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Guidelines Applicable to the Madison Avenue Overlay District

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Site Design

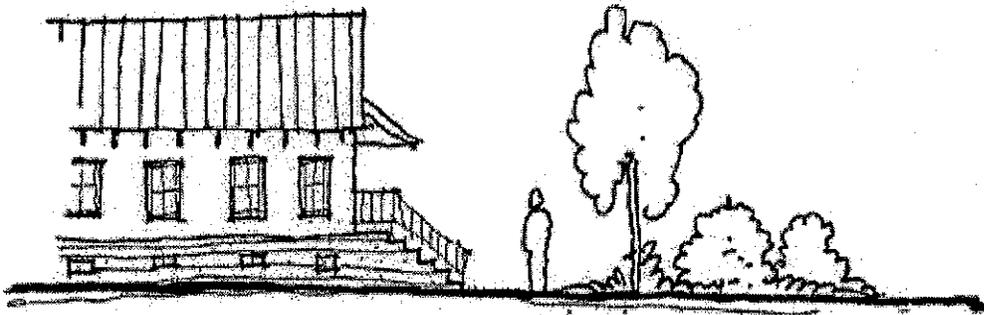
Landscaped Front Setbacks

Intent:

To reinforce the predominant visual image of abundant vegetation along this portion of Madison.

Guideline:

For the portion of Madison Avenue situated within this overlay district, landscaped front setbacks are encouraged.



Building Design

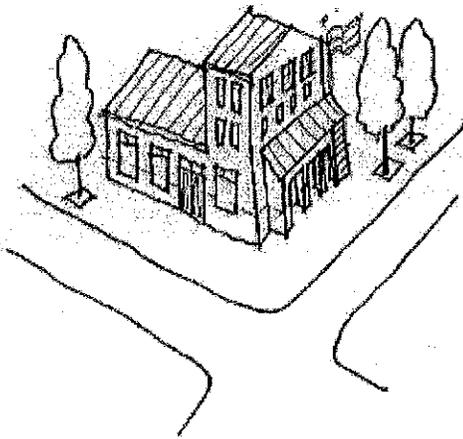
Marking Intersections

Intent:

To establish strong reference points at key intersections.

Guideline:

Visually prominent buildings should be encouraged at the intersections with east/west streets. This can be achieved by such elements as bold roof forms, color, decorative structures and details, porches, and trellises.



Building Design

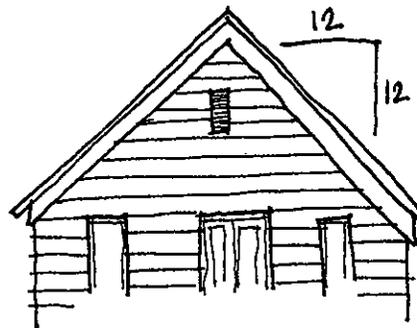
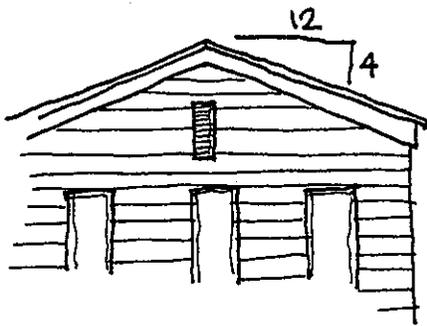
Residential Roof Forms

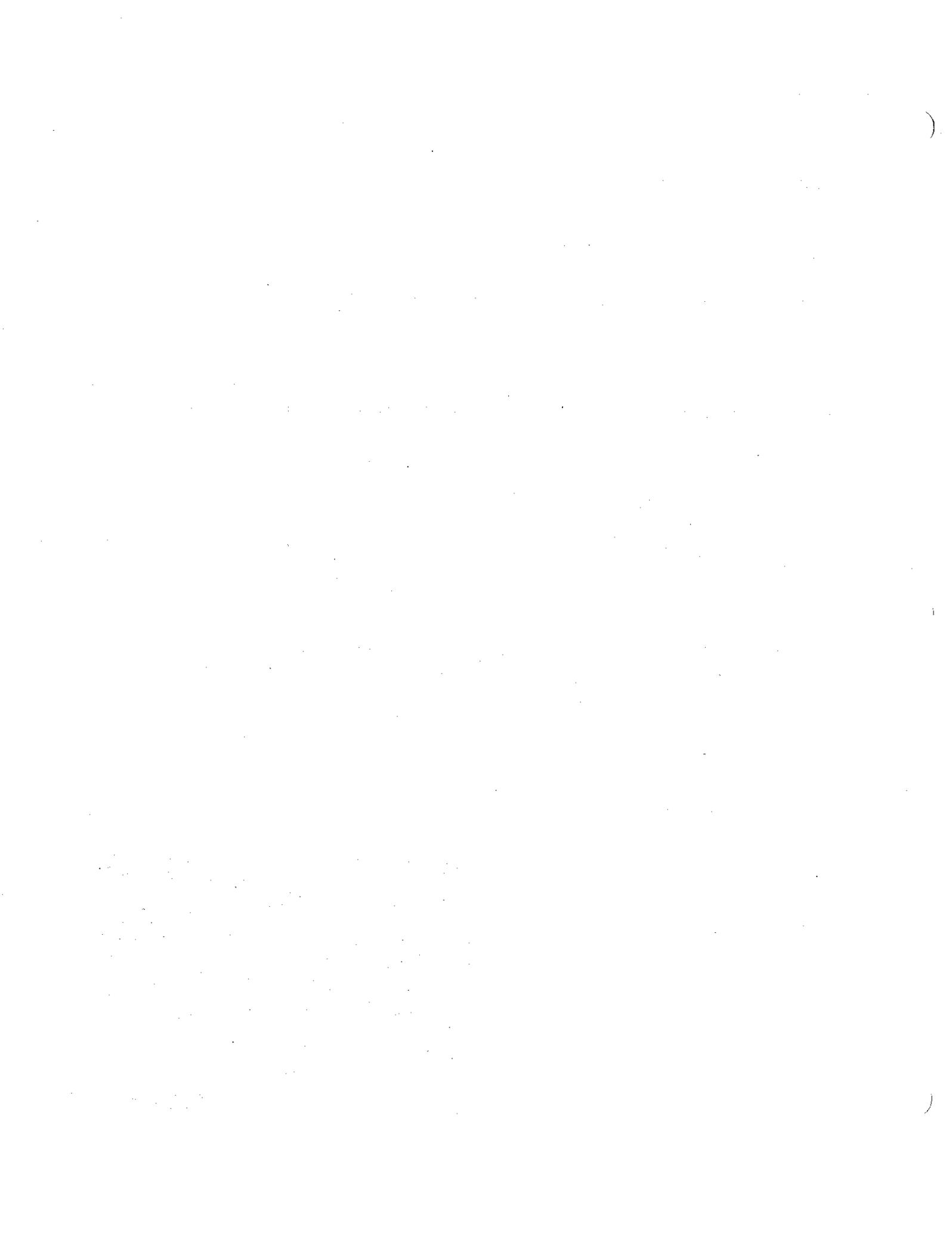
Intent:

To create a predominant visual image that is residential in character.

Guideline:

Buildings should have pitched roof forms, with the pitch being at least 4:12 and no more than 12:12.





Guidelines Applicable to the Ferry Terminal Overlay District



Site Design

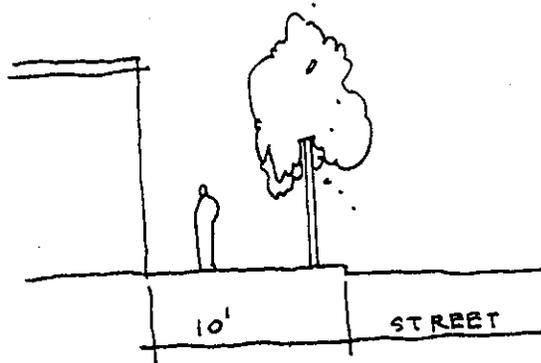
Sidewalks and Street Trees

Intent:

To extend some of the character of Winslow Way West into this area and to provide safe and convenient connections for people walking, particularly to and from the ferry terminal.

Guideline:

New development and redevelopment should provide sidewalks with a minimum width of 10 feet. Street trees should be located along the curb line, with a minimum caliper of 2 1/2" and a maximum spacing of 30'.



Site Design

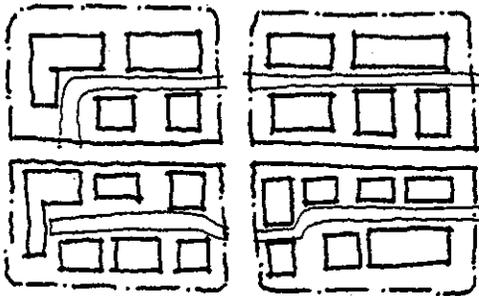
Breaking up the Large Blocks

Intent:

To reduce the scale of development.

Guideline:

New development and redevelopment should include streets, alleys, or lanes that can serve to break down the scale of the these larger blocks.



Building Design

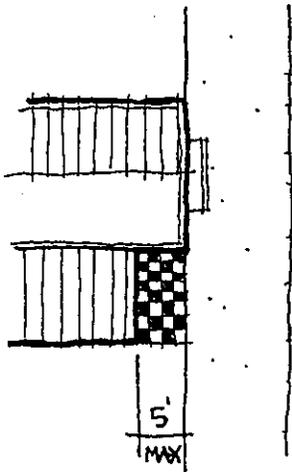
Set To Line

Intent:

To reinforce connections between buildings and the public right-of-way.

Guideline:

Building facades should be located at the back of the sidewalk or within 5 feet of it. Some setback may be necessary to meet the need for a 10' wide sidewalk.



Building Design

Limited Street Level Uses

Intent:

To have an active, varied, and interesting street environment, but not one that competes with the core.

Guideline:

Small restaurant and service uses on the ground floor of buildings are encouraged.



Building Design

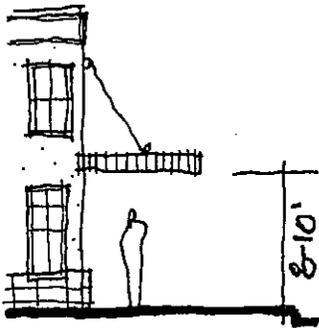
Weather Protection

Intent:

To offer pedestrians protection from rain.

Guideline:

Weather protection features such as canopies and awnings should be provided along Winslow Way East. The minimum width of such elements is 4 feet. The height should be no less than 8 feet and no more than 10 feet. Internal illumination of awnings is not allowed.



Building Design

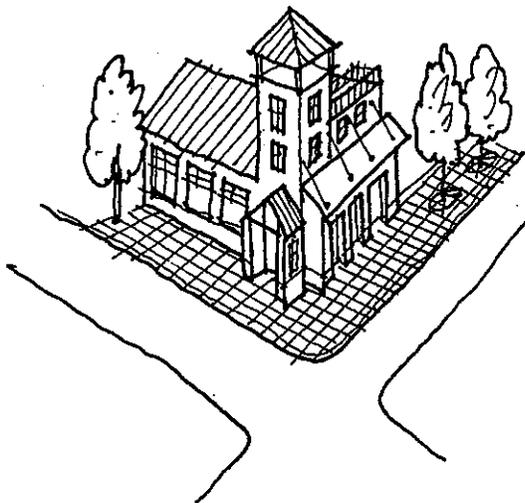
Landmark Structures

Intent:

To establish a major location of orientation as seen from a number of directions.

Guideline:

The intersection of Winslow Way East and Ferncliff is appropriate for visually prominent architecture that incorporates features such as distinctive roof forms, cupolas, and landscaped roof decks.



Building Design

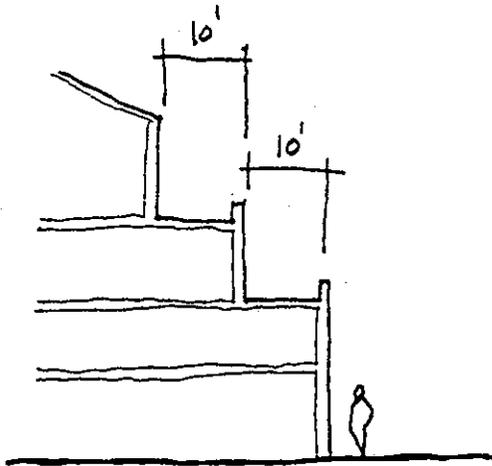
Upper Level Stepbacks

Intent:

To reduce the bulk of buildings as they rise in height.

Guideline:

Along Winslow Way East and Ferncliff, building facades above the second story should be stepped back at least 10 feet from the facade of the floor below. Decks located above the second story may occupy the roof of the floor immediately below.



Signs

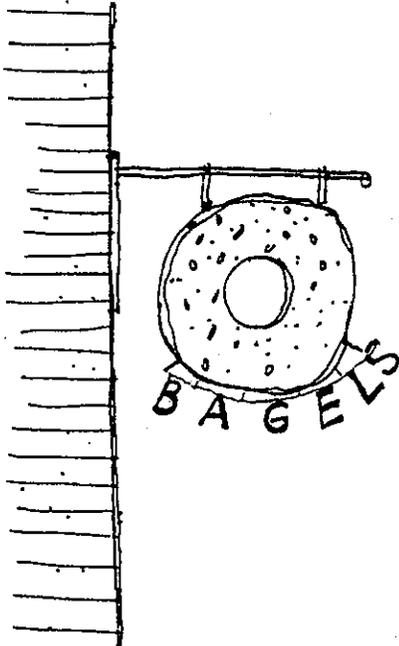
Building Mounted Signs

Intent:

To have building facades be the principal location for announcing goods and services.

Guideline:

Sign should be mounted on the facades of buildings. (Free-standing pole-mounted or monument signs are not allowed.)



Guidelines Applicable to the High School Road District



Site Design

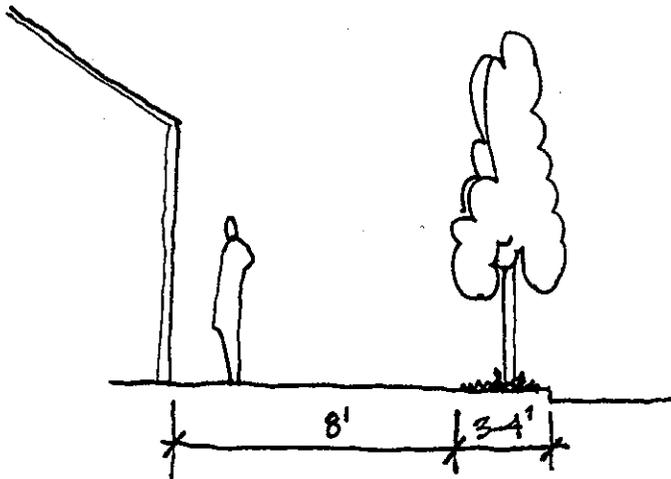
Sidewalks and Street Trees

Intent:

To extend some of the character of the older portion of the town center into this area and to provide safe and convenient connections for people on foot.

Guideline:

New development and redevelopment should provide sidewalks with a minimum width of 8 feet. Street trees should be located along the curb line, with a minimum caliper of 2 1/2" and a maximum spacing of 30'.



Site Design

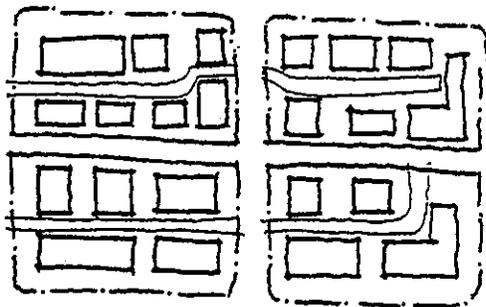
Breaking up the Large Blocks

Intent:

To reduce the scale of development.

Guideline:

New development and redevelopment should include streets, alleys, or lanes that can serve to break down the scale of the these larger blocks.



Site Design

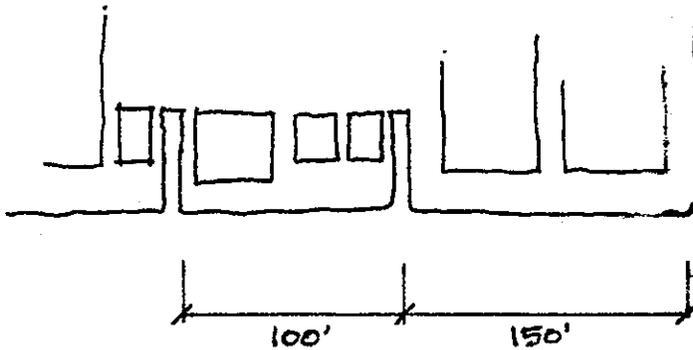
Minimize Impact of Driveways

Intent:

The number and spacing of driveways should not disrupt the movement of pedestrians.

Guideline:

To the greatest extent possible, driveways should be shared and the minimum separation should be 100 feet. Driveways should not be closer than 150 feet to an intersection.



Site Design

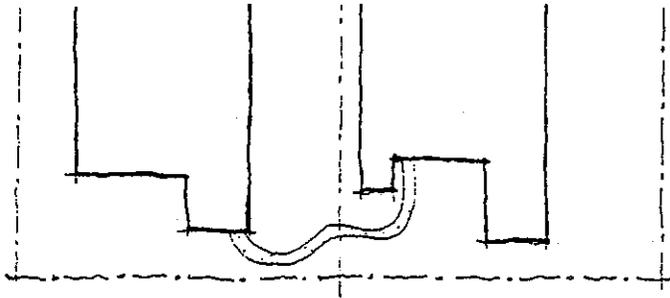
Connections to Neighboring Areas

Intent:

To allow people the opportunity to walk directly between adjacent developments.

Guideline:

Pathways and walkways should be provided across adjacent property lines in locations where people would be likely to want to walk.



Site Design

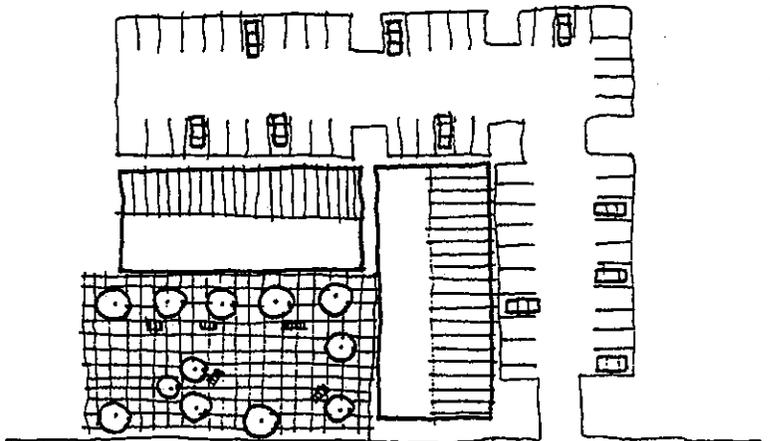
Public Spaces

Intent:

Because this area attracts a large number of people for its goods and services, there should be opportunities for lingering and sitting outside.

Guideline:

New development and redevelopment should include elements such as landscaped squares, courtyards, plazas, gardens, and allees that contain seating, lighting, seasonal color, and other furnishings arranged and designed for people on foot. Some of these spaces may be relatively small, but the larger the development, the larger, more extensive, and more elaborate these spaces should be. A general rule of thumb is that such spaces should comprise approximately 5% of the site area.



Building Design

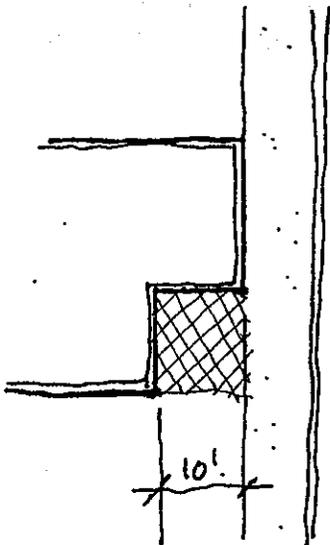
Set To Line

Intent:

To reinforce connections between buildings and the public right-of-way.

Guideline:

Building facades along High School Road should be located at the back of the sidewalk or within 10 feet of it.



Building Design

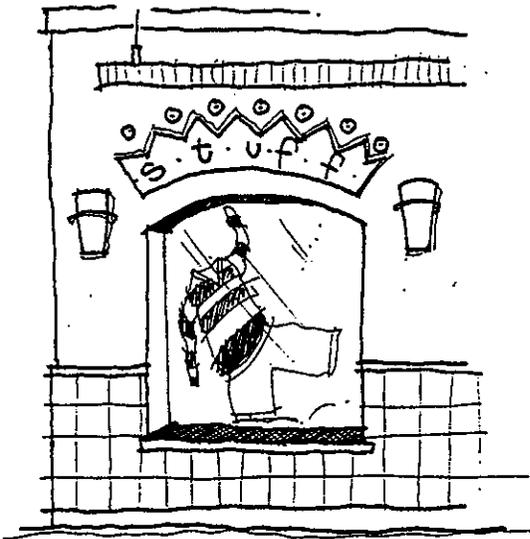
Streetfront Transparency

Intent:

To enliven the street environment by allowing people to see goods and activities within buildings.

Guideline:

Commercial uses should incorporate storefront windows that face the street. The proportion of glass surfaces should exceed the proportion of opaque surfaces.



Building Design

Small Building Forms

Intent:

This district should not be dominated by commercial buildings with large, rectangular floor plates.

Guideline:

The larger the building, the more elements that should be used to diminish the scale, especially from the street side. Such elements should include offsets in facades, deep overhangs, recessed entrances, varied roof heights, canopies, arcades, clearstories, cornice lines, horizontal banding, and other features that are bold enough to be visible from the street.



Building Design

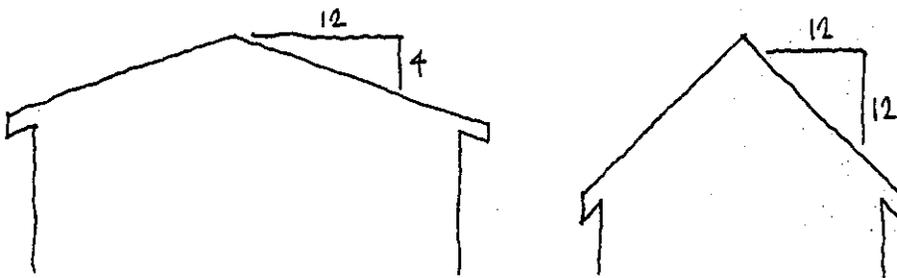
Pitched Roof Forms Preferred

Intent:

Buildings should reflect roof forms frequently associated with rural settings.

Guideline:

Pitched elements should be included in the roof forms of new buildings. In order to have the pitch be noticeable but not obtrusive or contrived, it should range between 4:12 and 12:12. There may, however, be places where flat roofs are appropriate, but this should be considered an exception.



Building Design

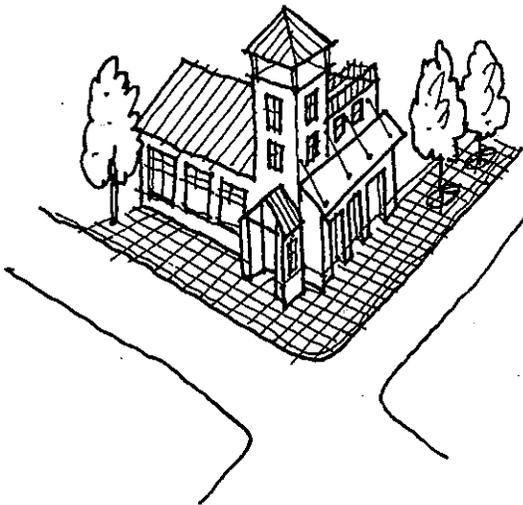
Landmark Structures

Intent:

To establish a major location of orientation as seen from a number of directions.

Guideline:

The intersection of High School Road and SR 305 is appropriate for visually prominent architecture that incorporates elements such as distinctive roof forms, cupolas, and landscaped roof decks.



Signs

Location and Height

Intent:

To ensure that building forms are more visually prominent than signs.

Guideline:

Signs should not be mounted on rooftops of buildings. Freestanding signs should not be higher than 5 feet from grade and should be integrated with shrubs and seasonal color.

