

## CHAPTER X. VILLAGE CENTER DESIGN REGULATIONS

### Section 1. Intent

The intent of this chapter is to aid in the protection of the Village's "small town" character through physical design. Further, it is the Village's intent to:

- clarify the Village's community design goals and objectives
- illustrate the physical and visual intent of existing development ordinances
- encourage innovation and improve quality in architectural and site design

This section is intended to govern design forms and character that are desired.

### Section 2. Applicability

This chapter shall apply to all buildings, structures, outbuildings, walls, fences, steps and signs within the Village Center District, as outlined in the official zoning map of the Village of Marcellus. No changes in any exterior architectural feature, including but not limited to construction, reconstructions, alteration, restoration, removal, demolition, or painting, shall be made except as hereinafter provided.

### Section 3. Definitions

**Accessory use:** a use incidental to, and on the same lot as, a principal use, such as a detached garage apartment on a residential lot.

**Alteration:** Any change to the physical appearance of a building or site in the Village Center District

**Amenity:** design features which are valued by the users of a building, public space, or community. Examples of amenities include open space, landscaping, etc.

**Arcade:** an architectural feature consisting of an overhanging roof extending from the facade of a building, supported by columns or cantilever, and usually found along downtown retail streets, similar to a colonnade.

**Axis:** a real or imaginary straight line around which the parts of a structure or plan are symmetrically or evenly arranged or composed.

**Buffer:** a strip of land identified on a site plan or by a zoning ordinance, established to protect one type of land use that is incompatible with another adjacent use or occupant, or to mitigate concerns of density. Normally, the area is planted and/or left natural and kept in open space.

**Build-to line:** A line that determines precisely where at least one exterior wall (generally the front or principal facade) of a proposed building (or addition) must be located with respect to a street or property line.

**Civic Spaces:** Inclusive of any building or open space, included on the Village's Resolution of Civic Space Registry, as amended from time to time.

**Colonnade:** a linked row of columns, trees, or related landscape elements providing shade and protected passage.

**Compatibility:** The characteristics of different uses or activities which allow them to be located near each other in harmony.

**Cornice:** the top of a wall or building element made evident by an assembly of projecting moldings which strike a definitive limit to that section of the building.

**Density:** measurement of the number of units, e.g. housing, or persons per acre.

**District:** an area which has a distinct character or purpose, such as an area with predominantly historic buildings, arts facilities, ethnic residents, or unique topography.

**Edges:** delineation of districts or areas which could be physical in nature {e.g. medieval walls or greenbelts} or psychological (e.g. major street joining residential and commercial districts).

**Enclosure (sense of):** an experience where a pedestrian feels sheltered by the degree to which a space is defined by vertical and overhead planes. Trees, buildings, walls, streets widths, awnings, and canopies articulate a sense of enclosure.

**Exterior Architectural Feature:** The architectural style, color, and general arrangement of the exterior of a property, including kind and texture of building materials, type of all windows, doors, lights, signs and other fixtures appurtenant to such portion.

**Façade:** the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

**Fenestration:** The design and composition of exterior architectural elements, including window and entry treatments, etc.

**Focal point:** a prominent visual feature in the landscape, often designed to attract and draw people to a particular location or space.

**Hierarchy:** the establishment of a system of relative importance or prominence (often in sequence from lesser to greater or vice-versa) of a series of spaces or design elements.

**Infill:** housing or other development that is designed to fill a spatial void left by demolished structures or vacant property.

**Infrastructure:** public utilities, roads, and physical or social support systems in a community including water, gas, electricity, schools, etc.

**Linkage:** tying one sort of development to related services, i.e., requiring office space developers to provide a certain number of housing units or adjunct services like child care.

**Mass:** a term used to describe architectural forms or other objects, combining all three dimensions (length, height, and depth). A building is often composed of many masses, hence the term massing, which is often used to describe the form or shape of structures.

**Mixed-use:** a project or limited area of development which combines different uses, such as housing, retail, and offices, within one building, project, or site.

**Ordinance:** a legally codified mechanism for regulating the actions of the public, i.e. a zoning "ordinance" or a subdivision "ordinance."

**Open space:** a variety of types of developed recreational or civic spaces, i.e. parks or squares; or undeveloped natural lands.

**Pedestrian flow:** the direction, rate, and frequency of pedestrian movement in an area.

**Proportion:** the ratio or relative size of two or more dimensions in a design element or between elements (i.e. columns, windows, etc.). The term can be used to refer to the ratio of the height and width of a building facade or the space between buildings, or to the relative size of a human figure (see scale).

**Public space:** a type of open space within a village or urbanized area used by local residents and visitors and maintained as a public facility, i.e. parks or squares; also "public realm."

**Rehabilitation:** the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

**Renovation:** modernization of an old or historic structure. Unlike restoration or rehabilitation, renovation may not be consistent with the original design.

**Repetition:** the recurrent use of a design element or material, e.g., spacing or pattern, color or texture (see rhythm and pattern).

**Rhythm and pattern:** materials, styles, shapes, and spacing of building elements and the buildings themselves. The predominance of one material or shape, and its patterns of recurrence, are characteristics of an area that should be maintained.

**Scale:** the apparent size of a building, window, or other element as perceived in relation to the size of a human being. Scale refers to the apparent size, not actual size, since it is always viewed in relationship to another building or design element.

**Sequence:** the coordinated linking of a series of spaces to achieve a variety of user experiences over time and distance.

**Setback:** zoning code standard for locating a building or structure at a minimum distance (set back) from a street or lot line.

**Site plan:** a plan prepared to scale, showing accurately, the boundaries of a site and the location of all buildings, structures, uses, and principal site design features proposed for a specific parcel of land.

**Stabilization:** the act or process of applying measures designed to reestablish a weather resistant condition and structural stability to deteriorating buildings or landscapes while maintaining the essential form as it exists at present.

**Street furnishings:** design elements supporting the aesthetic and functional purpose of the street, including light fixtures, fire hydrants, police and fire call boxes, trash receptacles, signs, benches, newspaper boxes, and kiosks.

**Streetscape:** the distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furnishings, and forms of surrounding buildings.

**Subdivision:** the process of dividing a parcel of raw land into multiple lots, blocks, streets, and public areas. Its purpose is the transformation of raw land into building sites.

**Texture:** a tactile or visual quality of a design material or form noting relative roughness or smoothness of a surface, such as a paving material, architectural siding, etc.

**Typology:** a distinct physical classification of design types or forms, such as a particular building type, or a particular building element --, i.e. roof typologies may include: side gable, front gable, cross-gable, hipped, mansard, flat, or combinations of each.

**Unity:** the establishment of a conceptual relationship of all elements in a design to form a greater whole.

**Vernacular:** a type or tradition of design which is generally indigenous to a local region and/or culture..

**Viewshed:** the area of land visible from a stationary viewpoint.

**Zero-lot-line:** placement of exterior building walls directly adjacent to the lot-line.

## **Section 4. Character Types and Zones**

Within the Village Center there are four distinct character zones, each of which forms the basis for a design typology. The four zones - Primary Commercial Blocks, Secondary Commercial/Mixed-Use Properties, Residential Properties, and Civic Properties each are identified on Chapter X, Map 1.

### *Section 4.1 General District Guidelines*

The following standards shall apply to the entire Village Center district:

#### *4.1.a General Design Issues:*

1. All activity shall conform to the requirements of the Americans with Disabilities Act (ADA) in force at the time of application, and any applicable accessibility sections or references in the New York State building code.
2. Paint and Color: The Planning Board shall designate a color palette, from which owners may select colors appropriate to their building. Any deviation from the approved palette will require explicit approval by the Planning Board.

### *Section 4.2 Primary Commercial Regulations.*

- a. Building Siting & Massing: New buildings shall be rectangular, multistory, flat-roofed buildings of a minimum of two stories, not to exceed three stories or thirty-five feet, whichever is lowest, occupying the entire width of the lot and sharing or abutting the wall of neighboring buildings, unless

separated by an alley or walkway to offer access to parking or interior courtyards at the rear of buildings. Building facades shall be sited immediately adjacent to the front property line and/ or public sidewalk, with no discernible variation in setback from one building to another. Aside from public, on-street parking, on-site parking is prohibited at the front of the building.

- b. **Architectural Detailing:** Street level facades must maintain at transparency of at least 65% by means of clear glass windows. A working door must open onto the sidewalk. Business identification signs shall be in scale with pedestrian use. Upper stories of buildings shall maintain at least 35% transparency by means of clear glass windows. Windows in upper stories must have the ability to be operational, allowing for opening and closing by occupants. Windows shall be distinctly inset from the surrounding facade surfaces. The top of buildings shall incorporate a terminal cornice and frieze or entablature. A parapet wall, or appropriately designed screening shall be used to obscure any visible rooftop equipment that can be seen from a distance of no less than three hundred feet from the building, obscuring any visible roof forms or rooftop mechanical features. Construction shall use of traditional local materials such as stone, brick, cast iron, wood, and ceramic or terra cotta as well as traditional detailing, sizes and proportions for such materials and details. The use of large glass or metal panels storefront or curtain wall, synthetic stucco (EIFS), , flush mounted and inoperable windows, , detailing and identifications signs, or blank, windowless street-level facades are prohibited.
- c. **Site Planning and Streetscape Design:** Parking may be accommodated on street in the form of parallel parking. Any on-site parking shall be accommodated to the rear of structures; though no parking in addition to on-street parking shall be required unless explicitly stated by the Planning Board. Outdoor store displays, seating and tables for outdoor dining, and temporary vending carts are allowed, and subject to design review and issuance of a permit. Such appurtenances must be sited in such a manner as to allow for accessibility in accordance with the Americans with Disabilities Act. Any outdoor installations must be temporary in nature, and recovered to the interior of the building during non-operating hours of first floor occupancies, or in accordance with permit requirements.

### *Section 4.3 Secondary Commercial Regulations.*

- a. **Building Siting & Massing:** For new construction or additions to existing structures, building siting and massing must follow patterns established in Section 4.2. Secondary commercial buildings that are freestanding rectangular form buildings with drives or alleys adjacent to each structure must be continued if access cannot be provided to link on-site parking at the rear of lots. Common access to rear parking lots shall be provided, designs for new structures must utilize as close as 100% of lot frontage as is feasible, except as required by local, state, or federal statute. Structures shall maintain a zero-lot-line front setback. Buildings shall establish visual variety such as numbers of floors, width of building facade, and overall building height. Buildings shall not have major departures from traditional main street patterns, such as building locations setback from the sidewalk, on-site parking in front of buildings, single story front facades, and frequent large spaces or access drives between buildings.
- b. **Architectural Detail & Façade Design:** Upper stories of buildings shall incorporate windows and other facade fenestration with elements of a size, spacing and proportion appropriate to the building and its period or style. The top of buildings shall incorporate a more "residential" roofline such as gables or hipped roof with a less prominent cornice and frieze.
- c. **Building Additions or Modifications:** The design of a new addition to an existing building shall utilize the style, proportions, scale and detailing of the existing building. Datum lines, materials and openings shall be of a scale and proportion that draws directly from the existing structure. Modifications to existing buildings shall also directly reference the existing building design and proportion.
- d. **Site Planning & Streetscape Design:** Parking shall be accommodated both on street in the form of parallel parking and off-street in common access lots at the rear of properties. No minimum parking allocation is required unless explicitly stated by the Planning Board. A physical and visual buffer shall be provided at edges of properties abutting those of residential use. These shall take the form of walls or fences. Other related facilities, such as trash dumpsters or compactors, must be enclosed or screened with walls and/or fences and provided with a secured gate in the front. In addition, the height of the walls and/or fencing shall be one foot higher than the

height of the dumpster. The use of chain link fencing is expressly prohibited for any purpose.

#### *Section 4.4 Residential Properties Regulations.*

- a. **Building Siting & Massing:** The building form shall have the long axis of the rectangle perpendicular to the street, with the primary entry located addressing the street on the narrow front facade. Side setbacks shall be a minimum of fifteen feet and a maximum of twenty feet and incorporate a driveway of no less than eight feet, nor more than twelve feet in width adjacent to the structure to provide access to parking or a garage/carriage house at the rear of the property. Front facades of structures shall have a minimum setback of fifteen feet and a maximum setback of thirty feet from the front lot line and/or public sidewalk, with no discernible variation in setback from one building to another. The incorporation of attached garages requires explicit approval of the Planning Board.
- b. **Architectural Detail & Façade Design:** Buildings shall incorporate broad, covered entry porches, stoops or entry porticos which are consistent with the overall architectural period or style of the residence. Upper and lower stories of residential buildings shall incorporate windows and other facade fenestration with elements of a size, spacing and proportion appropriate to the building and its period or style, and be reflective of residential use. The top of buildings shall incorporate a more "residential" roofline such as a gabled or hipped roof with a less prominent cornice and frieze.
- c. **Site Planning & Streetscape Design:** Secondary structures, particularly garages, carports, or other vehicle storage structures shall be located at the rear of properties, with a minimum rear setback of three feet. Rear yards shall provide storage space for vehicles and private outdoor living or recreation space; to preserve this balance, vehicle storage structures, on-site parking, and driveways shall not exceed 25% of the total lot area. Rear yard fences or walls may not exceed six feet, and if constructed, shall be located on or near the property line to provide visual screening and privacy. Off-street parking shall be accessed via side-yard drives with a width of not less than eight, nor more than twelve feet, extending to the rear of properties. Front-yard screening elements such as large shrubs or low-branching trees, and fences or walls may not exceed three feet in



height, and must not encroach onto any public sidewalk. Chain link fencing is expressly prohibited.

#### *Section 4.5 Civic Properties*

- a. **Applicability:** These provisions shall apply to any building or lot listed on the Village's Civic Space Registry.
- b. **Building Siting & Massing:** In the event of new construction or significant additions to existing structures, building siting and massing shall continue to follow patterns established in existing local and regional civic structures. Structures shall be rectangular in form, and sited at the approximate center of the lot; with axial symmetry. Front facades of structures shall be setback significantly farther from the street than adjacent structures. Massing shall include a visually prominent design element or accent.
- c. **Architectural Detail & Facade Design:** Architectural detailing and facade articulation shall remain compatible with past civic design philosophy, while including current day design vocabulary, detailing, and materials. Design, detailing and materials shall be of the highest affordable quality. Small facilities of a temporary or impermanent nature, such as the incorporation of civic offices and meeting space in prefabricated/manufactured structures, is prohibited.
- d. **Site Planning:** Although not required, any off-street parking shall be accommodated at the rear of properties. Shared parking facilities with adjacent properties is permitted and strongly preferred. Where on-site parking abuts residential properties, a permanent, physical and visual buffer in the form of a wall or solid fence of not more than 5 feet, but not less than 3 feet is required. Other related facilities, such as trash dumpsters or compactors, must be enclosed or screened with walls and/or fences and provided with a secured gate in the front. In addition, the height of the walls and/or fencing shall be one foot higher than the height of the dumpster. The use of chain link fencing is expressly prohibited for any purpose.