

TOWN OF GEORGETOWN

Development Design Standards

PURPOSE

The purpose of these Development Design Standards is to produce development that meets a number of objectives. These include:

- Building on the rich heritage and character of Georgetown
- Creating an environment that emphasizes buildings and landscaping, rather than parking and signs.
- Maintaining the scale and texture of development.
- Encouraging creative designs for sites and buildings.
- Allowing for infill development that is sensitive to its context.
- Supporting pedestrian movement and the use of transit and bicycles.
- Implementing the Comprehensive Plan.
- Protecting and enhancing the Town's environment for living and working in manners that support and stimulate business and industry and also promote desirability of investment and occupancy in business and other properties.

The standards and guidelines in this document intend to promote orderly community growth which will both protect and enhance property values for the community as a whole. Inherent in these objectives is the expectation that well designed projects and economic development support the community's aesthetic values while creating an environment for living and working that stimulates business and industry to promote continued investment in our local economy.

The provisions of this document shall apply to all new development and redevelopment within the zoning districts with the exception of the Historic District, which has its own set of standards and review process. Each development / redevelopment project shall be evaluated with regard to how it achieves an overall design that meets the intent and directions of the Design Standards and Guidelines.

Examples and illustrations included in this document are of ways in which the intent of the standard can be achieved. The graphic examples are meant to be examples, and are not the only acceptable means towards accomplishing the intent of the standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard. The standards in this document use the word "shall" while the guidelines use the word "should." Regardless of which term is used, each standard and guideline must be addressed by an applicant. The Town will expect to see how the design of a project has responded to each standard and guideline. The "shall" statements, with such wording, indicate requirements and offer relatively little flexibility unless choices are provided within the statements themselves. All projects must include these elements as described.

However, the guidelines that use the word "should" are meant to be applied, but with flexibility. They indicate that the Town is open to design features that are equal to, or better than, those stated - so long

as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed design meets the standards and

Applicability and Severability Statement

Applicability

From and after the date of the final adoption of this Ordinance, any new structures or any structures being increased in size by more than 50 percent in total floor area shall be in conformity with the provisions of this chapter

Severability

Each section of the Ordinance and every part of each section is an independent section or part of a section, and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any section or part thereof.

Each section of this ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other sections or parts thereof.

Effective Date

All provisions of the Code shall be in full force and effect on and after the effective date of this ordinance, which shall take effect immediately upon its final adoption.

Building and Site Design Standards

General: All Development

RECOGNIZING HISTORICAL CONTEXT

Intent

To promote building design that is sensitive to the overall character of Georgetown.

Guidelines

Encouraged:

- New development should incorporate architectural elements that reinforce the established character of Georgetown. The following elements constitute potential existing features that could be reflected in new buildings:
 - (a) materials
 - (b) window proportions
 - (c) cornice or canopy lines
 - (d) roof treatment
 - (e) colors
- When rehabilitating existing historic buildings, property owners are encouraged to follow the Secretary of the Interior's
 - (a) if original details and ornamentation are intact, they should be retained and preserved.
 - (b) if original details are presently covered, they should be exposed and/or repaired.
 - (c) if original details are missing, missing parts should be replaced to match the original in appearance. Remaining pieces or old photos should be used as a guide.
- If a proposed building is not adjacent to other buildings having a desirable architectural character, it may be necessary to look at contextual elements found elsewhere within the area.

RESIDENTIAL BUILDING DESIGN STANDARDS

BUILDING MATERIALS

Intent

To provide residential structures constructed of durable and aesthetically appealing materials, and create a quality living environment.

Standards

Required:

- Exterior materials shall consist of brick, stone, stucco, fiber-cement composite, wood clap board or shake type, or vinyl. Other materials other than standard building materials may be approved by the Planning Commission.
- Roofing materials shall consist of asphalt or wood shingle, slate, or colored segmented metal roofing materials. Other materials may be approved by the Planning Commission.
- Home foundation shall be faced with brick or pargeted stucco surfacing.
- No bare concrete or concrete block shall be visible.

Encouraged:

- When vinyl siding is used, a variety of styles utilizing decorative architectural elements should be used.

GENERAL DESIGN

Intent

To assure that new neighborhoods and infill residential development will be of a compatible style with existing neighborhoods within Georgetown.

Standards

Required:

- Single residential units or infill development shall be code compliant and be of an equal or higher architectural style of adjacent residential structures. Residential structures within new subdivisions shall also be of a consistent architectural style of the surrounding community and

incorporate similar material in the design of the homes, or of an architectural style approved by the Planning Commission.

- Buildings shall incorporate front porches or stoops with or without overhangs constructed of aesthetic materials.

Guidelines

Encouraged:

- Architectural styles that reflect traditional architectural and historic context of the Town of Georgetown shall be encouraged.
- The use of additional architectural detail and elements, such as picket fences, hedge rows, trellises, etc., are also encouraged.
- The use of front porches, alleys, and rear or side accessed garages or parking areas behind homes shall be encouraged.

ROOF PITCH (MINIMUM /MAXIMUM)

Intent

To maintain the residential scale and character of neighborhoods.

Standards

Required:

- Structures shall incorporate pitched roof forms having slopes between 3:12 and 14:12 (not applicable to porches and dormers).

Guidelines

Encouraged:

- Gables facing the street are encouraged.
- Dormers should be used to break up long lengths of roof.
- No adjacent residential structures on the same side of the street shall have the same roof face per unit or style

WINDOWS

Intent

To maintain a lively and active street face.

Standards

Required:

- Windows shall be provided in facades facing streets, comprising at least 20% of the building wall area.

Guidelines

Encouraged:

- Windows should have visually prominent trim.
- Other decorative window features are encouraged, such as:
 - (a) arched windows
 - (b) mullions
 - (c) awnings
 - (d) flower boxes
 - (e) *window shutters, sized appropriately and proportionately to the window*
- A variety of window sizes and shapes that contribute to overall composition is also encouraged.

ARTICULATION OF WALLS

Intent

To provide visual variety along the street facade.

Standards

Required:

- Buildings shall include articulation along the facades facing and visible from public rights. Flat bland walls are discouraged.

- Horizontal facades longer than 30 feet shall be articulated into smaller units, consistent with the residential scale. At least two of the following methods shall be included:
 - (a) distinctive roof forms
 - (b) changes in materials
 - (c) window patterns
 - (d) color differentiations
 - (e) recesses/offsets
- No adjacent residential structures shall have the same front façade.

FRONT YARDS / ENTRANCES

Intent

To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

Standards

Required:

- Primary building entries shall be clearly identifiable and visible from the street with well-defined walkways from pedestrian routes to building entries.
- Landscaping shall screen to reduce views to adjacent commercial or industrial development and utility boxes.
- Primary building entries shall face the street. If the doorway does not face the street, a clearly marked and well maintained walkway shall connect the entry to the sidewalk.

Guidelines

Encouraged:

- Front yards should include an entrance sequence between the sidewalk and the building including elements, such as porches, stoops, trellises, site furnishings, low hedges, landscaped borders, and special paving.
- Accent lighting may be used to highlight special focal points, building/site entrances, public art and special landscape features.

- Signage identifying building address should be visible from the street and public pedestrian walkway.
- Primary entrance doors should provide decorative elements such as architectural trim.

INDIVIDUAL OUTDOOR SPACES

Intent

To provide private outdoor space as distinct from common spaces that encourages a sense of ownership by residents.

Standards

Required:

- Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping.
- Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
- Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.

LOCATION OF GARAGES

Intent

To ensure that garage doors do not dominate street-facing facades, overshadow pedestrian entryways and to allow free pedestrian access to sidewalks by providing adequate driveway length for parking of vehicles.

Standards

Required:

- When garage doors are facing the street, they shall be set back at least 25 feet from the front property line or sidewalk.
- Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors.

- Where improved alleys exist, access to garages shall be off the alley.

Guidelines

Encouraged:

- When feasible, garages are to be located in the rear or side of residence.

Additional Residential Standards for Multi-family Structures

Front Yard and Building Entrances

Intent

To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians from the sidewalk to the building.

Standards

Required:

- When there are common entries, they shall be clearly identifiable and visible from the street with well-defined walkways from pedestrian routes to building entries.
- Front yards shall include an entrance sequence between the sidewalk and the building including elements, such as trellises, site furnishings, low hedges, landscaped borders, and special paving.
- Pedestrian scale lighting shall be provided to create conditions of personal security.

Guidelines

Encouraged:

- Primary building entrances should face the street. If the doorway does not face the street, a clearly marked walkway shall connect the entry to the sidewalk.
- All landscape areas should include a wide range of plant materials including perennials and flowering shrubs. A minimum of 40% plant material should provide seasonal color or interest.
- Landscape planting should consider the use of native shrubs and groundcovers.

- Accent lighting should be used to highlight special focal points, building/site entrances, public art and special landscape features.

Common Areas

Intent

To provide a friendly pedestrian environment through the creation of a variety of usable and interesting open spaces within multifamily developments.

Standards

- Multi-family projects shall be sited to maximize opportunities for creating usable, well-integrated open space.
- Where provided, pedestrian spaces shall be visible and accessible to residents.
- Common outdoor spaces shall provide at least four of the following amenities to accommodate a variety of ages and activities. Amenities include:
 - (a) Site furnishings
 - (b) Picnic areas
 - (c) Patios or courtyards
 - (d) Gardens
 - (e) Open lawns with trees
 - (f) Play fields
 - (g) Special Interest landscapes
 - (h) Pedestrian scale, bollard or other accent lightings
 - (i) Special pavings such as colored or stained concrete, stone, brick, or other unit pavers
 - (j) Public art
 - (k) Water features
 - (l) Sports courts such as tennis, basketball, or volleyball
 - (m) Tot lot
 - (n) Play equipment
 - (o) Hardscape tables for card and board games
- Location of outdoor spaces should take advantage of sunlight.
- Outdoor seating opportunities such as benches, seat walls, ledges, perches, boulders, artwork, etc. should be provided near building entries, along walkways, and other pedestrian routes outside of parking areas.

- Garden elements, such as trellises, arbors, hanging baskets, site furniture, and container planting are encouraged within open spaces, along pedestrian circulation routes and to define building and/or residential entrances.
- A minimum of 25% of the landscaped area should be planted with trees and plants, other than turf or lawn. Reforestation or existing woodlands may satisfy this requirement.
- Perennials and/or annuals are encouraged to provide special interest and highlight pedestrian areas such as building and/or site entrances, public open space, plazas and major pedestrian routes.

Individual Outdoor Spaces

Intent

To provide outdoor space that encourages a sense of ownership by residents.

Standards

Required:

- Individual outdoor spaces such as yards, decks, terraces, and patios shall be visually shielded from each other and delineated from the street. Shielding may consist of walls, fences, berms, hedges, and landscaping.
- Outdoor spaces used to meet these standards shall not be located within required landscape buffers.
- Outdoor spaces shall not be located adjacent to dumpsters, enclosures, loading/service areas, or other incompatible uses.

Guidelines

Encouraged:

- Walls and fences used to define outdoor spaces should be a minimum of 42” high with 75% visually permeable elements, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors.
- Where landscaped areas are provided, plant materials should be a mixture of deciduous and evergreen varieties. A minimum of 20% plant varieties shall provide interesting color, texture, aroma, and/or other special interest.

Roof Pitch

Standards

Required:

- Structures shall incorporate pitched roof forms having slopes between 4:12 and 12:12.
- Roof mounted mechanical equipment located on the exterior of the roof may be located within wells or pockets to preserve the visible rooflines. The mechanical well floor would not be subject to the slope requirement. However, in no event shall such roof mounted equipment project above the building's roof line. All mechanical equipment and structures must be screened from view.

Guidelines

Encouraged:

- Gables facing the street are encouraged.
- Dormers should be used to break up long lengths of roof.
- Wing-roof porches to create roof line interest.

Backside of Buildings

Intent

To ensure that all sides of a building have visual interest.

Standards

Required:

- Any side of the building visible from a street, public open space or alley shall be given architectural treatment using two or more of the following:
 - (a) visible rooflines
 - (b) windows
 - (c) secondary entrances
 - (d) balconies
 - (e) architectural details mentioned under "Ground Level Details"
 - (f) awnings

Commercial Building Design

PROMINENT ENTRANCE

Intent

To ensure that building entrances are welcoming and easily identifiable from streets and sidewalks.

Standards

Required:

- Visual prominence - the principal entry to the building shall be marked by at least one element from each of the following groups:
 - Group A
 - (a) recess
 - (b) overhang
 - (c) canopy
 - (d) portico
 - (e) porch
 - Group B
 - (a) clerestory
 - (b) glass window(s) flanking door
 - (c) ornamental lighting fixtures
 - (d) large entry door(s)
 - Group C
 - (a) stone, masonry or tile paving in entry
 - (b) ornamental building name or address
 - (c) pots or planters with flowers
 - (d) seating
- Overhead protection providing shelter from inclement weather at the main building entrance is required. Any method used to provide said protection should be combined with the method used to achieve visual prominence.

MASSING

Intent

To reduce the apparent bulk of multi-story buildings and single-story buildings 15 feet or more in height, and maintain town scale by providing a sense of “base,” “middle,” and “top.”

Standards

Required:

- Buildings shall have a distinct “base” at the ground level using articulation and materials, such as stone, masonry, or decorative concrete. Distinction may also occur through the following:
 - (a) windows
 - (b) architectural details
 - (c) canopies
 - (d) bays
 - (e) overhangs
 - (f) masonry strips and cornice lines
- The “top” of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback, or pitched roofline.

Guidelines

Encouraged:

- The “middle” of the building may be made distinct by change in material or color, windows, balconies, setbacks, and signage.

GROUND LEVEL DETAILS

Intent

To reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets.

Standards

Required:

- Ground-floor, street-facing facades of commercial and mixed use buildings shall incorporate at least five of the following elements:
 - (a) Lighting or hanging baskets supported by ornamental brackets
 - (b) Medallions
 - (c) Belt courses
 - (d) Plinths for columns
 - (e) Kickplate for storefront window
 - (f) Projecting sills
 - (g) Tilework
 - (h) Pedestrian scale sign(s) or sign(s) professionally painted on windows
 - (i) Planter box
 - (j) An element not listed here that meets the intent

- Building facades not facing a street shall incorporate at least three of the above mentioned items.

SCREENING BLANK WALLS

Intent

To ensure that buildings do not display blank, unattractive walls to the abutting street or public areas.

Standards

Required:

- Walls 30 or more feet in length facing streets or visible from residential areas where windows are not provided shall have architectural treatment. At least four of the following elements shall be incorporated into any ground floor, street-facing facade:
 - (a) masonry (but not flat concrete block)
 - (b) concrete or masonry plinth at the base of the wall
 - (c) belt courses of a different texture and color
 - (d) projecting cornice
 - (e) projecting metal canopy
 - (f) decorative tilework
 - (g) trellis containing planting
 - (h) medallions
 - (i) change of paint color
 - (j) opaque or translucent glass

- (k) artwork
- (l) vertical articulation
- (m) lighting fixtures
- (n) recesses
- (o) an architectural element not listed above, as approved, that meets the intent.

CONNECTION TO ADJACENT DEVELOPMENT

Intent

To create a network of safe, convenient, and attractive internal linkages for pedestrians between retail and mixed use developments.

Standards

Not allowed:

- Chain link fence of any type or coating may not be used to separate pedestrians from vehicular traffic or to define pedestrian walkways.

Guidelines

Encouraged:

- Pedestrian connections should be clearly defined in a combination of 2 or more of the following ways:
 - (a) a trellis, special railing, bollards, and/or other architectural features to accent the walkway at key points.
 - (b) a continuous landscape area minimum 3 feet wide on at least one side of the walkway, except as walkways cross vehicular travel lanes (where walkways abut a public right of-way and/or driving aisles, the landscape area shall be provided between the walkway and the public right-of way driving aisle).
- Pedestrian connections should be reinforced with pedestrian scale lighting, bollard lighting, accent lighting or a combination thereof to aid in pedestrians way-finding.
- Pedestrian walkways should include clear sight lines to building entrances and should not be less than 4 feet wide.
- Where landscape areas are provided, plant material should consist of a mixture of evergreen and deciduous trees and shrubs. A minimum of 20% plant varieties should provide year-round

color, texture and/or other special interest. Shrubs should be maintained at a maximum 3 foot height for visibility. Ground covers should be evergreen varieties.

PLAZAS, COURTYARDS, AND SEATING AREAS

Intent

To reinforce and encourage the pedestrian nature of Georgetown by providing usable passive open space.

Standards

Required:

- Where provided, pedestrian spaces shall be visible and accessible to the public.
- Plazas, courtyards and other pedestrian spaces shall include at least three of the following:
 - (a) special interest planting with a wide range of plant materials including perennials and flowering shrubs. Approximately 65% plant material used shall provide seasonal flower and/or foliage color.
 - (b) pedestrian scale, bollard, or other accent lighting
 - (c) special paving, such as colored/stained concrete, brick or other unit paver. The use of low impact development materials, if appropriate to the site conditions, is encouraged.
 - (d) seating, such as benches, tables, or low seating walls
 - (e) water feature, such as a fountain, etc.

SITE FURNISHINGS

Intent

To create a more pedestrian friendly street frontage through the use of permanent site furnishings at main pedestrian walkways, building entrances and other pedestrian areas.

Standards

Required:

- Permanent site furnishings, such as benches, tables and other pedestrian amenities shall be made of durable, weather-resistant and vandal-resistant materials.
- Permanent site furnishings shall be consistent with the overall character and appearance of the development.

Not allowed:

- Site furnishings shall not block pedestrian access to main walkways, open space areas and/or building entrances, bus or pedestrian loading, or drop off areas.

Guidelines

Encouraged:

- Permanent site furnishings, such as benches, tables, bike racks and other pedestrian amenities, are encouraged to be provided at main pedestrian walkways, building entrances, plazas, open spaces and other pedestrian areas.

ORIENTATION TO STREET

Intent

To ensure that buildings add to the liveliness of streets and the overall community character.

Standards

Required:

- Buildings, along with trees and landscaping shall be predominant rather than parking lots and free-standing signs.
- Pedestrian access to the building shall be visually and functionally clear and should offer a convenient alternative to walking through driveway entrances and exits.

Guidelines

Encouraged:

- People traveling along arterial streets should be able to see storefronts, windows, merchandise, and other aspects of business activity.

SETBACKS

Intent

To ensure the visibility of retail businesses and establish active, lively uses within close proximity to the sidewalk.

Guidelines

Encouraged:

- Commercial buildings should be set as close as possible to the sidewalk.
- Portions of buildings should be set as close as possible to the sidewalk or property line, which can be accomplished in various ways. For instance, major portions of single buildings should abut the sidewalk. In multi-building developments, one or more buildings should be set to the sidewalk.
- The requirement for Common Space (incorporate required open space in commercial development – in open space section) will be waived in the instance where a development locates its parking area behind the building and locates the building as close as is practical to the sidewalk and street frontage.

WEATHER PROTECTION

Intent

To provide weather protection for pedestrians.

Standards

Required:

- Weather protection can be combined with the method used to achieve visual prominence at entrances.

Encouraged

- Where buildings are adjacent to a sidewalk, canopies or awnings shall be provided. The minimum depth of any canopy or awning shall be 5 feet unless limited by the building code. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least 8 feet and no more than 12 feet.

ROOFLINE EXPRESSION

Intent

To ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character.

Standards

Required:

- Commercial buildings shall include extended parapets and projecting cornices and other architectural treatment elements to create a prominent edge when viewed against the sky. Sloping roof elements are allowed but not required, however, equivalent roof elements must be approved by the Planning Commission.

CONCEALING ROOFTOP EQUIPMENT

Intent

To screen view of rooftop mechanical and communications equipment where visible from the street level.

Standards

Required:

- Mechanical equipment shall be screened from public areas by extended parapet walls or other roof forms that are integrated with the architecture of the building.
- Painting equipment, and erecting fences are not acceptable methods of screening.
- Communication equipment shall be blended in with the design of the roofs, rather than being merely attached to the roofdeck.

EXPRESSION AT ENTRANCES TO LARGE DEVELOPMENTS

Intent

To provide a reference point at the end of a block of facades or to mark intersections or entrances to developments larger than 5 acres by providing visual interest at their entrance to the street.

Guidelines

Encouraged:

- Developments at intersections should emphasize this unique aspect with two or more of the following methods:
 - (a) placement of the primary entry
 - (b) articulation
 - (c) towers
 - (d) plazas
 - (e) distinctive roof forms
 - (f) other architectural features
 - (g) landscaping

Parking Lot Design and General Landscaping

LOCATION OF PARKING

Intent

To maintain a contiguous, active pedestrian realm along street fronts by locating parking lots behind buildings.

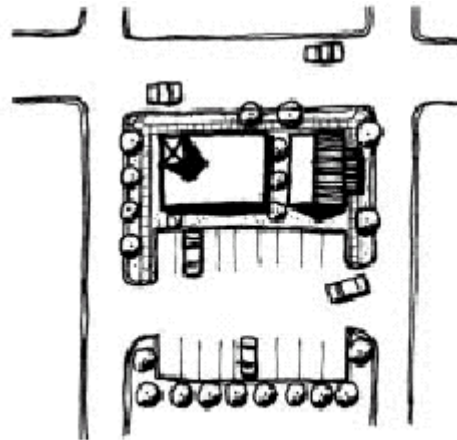
In situations where there is one building on a property, the intention of the guideline is to encourage the parking relating to that building to be located primarily behind the building. In situations where one or more larger primary buildings are located in the interior of a property and multiple satellite pads are located adjacent to the street frontages, the intent of these guidelines is to locate the individual building pads close to the street frontage in a manner which breaks up the appearance of the parking area bulk from the viewpoint of the adjacent street frontages. In those situations where buildings and the open space adjacent to them are located near the property frontage rather than being separated from the street frontage by parking areas, the need for common space near the interior of the property is considered less essential.

Standard

Required:

- Commercial parking lots should be located behind buildings when feasible. Where commercial parking lots are allowed to remain in front of or beside buildings, parking lots shall provide minimum a 10 foot wide planting area between the parking lot and street right-of-way to include:
 - a year-round sight barrier,
 - evergreen shrubs,
 - evergreen ground cover,
 - shrub material maintained at a maximum height of 3 feet for visibility.
- Where feasible in multi-family development, parking lots should be located behind buildings in new development or relocated behind buildings in redevelopment; though not directly adjacent to any street fronts. The front yard setbacks should be adjusted downward when the parking is placed to the rear of the units.

- Access to multi-family parking lots located behind buildings should be provided from rear alleys, courts, and/or other internal drives.



Parking lot behind buildings

PARKING LOT LANDSCAPING

(ALSO APPLICABLE TO LOT STORAGE, GAS STATION APRONS, AND DRIVE-THRUS)

Intent

To reduce the visual impact of parking lots through landscaped areas and/or architectural features that compliment the overall design and character of development.

Standards

Required:

- The number of trees required in the internal planting areas in parking lots shall be dependant upon the location of the parking lot in relation to the building and public right-of-way:
 - where the parking lot is located between the building and the public right-of-way, one tree for every five spaces shall be provided (1:5).
 - where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every seven spaces shall be provided.(1:7)
 - where the parking lot is located behind building and is not visible from the public right-of-way, one tree for every ten spaces shall be provided .(1:10)

- Internal Planting areas should be provided, providing shading, to break up long rows of parking, and to aid and facilitate vehicular circulation through the parking lot.
- The Planning Commission may allow extensively landscaped stormwater facilities to be counted as a percentage of the required landscaping.

PARKING LOT SCREENING

(ALSO APPLICABLE TO LOT STORAGE, GAS STATION APRONS, AND DRIVE-THRUS)

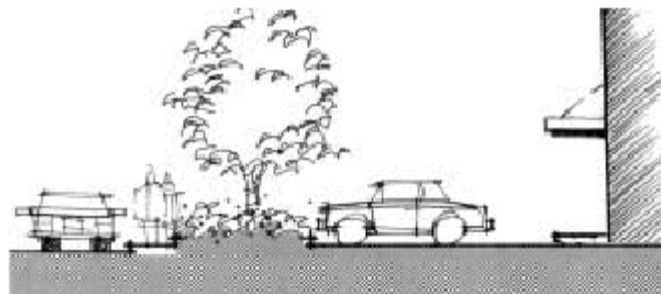
Intent

To provide visually attractive screening of parking in development visible from the public right-of-way, while providing visibility for surveillance.

Standards

Required:

- Parking lots that abut the public right-of-way shall be screened with one or a combination of the following treatments:
 - Low walls made of masonry, or other similar permanently affixed materials, and not exceeding a maximum height of 3 feet.
 - Raised planter walls planted with a minimum 80% evergreen shrubs not to exceed a total height of 3 feet, including planter wall and landscape planting.
 - Landscape plantings consisting of trees of which at least 80% are deciduous and shrubs and groundcover materials of which at least 80% are evergreen.



Landscaped screening between parking lot and public right-of-way

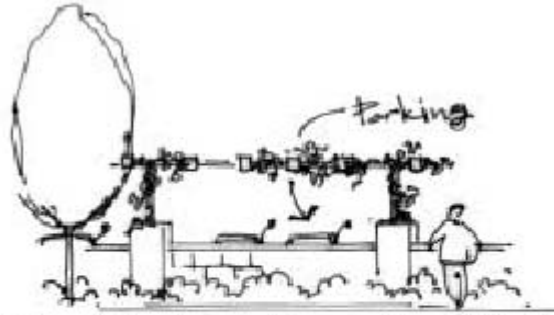
- Walls, fencing, and architectural details shall compliment the materials used in adjacent architectural styles.

- Walls and raised planters shall not exceed a maximum height of 3 feet, unless all of the following are provided:
 - screen treatment does not create a safety hazard.
 - portion of treatment that is above 3 feet in height is a minimum 75%transparent (i.e. see-through metal railing, trellis, or other similar treatment).
 - portion of wall/landscape treatment that is above 3 feet in height provides added visual interest, detail, and character suitable to the character of the development.
- Where walls are provided, landscape planting areas shall be a minimum width of 5 feet and shall be located adjacent to the public right-of-way.
- Fencing around parking lots shall be allowed if the following conditions are met:
 - All screen fencing should not exceed a maximum height of 6 feet, and any portion higher than 3 feet must be 75% transparent.
 - If an alternative fence material is used such as masonry, wrought iron, or wood etc., the fence must be 75% transparent and planting should consist of at least 30% coniferous trees and evergreen shrubs/groundcovers.
- All plant material used for parking lot screening shall be managed and/or selected to provide clear views between 3 and 8 feet above the ground surface, for surveillance purposes.

Not allowed:

Prohibited Fencing

- Chain link fencing without vinyl cladding, powder coating or similar coating over the galvanized metal coating shall not be permitted to be used to screen or enclose parking along a public sidewalk. In addition, the use of razor ribbon or barbed wire shall be prohibited.
- Chain link fencing, with or without coating, shall not be used on any street frontage, adjacent to a public sidewalk or adjacent to a residential designation.



3 foot wall with trellis feature between parking and sidewalk



Low wall and landscaping

DRIVE-THRU BUSINESSES

Intent

To reduce the impact of car-oriented drive-thru businesses on pedestrian activity.

Standards

Required:

- When the drive-thru window or stacking space/lane is located on the street side of a building, screening shall be required between the driving lane/drive-thru window and the street.
- Drive through areas and lanes must be physically separated from parking areas and provide safe access to building entrances.

Guidelines

Discouraged:

- Drive-thru windows should not be allowed between the building and the street.

PEDESTRIAN WALKWAYS THROUGH PARKING LOTS

Intent

To provide safe, convenient, and attractive walkways for pedestrians through parking lots.

Standards

Required:

- For parking lots that contain greater than 20 parking spaces, pedestrian connections shall be clearly defined in a combination of 2 or more of the following ways (except as walkways cross vehicular travel lanes):
 - a trellis, special railing, bollards (lighted or unlighted), and/or other architectural features to accent the walkway between parking aisles.
 - special paving, such as colored concrete, pavers etc. in an asphalt area.
 - a continuous landscape area minimum 3 feet wide on at least one side of the walkway (where walkways abut a public right-of-way and/or driving aisles, the landscape area shall be provided between the walkway and the public right-of-way or driving aisle).
 - Surfacing materials must be safe and conducive for navigation by strollers and charts.
 - Pedestrians shall not be required to cross more than two parking lot aisles to access a pedestrian pathway within the interior of the parking lot.
- ADA accessible connections shall be provided from ADA parking stalls to the main pedestrian walking routes and building entrances.
- Pedestrian walkways within parking areas shall be a minimum 5 foot width of clear, unobstructed passage.
- Lateral sidewalk access should be provided approximately every 80 ft. or 8 spaces and entered between parking space stripes to provide access from parking lot to pedestrian pathway.
- Pedestrian walkways shall provide a distinct linkage between a main entrance to the building and a concentration of vehicle parking spaces in order to encourage its use by pedestrians.

- When buildings are not located directly adjacent to the sidewalk, pedestrian walkways shall connect the public sidewalk in the right-of-way to the main building entrance in a clear and direct manner, regardless of the number of parking spaces.
- Where transit stops or pedestrian drop off sites occur in the public right-of-way, pedestrian walkways shall provide a direct and clear connection from the building's main entrance to the transit stop/pedestrian drop off site.
- Night lighting should be provided where stairs, curbs, ramps, abrupt changes in walk direction, and crossing vehicle lanes occur.
- Principal pedestrian drop off areas should not be located near high volume travel lanes with parking facilities.

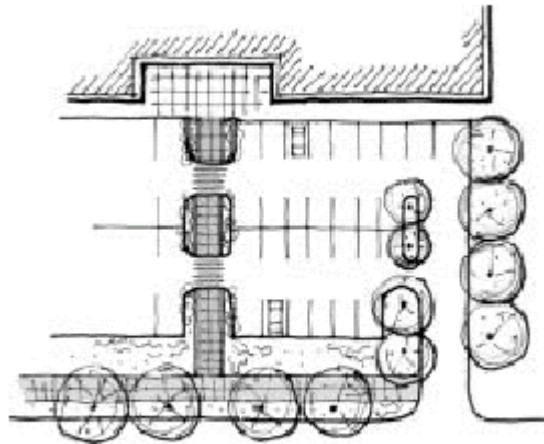
PARKING LOT CIRCULATION

Intent:

To provide safe and efficient vehicular and pedestrian circulation within parking lots.

Standards

- Parking lots shall provide clear, logical, and well defined vehicular circulation within and through the lot.
- Planting islands and curbing shall be used to clearly define and separate travel lanes and parking areas.
- Parking areas of 50 or more spaces must be designed and oriented so that vehicles may not enter designated parking spaces via through or primary vehicular travel lanes. Pull in or back out vehicular motions to access or leave designated parking space is prohibited on primary vehicular travel lanes within parking lots.
- Sidewalks, crosswalks, and pedestrian walkways must be clearly demarked and made safe using lighting and or paving techniques.



Walkway linking building entrance and public sidewalk



Landscaped walkway through big box retail parking lot

SIDEWALKS AND STREET TREES WITHIN PUBLIC RIGHT-OF-WAY

Intent

To maintain a consistent street frontage and character for street right-of-ways.

Standards

Required:

- Unless otherwise required or where larger plaza areas are provided, sidewalk paving material shall be consistent with street frontage improvements of adjacent developments.

- Street trees within the public right-of-way shall be located in continuous planted area (minimum 6 feet wide unless planting area interrupts required walking width for sidewalk) between the walking route of the sidewalk and the curb edge.
- If a street has uniform planting of street trees, or a distinctive species.

SCREENING OF TRASH AND SERVICE AREAS

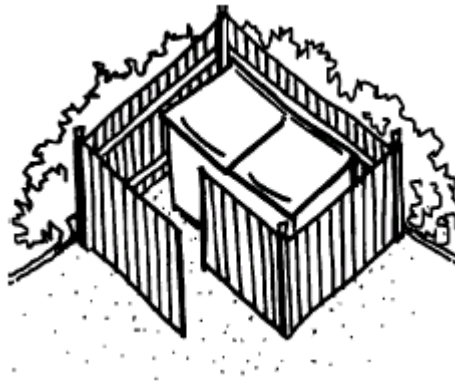
Intent

To reduce the impact of service, loading and trash storage areas.

Standards

Required:

- All service, loading and trash collection areas shall be screened by a combination of masonry, wood, or vinyl walls and planting areas.
- Loading and service areas shall not face any residential district, unless no other location is possible.
- Loading areas shall be connected to the building or immediately adjacent to the building which the loading area services.



- Dumpsters shall be screened by walls and plantings on three sides and placed on concrete pad.

LANDSCAPING REQUIREMENTS FOR COMMERCIAL DEVELOPMENT

Intent

Landscaping within commercial projects and areas should provide aesthetic enhancement of a project site, screen objectionable objects from public view. Successful landscaping of commercial projects will consider appropriate use of plant materials, proper plant spacing, and long term maintenance needs for each plant type.

Standards

Required:

- Proposed landscape plantings should include a diverse combination of plant types and plant sizes including combinations of deciduous and evergreen trees and shrubs, vines and ground covers.
- In infill developments (defined as new construction adjoining existing, established areas) may require larger plant materials when planting adjacent to more established landscape areas. In cases where the adjoining landscaping is more than (5) five years old, larger more closely spaced landscape material may be required to ensure the landscape blends properly with the surrounding established landscape.
- Existing trees and other mature plants shall be identified in the landscape plan and maintained.
- The percentage of required landscaped area varies according zoning district in which the parcel is located.

<i>Commercial Areas</i>	<i>Zoning District</i>	<i>Min. Required Landscaped Area</i>
	<i>UB1</i>	*
	<i>UB2</i>	15%
	<i>UB3</i>	15%
	<i>HC</i>	20%
	<i>L1</i>	15%
	<i>L2</i>	10%
	<i>HD</i>	*
	<i>ED</i>	15%

**To be determined on an individual basis.*

Guidelines

Encouraged:

- A reduction in the amount of open turf is encouraged. This may be achieved by the use of ground covers, and other forms of landscaping such as tree, shrubs etc. Preservation of existing trees and woodlands is encouraged.

LANDSCAPING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

Intent

Landscaping with residential projects should provide aesthetic enhancement of a project site, screen objectionable objects from public view. Landscaping with residential developments shall preserve and enhance the aesthetic character of the community, provide tree canopy, shade, and improve the physical condition of common areas and open spaces. Successful landscaping of residential projects will consider appropriate use of plant materials, proper plant spacing, and long term maintenance needs for each plant type.

Residential landscape requirements are for common or public elements within residential development and are not a requirement of individual fee-simple ownership lots or properties. Individual residential lot landscaping is strongly encouraged but does not fall under the standards established by these Standards and guidelines.

Standards

Required:

- Landscaping treatments should be used between residential development of varying types and densities.
- Street trees shall be provided at approximately 60 ft. intervals along all residential streets, or may follow an existing established pattern.
- Plantings should be done in masses or groupings of a species to avoid complexity.
- Landscape plantings should provide for effective screening of parking areas, utility enclosures, or any visually undesirable element or structure with a residential community.
- Planting selections shall strive to maximize color during all four seasons.

BUFFERYARD REQUIREMENTS

Intent

To eliminate or minimize potential nuisances, or impacts both visual and physical between different land uses and zoning districts by providing adequate vegetative buffering and screening.

Standards

Required:

BUFFERYARD REQUIREMENTS

- Landscaping is required as a buffer between land uses of different intensity within the same zoning district or adjacent zoning district, as a buffer between a proposed land use and adjacent vacant land, or as a buffer between adjacent roads. In addition, a vegetative groundcover must be established on the remaining portions of the site not covered by building and other structures, parking areas, or bufferyards. The landscaping and bufferyard standards are indicated in Table 1 and 2 below, however based on the individual characteristics of a proposed use, the Planning Commission may require additional buffering and screening using the range of alternatives identified in Table 1.
- A bufferyard is a combination of a setback and a visual buffer or barrier, and is a yard or area together with the planting and/or structure required thereon. Both the amount of land and the type and amount of planting specified for each bufferyard requirements are designed to ameliorate nuisances between certain adjacent land uses, such as a single-family residence and a retail business.
- Bufferyards shall be required to separate functions and land uses to eliminate or minimize potential nuisances such as increased traffic congestion, reduced open space, litter, noise, glare of spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions.
- Adjacent land use categories have been designated a required bufferyard plant unit alternative that separates the uses based on the degree of "nuisance" or negative impact they are likely to impose on land uses adjacent to them. In order to minimize any negative effects that a more intense use will impose on it's neighbors, bufferyards will be required. See Table 1.
- All bufferyard requirements are indicated by Standard Plant Alternatives which identifies the number of standard plant units required per 100 feet.
- Buffer yards shall be included meeting the open space requirement that is stipulated in other portions of this document.

**TABLE 1
BUFFERYARD
ILLUSTRATIONS**

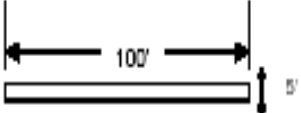
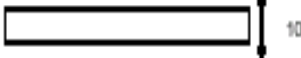




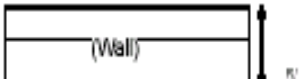

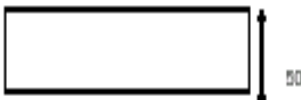
	<u>Space Required</u>	<u>Plants Required</u>
Bufferyard 1		5 trees or 3 trees & 6 shrubs or 12 shrubs or 6' fence (wood-solid)
Bufferyard 2		10 trees or 6 trees & 12 shrubs or 24 shrubs or 6' fence
Bufferyard 3		15 trees or 8 trees & 24 shrubs or 48 shrubs or 6' fence & 20 shrubs or trees
Bufferyard 4		25 trees & 30 shrubs or 12 trees & 60 shrubs or 6' fence & 10 trees or shrubs
Bufferyard 5A		30 trees & 40 shrubs or 20 trees & 80 shrubs or 6' fence & 25 trees or shrubs
Bufferyard 5B		6' masonry wall & 25 trees or shrubs
Bufferyard 5C		6' masonry wall
Bufferyard 6B		6' masonry wall & 25 trees or shrubs
Bufferyard 6A		6' fence & 45 trees & 80 shrubs or 6' fence & 30 trees & 120 shrubs

Table 2
Bufferyard Requirements

Proposed Use	Use						
	Agriculture	Single Family	Multi Family	Office Institutional	Commercial	Highway Commercial	Industrial
Agriculture	none	2	2	1	2	2	2
Single Family residential	2	none	2	none	3	3	4
multi-family residential	2	none	none	2	3	4	5
Office/Institutional	1	2	3	2	2	2	4
Commercial	2	3	3	2	none	2	4
Highway Commercial	2	4	4	3	2	none	3
Industrial	2	5A	5A	3	3	3	none

RESPONSIBILITY FOR INSTALLATION OF BUFFERYARDS

- Bufferyards shall be installed on the subject property at the time of its development. Suitable existing plant material which will be preserved on the subject property following the completion of development may be counted as contributing to the required bufferyard.
- Bufferyard installation responsibilities are influenced by the nature of the parcel abutting the subject property. Two potential situations exist. The first involves the subject (developing) property abutting a vacant or developing parcel. The second involves the subject (developing) property abutting a previously developed parcel. The requirements for bufferyard installation differ between these situations:

Abutting a Vacant or Developing Parcel

- (a) When a proposed use adjoins a vacant parcel for which a bufferyard is required, the proposed use shall provide the required level of screening as presented in Table 2 based on the current zoning of the of the vacant parcel.

Abutting a Previously Developed Parcel

- (a) If the adjoining use had developed without a bufferyard, the proposed use shall be responsible for installing the total required bufferyard. Existing vegetation and/or land located on the previously development may be counted as contributing to the total bufferyard required between it and the second or subsequent (adjacent) land use to develop.

BUFFERYARD STANDARDS

- Bufferyard standards are based on a required screening percentage. A variety of combinations of bufferyard width, planting fences or berms) may be selected to reach the required screening percentage.

General Requirements

- (a) All bufferyard areas shall be seeded with lawn, native/naturalized groundcover unless such vegetation is already fully established, or mulched.
- (b) Plantings shall be clustered at strategic locations in order to achieve maximum buffering effect. The exact placement decision of each user, except that the following requirements shall be met:

Where a combination of plant materials and fencing is used in a peripheral bufferyard, the fence shall be located to the interior or toward the more intensive use and the plant material shall be located toward the less intensive use.

Landscape plantings shall be installed in such a manner as to provide clear sight distance triangles at all road and driveway intersections.

Developer or landowner may establish, through a written and recorded agreement, that the property owner(s) immediately adjacent to his property agree to allow a portion of all of the required bufferyard on immediately adjacent portions of their land.

Calculation of Required Plant Materials

1. Bufferyard plant material requirements are calculated using the standards listed in this Section and specified in Table 1.
2. Bufferyard standards listed in Table 1 are for every one hundred (100) linear feet of required bufferyard on a given lot.
3. In instances where the bufferyard boundary does not equal one hundred (100) feet, the required bufferyard planting shall be based on the percentage of one hundred (100) feet that is present along the bufferyard boundaries.
4. For bufferyards in excess of 100 feet, calculate the number of plant units required per 100 feet. Divide the proposed bufferyard length by 100 to determine the bufferyard length multiplier.
5. Multiply the bufferyard length multiplier by the number of required trees and shrubs per one hundred (100) feet calculated in (4) above. These numbers represent the total required plant materials for the selected bufferyard option. All calculated numbers shall be rounded up to the next whole number.

BUFFERYARD USE

- A bufferyard may be used for passive recreation. It may contain pedestrian, bike, or equestrian trails provided that:
 1. Adequate plant material is retained as necessary to achieve the buffer effect;
 2. The total width of the bufferyard is maintained; and
 3. All other regulations of the Section are met.
- In no event shall swimming pools, tennis courts, sports fields, golf courses or other such uses be permitted in bufferyards.

BUFFERYARD MAINTENANCE

Property owners are responsible to maintain required bufferyards. Dead plant materials must be replaced within one (1) year of their original planting. Bufferyards shall be kept free of noxious weeds and trash. Where natural plant growth changes the actual buffer effect over time, the Zoning Administrator may require supplementary plantings to achieve the intent and purposes of this Section.

LANDSCAPE MAINTENANCE REQUIREMENTS

Intent

To assure that required landscaping is properly maintain after installation to remain healthy and to continue to provide the intended function of site beautification, buffering, and screening through appropriate maintenance.

Standards

Required:

- All landscaping associated with an approved planned development project is required to be maintained in perpetuity.
- Landscape maintenance may include, but not limited to, weeding, removal and replacement of dead, dying, or diseased plants, pruning, watering, and plant fertilization.
- Pruning is permitted to remove dead, dying or diseased branches, structurally unsound branches, or to thin or remove overcrowded branches.
- Any dead or diseased plants shall be replaced with a comparable or better species and number of plants.

LANDSCAPE PLAN REQUIREMENTS

Intent

Required:

To assure that landscaping of all commercial, and planned residential development within the Town of Georgetown meets the landscaping requirements of this section and the proposed landscaping is reviewed and approved along with the development plan for the project.

- A landscape plan meeting the requirements of this article shall be required for all subdivision, site plan, and other development plan applications. Landscaping, screening, and buffering for any subdivision and site development activity shall be guided by these Design Guidelines as well as generally accepted landscape design principles.
- The Landscape plan shall be provided as a separate sheet of the overall development plan.
- Landscape design plans shall seek to maximize the preservation of existing trees and minimize the disruption of established landscape materials.

- The quality and type of all new plant materials installed on a site shall be in accord with the specifications of the American Association of Nurserymen, provided that the transplanting of trees and shrubs may be done in accordance with accepted horticultural and silvicultural practices.
- Landscape plans to accompany any site plan or plat shall be prepared by a qualified landscape designer, nurseryman, horticulturalist or a Certified Landscape Architect. Qualifications and/or certification shall be shown on the site plan or plat and must include the name, address and phone number of the person(s) that prepared the landscaping plan.
- Landscape plans shall include the following elements
 - (1) Proposed planting layout and design
 - (2) Planting legend including
 - a. Plant symbols
 - b. General plant list including both common and botanical names
 - c. Adjacent property features, including features within 10' of property line including but not limited to trees, driveways, structures, planting areas, walls etc.
 - d. Hardscaped areas
 - e. On-site structures, utility equipment, trash enclosures, and other site features.
 - f. Planting and mulching specifications.

Open Space Standards

COMMON OPEN SPACE

Within Residential Developments

Intent

To assure that residential developments within the Town of Georgetown provide quality recreational amenities, visually attractive open spaces, and protected natural resources.

Standards

Required:

- Areas of designated open space shall be located to provide easy access to open space by residents with the community.
- Areas for both active and passive recreation must be provided within the designated open space.
- Open space areas, with the exception of greens or specialized recreation areas, shall be arranged to maintain contiguity with other designated open space areas or similar areas on adjacent lands wherever possible in order to ensure the potential for a contiguous open space network throughout the Town.
- Open space area shall be well planned to protect existing scenic viewsheds.
- Areas of existing natural resources, such as a stand of trees, habitat areas, wetland or other unique natural or historic feature will be incorporated into the overall open space of the project.
- All residential development must provide a means of pedestrian circulation and interconnection throughout the project and to adjacent residential and commercial areas and destinations such as schools, public buildings, etc. Wherever possible, the pedestrian circulations system may be in the form of sidewalk, trails, or a combination of both.
- Existing water bodies, ponds, floodplains, or wetlands may not comprise more than 25% of the required open space.

- Tax ditches and other easements shall not constitute more than 5% of the required open space.
- The Planning Commission may approve the use of improved wet pond storm water facilities as open space as long as such facilities also provide recreational and scenic amenities, such as fountains, seating areas, piers, perimeter trails, etc, and that the pond/s be appropriately integrated into the landscape by location and landscaping. Stormwater pond/s should not comprise more than 25% of the total required open space; however, the Planning Commission may approve a percentage in excess of 50% if Applicant can demonstrate additional amenities are incorporated such as fountains, gazebos, and bridges that make the pond more of an asset.
- Recreational Open Space within a residential project consisting of 20 units or more shall provide at least two of the following from each category of recreational amenities. Residential projects of less than 20 units must provide at least two passive recreation items.

Passive Recreation

- (a) Greens
- (b) Sitting area
- (c) Picnic area
- (d) Open lawn with trees
- (e) Habitat/conservation areas
- (f) Water features
- (g) Historic structure or building(s)
- (h) Community gardens or special interest landscape
- (i) Rain garden stormwater treatment area
- (j) Gazebo, pergola, or pavilion
- (k) Outdoor site furnishings

Active Recreation

- a) Tot-lot or age appropriate playground
 - b) Play fields
 - c) Sports Courts such as tennis, basketball, volleyball, etc.
 - d) Bicycle paths and facilities
 - e) Trails
 - f) Swimming Pool
 - g) Club house or community center with indoor recreational facilities
 - h) Other appropriate recreational facilities as approved by the Planning Commission
- Parking for recreation and open space areas should not be oversized so as to discourage use as overflow parking for the residential areas.
 - Recreational facilities must be appropriately landscaped and lighted as indicated in General Landscaping and Lighting Section of these Standards.

Guidelines

Encouraged:

- If possible historic structures should be incorporated into the overall open space plan for the project.
- Greens or squares should be provided within larger residential projects of 50 units or more.
- Any portion of open space designed to provide plant and animal habitat shall be kept as intact as possible. Trails shall be designed to avoid fragmenting these areas.

COMMON OPEN SPACE

Within Commercial Developments

Intent

To ensure that the commercial and mixed use developments of Georgetown have a variety of places that are accessible, comfortable and appealing to the public. The property owner retains control and ownership of the space.

Standards

Required:

1. Each development having 20,000 sf or more of lot area or 10,000 sf or more of building area shall provide at least one common space according to the following formula:

$$5\% \text{ of the lot area} + 5\% \text{ of the building area} = \text{Minimum Amount of Common Space}$$

The requirement for Common Space may be *reduced* in the instance where a development locates its parking area behind the building and locates the building as close as is practical to the public sidewalk and street frontage. Any reduction in the amount of common space must be approved by the Planning Commission.

2. Such common space shall be visible and accessible from a public sidewalk and should be contiguous and concentrated in one or two locations rather than scattered in small, unusable portions. It is preferred that such space be in close proximity to the main entrance of the building to take advantage of the flows of pedestrians, but other locations may be considered if they are visible and accessible to the public.
3. Such common space shall be provided in one or more of the following forms, as defined in this document:

- (a) Plaza
- (b) Green
- (c) Courtyard
- (d) Forecourt
- (e) Sitting Area
- (f) Visible open landscaped area
- (g) Rain Garden Stormwater Treatment Area
- (h) Art or Water Feature
- (i) Pedestrian drop off/unloading

Guidelines

Encouraged:

5. Developments with less than 20,000 sf of lot area are also encouraged to provide common space.

See requirements for Plaza, Courtyards, and Seating Areas under Building Standards.

Street Network Design

General: All Development

RECOGNIZING EXISTING STREET NETWORK

Intent

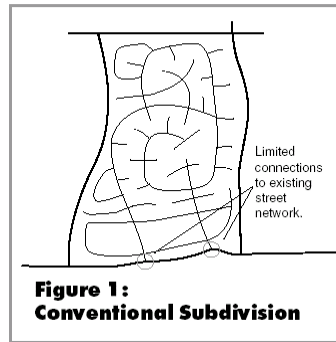
To strengthen and extend the existing established street network within the Town of Georgetown and to continue the overall character of the Town in new development.

New or extended streets in the Town of Georgetown shall be designed to the following standards:

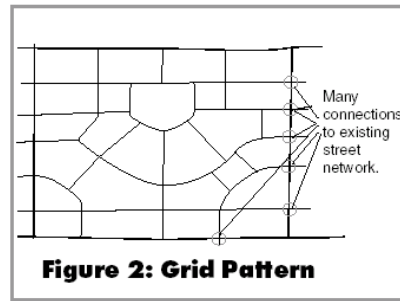
Guidelines

Standards

- Any proposed street(s) shall be in consistent with the transportation component the Comprehensive Plan.
- New development streets should be laid out in a grid pattern creating numerous connections to existing streets. If at all possible extension of existing streets shall be utilized. Streets do not necessarily need to be provided at right angles and should be provided as appropriate based on surrounding street network and natural characteristics of the site. Intersections, however, must be provided at right angles.
- Isolated subdivisions providing no logical connections to existing streets or community shall be discouraged.



Undesirable



Desirable

- A street hierarchy shall be established in all residential subdivisions to include both minor and collector streets. Driveways serving residential lots *should* not take access from collector streets within subdivisions.
- Commercial entrances to multi building complexes and primary subdivisions entrances (larger subdivisions 50 units or more) shall provide divided boulevard type entrances incorporating a central planting islands with mountable curbs.
- Intersections should be designed for safety and to facilitate both pedestrian and vehicular movement.
- Internal *roads and aisles* within multi-building developments shall provide clearly discernable and safe circulation throughout the project and especially within parking areas.
- Proposed subdivision street layout plans shall incorporate provisions for linkage streets which shall be designed to provide future access and street connection to adjacent vacant or undeveloped lands which may be developed in the future.
- Linkage street stubs shall be provided *on average* of at least one (1) linkage street right-of-way stub to adjacent vacant or undeveloped land greater than 5 acres. Fulfilment of this requirement must be approved by the Planning Commission.
- When a proposed subdivision is being planned adjacent to previously subdivided land and the previously subdivided land has incorporated linkage street stubs to its perimeter as part of its recorded subdivision plan, the proposed subdivision must incorporate street connections to the existing linkage street right-of-way stubs as part of its street system.

Prohibited:

- *Gated communities shall be prohibited*
- *Speed bumps or speed tables shall be prohibited on public streets*

Encouraged:

- Transit stops and improvements where appropriate to the intensity of use and expected demand should be provided.
- Residential lots fronting on collector streets should take access from alleys or minor side streets. Alleys shall be encouraged in residential development.
- In commercial districts access drives shall be provided to *access* adjacent commercially zoned properties and existing development when at all possible to eliminate the need for vehicles to re-enter the public street to access adjacent sites.
- Traffic calming should be incorporated into the design of new subdivisions to reduce vehicular speed, promote continuity in the traffic stream, and result in a net reduction in overall traffic volume for a given street or system of streets. Options may consist of traffic circles, islands, bump outs and deflections or other techniques approved by the Planning Commission and Town Engineer.

SIDEWALKS AND PEDESTRIAN CONNECTIONS

Intent

To improve the pedestrian environment by making it easier, safer, and more comfortable to walk among residences, to businesses, to the street sidewalk, to transit stops, and to adjacent properties, and general connections throughout the Town.

Guidelines

Standards

- True connections shall be created utilizing either sidewalks or pedestrian trails or a combination of both to link the community or development to facilities such as parkland, shopping centers, public buildings, employment centers, and Sidewalks shall be provided on both sides of residential streets. The Planning Commission may approve another standards if appropriate to a specific location or situation
- Sidewalks shall be provided along all street frontages and connections to adjacent parcels and development provided.
- True connections shall be created utilizing either sidewalks or pedestrian trails or a combination of both to link the community or development to facilities such as parkland, shopping centers, public buildings, employments centers, and schools wherever possible.

- Provisions shall be made to connect to future development and planned or existing sidewalks or pedestrian trails by dedication of easements for future connections.
- Crosswalks shall be required to create a visual and tactile connection between barrier free access curb ramps for the purpose of demarcation of appropriate pedestrian street-crossing locations in the following instances:
 - (a) At points of intersection between sidewalk and collector streets and at all corners along a collector streets or where local residential streets intersect the collector street.
 - (b) At all signalized intersections adjoining the development site.
 - (c) At key locations to provide *safe* street crossing access to active or passive parkland and open space areas, schools, playgrounds, neighborhood shopping centers and similar pedestrian destinations within and adjoining the development
- Pedestrian trails and connections should be provided to adjacent pedestrian facilities such as sidewalks and trails and provide linkages to destinations within town such as public buildings, parks, commercial centers and other residential areas.
- Pedestrian trails shall be constructed of durable pervious materials including soil cement, fine crushed stone, or paved with asphalt or other materials approved by the Planning Commission.

Encouraged:

- Existing informal paths or trails should be recognized and improved to ensure connection to and through sites, and access to parks and open spaces.
- Sidewalks and trails cross parking lots and driveways by should be made more visible by varying the texture and color of walkway materials.
- Integration of sidewalks and paths and trails with landscaping design.

Sign Design

INTEGRATION WITH SITE AND BUILDING DESIGN

Intent

To ensure that exterior signage is part of the overall design approach to a project and not an additive element or afterthought.

Standards

Required:

- Signs shall be treated as an architectural element of a building or project and shall be designed to be compatible and complimentary.
- The design of buildings and sites shall identify locations and maximum sizes for future signs. Multi-tenant buildings and those which could be multi-tenant buildings must submit a sign plan depicting the method of signage and area allowances. Revisions in the sign plan may be submitted for Planning Commission approval by the management/owner of a building. A part of each sign permit request shall be an explanation of how the sign complies with the sign plan which shall include the building management approval of the proposed sign. As tenants install signs, it is expected that such signs shall be in conformance with an overall sign plan that allows for advertising which fits with the architectural character, proportions, and details of the development.
- Signs shall not project above the roof, parapet, or exterior wall.

GENERAL SIGN CONSTRUCTION AND MATERIALS

Intent

To assure signs are of quality construction and material.

Standards

Required:

- All signs shall be framed, constructed, and erected so as to complement the overall appearance of the building and site as well as the overall appearance of the sign.
- Sign Graphics. A sign's graphic elements shall be executed in a professional manner.
- General Sign Construction.
 - (1) All signs shall be constructed, and erected in a professional and workmanlike manner.
 - (2) Signs shall be structurally sound and located so as to pose no threat to pedestrian or vehicular traffic.
- Materials.
 - (1) Signs should be fabricated on and of materials that are of permanent quality, good durability and are complimentary to the building of which they become a part.
 - (2) Materials used should be those materials that weather well and reduce maintenance.
- Signs should have a matte finish, not have a glossy or reflective finish.
- Framing and Supports.
 - (1) Visible frames or supports for freestanding or projecting signs should be:
 - (i) In scale with the size and character of the building;
 - (ii) Designed either as a key element of the sign or minimized so as not to detract from the sign.
 - (2) All signs attached to buildings shall be attached in a manner that preserves the historic integrity of the building.

CREATIVITY / CRAFT AND ARTISTRY

Intent

To encourage interesting, creative and unique approaches to the design of signs.

Standards

Prohibited Signs:

- Temporary or portable internally illuminated signs with changeable letters and numbers (with the exception of gas price signs at service stations) and portable trailer signs with changeable text panels shall not be allowed.
- The use of neon tubing to outline a roof or building shall not be allowed.
- Digital electronic signs of any kind, except for time and temperature signs.
- Flashing signs
- Animated or revolving signs
- Signs that produce noise, sounds, emit smoke or vapor, particles or odors
- Signs with intermittent lights resembling or seeming to resemble the flashing lights customarily associated with danger or such as are customarily used by police, fire, ambulance vehicles, or of navigation purpose
- Rope or linear lighting used to outline commercial structures.
- Signs attached to trees or utility poles
- Signs affixed to, or painted on any vehicle or trailer parked for display purposes, with the exception of an operable/functional vehicle in conjunction
- Off-premises signs
- Neon signs

Guidelines

Encouraged:

- Signs should be highly graphic in form, expressive and individualized.
- Signs should convey the product or service offered by the business in a bold, graphic form.
- Projecting signs, supported by ornamental brackets and oriented to pedestrians are strongly encouraged.

DIVERSITY/COHESIVENESS OF SIGNS IN A SERIES

Intent

To assure that signage is consistent with the architectural features of the building on which it is placed, or consistent with other signage within a commercial center or commercial district.

Standards

Required:

- Signs shall not obstruct or destroy architectural features of the building nor of the surrounding buildings.
- Variety in the design of signs among different storefronts is required when the architecture of the building(s) suggests variety. For example, the Historic District area consists of a number of different buildings each exhibiting it's own unique design and character. Signs on these different buildings should reflect a similar amount of diversity.



Environment where variety in design of signs among different storefronts would be encouraged:

- Storefronts with common architectural elements should have signs that share continuity of design so that the placement and design of individual signs contribute to the cohesive appearance created by the common architectural elements. For example, a series of storefronts that, because of their architecture and design, have the appearance of a single building should have occupant signs that share common elements.

Guidelines

Encouraged:

- Signs shall be of a coordinated color scheme and materials which reflect the architectural style of the buildings or commercial complex.
- In commercial zones UB1, UB2, UB3 *and* the Historic District, signage should be on a pedestrian scale.

PLACEMENT OF SIGNS ON BUILDINGS

Intent

To assure that individual signs placed directly on buildings be designed to be compatible with and complement the appearance of the building.

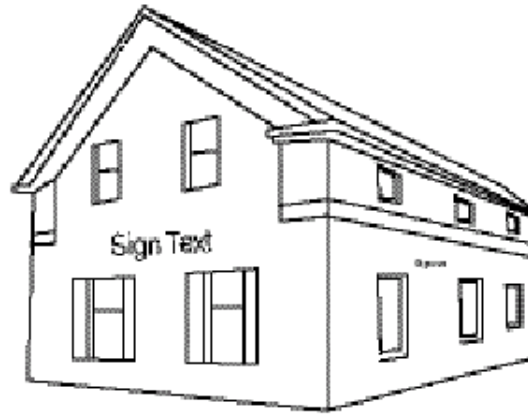
Standards

Required:

- All signs *shall* be reviewed for their impact on the overall building facade.
- The sign and associated lighting fixtures must complement the architecture of the building on which it is placed and should be placed in an appropriate location on the building facade.
- If the building design or architecture does not clearly identify the appropriate placement for a sign panel then individual letters are encouraged unless there is a clear location for adding sign panels, such as establishing one or more repetitive, common architectural features in order to create a repetitive sequence.

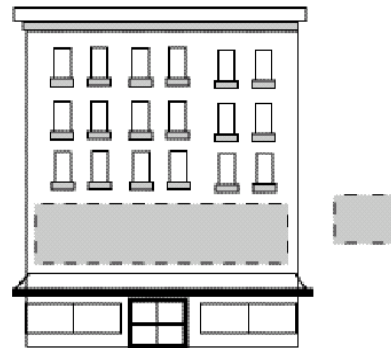
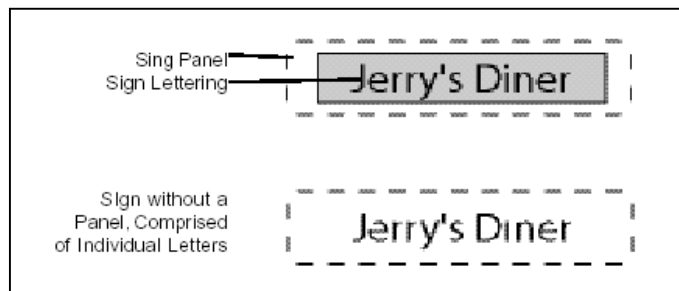


Awkward placement of sign panels.



Building is better suited to sign comprised of individual letters

- Whenever a new or renovated sign is proposed for an existing building:
 - (1) It may be determined that building alterations are needed in order for the proposed sign to be properly placed on the building facade.
 - (2) Any inappropriate and extraneous elements from past remodeling project(s) should be removed prior to the installation of the proposed sign to improve the clarity and design of the proposed sign and restore the intended character of the building.
- A sign should be confined within the *façade* consistent with signs on adjacent buildings and shall not extend beyond the identified signable area on the building or over the edges of the sign panel.
- Signable area shall be limited to 26% of the building façade and ½ of the building length.



- A sign (whether comprised of a panel or individual letters) should not exceed approximately 70% of the height and length of the signable area of the building.

- In multi-occupant buildings, signs for first floor occupants should not extend above the window sill of the second
- Colors of the sign and the sign background should be compatible with the building's colors.

SPECIFIC STANDARDS FOR AWNING, WALL, WINDOW, PROJECTING AND GROUND SIGNS

Intent

To assure that various types of signs incorporate good overall design and that the size and shape of the sign shall be in proportion to the space the sign is to occupy.

Standards

Required:

- Window Signs. Permanent window signs must be comprised of individual letters, logos, or design elements that are not encompassed by a solid opaque background so as not to obscure the view through the window.
- Projecting Signs. The size of the lettering and graphics on a projecting sign must be appropriate for viewing by pedestrians.
- Ground Signs. The design and placement of ground signs and associated lighting fixtures must complement the overall visual appearance of the site:
 - (a) Ground Signs must be designed to relate to and share common design elements with the building and the sign(s) attached to the building.
 - (b) Approved year-round landscaping shall be used around the base of the ground sign to screen lighting fixtures and utility sources in compliance with the Landscaping and Parking lot design sections of this document.
 - (c) Ground Signs must be spaced or combined along the street frontage in a manner that ensures that one ground sign does not obscure the view of another ground sign.
 - (d) A ground sign that provides a directory of occupants for a multi-occupant building should have simplicity of design to compensate for the additional amount of information provided (i.e. utilize common elements such as the same background color, or other common elements, etc.)
- Elements of the sign should create an overall cohesive design, reflect simplicity, avoid visual clutter and ensure legibility. Each sign should:
 - (1) Be consolidated into a minimum number of elements, whether words, symbols, or graphics.

- (2) Have a simple shape,
 - (3) Have appropriate contrast,
 - (4) Be designed with a limited number of, and harmonious use of, colors.
 - (5) Be constructed with a minimum number of materials.
- The message should be easy to read from the intended vantage point - public street, public sidewalk, or public parking lot - but not be out of scale with the building, site or streetscape.
 - (1) The ratio of the message to the background should permit easy recognition of the message.
 - (2) Lettering size should be the size needed to ensure the sign can be seen from the intended distance.
 - (3) The number of items of information displayed should be consistent with the amount of information that can be comprehended by the intended viewer.
 - (i) Generally 10 items or less of information per sign are a typical amount of information the average person can comprehend while driving. This is based upon the principle that the more readable the type face and the better the contrast between the letter and the back ground, the more readable and comprehensible the sign.
 - (ii) An item of information includes a symbol, geometric shape, logo, word, abbreviation or number, or a grouping of letters and numbers which together convey meaning.
 - (5) For awning signs, the sign graphics should be located on the portion of the awning fabric that hangs perpendicular to the horizontal plane of the ground, below the awning's support structures.
 - All plaques hanging from the same projecting sign supports should have a compatible size, shape and color so that the entire projecting sign has an overall cohesive design.
 - All wall signs, projecting signs, ground signs and wall signs mounted on a panel should have a compatible frame or border.
 - The aggregate exterior lighting used to illuminate any one sign face in a residential district should not exceed an output of 2850 lumens (equivalent to a 150 watt incandescent A lamp).
 - All signs identifying a business in a language other than English shall also sufficiently identify the business and street address in English for emergency identification purposes.

MAINTENANCE

Intent

To require that all signs are well maintained for safety and aesthetic purposes.

Standards

All signs shall be periodically checked for wear.

SIGNAGE PLAN REQUIRED

Intent

To ensure that all signs as part of a development proposal meet the standards identified by this Document and the signage regulations incorporated with the Zoning Code.

Standards

A signage plan, included as a separate sheet of a development plan, shall include the following:

- (a) sign(s) location
- (b) sign(s) diagram including size and dimension
- (c) materials, and description of color
- (d) illumination or lighting detail

Lighting

Intent

To maintain a safe, secure, and attractive environment through the use of adequate and attractive lighting.

Residential Lighting

Standards

Required:

- Street light poles must comply with the standard street light pole as identified in Town of Georgetown Standard Specification. Any proposed alternative must be of equal quality or style. All fixtures will be approved by the Planning Commission.
- Residential street lights shall not exceed 12 feet in height.
- Lighting styles for street lights must be of one of the following approved styles :
 - (a) Granville Style without ribs or equivalent
 - (b) Arlington Style or equivalent
 - (c) Clearwater style or equivalent
 - (d) Traditionaire style or equivalent
- All residential lighting should be of a style compatible and consistent with the architectural style and historic context of the structure or development.
- Building-mounted lights shall be installed below the eave line and no higher than 14 feet unless used to illuminate a second story entry, eave, balcony, or outside stairway or door where in such case it should be no higher than 8 feet above the floor elevation of the second story.
- Residential pole mounted (other than street lights) or wall-mounted fixtures shall be limited to 8 feet in height above finished grade.
- All lighting should be glare-free and shielded from the sky and adjacent residential properties and structures, either through exterior shields or through optics within the fixture.

- Lighting levels and design should comply with Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest edition.

Commercial Lighting

Standards

Required:

- Outdoor lighting used to illuminate parking spaces, driveways, maneuvering areas, or buildings shall be by fully shielded light fixtures and be designed, arranged, and screened so that the point of light source shall not be visible from adjoining lots or streets.
- Outdoor lighting shall be 12 feet or less in height unless it meets one or more of the following criteria:
 - (a) Lighting for parking or vehicle circulation areas in which case heights of up to a maximum of 20 feet may be allowed.
 - (b) Building mounted lighting directed back at a sign or building facade; or lighting on above-grade decks or balconies which shall be fully shielded.
- Lighting styles of both poles and fixtures must be of a style compatible with the design and architectural style of the buildings and facilities illuminated. Lighting fixtures must be approved by the Planning Commission and found to be appropriate for the type of development proposed.
- Spacing for security and parking lot light fixtures that are pole mounted shall be no less than 130 feet apart. Decorative fixtures (which are also fully shielded) shall be not less than 50 feet apart.
- Decorative fixtures directed back toward a building face shall be exempt from the above spacing requirement when shielded and shall not exceed 50 watts. Decorative fixtures that are not shielded shall maintain a minimum spacing of 24 feet and shall not exceed 50 watts. Where security lighting is a combination of pole and wall mounted fixtures, minimum spacing shall be 75 feet and a maximum of 150 feet.
- Pole mounted fixtures shall be limited to four light sources per pole.
- Up lighting is only permitted if the light distribution from the fixture is effectively contained by an overhanging architectural or landscaping element, such as awnings, dense shrubs, or year round tree canopies such as evergreens. Light spillage away from the item or element illuminated shall be minimized.
- Up lighting of flags, statuary, cupolas, and other similar architectural features is permitted with a limit of two fixtures per pole with a maximum of 150 watts each.

- Awnings and canopies used for building accents over doors, window, or walkways shall not be internally illuminated.
- Lighting of gas stations, convenience stores, or similar types of intensively illuminated businesses shall be adequate to facilitate the activities taking place and not to be used to attract attention to the business.
- Light fixtures mounted under or on Aprons or Canopies shall be recessed so that lens cover is recessed or flush with the bottom surface of the canopy.
- Wall pack lighting located on the front or side of building or abutting a residential district shall be a full cut off fixture.
- All lighting should be glare-free and shielded from the sky and adjacent residential properties and structures, either through exterior shields or through optics within the fixture.
- Lighting levels and design should comply with Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines latest edition.

Special Standards for Lighting of Sport and Athletic Field Facilities

- The average and/or maximum light illuminance, measured in footcandles, shall not exceed the recommended average or maximum guideline established for the proposed recreational use by the Illuminating Engineering Society. The Town may, as part of the conditional use permit process, restrict lighting to a level less than the Illuminating Engineering recommended guideline.
- The maximum height of outdoor lighting for courts (basketball, volleyball, handball, horseshoe, etc.) shall not exceed twenty-five (25') feet as measured from finished grade.
- Lighting for night play for baseball, football or soccer facilities shall not be higher than 100 feet above finished grade; however, for any lighting above 80 feet above finished grade, the applicant shall demonstrate that the additional height is necessary to reduce spill and glare.
- Lighting shall be directed to areas within the property line to minimize glare in surrounding areas. Spillover and glare shall be minimized by using fixture cutoffs and optically controlled luminaries at the boundary of lighted areas.
- Lights shall be extinguished not later than (1) hour after the end of an event.

Prohibited Lighting

- Flashing lights – Any lights that flash, move, revolve, rotate, scintillate, blink, vary in intensity or color, or use intermittent electrical pulsation.

- Outdoor string of lights, including but not limited to those outlining lot lines, or outdoor display or sales lots.
- Luminous *colored* tube lighting provided, however, that luminous tube lighting may be used when specifically requested of and approved as an integral architectural element of a development plan by the Planning Commission.
- The following lighting fixtures are prohibited in all new or re-development projects:
 - (a) Cobra style fixtures
 - (b) Open bottom fixtures
 - (c) Flood light fixtures
 - (d) Mongoose fixtures
 - (e) Other non-fully shielded fixtures.
- Colored lighting unless specifically approved by the Planning Commission.

Exempt Lighting

- The following lighting is exempt from lighting standards:
 - (a) Holiday decorations
 - (b) Construction or emergency lighting
 - (c) Additional lighting needed for highway safety, and state approved traffic control devices
 - (d) Industrial lighting shall be exempt for these standards; however, illumination from lighting on site shall not traverse or leave the site.
 - (e) State approved traffic control devices and lighting use for highway safety

Note: All lighting shall follow the guidelines as amended by the IESNA – Illuminating Engineering Society of North America.

Utility Design Standards

General: All Development

STORMWATER FACILITIES

Intent

To provide adequate storm water management while providing for stormwater infrastructure integration into the natural environment and landscape.

Standards

Required:

- Stormwater ponds shall be integrated into the surrounding landscape through the use of landscaping.
- Stormwater ponds should be treated and designed as a site amenity, both aesthetically and recreationally, while also serving the primary function of stormwater management. *Aeration of stormwater ponds is required.*
- To control and reduce stormwater run off, as much natural vegetation, such as woodlands etc should be maintained on site.
- To the greatest extent possible stormwater ponds shall be designed and constructed and landscaped in such a way as to blend with the landscape and appear as natural looking as possible.
- Direct access is needed to allow maintenance of both the forebay and the main pool of ponds. Maintenance access shall be at least 12 feet wide on at least one side of the pond.
- Centralized basin(s) shall be encouraged over multiple smaller basins.
- Landscaping of stormwater ponds is required. Landscaping can make them an asset to a community, and can also enhance the pollutant removal. This information must be proved with a landscape plan. The landscaping plan must incorporate the following:
 - (a) A general landscaping plan for a stormwater pond and its buffer indicating indicate how aquatic and terrestrial areas will be vegetatively stabilized and established.

- (b) Pond Benches should be incorporated and be important for safety reasons and establishment of emergent vegetation. This feature provides some pollutant uptake, and also helps to stabilize the soil at the edge of the pond and enhance habitat and aesthetic value.
- A pond buffer should be provided that extends 12 feet outward from the maximum water surface elevation of the pond. The pond buffer should be contiguous with other buffer areas, or open space areas that are required by existing regulations. (e.g., stream buffers). Pond buffer areas shall be included as part of the open space and will not affect the percentage of open space that can include swim ponds.
- Existing trees should be preserved in the pond buffer area during construction. To discourage resident geese populations, the buffer can be planted with trees, shrubs and native ground covers.

Guidelines

Encouraged:

- If a stormwater pond is located partially with a riparian area of stream buffer area, a suitable riparian buffer shall be provided with a restoration plan.
- When possible non structural BMP should be used on site, such as reforestation, use of rain garden, etc., and minimizing impervious surfaces.
- The use of stormwater wetlands (or constructed wetlands) Should be incorporated where possible. Stormwater runoff flows through the wetlands, facilitates pollutant removal by settling and biological uptake. Wetlands provide effective stormwater practices in terms of pollutant removal, and also offer aesthetic value. Landscaping of wetlands can make them an asset to a community, and can also enhance their pollutant removal. To ensure the establishment and survival of wetland plants, a landscaping plan should provide detailed information about the plants selected, when they will be planted, and a strategy for maintaining them.
- The use of bioretention techniques will be encouraged in more urban established sections of Georgetown where land constraints or limited areas of pervious surfaces prohibit the use of stormwater ponds. Bioretention may be an effective mechanism for providing stormwater management for commercial parking areas and should be considered.
- The use of dry ponds or basins is discouraged.

NOTE: All stormwater standards and regulations of the Sussex Conservation District shall be followed and adhered too. These Design Guidelines are established to compliment those Standards and Regulations.

ELECTRIC, TELEPHONE, CABLE, AND NATURAL GAS UTILITIES

Intent

To provide needed public electric, telephone, cable, and natural gas utilities in an efficient, safe and aesthetically pleasing manner.

Standards

Required:

- All new utilities within new development shall be provided underground.
- Undergrounding of existing above ground utilities within road right-of-way shall be required as roadways are improved.
- Required utility boxes shall be landscaped and screened. Utility boxes shall be located if at all possible in common areas and not on individual residential lots. Utility boxes may be shared among building units.
- Any utilities such as high voltage lines or transformers shall be fenced and appropriately screened.
- Propane tank farms shall be separated by open space or common land from residential structures within new subdivisions. Tank farms shall be screened from view and fenced. Land area dedicated for propane tank farms shall not be calculated as open space.
- Propane tank farms located within a community shall be sized accordingly to serve the community and not to serve additional communities or service areas.

Guidelines

Encourage:

- Undergrounding of utility distribution lines or the provision for undergrounding as a condition for redevelopment projects.
- Encourage pruning of trees to direct growth away from overhead utility lines and encourage phased replacement of vegetation located improperly in the right-of-way. Pruning of trees necessary for safe and reliable utility service should be performed in an aesthetic manner to the extent possible.

- Discourage the use of herbicides to control vegetative growth around utility facilities and encourage alternative methods, such as mowing or selective treatment.

TOWN OF GEORGETOWN

Development Design Standards

Definitions:

ADA – Federal Americans with Disabilities Act as amended.

Aisle - An access way between rows of parking spaces or islands which provides internal vehicular passage through a parking lot.

Alley - A narrow public or private thoroughfare which provides only a secondary means of vehicular access to abutting properties.

Aquatic bench - is a shallow shelf with planted with wetland plants around the edge of a stormwater pond.

Art or Water Feature - An historical, symbolic, or abstract sculpture or other form that may also incorporate water, which adds dimension to a public space.

Artful - A one-of-a-kind design that reflects the skills and talent of an artist, graphic designer, or other design professional.

Belt course - A horizontal band of masonry across the exterior of a building that stands out visually.

Berm - An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other such purposes.

Bioretention areas - are landscaping features adapted to treat stormwater runoff on the development site. They are commonly located in parking lot islands or within small pockets in residential land uses. Surface runoff is directed into shallow, landscaped depressions. These depressions are designed to incorporate many of the pollutant removal mechanisms that operate in forested ecosystems. During storms, runoff ponds above the mulch and soil in the system. Runoff from larger storms is generally diverted past the facility to the storm drain system. Bioretention facilities are ideally suited to many ultra urban areas, such as parking lots. While they consume a fairly large amount of space (approximately 5% of the area that drains to them), they can fit into existing parking lot islands or other landscaped areas

Bollard - A short post generally used in a series to define an area or block access by vehicles.

Bufferyard - A unit of yard together with plantings, walls, berms, or fences required thereon located between different land uses or public roads designed to minimize potential nuisances such as dirt, litter, noise, glare of lights, signs and unsightly buildings, and parking lots, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires and explosion.

Clerestory - A continuous band of windows located just below the ceiling of a generally tall and important space.

Cornice - The molded and projecting horizontal piece at the crown of a building.

Courtyard - An open space enclosed partly or wholly by a building.

Development Plan – A plan created to describe a proposed development, such as a site plan or subdivision plan.

Façade - The front of a building, or any face that is given special architectural treatment.

Forecourt - An open court in front of a building.

Green - An open grassy space between buildings.

light spillover- Light spill falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.

lighting, fully shielded - Any outdoor light fixture shielded in such a manner that all light emitted by the fixture is projected below the horizontal as determined by a photometric test or certified by the manufacturer.

lighting, cutoff-type - A luminaire with elements such as shields, reflectors, or refractor angles that direct and cut off the light at a cutoff angle less than 90 degrees.

Mixed Use - Any development that contains at least two different land use categories (e.g. residential and retail).

Mullion - A slender vertical member that forms a division between units of a window, door, or screen or is used decoratively.

Parapet - Low wall along the edge of a roof.

Targeted foundation - exposed foundation blocks or concrete coated with ornamental or waterproofing plaster, stucco, etc.

Plaza - An open area usually located near urban buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes shops.

Plinth - Base wall piece, such as a square block or base course.

Portico - Colonnaded porch entrance or covered walkway supported by evenly-spaced columns.

Public Space - Any of a variety of spaces that are accessible and usable by the general public, such as a plaza, green, courtyard, forecourt, sitting area, widened sidewalk, stormwater rain garden, and art or water feature.

Recreation, active - Leisure activities, usually performed with others, often requiring equipment and taking place at prescribed places, sites, or fields. The term “active recreation” includes but is not limited to swimming, tennis, and other court games, baseball and other field sports, golf and playground activities.

Sign, animated or moving - Any sign or part of a sign that changes physical position by any movement or rotation or that gives the visual impression of such movement.

Sign area - The entire face of a sign including the advertising surface and any framing, trim, or molding, but not including the supporting structure.

Sign, awning - sign incorporated into or attached to an awning.

Sign, ground - A sign suspended or supported by one or more uprights or braces anchored in the ground

Sign, off-premise - A sign that directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed.

Sign, Projecting – A sign attached to and projecting out from a building face or wall, generally at right angles to the building.

Sign, Wall – A sign attached to or painted on the exterior wall of a building. The total lettering on one facade of a building or structure shall constitute one wall sign.

Sign, Window - A sign that is applied to or attached to the exterior or interior of a window or located in such manner within a building that it is visible from the exterior of the building through a window, but excludes merchandise in a window display

Site Furnishings, Permanent - Seating, benches, trash receptacles, bollards, planters, drinking fountains, low-scale lighting and other such non-movable, year-round elements oriented to pedestrians. Tables and chairs that are moved in and out of establishments at night are not considered permanent site furnishings.

Sitting Area - An open area filled with low walls, benches, and/or tables and chairs.

Stormwater Rain Garden - Landscape areas that are designed as stormwater management facilities. These landscaped areas are made up of a specialized mix of plants that can tolerate seasonal wet and dry conditions, and soils that can rapidly absorb and store runoff. These facilities utilize complex relationships between plants and soils to filter pollutants, reduce runoff volume and rate of discharge, and promote groundwater recharge through infiltration. These areas are constructed with a specialized soil and plant mix that is attractive and has low maintenance requirements. Because of their flexibility in size, shape, and appearance, they can be installed on almost any type of land use, in a variety of conditions.

Stormwater wetlands (or constructed wetlands) - are structural practices similar to wet ponds that incorporate wetland plants in a shallow pool. As stormwater runoff flows through the wetland, pollutant removal is achieved by settling and biological uptake within the practice. Wetlands are among the most effective stormwater practices in terms of pollutant removal, and also offer aesthetic value.

Townhouse - A single-family attached dwelling unit with one dwelling unit from ground to roof, forming one of a group or series of three or more attached single-family dwellings separated from one another by party walls without doors, windows, or other provisions for human passage or visibility through such walls and having roofs which may extend from one of the dwelling units to another having individual outside access. A row of attached townhouses shall not exceed six dwelling units.

Wall, wing - An architectural feature in excess of six feet in height that is a continuation of a building wall projecting beyond the exterior walls of a building.