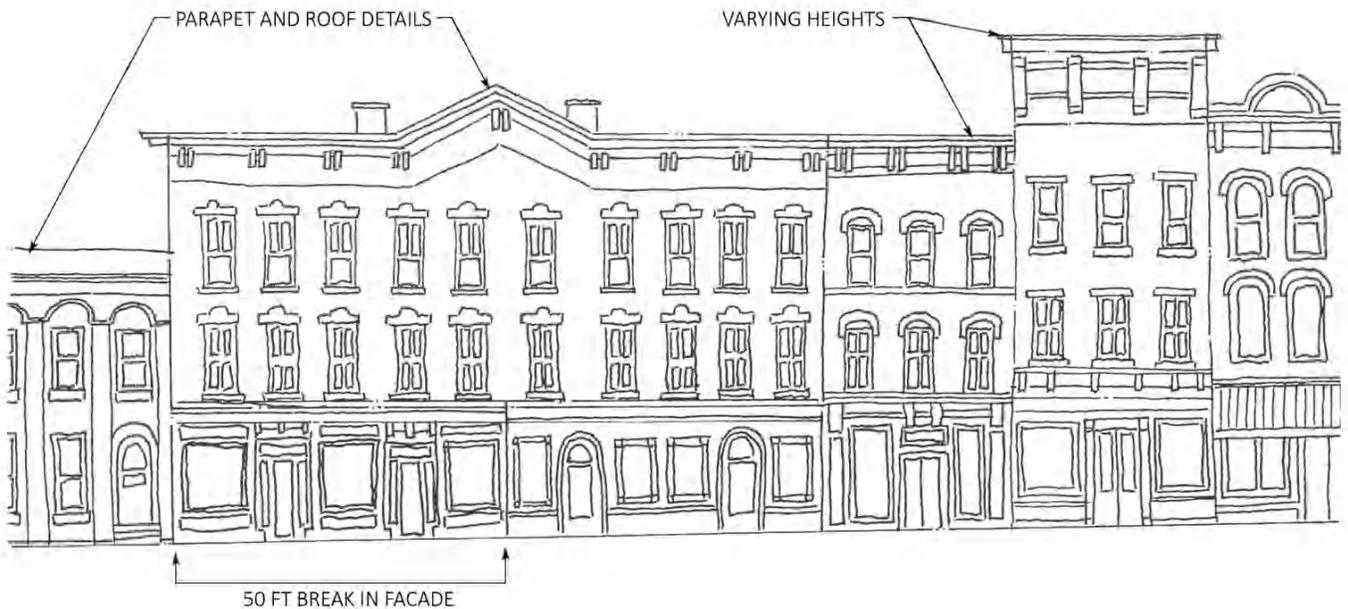




Village of
STILLWATER



DRAFT
STILLWATER ROUTE 4 CORRIDOR
DESIGN GUIDELINES



PLANNING **4** PLACES

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November 2016

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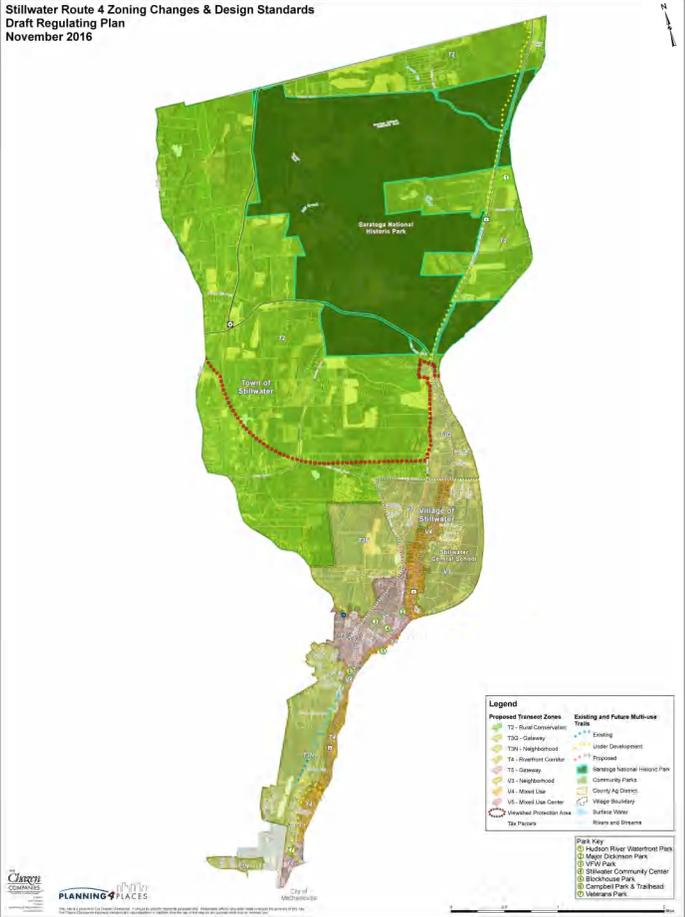
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INTRODUCTION

Stillwater Route 4 Zoning Changes & Design Standards
Draft Regulating Plan
November 2016



Purpose

The purpose of the Stillwater Route 4 Design Guidelines document is to encourage great design along the Route 4 Corridor and accomplish the following:

- Provide a vibrant environment to live, work, and play
- Respect the character and context of existing streets and neighborhoods in the Town and Village of Stillwater
- Encourage walkability and provide shops and services within walking distance of most residents in the corridor
- Provide gathering areas—plazas, pocket parks, along sidewalks, and in outdoor dining areas
- Retain, restore, and encourage reuse of historic buildings
- Encourage additional employment opportunities
- Encourage use, enjoyment, and focus on the unique Hudson River waterfront
- Provide expanded housing choices
- Design for pedestrians and bicyclists while accommodating vehicular access and parking needs
- Create great streets and building design

Applicability

The Stillwater Route 4 Design Guidelines apply to projects as defined within the Town and Village of Stillwater Form-Based Codes.

These Design Guidelines are intended to provide guidance in order to encourage walkability and to revitalize the Route 4 Corridor. Within this document, you will find standards (“shall” or “must”) which are required. Guidelines such as “should” or “consider” are strongly encouraged. Photographs and sketches are intended to illustrate the standards and guidelines.

BUILDING DESIGN

How buildings relate to the street in their placement, scale, and massing help create walkable environments.

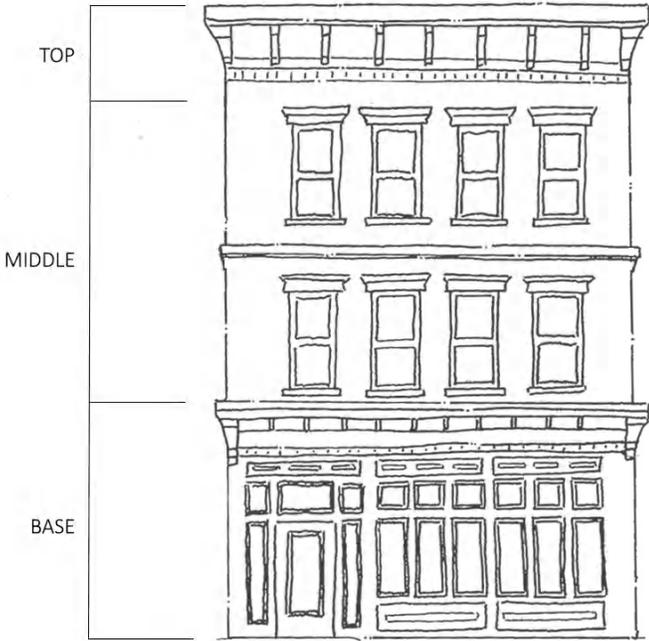
Architectural Rhythm

To achieve compatible development, new development should keep the existing architectural rhythm of adjacent building openings (walls and entrances).

- 1. Use a similar alignment of window proportions, floor spacing, roof treatments, awnings, and other elements.
- 2. Align the top, middle, and base floors.
- 3. Ground floors should be distinct with articulation or materials such as stone, masonry, or decorative concrete.
- 4. The top level should have a distinct outline with elements like a projecting parapet, cornice, or other projection.



Many main streets retain the architectural rhythm of building openings and the buildings are horizontally aligned on the base/ground floor as pictured (above and below right).



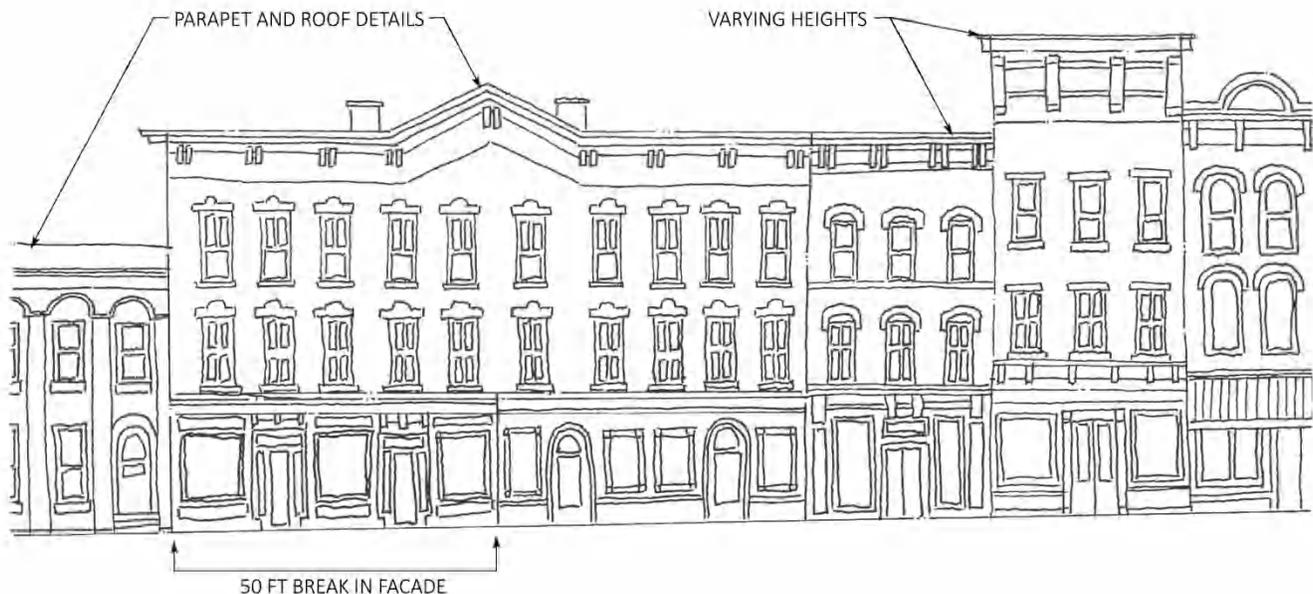
Building Massing

Massing is the three-dimensional shape of a building (height, width, and depth). The idea is to create smaller structures so that buildings are in keeping with adjacent structures. Breaking up a linear row of buildings provides variety and maintains the architectural rhythm along a street.

1. Avoid big, bulky structures. Building massing must incorporate varied rooflines, building heights, and other architectural features instead of a long linear row of buildings.
2. There must be breaks in a linear row of buildings at minimum every 50 feet (30 feet or so is preferred).
3. To accomplish breaks in the façade, porches, bay windows, a gallery, recessed entrances, building extensions, towers, and other architectural treatments can be used.



A gallery breaks up the linear row of buildings and also offers shade and cover (above).



WALLS & WINDOWS

Walls

Walls with architectural details provide visual interest.

1. **Blank Walls.** Blank walls shall not be permitted along any exterior wall facing a street, pedestrian area, or parking area. Walls or portions of walls without windows must have architectural treatments or design treatments that are similar to the front façade in materials, colors, and details.
2. **Service Entrances.** Loading docks, overhead doors, and other service entrances are prohibited facing a street.

Windows

Open, inviting windows encourage walking and shopping.

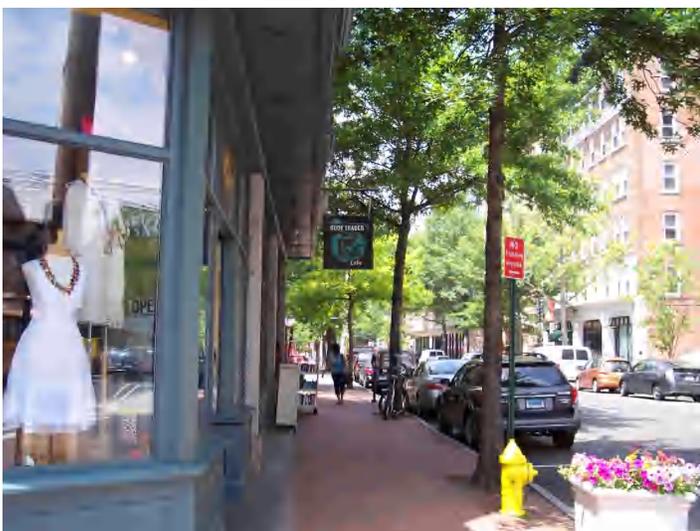
1. **Window Transparency.** Clear glass windows are required on the ground floor and recommended on upper floors. Upper floors and first floors with residential units may provide shades and blinds inside the building. Smoked, reflective, or black glass is prohibited on the ground floor.
 - a. Window transparency requirements are found in the Form-Based Codes for the applicable Transect Zone.
2. **Window Sill Height.** Ground floor windows shall have a maximum of 12 to 20 inches above the sidewalk. The window sill height shall be measured from the base of the building beneath the window sill to the window glass.
3. **Replacement Windows.** Replacement windows should match the original style and size of original windows to match the architectural style of the building.



Murals, signage, and lighting can dress up blank walls.



Windows should not be boarded or painted except for temporarily securing a property or in an emergency situation.



Windows should be clear glass allowing views into retail shops and restaurants with a window sill less than 2 feet in height.

ARCHITECTURAL DETAILS

Build-to-Line.

1. Buildings are preferred to be built to the sidewalk in walkable environments or a maximum 10 ft setback unless setback for purposes of outdoor dining or a plaza.

Building Orientation.

1. The front façade of a building must be oriented towards the principal frontage with a public entrance in this façade.

Building Materials, Colors, and Details

1. Building materials, colors, and details shall be compatible with the surrounding neighborhood character.
2. Color schemes should be consistent with a building's architectural style i.e. Victorian, Classical/Colonial, Arts & Crafts, etc.



All these images on this page show examples of buildings built to the sidewalk with an orientation towards the street. These buildings also use color to accent architectural details.



ARCHITECTURAL DETAILS

Building Entrances

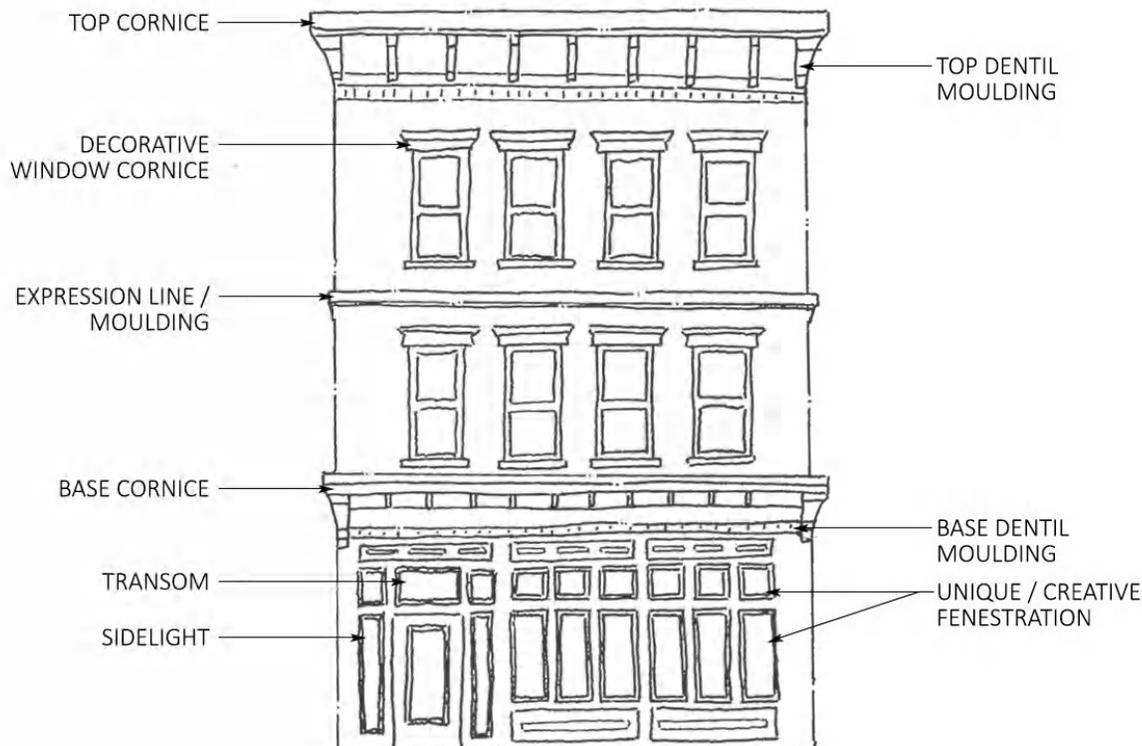
1. All primary entrances must be prominently visible and accentuated with a recessed entrance, chamfered corner, awning, entranceway roof, sidelight, transom, or adjacent windows to the doorway, and/or additional mouldings with expression lines.
2. All floors must have a primary ground floor entrance that faces the principal frontage and may have additional entrances on the secondary and/or waterfront frontage.

Corner Properties

1. Corner properties may have the primary entrance facing a principal or secondary frontage or on the corner.
2. Corner properties may have a front façade oriented to the corner such that the ground floor retail space wraps the corner from the principal to the secondary frontage.



A corner property where the first floor business wraps the corner (above) and a close-up view of dentil moulding (below).



MIXED USE BUILDING DESIGN

Mixed Uses

A mix of uses provides street-level activity and helps to contribute to the economic success of an area by providing a local customer base for area businesses. The more destinations available, the more likely residents will walk.

1. Mixed use building design typically has a retail or service use on the ground floor with office and/or residential uses above.
2. Typical mixed use buildings can include residences, offices, retail, civic and community spaces, and recreational facilities.
3. Entrances to residential, office, or other uses on the upper stories shall be differentiated from retail entrances.
4. Ground floor retail windows should be larger in proportion to residential windows on the upper floors.



Illustrations showing mixed use building design



The windows on the ground floor are retail in character and of a residential style above (at right and above).



CANOPIES

Gas station pump canopy design can fit in with the surrounding community character by utilizing similar design treatments as the surrounding buildings.

1. Pump canopies shall be consistent in style, form, and materials to the main building.
 - a. Roofline elements and columns should be coordinated with the overall design of the building.
2. Canopies that are integrated into the building's design are preferred rather than stand-alone canopies.
 - a. Canopies should be designed to be an extension of the building.
3. Lighting under pump canopies or drive-through bays must be shielded. Lighting shall be mounted on or recessed into the lower surface of canopies.
4. Gas station pump canopies shall not be located along the principal frontage but may be located to the side and rear of the building.
5. Walking paths between the pumps, building, and canopies shall be provided.



Gas station canopies should be consistent with the overall building design (above and below). The site layout below despite having a separated canopy, has the building in the front of the lot and includes a canopy with features similar to the building.



DRIVE-THROUGH & WALK-UP WINDOWS

Drive-through windows should be integrated into the overall building design.

1. Drive-through window design and materials should be consistent with the overall building style, form, and materials.
 - a. Roofline elements and columns should be coordinated with the overall design of the building.
2. Drive-through windows should be integrated into the building's design as an extension of the building.
3. Lighting must be shielded on or recessed into the canopy or roofline in the drive-through window area to prevent glare.
4. Drive-through windows shall not be located along the principal frontage but may be located to the side and rear of the building.

Walk-up windows are encouraged in pedestrian-oriented areas.

1. Walk-up windows can be used for ice cream shops and take-out windows especially in conjunction with an outdoor dining area or seating area.
2. Banks and other drive-through locations can also have walk-up windows for pedestrians and bicyclists.



Coordinated designs for these bank drive-through windows include roofline elements, façades, and columns (above and below).



The drive-through window at this fast food restaurant (above) and the bank drive-through window (below) blend well with the overall design of the building.



Restaurants such as ice cream shops or take-out restaurants with walk-up windows work well in conjunction with outdoor dining or seating as seen at right.

RURAL COMMERCIAL DESIGN

Rural commercial design reflects the agricultural and rural heritage of an area.

1. Buildings should be constructed of natural materials.
2. Simple building shapes are preferred.
3. Stores should be built closer to the street.
4. Typically commercial buildings in rural areas have pitched roofs.
5. Cupolas or weather vanes and other agricultural features can be used for buildings with a barn-like design but use sparingly.
6. A longer linear façade is common with residential-scale windows.
7. Open porches can be a prominent feature of a rural commercial building.



This country store has a wraparound porch.

Rural commercial buildings pictured on this page typically have pitched roofs and are in keeping with the agricultural heritage of an area.



RESIDENTIAL DESIGN

Residential building design varies based upon neighborhood context and the range of housing choices.

1. Single-family design should be in keeping with the surrounding neighborhood in terms of scale and setbacks.
2. Two-family design should generally look like a single-unit with two entrances.
3. Townhouse design should also generally be consistent with single-family design.
4. Building entrances should be the primary feature of front façades rather than a garage door.
5. Multifamily design of 4 or more units should consider the scale of the building in context to the surrounding neighborhood and shall follow building massing standards.
6. Window transparency requirements are found in the Form-Based Codes for the applicable Transect Zone.
7. Open porches shall be no less than 6-8 feet deep and are subject to the front setback encroachment requirements in the Form-Based Codes.
8. Screened porches should be to the side or rear of a single-family home.
9. Context sensitive fences can help define front yards.



Illustrations of compatible residential building design



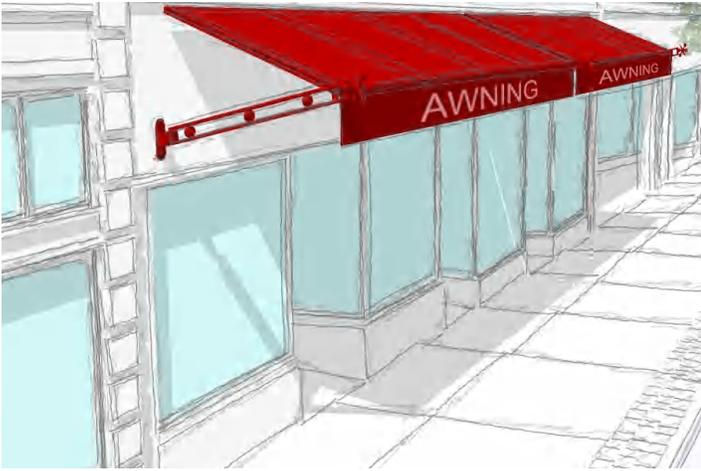
Single-family residential homes built close to the street.



Townhouses built to the sidewalk.

SIGNAGE

Signage types encouraged along the Route 4 Corridor include: awnings, freestanding, iconic, marquee, monument, nameplate, projecting, sidewalk, wall, and window signs detailed in the illustrations on these pages.



Awning Sign



Monument Sign



Freestanding Sign

SIGNAGE



Iconic Sign



Marquee Sign

SIGNAGE



Sidewalk Sign



Projecting Sign



Nameplate Sign

SIGNAGE



Wall Sign



Window Sign



SIGNAGE DETAILS

Signage should be compatible with the building's design.

1. Signage should be pedestrian-scale.
2. Avoid sign clutter—a few simple signs get the message across.
3. Signage shall not cover architectural details including windows, doors, or transoms except where noted.



A window sign (above).

Signs could be unique like the iconic signs pictured here (above, below, and below right) —eyeglasses, a painter, even a flower.





Reverse channel letters with halo illumination (above).



Gooseneck lighting is used to illuminate a wall sign.

SIGNAGE ILLUMINATION

Signage illumination shall reduce glare while providing easy readability.

1. No sign shall contain intermittent, moving, or flashing illumination.
2. External illumination should be unobtrusive such as gooseneck lighting.
3. Internal illumination—Backlit, halo lit illumination, or reverse channel letters with halo illumination are recommended.



This sign has front lit internal illumination (above).



AWNINGS

1. Awnings and canopies shall be fabricated of woven fabric.
2. Internally illuminated, vinyl awnings are not permitted.
3. Awnings could have straight, rounded, or scalloped edges. Awnings are typically one solid color or striped.
4. One awning per window is permitted and awnings can be sized to the maximum width of the façade of the building.



Pictured on this page, awnings come in a variety of styles and colors and provide shade and shelter from the elements.



STREETSCAPE

How buildings relate to the street and pedestrian amenities including wide sidewalks, street trees, landscaping, lighting, signage, bicycle racks, and street furniture all help create an inviting and vibrant streetscape.

Ideal Streetscape

1. Ensure a wide thoroughfare for walking—at minimum 6 feet. Eight to ten feet wide is preferred.
2. Provide seating opportunities and places to grab a cup of coffee or a bite to eat.
3. Shade the street with street trees and provide greening elements.
4. Provide bicycle racks.
5. Provide public art.
6. Provide opportunities for outdoor dining (described in another section).
7. Provide views to the Hudson River.



Great streets as seen here on this page have wide sidewalks with shops to browse and places to grab a bite to eat. They have street trees, awnings, places to sit, quaint signage, and greening elements.

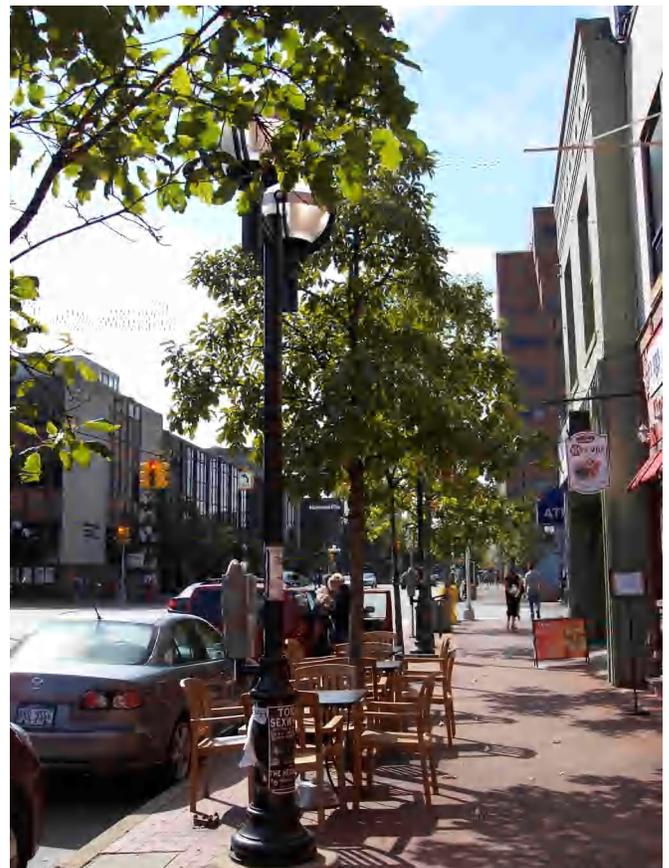


LIGHTING

Lighting provides a welcoming streetscape and improves safety and encourages people to walk in the evening. Sidewalks, trails, public spaces should be well-lit but should be designed to minimize glare and light pollution.

1. All outdoor lighting must be designed so as to prevent glare onto adjacent properties, and passing motorists.
2. Non-cutoff and semi-cutoff lighting are prohibited.
3. In parking lots, full-cut off lighting fixtures shall be a maximum of 20 feet in height.
4. For sidewalks, public spaces, and multi-use trails, lighting fixtures shall be a maximum of 14 feet in height.
5. Appropriate lighting styles including pipe, post, column, and double column styles as detailed in the Form-Based Codes for the applicable Transect Zone.

Pictured on this page is a column light fixture (above) and a double-column light fixture (below right).



LANDSCAPING & GREENING

Landscaping and greening elements provide decorative accents and adds visual interest to a streetscape. Such landscaping and greening elements may include: hanging baskets, window boxes, planters, raised planter beds, trellis/arbor/ pergola with live plantings, plantings in curb extensions, shrubs, trees, groundcover, gardens and roof gardens, and flowers.

1. Hanging baskets, planters, and window boxes should contain live plantings.
2. Landscaping should provide year-round interest.
3. Planters can be moveable for the winter months or permanent along the street.
4. Planters should not block pedestrian movement.
5. Window boxes should be as wide as the window sill and a minimum of 6 inches wide by 6 inches deep.
6. Planters should be a minimum of 24 inches in diameter.
7. Hanging baskets should be a minimum of 12 inches in diameter.



Hanging baskets are often put on light fixtures (above). A pergola can be seen in the background (above left).



A street tree in a curb extension (above).



Example planters that add greening to the streetscape range from coniferous shrubs to flowers (above and at right).



STREET TREES

Street trees provide cooling shade and provide environmental benefits.

1. Tree species should be planted 20 - 30 feet apart and be selected in consideration of the existing streetscape, driveways, street lights, overhead wires, utility and traffic poles, and other obstructions.
2. Trees must be 3 inches in caliper and planted within planter strips or tree wells.
3. Selection should consider: maintenance requirements, hardiness per the U.S. Department of Agriculture's Plant Hardiness Zone Map, salt tolerance, shape and form, whether the tree is fruit-bearing, and subsurface growing conditions.
4. The use of native species is encouraged.
5. A good resource for street trees is the following document:

<http://www.hort.cornell.edu/uhi/outreach/recurbtrees/pdfs/~recurbtrees.pdf>

5. The table at right includes some appropriate street trees but other trees might meet the above criteria.



Street trees can be planted in tree wells or in planter strips (above, below, and at right). Planter strips can also contain groundcover and other flowers -both perennials and annuals (below and at right).



| Selection of Appropriate Street Trees | | | | |
|--|------------------------------|---|---------------------------------|--|
| Scientific Name | Common Name | Selected Preferred Cultivars | Mature Height | Notes |
| Acer rubrum | Red Maple | 'October Glory', 'Franksred' | Medium Size - 30 to 50 ft | |
| Acer saccharum | Sugar Maple | 'Green Mountain' | Medium Size - 40 to 60 ft | |
| Acer griseum | Paperbark Maple | | Small Size - Less than 35 ft | |
| Amelanchier canadensis | Serviceberry | 'Autumn Brilliance' | Small Size - Less than 35 ft | Single Stem |
| Carpinus caroliniana | American Hornbeam | | Small Size - Less than 35 ft | Plant Spring Only |
| Celtis occidentalis | Hackberry | 'Magnifica' | Large Size - Greater than 50 ft | |
| Cercidiphyllum japonicum | Katsura Tree | | Medium Size - 40 to 60 ft | Can be difficult to transplant |
| Cercis canadensis | Eastern Red Bud | | Small Size - Less than 35 ft | Single Stem; Use selectively - can be cold-sensitive |
| Cornus Kousa | Kousa Dogwood | 'Summer Stars' | Small Size - Less than 35 ft | |
| Crataegus | Hawthorn | 'Winter King' | Small Size - Less than 35 ft | |
| Fraxinus pennsylvanica | Green ash | 'Marshall' | Large Size - Greater than 50 ft | Use selectively - sensitive to the Emerald Ash Borer |
| Gleditsia triacanthos var. inermis | Thornless Honeylocust | 'Shademaster,' 'Halka,' 'Imperial,' 'Skyline' | Large Size - Greater than 50 ft | |
| Malus | Crabapple | 'Cardinal', 'Prairiefire,' 'Profusion,' 'Spring Snow' | Small Size - Less than 35 ft | |
| Platanus X acerifolia | London Planetree | 'Bloodgood,' 'Columbia' | Large Size - Greater than 50 ft | |
| Prunus serrulata | Cherry | 'Kwanzan' | Small Size - Less than 35 ft | |
| Styphnolobium japonicum | Japanese Pagoda Tree | 'Princeton Upright,' 'Regent' | Large Size - Greater than 50 ft | |
| Tilia americana | American Linden | | Large Size - Greater than 50 ft | |
| Tilia cordata | Littleleaf Linden | | Large Size - Greater than 50 ft | |
| Quercus alba | White Oak | | Large Size - Greater than 50 ft | Plant Spring Only |
| Quercus bicolor | Swamp White Oak | | Large Size - Greater than 50 ft | Plant Spring Only |
| Quercus palustris | Pin Oak | 'Crownright' | Large Size - Greater than 50 ft | Plant Spring Only |
| Quercus rubra | Red Oak | | Large Size - Greater than 50 ft | Plant Spring Only |
| Ulmus | Elm | 'Princeton', 'Valley Forge' | Large Size - Greater than 50 ft | Plant only Dutch Elm Disease resistant cultivars |

PARKING LOT SCREENING

Parking should be unobtrusive and generally found to the rear or side of the building especially in walkable areas.

Perimeter Screening

1. Parking lots visible from a street shall be continuously screened by a 3-foot high wall/fence with breaks as required herein or plantings.
2. Parking lots adjacent to a residential use shall be continuously screened by a 6-foot high wall/fence with breaks as required herein or plantings.
3. Screenings with a minimum width of 3 feet shall include:
 - a. Hedges, installed at 36 inches in height; or
 - b. Mixed plantings (trees of 3 inch caliper and shrubs); or
 - c. Wall sections or opaque fencing shall not provide a break of more than 9 feet except for vehicular or non-vehicular access. Breaks in the wall shall be provided at least every 40 feet to vary the design. These gaps, except for access uses, shall contain hedges or mixed plantings within the gap area. Landscaping shall be provided along the walls either as low ground cover/plantings, as a screen of the wall, or an intentionally designed mix to vary the look of the screenings.



Parking lot screening could include perennial hedges in addition to street trees (above). A tall perennial hedge would be best next to a residential use—3 feet high is required when visible from a street (below).



Other screening options are wall sections with plantings in front of it (above), a fence with flowers (below), or brick posts and fence sections as illustrated here (at right).



PARKING LOT LANDSCAPING

In addition to landscaping and screening at the perimeter, interior parking lot landscaping should include street trees and other landscaping to provide shade.

- 1. No more than 10 spaces shall be allowed in a continuous row uninterrupted by landscaping.
- 2. Street trees could be installed in planter strips, within planting islands, or diamonds.
- 3. Trees must be 3 inches in caliper.
- 4. Landscaping should include plantings with year-round interest and a variety of textures and colors.
- 5. Landscaping areas should be a minimum width of 3 feet.



Parking lot landscaping seen here on this page ranges from street trees, groundcovers, and shrubs. The more variety of plant materials—the better.



OUTDOOR DINING

Outdoor dining provides opportunities for gathering and enjoying the street scene. Outdoor dining locations can be in the front, side, or rear of a building, setback in front of the building, along the Hudson River, on a rooftop deck, other deck, stoop, or terrace.

1. Outdoor dining shall maintain a minimum of 5 feet of sidewalk clearance for pedestrian passage.
2. Outdoor furniture may consist of movable tables, chairs, umbrellas, planters, lights, and heaters.
3. Lighting fixtures may be permanently attached to the building's exterior.
4. Advertising or promotional features shall be limited to umbrellas and canopies.
5. Moveable furniture shall be removed during the off-season.
6. Planters, posts with ropes, decorative walls or fences or other removable enclosures and reservation podiums are encouraged to define the outdoor dining area.
7. Trash containers should also be provided.

Outdoor dining examples setback from the street (above) and on the sidewalk (below).



Outdoor dining on a terrace/deck (above).

PLAZAS

Plazas provide a place for the public to gather and socialize. They can serve as a community gathering area, event or Farmer's Market space, a place for children to play, or all of the above.

1. Plazas must be located where visible from a sidewalk or pedestrian connection (preferably level to the sidewalk).
2. 30% of the space must be landscaped with trees, shrubs, and mixed plantings with year-round interest.
3. Trees shall be installed of 3-inch caliper.
4. The plaza shall provide shade with trees, canopies, trellises, umbrellas, or building walls.
5. 70% of plazas shall be surfaced with high quality, durable impervious, semi-impervious, or pervious paving materials depending on location.
6. One seating space is required for each 30 sq. ft. of plaza area.
7. The plaza shall not be used for parking, loading, or vehicular access (excluding emergency vehicular access).
8. Public art and drinking fountains are encouraged.
9. Trash containers shall be distributed throughout the plaza.
10. Pedestrian-scale lighting shall be provided.
11. Where space allows, provide space for games, children activities, or play.
12. Plazas shall connect to other activities such as outdoor dining, restaurants, shopfronts, and building entries.
13. Plazas shall be located if possible to have maximum sunlight with a south or west orientation.
14. If constructed by a private entity, plazas must have an agreement with the Town or Village of Stillwater for public access.



Great plazas have a few key ingredients as shown on this page — lots of seating, space for a variety of activities, and an active street scene and places to get information or a cool beverage and a snack (or lunch or dinner).



POCKET PARKS

Pocket parks are small green spaces with a small seating area and perhaps public art or historic markers.

1. Pocket parks must be located where visible from a sidewalk or pedestrian connection.
2. The majority of the space should be landscaped with trees, shrubs, and mixed plantings with year-round interest.
3. Trees shall be installed of 3-inch caliper.
4. The plaza should provide shade with trees and could provide a trellis, gazebo, or small pavilion.
5. A small play area could also be provided.
6. Paving should be high quality, durable impervious, semi-impervious or pervious materials depending on location.
7. Public art and furnishings are encouraged.
8. Trash containers shall be distributed throughout the plaza.
9. Drinking fountains should be provided.
10. Pedestrian-scale lighting shall be provided.
11. If constructed by a private entity, pocket parks must have an agreement with the Town or Village of Stillwater for public access.



Pocket parks with lots of landscaping and nice seating provide for opportunities for the community to relax and enjoy the space.



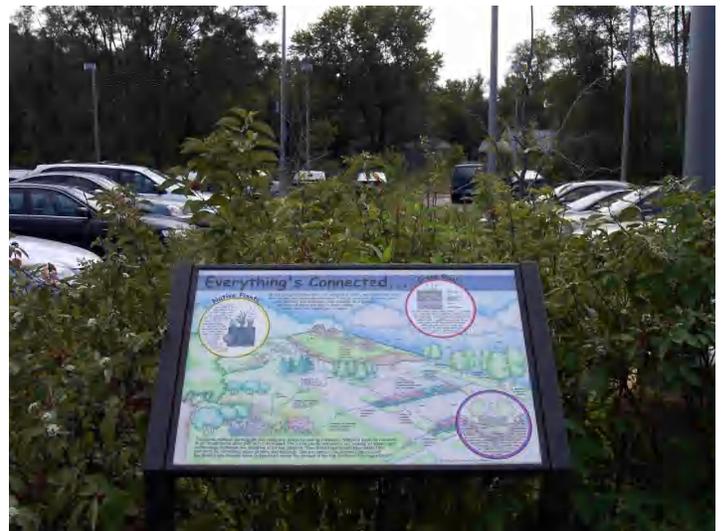
GREEN INFRASTRUCTURE

Green infrastructure reduces stormwater runoff, filters pollutants, and improves air and water quality. Best management practices include the following (further defined in the Glossary):

1. Blue roofs
2. Cisterns
3. Constructed wetlands
4. Filtered strips
5. Green roofs
6. Permeable and porous pavements
7. Rain barrels
8. Rain gardens
9. Stormwater planters
10. Vegetated swales



Green infrastructure options pictured here include vegetated swales, porous paving, and a rain garden. As an added bonus—they can also provide an education opportunity.



When installing vegetation for green infrastructure projects, native plants are preferred.

GLOSSARY

ARTICULATION: The elements in the massing of a building, which establish character and visual interest.

ARBOR: A garden structure typically used to support climbing plants or vines.

ARCHITECTURAL RHYTHM: Repetition of architectural elements or features.

BACK LIT: A form of internal illumination where lighting is behind the sign panel or letters. Also known as reverse.

BASE FLOOR: The story of a building closest to the curb level. Also known as GROUND FLOOR.

BAY WINDOW: A window that projects outward from a structure that does not rest on the foundation or on the ground.

BELT COURSE: A design element aligned horizontally along a building wall, typically a continuous row or layer of stones, tiles, bricks, shingles, or similar materials. Also called a string course or band course.

BLUE ROOF: A non-vegetated roof design that is intended to slow rainfall or snowmelt, typically to manage stormwater or store and reuse water.

BUILD-TO-LINE: A line extending through the lot, which is generally parallel to the frontage line intended to create an even building façade line along a street.

CALIPER: The diameter of a tree trunk as measured six inches above the root collar, which is at the base of the tree where the tree's roots join the trunk.

CANOPY: A roofed structure.

CHAMFERED CORNER: A building corner which is cut back to a diagonal in order to create a location for the door of a commercial establishment.

CHANNEL LETTERS: Custom made metal or plastic letters used in signage which are often internally illuminated.

CISTERN: A large-scale storage tank designed to catch runoff from a roof.

CORNICE: A projection aligned horizontally along and crowning a building wall, door, window, or other opening in the building wall.

GLOSSARY

CUPOLA: A dome-like structure on top of a building.

CURB EXTENSION: A visual and physical narrowing of the roadway where the sidewalk is extended to shorten the crossing width for pedestrians. Also known as bump-out or bulb-out.

DRIVE-THROUGH WINDOW: A service window in which customers of a facility can access goods or services from within a vehicle. A drive-through window must be accessory to a permitted principal use, and may include restaurants including fast-food operations, banks, and pharmacies.

EAVE: The junction of a building wall and an overhanging roof.

EXPRESSION LINE: An architectural feature consisting of a decorative, three-dimensional, linear element either horizontal or vertical.

FAÇADE: The exterior wall of a building that is set along a frontage line.

FAÇADE, CORNER: The exterior wall of a building that faces the corner side lot line.

FAÇADE, FRONT: The exterior wall facing the principal frontage of a building.

FAÇADE, WATERFRONT: An exterior wall of a building that faces a water body.

FENCE: An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

FILTER STRIP: An area with vegetation that removes contaminants.

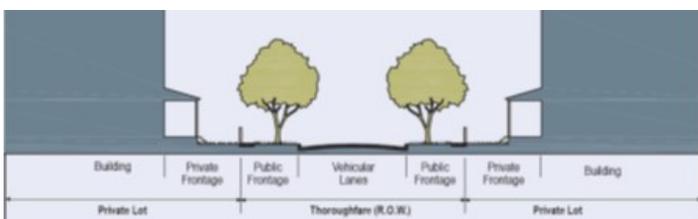
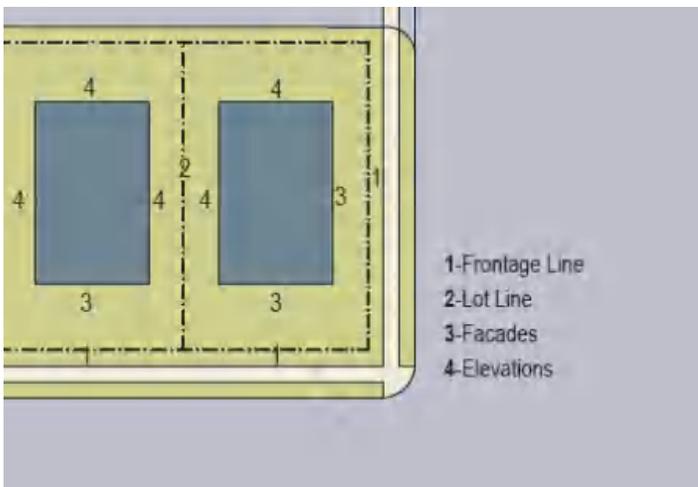
FORECOURT: An open area in front of a building.

FRONT LIT: A form of internal illumination where lighting is in the front (or face) of the letters.

FRONTAGE: An area of a lot between a building façade and a right-of-way line of a public street or road. Frontage is divided into private frontage and public frontage.

FRONTAGE, LINE: A lot line bordering a public frontage.

FRONTAGE, PRINCIPAL: The primary frontage area of a building with a main entrance.



GLOSSARY

FRONTAGE, SECONDARY: The frontage that is not the primary frontage and that is associated with a side entrance.

GALLERY: A private frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

GOOSENECK LIGHTING: A form of external illumination that has a curved lighting feature.

GREEN INFRASTRUCTURE: The multifunctional, interconnected network of open space and natural features such as greenways, wetlands, parks, forest preserves, and areas of native plant vegetation, that naturally manages stormwater, reduces flooding risk, and improves water quality.

GREEN ROOF. A vegetated roof design that is designed to absorb rainfall or snowmelt, typically to manage stormwater, mitigate the heat island effect, or offer recreational space for building occupants.

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GROUND FLOOR: The story of a building closest to the curb level. Also known as BASE FLOOR.

HALO LIT: A form of internal illumination which is back lit where by the light has a soft glow.

HANGING BASKET: An open container with live plants and flowers typically hung from a light fixture or other pole or structure.

ILLUMINATION, EXTERNAL: A light source that is located external to sign which casts its light onto a sign from a distance.

ILLUMINATION, INTERNAL: A light source that is located in the interior of a sign.

LANDSCAPING: Open areas of the private or public realms, which are composed primarily of living vegetation.

GLOSSARY

MASSING: The three-dimensional shape of a building(s) height, width, and depth.

PARAPET: The portion of a wall which extends above the roofline.

PERGOLA: A garden feature that creates a shaded walkway or sitting area with vertical posts or pillars with cross beams and an open lattice which often also has growing on it climbing plants or vines.

PERMEABLE/POROUS PAVING: A paving material that allows the infiltration of surface water into the soil.

PLANTER: A container where plants or flowers are grown.

PLAZA: A civic space type designed for civic purposes and commercial activities, generally paved and spatially defined by building frontages.

POCKET PARK: A small green space with a small seating area and which may contain other features such as public art and historic markers.

PORCH: A covered shelter projecting in front of an entrance of a building.

PORTICO: An open-sided structure attached to a building and sheltering an entrance or serving as a semi-enclosed space.

RAIN BARREL: A storage tank designed to catch runoff typically from a roof.

RAIN GARDEN: A garden designed to collect stormwater runoff from impervious surfaces such as roofs, walkways, and parking lots, allowing water to infiltrate the ground.

RAISED BED: A planting area that has been raised above the surface of the ground and framed with timbers or stones.

SIDELIGHT: A narrow window or pane of glass alongside a door.

SIDEWALK: The paved section of the public frontage dedicated exclusively to pedestrian activity.

GLOSSARY

SIGN: Any object, device, display, or structure, or part thereof, that is visible to the public from a street, walkway or neighboring property that is displayed outdoors or indoors, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. A "sign" does not include national or state flags, or the official announcements or signs of the government. The following types of signs shall be included:

- (1) **AWNING SIGN:** A sign painted on or applied to a structure made of cloth, canvas, or similar material which is affixed to and projects from a building.
- (2) **FREESTANDING SIGN:** Any sign not attached or part of any building but separate and permanently anchored in the ground.
- (3) **ICONIC SIGN:** A sculptural, typically three-dimensional sign whose form suggests its meaning and which is building-mounted.
- (4) **ILLUMINATED SIGN:** Any sign designed to give forth or reflect any artificial light, such light deriving from any source which is intended to cause such light or reflection.
- (5) **MONUMENT SIGN:** A sign attached to a brick, stone, or masonry wall or structure that forms a supporting base for the sign display.
- (6) **NONCONFORMING SIGN:** A sign lawfully erected and maintained prior to the adoption of the current Code that does not conform with the requirements of the current Code.
- (7) **PROJECTING SIGN:** A sign that attached to the façade of the structure and projects out from the wall.
- (8) **SIDEWALK SIGN:** An A-frame sign that is not permanently attached to the ground or other permanent structure.
- (9) **TEMPORARY SIGN:** A sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed or intended to be displayed for a short period of time.

GLOSSARY

(10) WALL SIGN: A sign that is affixed to a building's wall.

(11) WINDOW SIGN: A sign that is either painted or attached to the inside surface of a window.

STREET: A strip of land, including the entire right-of-way, publicly or privately owned, servicing primarily as a means of vehicular, pedestrian, and bicycle travel, and furnishing access to abutting properties, which may also be used to provide space for sewers, public utilities, shade trees, sidewalks, and streetscape amenities.

STORMWATER PLANTER: A specialized planter installed in the sidewalk area that is designed to manage street and sidewalk stormwater runoff.

SWALE, VEGETATED: Broad, shallow channels designed to convey and infiltrate stormwater runoff planted with trees, shrubs, and/or grasses.

TERRACE: An elevated area supported by masonry walls next to a building.

TRANSOM: The window or fanlight above the beam or bar in a doorframe.

TRELLIS: A framework of wooden or metal bars used to support climbing plants.

WALK-UP WINDOW: A service window such as for restaurants in which customers can access goods or services by walking or bicycling.

WINDOW BOX: A long, narrow box in which flowers and other plants are grown and placed on an outside window sill.

WINDOW SILL: A ledge forming the bottom part of a window.

WINDOW TRANSPARENCY: The percentage of a façade made up of windows or glass.