

## ARTICLE 5. BUILDING DESIGN STANDARDS

### 5.1 Purpose and Intent

Because of the established architectural vernacular of the Town of Fletcher in a wide-variety of common building types, this Code has established regulations specific to these typologies. The rich, architectural vocabulary of the Town presents a wide variety of development opportunities using traditional forms while avoiding any perception of monotony. Buildings that are stylized in an attempt to use the building itself as advertising shall be discouraged, particularly where the proposed architecture is the result of a “corporate” or “franchise” design. The standards in this Chapter are intended to attach the same or greater level of importance to the overall building design as is placed on the use contained within. Buildings are expected to be added to the Town of Fletcher as long-term additions to the architectural vibrancy of the community.

### 5.2 Applicability

The following provisions shall apply throughout the jurisdiction of this Ordinance, regardless of the underlying zoning district provisions.

### 5.3 Exceptions

- A. Innovative planning or design ideas for development in any district where the proposed design criteria are different than those allowed by this Article may be approved subject to the issuance of a Special Use Permit.
- B. Required building materials may be substituted with materials, such as synthetic materials that are similar in appearance and are equal to or exceed the durability of the original material.
- C. Single family homes are exempt from the provisions of this Article.

### 5.4 General Building Design Requirements

Unless otherwise noted, all buildings shall meet the following:

- A. **Architectural Style:** The building design standards of this Chapter intentionally do not mandate a particular style and permit a wide variety of architectural expressions. However, when a design exhibits a known architectural style (i.e Colonial, Victorian, Classical Revival) the details shall be consistent with that style unless the local architectural vernacular of Fletcher provides an alternate precedent for a detail.
- B. **Frontage:** All buildings shall share a frontage line with a street or square. (Exception: Buildings that are interior to a site that has buildings that otherwise meet the frontage requirement)
- C. **Compatibility:** Adjacent buildings should relate in similarity of scale, height, architectural style, and/or configuration.

- D. Proportions:** Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically proportioned wherever possible.
- E. Wall Materials:** When two or more materials are used on a façade, the heavier material (i.e. brick) should be placed below the lighter material (i.e. siding) to give the sense of support and grounding.
- F. Underground Wiring:** To reduce the visual impact of overhead wiring, utility services shall be located underground.
- G. Type of Construction:** Manufactured, mobile, and metal units shall be prohibited, except as may be allowed for a temporary office or classroom, or site management or storage uses during construction projects.

## 5.5 Building Type: MIXED-USE RESIDENTIAL (R-3, NBD, CBD, C-1)

**A. Description:** Multi-family are buildings with three or more residential units. When an entrance is provided at-grade, the townhouse may be used as a live-work unit. The use permitted within the building is determined by the District in which it is located.

### B. General Requirements

1. **Bulk and Scale:** The bulk and scale of multi-family infill development shall be similar to and consistent with the surrounding neighborhood as evaluated by the bulk of buildings adjacent, abutting and surrounding the proposed development. All buildings should be designed to adhere to the existing architectural pattern of the surrounding neighborhood.
2. **Porches and Stoops:** Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Useable front porches are at least 8 feet deep and extend more than 30% of the facade.
3. **Wall Openings:** All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. A minimum of 60% of front elevations, and a minimum of 30% of side and rear building elevations, as applicable, shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.
4. **Raised Entrances:** To provide privacy, all front entrances shall be raised from the finished grade (at the building line) a minimum of 1½ feet.
5. **Roof Pitch:** Primary building roofs are required to be pitched roofs with a minimum slope of 6/12. Secondary roofs over sheds, dormers, porches, and other building elements are required to be pitched roofs with a minimum slope of 3/12. Flat roofs are permitted only if they are used as a patio or deck and are surrounded by a guardrail, a parapet, or a combination of the two.
6. All multi-family buildings shall provide detailed design along all elevations. Detailed design shall



*Multi-Family Townhomes with Alley*



*Multi-Family Apartments with Alley*



*Eight-Plex*



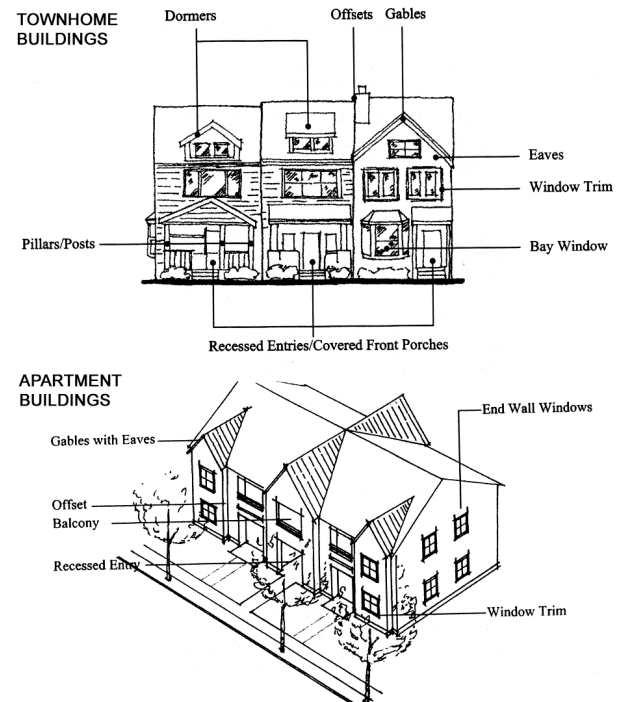
*Live-Work Units*



*Multi-Family Development*

be provided by using many of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

- a. Dormers
- b. Gables
- c. Recessed entries
- d. Covered porch entries
- e. Cupolas or towers
- f. Pillars or posts
- g. Eaves (minimum 10 inch projection which may include gutter)
- h. Off-sets in building face or roof (minimum 16 inches) Window trim (minimum 4 inches wide)
- i. Bay windows
- j. Window trim (minimum 4 inches wide)
- k. Balconies
- l. Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
- m. Decorative cornices and roof lines (for flat roofs)



#### C. Materials

1. Residential building walls shall be wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, or vinyl.
2. Residential roofs shall be clad in wood shingles, standing seam metal, terne, slate, or asphalt shingles.

#### D. Other Requirements

1. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 4:12.
2. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
3. The undercroft of buildings shall be enclosed.
4. All buildings should be designed to adhere to the existing architectural pattern of the surrounding neighborhood.
5. Overhanging eaves may expose rafters.
6. Flush eaves shall be finished by profiled molding or gutters.
7. All rooftop equipment shall be screened from view.

- E. Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) may be applicable and are outlined in Appendix 2 of this Code.

- F. In the event that a development proposal deviates from these design standards, the Planning Board may review an alternative design to determine compliance with the spirit and intent of this chapter. Upon approval of an alternative design, the Planning Director shall issue a Certificate of Appropriateness for the development at the time a zoning permit is issued. The Planning Board may deny any alternative designs that it deems to be incompatible with the spirit and intent of this chapter and subsequently require the developer to comply with all applicable regulations.

## 5.6 Building Type: MIXED-USE (NBD, CBD)

- A. Description:** A multi-story small scale structure which can accommodate a variety of uses. A group of mixed-use buildings can be combined to form a mixed-use neighborhood center. Individual mixed-use buildings can be used to provide some commercial service, such as a neighborhood store, in close proximity to homes. The uses permitted within the building are determined by the District in which it is located.



*Office over Retail/ Restaurant*

**B. General Requirements**

1. **Building Orientation:** Building facades in locations facing public streets, intersections, parks, squares, and other significant spaces shall be designed so that the buildings formally address such spaces. Entrances and window patterns shall face the appropriate adjacent public space.



*Office over Retail/ Office*

2. **Street Walls:** The first floors of all mixed-use buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:



*Residential/ Office over Retail*

- a. The first floor of all buildings fronting directly on a street shall include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 60% of the length of the first floor building elevation along the first floor street frontage.
- b. Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)
- c. Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative.



*Office over Office/ Retail*

3. **Building Entrances:** A primary entrance facade shall be oriented toward the street, be designed for the pedestrian, be distinguishable from the rest of the building and connect to the public sidewalk either directly or by a walkway. Such entrances shall provide a sense of entry and add variety to the streetscape. Additional entrances may be oriented



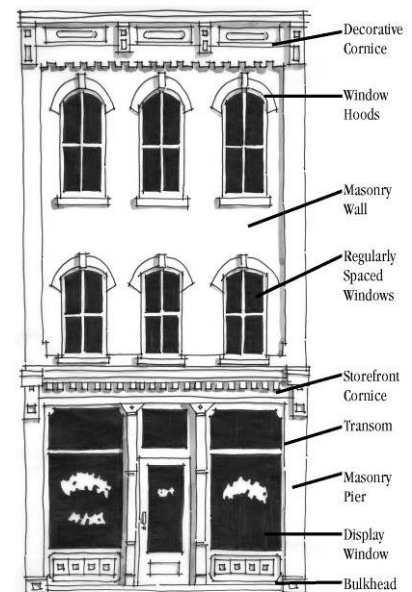
*Residential over Residential/ Office/ Retail*

toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.

4. **Covered Entries:** In all areas, entrances serving the ground floor and facing a public street must be covered for a minimum depth of 3' in front of the door. Such covering may be accomplished through the use of alcoves, porches, awnings, or canopies. Doors may not swing into the right-of-way. Entrances opening into a lobby that serves only upper floors are not required to be covered.
5. **Mechanical Penthouses:** Mechanical equipment and access stairs on the roof shall be fully enclosed in either a penthouse or a roofless penthouse. Such penthouses shall be set back a minimum of 20 feet from any roof edge at the street-facing side of a building. No setback will be required from the roof edge at other sides of the building. Designers are encouraged to incorporate such penthouses into architectural elements that do not appear to house mechanical equipment.

### C. Façade Treatment

1. Architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on all facades facing public rights-of-way.
2. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide the wall into human size proportions. Similarly, roofline offsets should be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
3. The ground level of the building must offer pedestrian interest along sidewalks and paths. This includes windows, entrances, and architectural details. Incidental signage on buildings (in accordance with Chapter 13), awnings, and ornamentation are encouraged.



**D. Materials**

1. Commercial building walls shall be brick, stone, cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
2. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, or asphalt shingles.

**E.** Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) may be applicable and are outlined in Appendix 2 of this Code.

**F.** In the event that a development proposal deviates from these design standards, the Planning Board may review an alternative design to determine compliance with the spirit and intent of this chapter. Upon approval of an alternative design, the Planning Director shall issue a Certificate of Appropriateness for the development at the time a zoning permit is issued. The Planning Board may deny any alternative designs that it deems to be incompatible with the spirit and intent of this chapter and subsequently require the developer to comply with all applicable regulations.



## 5.7 Building Type: COMMERCIAL BUILDING (C-1, C-2)

**A. Description:** A single or multi-story medium to large structure which generally accommodates automobile-oriented uses that are found along major thoroughfares. A group of commercial buildings can be combined to form a community center. This building type provides convenient automobile access from the fronting thoroughfare, while minimizing the negative impacts of parking lots on an active pedestrian realm. The uses permitted within the building are determined by the District in which it is located.

### B. General Requirements

1. **Street Walls:** The first floors of all commercial buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:
  - a. The first floor of all buildings fronting directly on a street shall include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 50% of the length of the first floor building elevation along the first floor street frontage.
  - b. Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)
  - c. Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative.
2. **Entrances:** Buildings adjoining the US 25 right-of-way or intersections shall be designed so that the building addresses those spaces. Buildings must have a minimum of one primary entrance opening directly toward the street and connect to the public sidewalk either directly or by a walkway or other facility such as an arcade, patio, or stairs and ramp that accommodates pedestrians and wheelchairs.
3. **Canopies and Awnings:** A building canopy, awning, or similar weather protection may be provided and should project a minimum of 3-5 feet from the façade.



*Retail*



*Grocery Store*



*Retail along a thoroughfare*



*Pharmacy with Drive Thru*



*Fast Food Restaurant*



*Gas Station*

**C. Materials**

1. Commercial building walls shall be brick, stone, cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
2. Commercial building walls facing the Highway 25 corridor within the C-1 District shall contain a minimum of 50% unpainted brick or stone. The use of stucco, cementitious fiber board, and wood clapboard shall be limited to a maximum of 50%.
3. Within the C-1 District, a pitched roof of 1:2 (6/12) shall be required on structures 7,000 square feet or less. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate or asphalt shingles.

**D. Alternative Design Review**

In the event that a development proposal deviates from these design standards, the Planning Board may review an alternative design to determine compliance with the spirit and intent of this chapter. Upon approval of an alternative design, the Planning Director shall issue a Certificate of Appropriateness for the development at the time a zoning permit is issued. The Planning Board may deny any alternative designs that it deems to be incompatible with the spirit and intent of this chapter and subsequently require the developer to comply with all applicable regulations.

**E.** Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) may be applicable and are outlined in Appendix 2 of this Code.

## 5.8 Building Type: HOUSE (R-2, R-3, NBD, CBD, C-1, MHD)

**A. Description:** The House is the predominant building type in the Town of Fletcher. It is flexible in use (where permitted), accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses based on the District in which it is located. The Town of Fletcher encourages the application of the following design guidelines in the development of such uses in residential areas.

### B. General Design Guidelines

1. Useable porches and stoops should be used as a primary architectural element of the building design and be located on the front and/or side of the home. Useable front porches are at least 8 feet deep and extend more than 50% of the facade.
2. Garages with front loading bays (if permitted) should be recessed from the front facade of the house and visually designed to form a secondary building volume. All garages with more than two bays should be turned such that the bays are not visible from the street. The width of an attached garage should not exceed 40% of the total building facade.
3. Garage doors are not encouraged on the front elevation of any detached house on a lot less than 60 feet wide.
4. To provide privacy, all front entrances should be raised from the finished grade (at the frontage line) a minimum of 1½ feet. (Exception: Single Family Homes on lots greater than 60 feet wide)

### C. Materials

1. Residential building walls should be primarily clad in wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or synthetic materials similar and/or superior in appearance and durability.
2. Residential roofs should be clad in wood shingles, standing seam metal, terne, slate, dimensional asphalt shingles or synthetic materials similar and/or superior in appearance and durability.

### D. Other Design Considerations:

1. Pitched roofs with a minimum slope of 6/12 are encouraged for Primary roofs. Secondary roofs over sheds, dormers, porches, and other building elements are encouraged to be pitched roofs with a minimum slope of 3/12.



*Single-Family Home with Alley*



*Single-Family Homes with Driveway*



*Duplex*



*Triplex*



*Quadplex*

2. If two wall materials are combined horizontally on one façade, the heavier material should be below.
3. The crawlspace of buildings should be enclosed with brick, stone, or stucco. Areas under porches may be enclosed with lattice.
4. Overhanging eaves may expose rafters.
5. Flush eaves should be finished by profiled molding or gutters with a minimum projection of 10 inches.

**E.** Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) may be applicable and are outlined in Appendix 2 of this Code.

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