consistent with the guiding policies of the Village Comprehensive Plan, and represent a district where traditional form is essential to the character of the community.

Section 40-3 – Definitions – As used herein the following term shall have the meanings indicated:

Public Realm — All streets, sidewalks, rights-of-way, waterways, parks and other publicly accessible open spaces, and public and civic buildings and facilities.

Section 40-4 – District design principles – The principles established in the Village of Marcellus Design Standards (see Appendix A) shall guide all development and redevelopment in the Design Overlay District and provide additional regulatory criteria for the Planning Board in its site plan review process.

Sections 40-5 – 40-10 – Reserved

Article II Architectural Review Committee

Section 40-11 – Findings and Purpose

A. The Board of Trustees hereby finds that appropriate design and good quality materials for the exteriors of buildings, signs and other structures favorably affects the desirability of the immediate area and neighboring areas and, by so doing, enhances the benefits of occupancy and value of real property in such areas; improves conditions affecting the health, safety, comfort and general welfare of the community; promotes appropriate land use; and creates a favorable relationship between the taxable value of real property and the cost of municipal services required.

B. It is therefore the purpose of this chapter to prevent the harmful effects of inappropriate design and poor quality materials for the exteriors of buildings, signs and other structures erected in the village, and thus to conserve the value of real property; to encourage appropriate land use; and to promote and protect the health, safety, comfort and general welfare of the community.

Section 40-12 – Appointment of Review Committee

A. Every year at its Annual Meeting, the Board of Trustees may elect to appoint an Architectural Review Committee, which shall serve, upon request, in an advisory capacity to the Code Enforcement Officer and Planning Board and, upon request, shall consult with the Board of Trustees, the Zoning Board of Appeals and other village boards and commissions.

B. The Architectural Review Committee shall consist of three to five members, who shall serve without compensation and shall be qualified by reason of interest or training in architecture, engineering, design, planning, or other relevant business or professional experience to judge the effects of a proposed building upon the desirability, property values and development of surrounding areas.

Sections 40-13 – 40-15 – Reserved

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