

# Fairhaven 40R Planning Working Group Update December 12, 2023



**Fairhaven**  
Massachusetts

**DODSON & FLINKER**  
Landscape Architecture and Planning



# Visioning Workshop: November 4-5, 2022



# Visioning Workshop: November 4-5, 2022



# Workshop Modeling Exercises



# Workshop Modeling Exercises



# Plazas Area



# Vision Plan

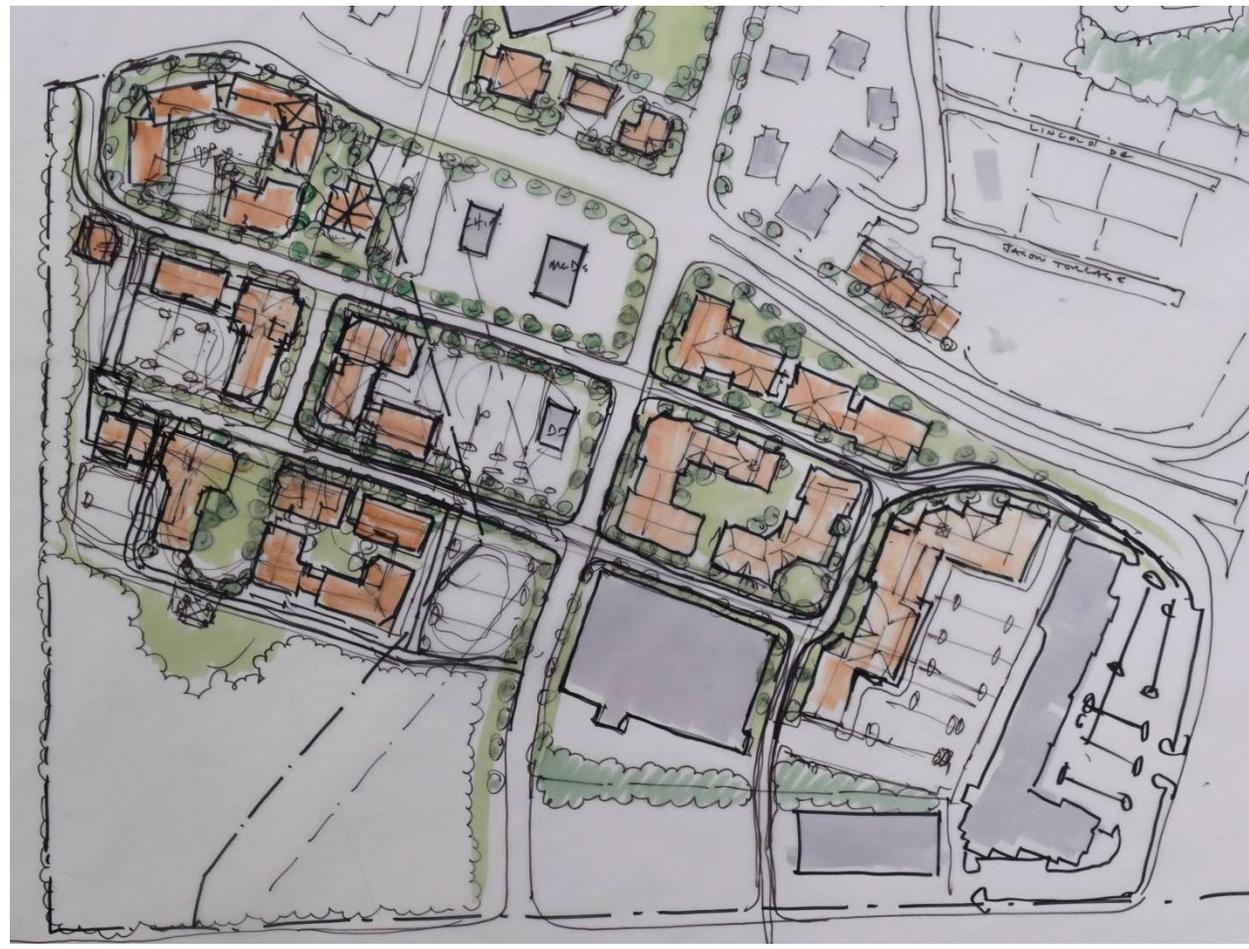


**Phase One:**  
frontage lots &  
opportunity sites



**Phase Two:**  
Redeveloping plazas  
with mixed use

# Vision Plan





**Rt. 6/240 Plaza Area  
Potential 40R District  
Falmouth, MA  
April 2012**

**Legend**

- 40R District Boundary
- Parcel
- Perennial Stream
- Intermittent Stream
- Wetland

**Scale:** 0 50 100 200 Feet

**Notes:**  
 - Properties Excluded: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

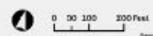
# Final Vision Plan



## Existing Conditions 40R District Study Area

Farkas, MA

- Legend
- Study Area Boundary
- Existing Buildings
- Trees
- Pedestrian Areas
- Green Space



Prepared by  
DREW HILL & LEONARD

# Final Vision Plan





Bridge Street

Ror Street

Wellway Street

Washington Street

Lincoln Drive

Route 240

Webster Avenue

Brawley Avenue

Pine Avenue

Winter Street

Narragansett

Midgewater

Small Business Center

Midland Park

SWA Group

Poland Springs

& Leverage

Find

Plan

Process

2017

2018

2019

2020

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2250



Brahmin  
Handbag  
Outlet

Midas Auto  
Repair

Burger King

240

Route 240

Brawley Avenue

Pine Avenue

Winter S



Washington Street

Elizabeth Street

Lincoln Drive

Jason Terrace

Hindustan Avenue

Route 240

Route 240

Scenic Neck Road

Phoenix Rail Trail

David A. Drown Boulevard

Sweet Original  
Asian Cuisine  
& Lounge

Relax  
Ensure  
the space

Shop & Shop / Beauty's  
Ace Hardware / Spider  
Bug Bites & Spa  
/ Jimmy Miller's

Randhaven  
Plaza

Providence  
Pharmacy

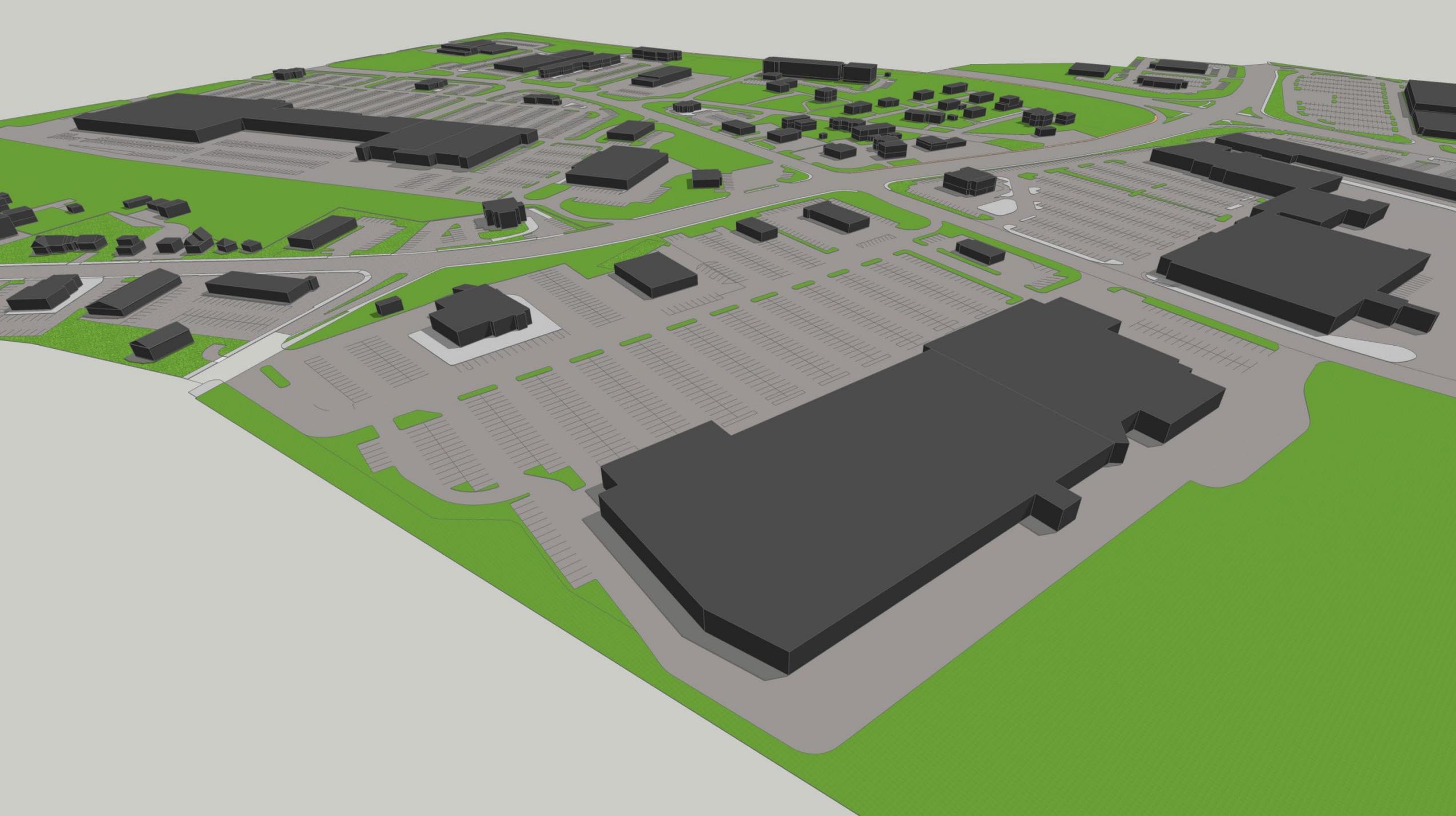
Walmart  
Pharmacy

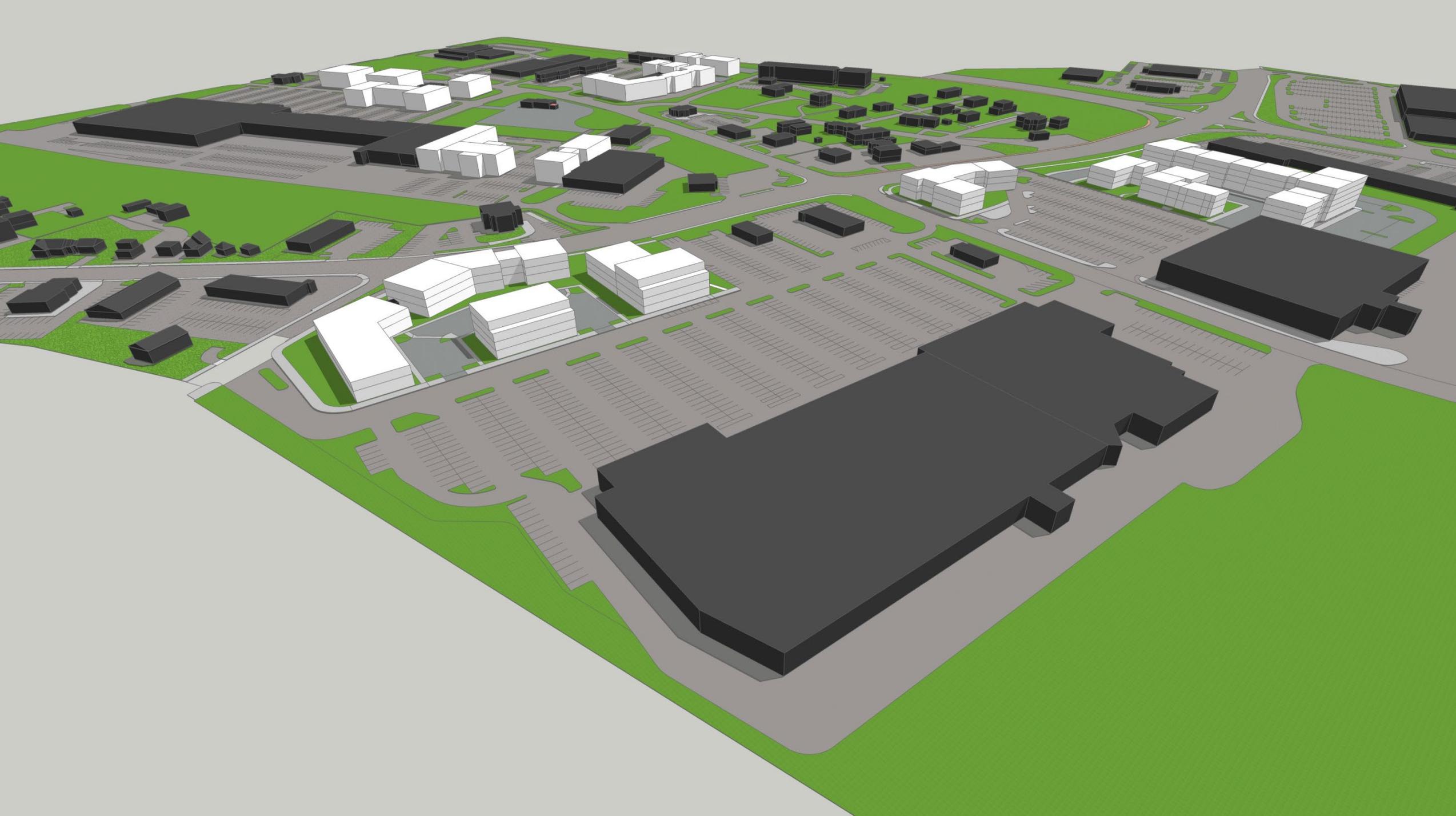
Walmart

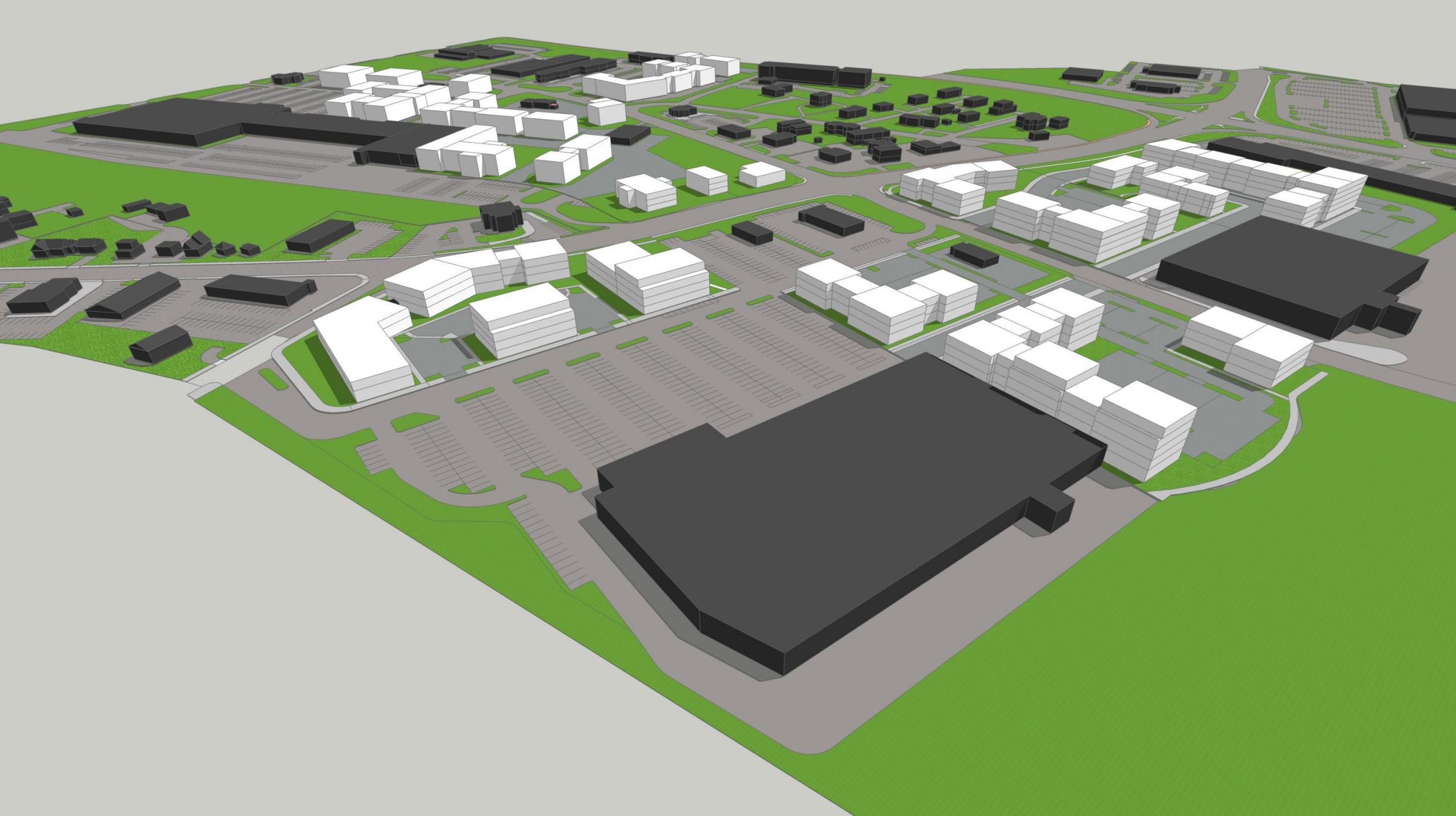


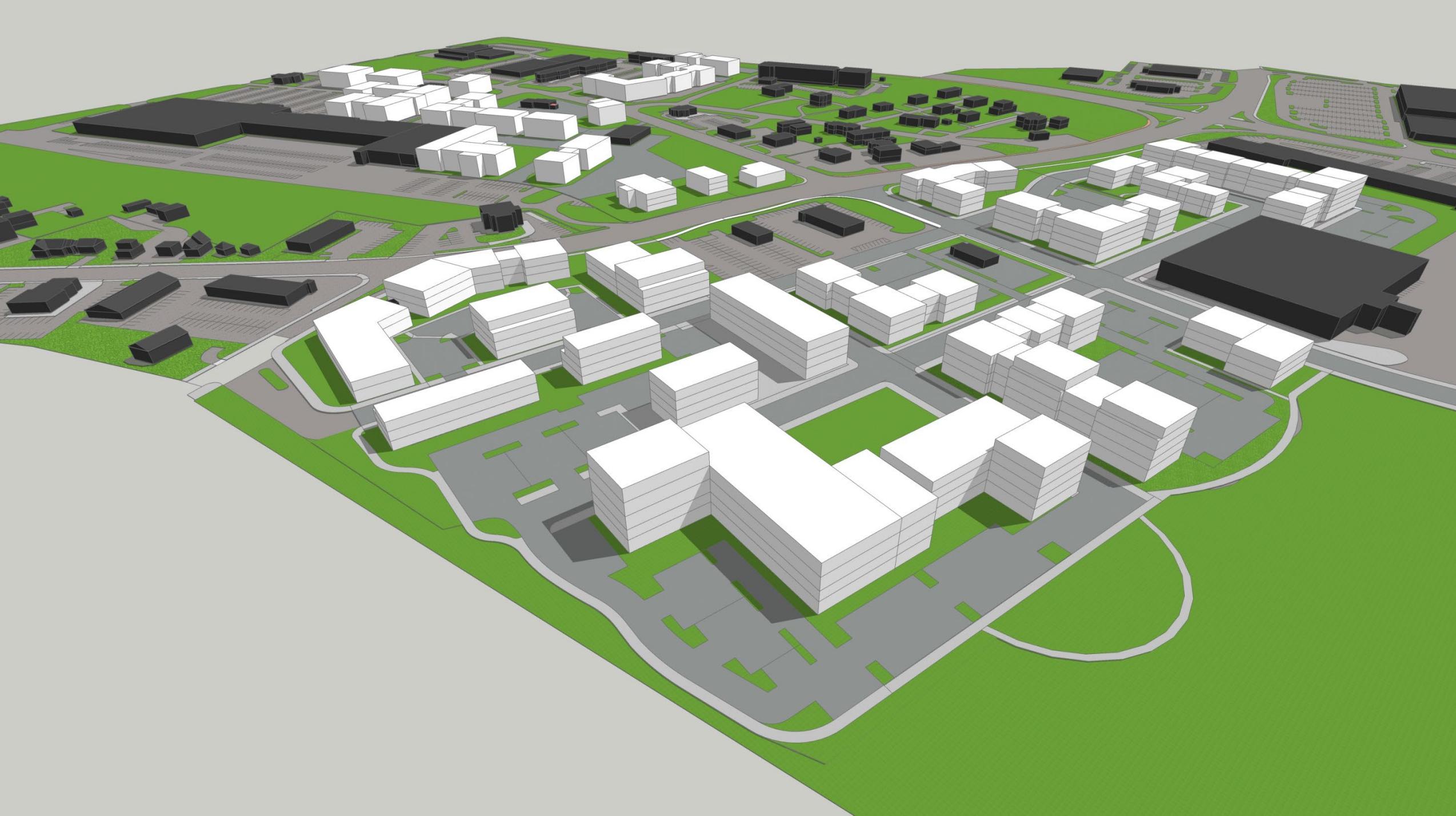
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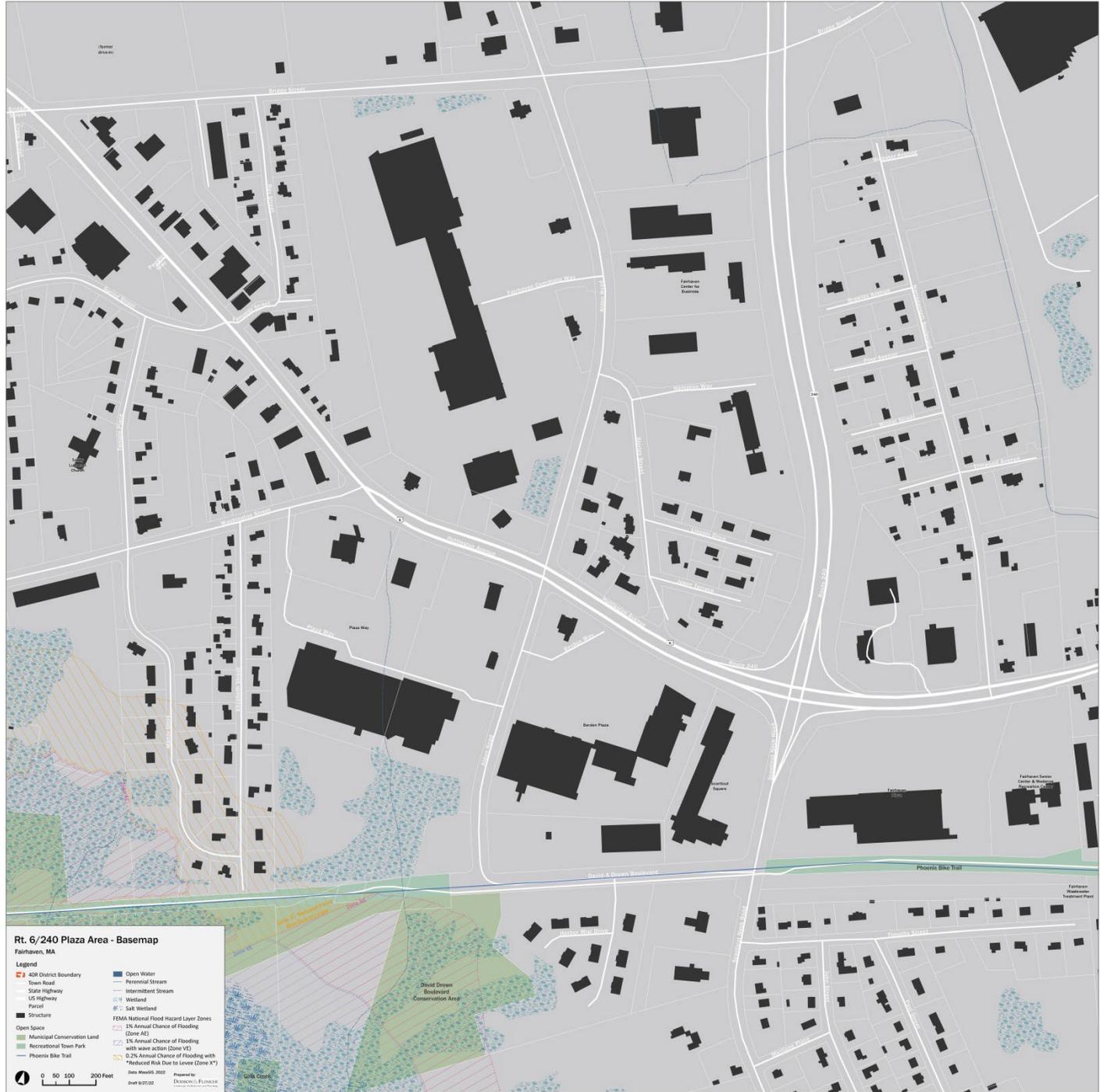
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**Rt. 6/240 Plaza Area - Basemap**  
Fairhaven, MA

**Legend**

40R District Boundary	Open Water
Town Road	Perennial Stream
State Highway	Intermittent Stream
US Highway	Wetland
Parcel	Salt Wetland
Structure	FEMA National Flood Hazard Layer Zones
Open Space	1% Annual Chance of Flooding (Zone AE)
Municipal Conservation Land	1% Annual Chance of Flooding with wave action (Zone VE)
Recreational Town Park	0.2% Annual Chance of Flooding with Reduced Risk Due to levee (Zone X*)
Phoenix Bike Trail	

0 50 100 200 Feet

Date: November, 2020 Prepared by: DICKSON CONSULTANTS



**Rt. 6/240 Plaza Area - 40R Overlay District Map**  
Fairhaven, MA

<b>Legend</b>	<ul style="list-style-type: none"> <li>40R District Boundary</li> <li>Town Road</li> <li>State Highway</li> <li>US Highway</li> <li>Parcel</li> <li>Structure</li> <li>Open Space</li> <li>Municipal Conservation Land</li> <li>Recreational Town Park</li> <li>Phoenix Bike Trail</li> <li>Open Water</li> <li>Perennial Stream</li> <li>Intermittent Stream</li> <li>Wetland</li> <li>Salt Wetland</li> <li>FEMA National Flood Hazard Layer Zones</li> <li>1% Annual Chance of Flooding (Zone AE)</li> <li>1% Annual Chance of Flooding with water action (Zone VE)</li> <li>0.2% Annual Chance of Flooding with "Reduced Risk Due to Levee (Zone X")</li> <li>40R-Overlay District Boundary</li> <li>40R-Substantially Developed Area</li> <li>40R-Open Space</li> </ul>	<ul style="list-style-type: none"> <li>A. Total Area: 24.2 acres</li> <li>Developable Area: 4.9 acres</li> <li>20 units/acre=98 units</li> </ul>	<ul style="list-style-type: none"> <li>C. Total Area: 3.3 acres</li> <li>Developable Area: 3.3 acres</li> <li>20 units/acre=66 units</li> </ul>	<p><b>Total Potential Units Qualifying for Incentive Payment:</b> 531 units</p>
<ul style="list-style-type: none"> <li>B. Total Area: 29.7 acres</li> <li>Developable Area: 11.6 acres</li> <li>20 units/acre=233 units</li> </ul>	<ul style="list-style-type: none"> <li>D. Total Area: 11 acres</li> <li>Developable Area: 9.98 acres</li> <li>20 units/acre=200 units</li> </ul>	<p><b>Total Zoning Capacity</b> 61 acres at 20 units/acre=1,220 units</p>		

Scale: 0 50 100 200 Feet  
Data: Revised, 2022  
Date: 12/11/22  
Prepared by: DICKSON, ELLIOTT & ASSOCIATES

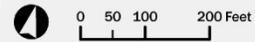


### Rt. 6/240 Plaza Area - 40R Overlay District Map

Fairhaven, MA

#### Legend

- 40R District Boundary
- Town Road
- State Highway
- US Highway
- Parcel
- Structure
- Open Space
  - Municipal Conservation Land
  - Recreational Town Park
  - Phoenix Bike Trail
- Open Water
- Perennial Stream
- Intermittent Stream
- Wetland
- Salt Wetland
- FEMA National Flood Hazard Layer Zones
  - 1% Annual Chance of Flooding (Zone AE)
  - 1% Annual Chance of Flooding with wave action (Zone VE)
  - 0.2% Annual Chance of Flooding with \*Reduced Risk Due to Levee (Zone X\*)



Data: MassGIS, 2022  
 Prepared by: DODSON & FLINKER  
 Landscape Architecture and Planning  
 Draft 12/11/23

- 40R-Overlay District Boundary
- 40R-Substantially Developed Area
- 40R-Open Space

A. Total Area: 24.2 acres  
 Developable Area: 4.9 acres  
 20 units/acre=98 units

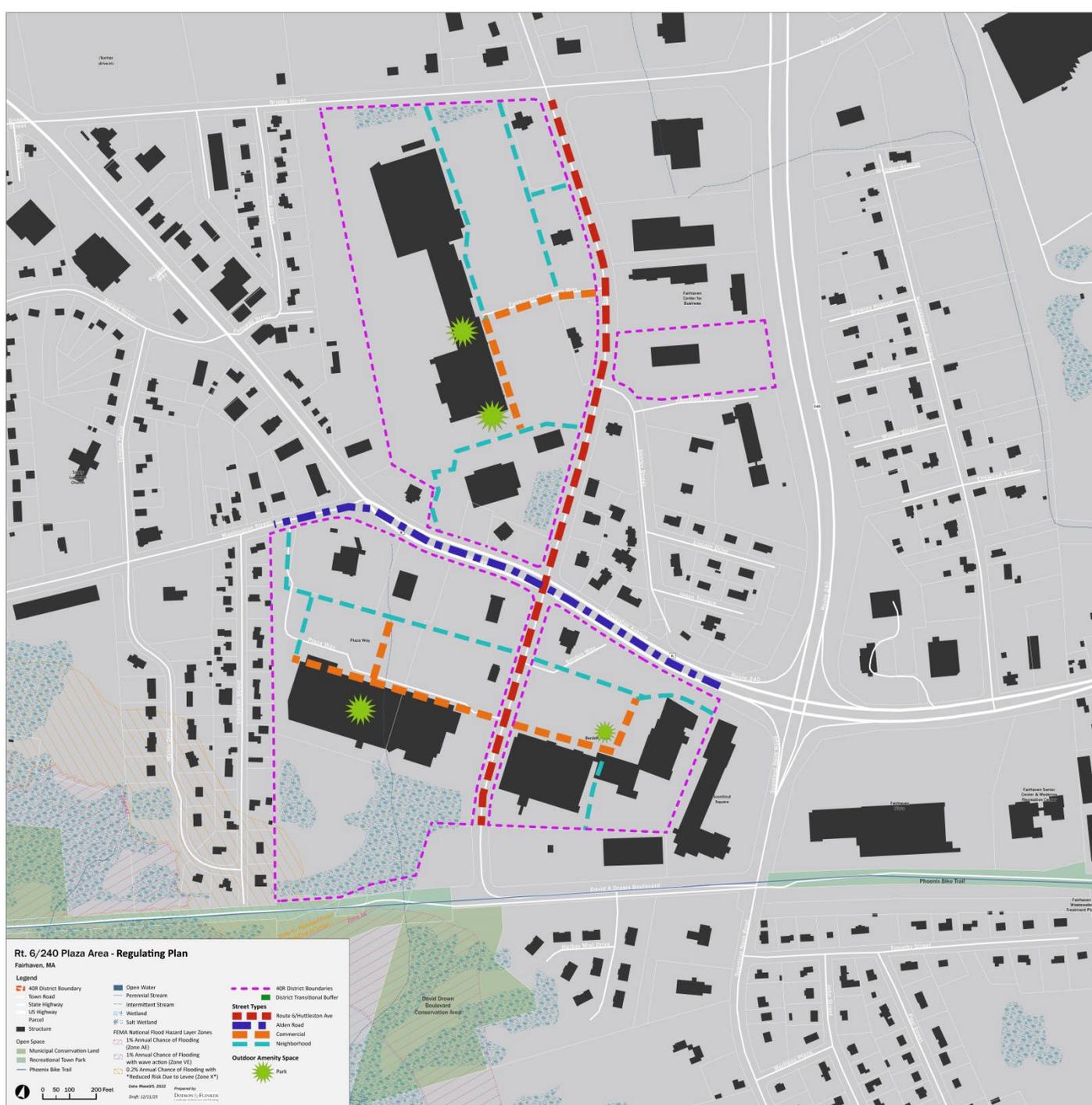
B. Total Area: 29.7 acres  
 Developable Area: 11.6 acres  
 20 units/acre=233 units

C. Total Area: 3.3  
 Developable Area: 3.3 acres  
 20 units/acre=66 units

D. Total Area: 11 acres  
 Developable Area: 9.98 acres  
 20 units/acre=200 units

**Total Potential Units Qualifying for Incentive Payment:**  
 531 units

**Total Zoning Capacity**  
 61 acres at 20 units/acre=1,220 units



**Rt. 6/240 Plaza Area - Regulating Plan**  
Fairhaven, MA

- Legend**
- |                             |  |                               |
|-----------------------------|--|-------------------------------|
| 40R District Boundary       | Open Water   | 40R District Boundaries       |
| Town Road                   | Perennial Stream   | District Translational Buffer |
| State Highway               | Intermittent Stream  |                               |
| US Highway                  | Wetland  | <b>Street Types</b>           |
| Parcel                      | Salt Wetland   | Route 6/Hulliston Ave         |
| Structure                   | FEMA National Flood Hazard Layer Zones                                   | Alden Road                    |
| Open Space                  | 1% Annual Chance of Flooding with wave action (Zone AE)                  | Commercial                    |
| Municipal Conservation Land | 1% Annual Chance of Flooding with wave action (Zone VE)                  | Neighborhood                  |
| Recreational Town Park      | 0.2% Annual Chance of Flooding with "Reduced Risk Due to Levee (Zone V7) | <b>Outdoor Amenity Space</b>  |
| Phoenix Bike Trail          | Park   |                               |
- Scale: 0 50 100 200 Feet  
Date: November, 2022  
Prepared by: DIVERSITY CONSULTANTS

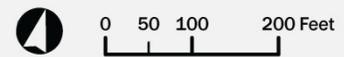


## Rt. 6/240 Plaza Area - Regulating Plan

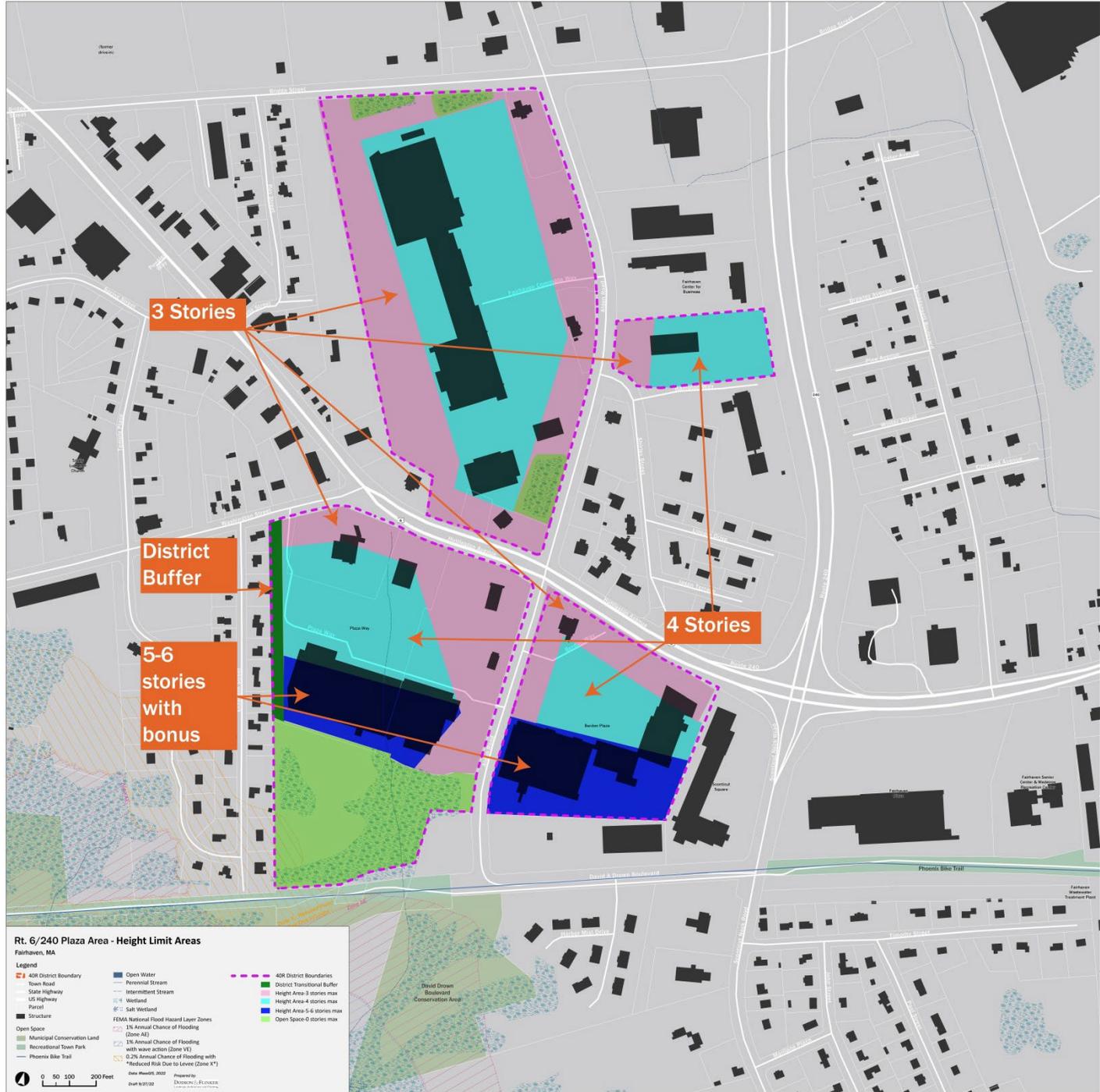
Fairhaven, MA

### Legend

-  40R District Boundary
-  Town Road
-  State Highway
-  US Highway
-  Parcel
-  Structure
- Open Space**
  -  Municipal Conservation Land
  -  Recreational Town Park
  -  Phoenix Bike Trail
-  Open Water
-  Perennial Stream
-  Intermittent Stream
-  Wetland
-  Salt Wetland
- FEMA National Flood Hazard Layer Zones**
  -  1% Annual Chance of Flooding (Zone AE)
  -  1% Annual Chance of Flooding with wave action (Zone VE)
  -  0.2% Annual Chance of Flooding with \*Reduced Risk Due to Levee (Zone X\*)
-  40R District Boundaries
-  District Transitional Buffer
- Street Types**
  -  Alden Road
  -  Route 6/Huttleston Ave.
  -  Commercial Street
  -  Neighborhood Street
- Outdoor Amenity Space**
  -  Park



Data: MassGIS, 2022  
 Draft: 12/11/23  
 Prepared by:  
**DODSON & FLINKER**  
 Landscape Architecture and Planning



**Rt. 6/240 Plaza Area - Height Limit Areas**  
Fairhaven, MA

**Legend**

40R District Boundary	Open Water	40R District Boundaries
Town Road	Perennial Stream	District Transitional Buffer
State Highway	Intermittent Stream	Height Area-3 stories max
US Highway	Wetland	Height Area-4 stories max
Parcel	Salt Wetland	Height Area-5-6 stories max
Structure	FEMA National Flood Hazard Layer Zones	Height Area-0 stories max
Open Space	1% Annual Chance of Flooding (Zone AE)	Open Space-0 stories max
Municipal Conservation Land	1% Annual Chance of Flooding with wave action (Zone VE)	
Recreational Town Park	0.2% Annual Chance of Flooding with Reduced Risk Due to Level (Zone V1)	
Phoenix Bike Trail	Mediac Risk Due to Level (Zone V1)	

0 50 100 200 Feet

Date: November, 2022 Prepared by: DORIS & ASSOCIATES

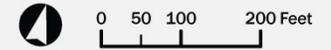


### Rt. 6/240 Plaza Area - Height Limit Areas

Fairhaven, MA

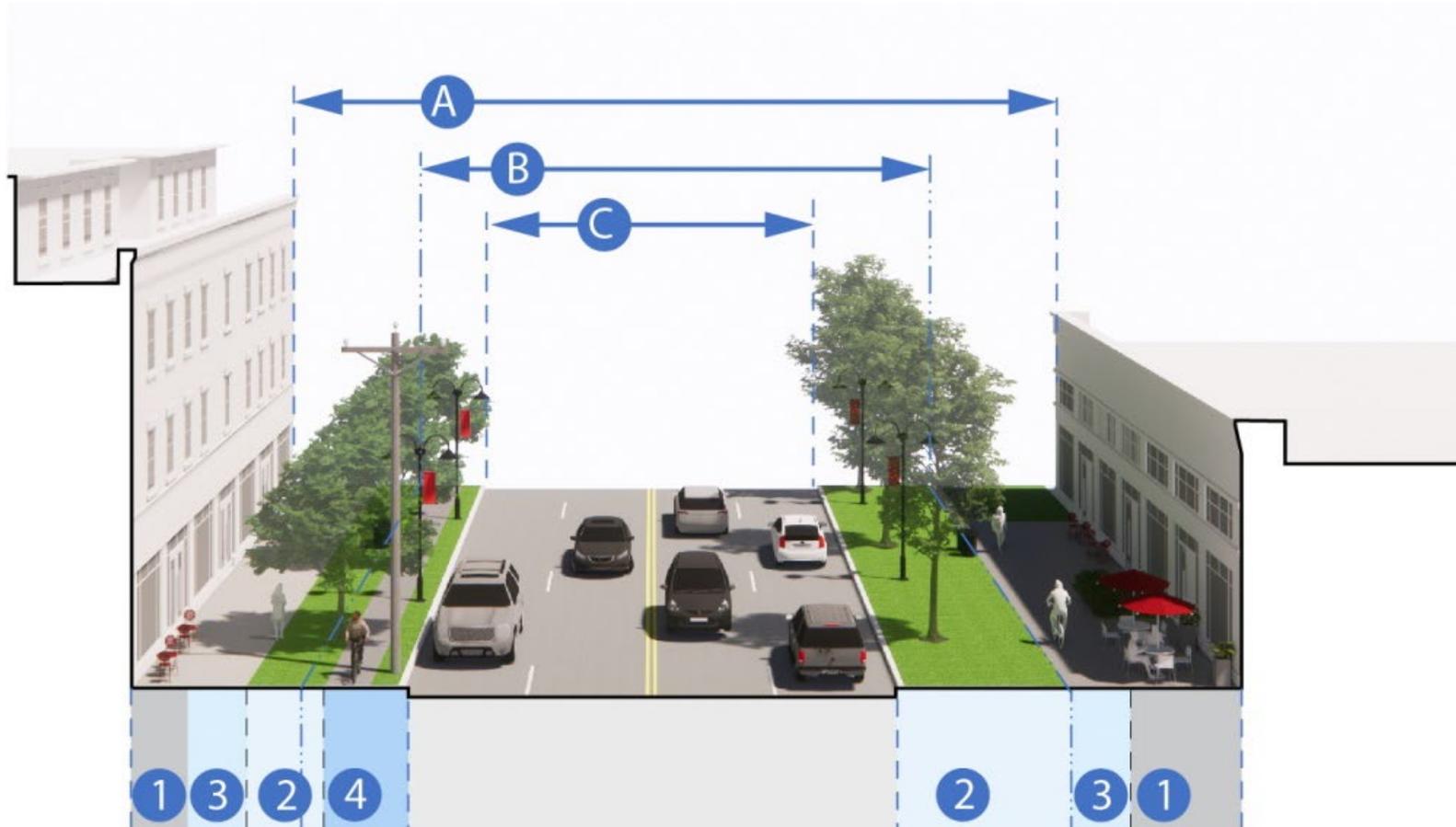
#### Legend

- 40R District Boundary
- Town Road
- State Highway
- US Highway
- Parcel
- Structure
- Open Space**
- Municipal Conservation Land
- Recreational Town Park
- Phoenix Bike Trail
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- FEMA National Flood Hazard Layer Zones**
- 1% Annual Chance of Flooding (Zone AE)
- 1% Annual Chance of Flooding with wave action (Zone VE)
- 0.2% Annual Chance of Flooding with \*Reduced Risk Due to Levee (Zone X\*)
- 40R District Boundaries
- District Transitional Buffer
- Height Area-3 stories max
- Height Area-4 stories max
- Height Area-5-6 stories max
- Open Space-0 stories max

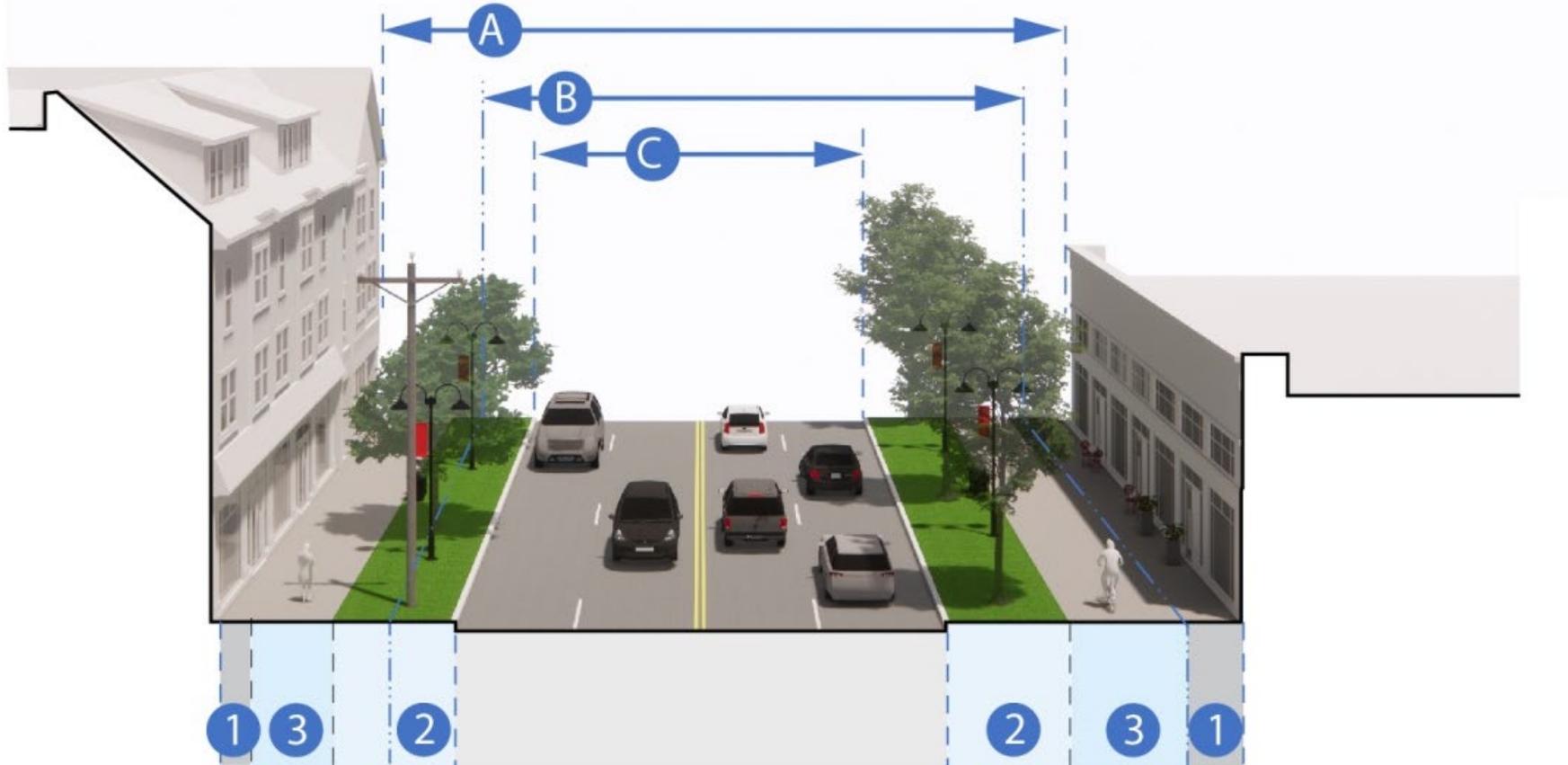


Data: MassGIS, 2022  
 Draft 9/27/22  
 Prepared by:  
**DODSON & FLINKER**  
 Landscape Architecture and Planning

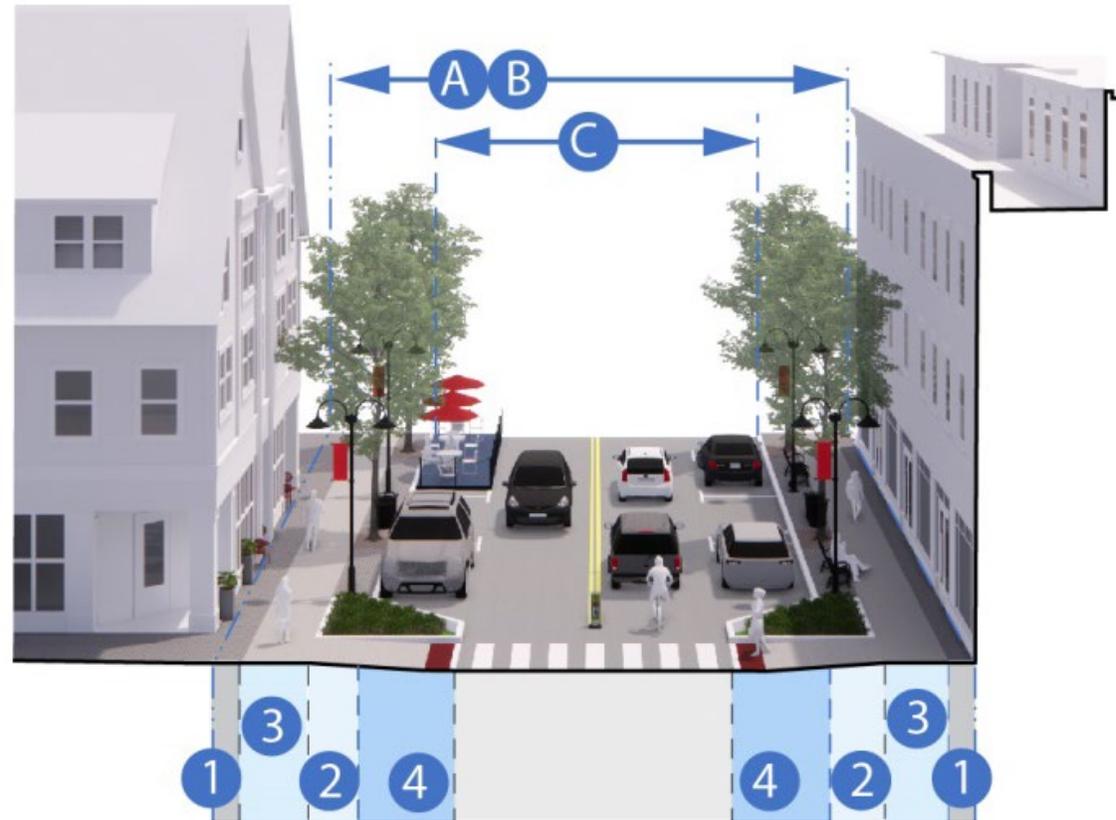
# Typical Alden Road (North End) Cross Section



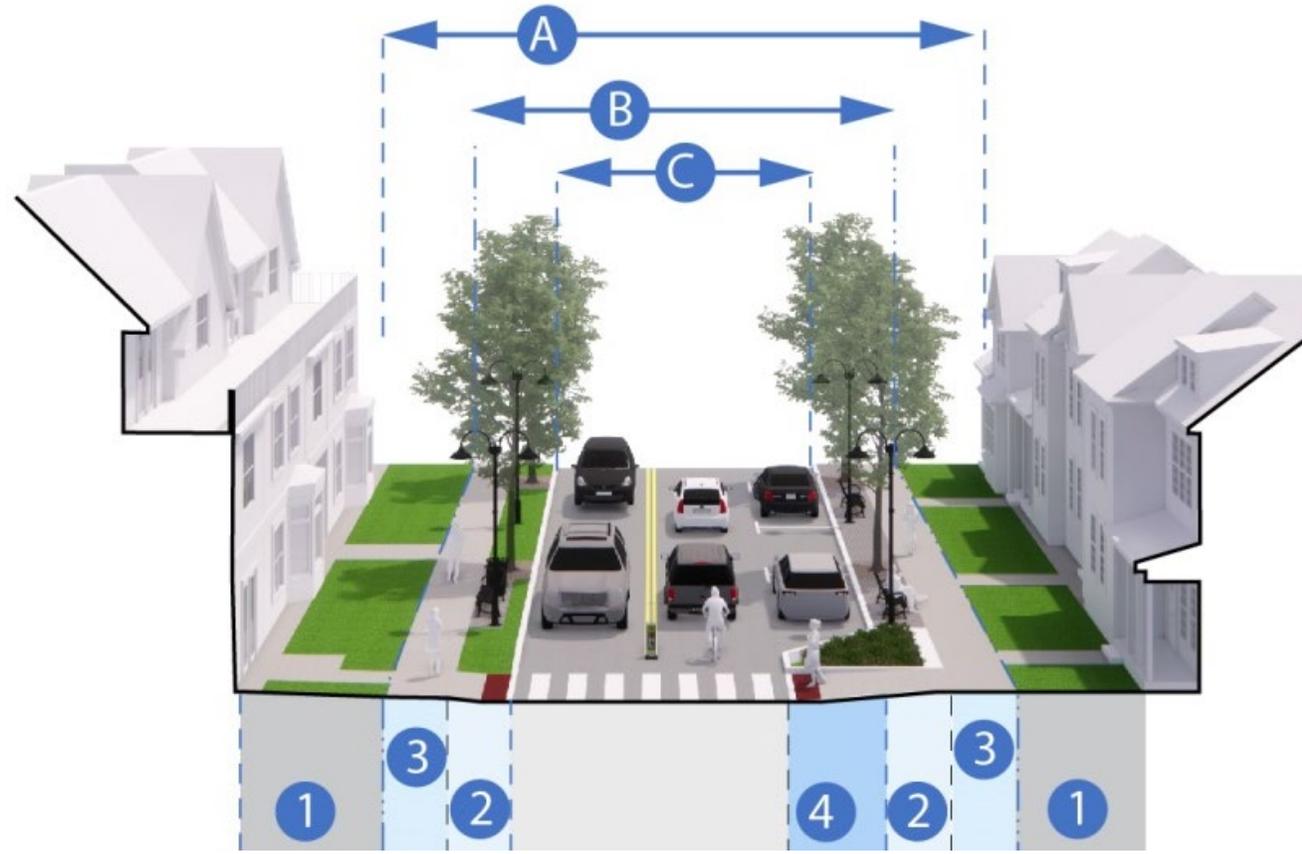
# Typical Alden Road (South End) Cross Section



# Commercial Street Ceoss Section



# Neighborhood Street Cross Section



# Dimensional Standards

Lot size	--
Frontage	20'
Front setback	Min/max by street type
Side setback	10' (0' for attached buildings)
Rear setback	10'
Open space (minimum)	10%
Outdoor Amenity Space	100 sq ft per unit (may be shared, includes rooftop outdoor space)
Building coverage (maximum; more than one building is allowed on a lot)	75%
Height	Min: 22' Max: 6 stories (75') <ul style="list-style-type: none"> <li>• Taller heights per subdistrict</li> <li>• Lower heights per District Buffer</li> </ul>
Upper story setback at front of lot	Stepback above 4 stories
Story Height, Ground Floor	12' min
Story Height, Upper Story	10' min
Building frontage occupancy	50%
Density	20 units/developable acre max
Parking Requirements	Per ITE or ULI

# Plazas Area—Building Height and Massing

Question for working group: Which examples of building height and massing are appropriate for various parts of the Plazas Area?

## Visual Preference Survey Results

	Plazas: % Positive	
1-2 Story Mixed Use		100%
2 1/2-story Mixed Use		91%
2 1/2-story Mixed Use Large		75%
4-story Mixed-use		65%
2-Story Mixed Use		64%
3-story Mixed-use		63%
4-6-story mixed-Use		54%
3-story Apartments		53%
3-story Townhouses		50%
2 1/2-story Residential		47%
2-story Duplex		46%
Townhouses		29%



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## Each Section Includes:

**Guiding Principles:** what are we trying to achieve?

**Specific Standards:** What is required?

**Examples:** what approach will meet the standard?

### 8. Architectural Standards

#### 8.1. Architectural Design Principles

The architecture of the Village need not attempt to reproduce historic Littleton buildings, but it must be authentic. Authenticity is not about how old something is. It is about how well it is made and whether it is created with a genuine understanding of its form and function. Authentic new buildings employ building elements and materials creatively, but also in controlled and rational manner. The end result is a new form, which respects Littleton's historic character rather than merely copying it. Buildings should express a sense of permanence and belonging. Each building should be designed as part of the overall composition, and contribute to the overall good. Design approaches and decisions should be intentional, and the use of materials should be honest and logical in its application. Where buildings are visible from Foster Street, proposed structures should not seem visually obtrusive or out of place with their neighbors.



#### 8.2. Siting of Structures

Structures shall be sited and positioned to define and dignify public spaces, such as streets, squares or parks. New and renovated buildings shall consider the use and privacy needs of existing neighbors along Foster Street and provide screening to minimize detrimental impacts.



*Structures should be placed to enclose the streetscape and define public squares and parks - as in this example of townhouses and apartments in Middlebury, VT. (Courtesy Union Studio Architects)*

*Structures should use traditional building forms and proportions as the building blocks to assemble larger connected structures, rather than creating a single large building, as shown by new mixed-use structures at Red Brook Village, Plymouth (Top), Summer Street, Manchester (middle) and West Acton VillageWorks (bottom).*

#### 8.3. Overall Building Shape, Massing and Proportions

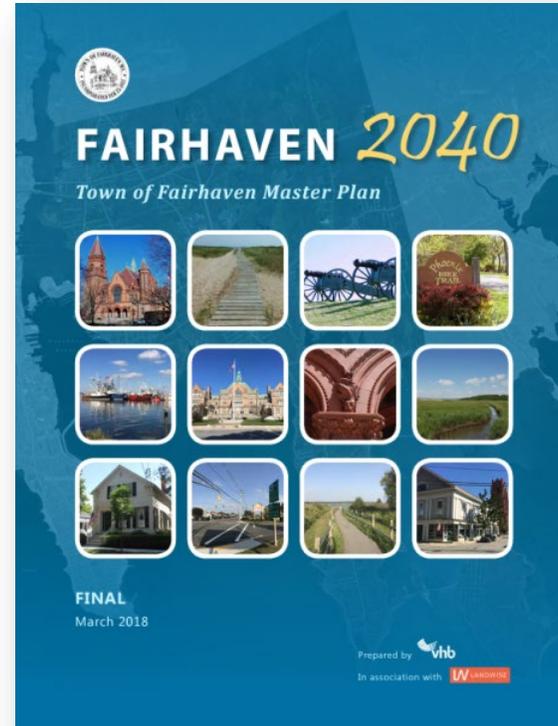
Building shape, massing and proportions should be compatible with Littleton's architectural traditions. Building facades more than 50 feet wide shall be broken down in to a series of smaller elements or bays, and articulated as assemblies of smaller building masses with traditional proportions. This shall be accomplished by incorporating projections of the building

Littleton Station 40R District Design Standards

## 5. Guiding Principles

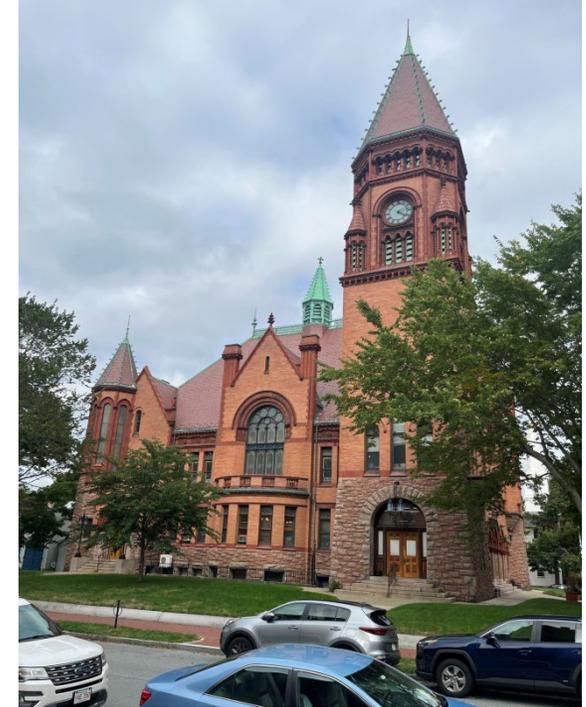
### 1. Reflects Fairhaven's vision for the area

- Supports implementation of the Fairhaven Master Plan
- Advances the Vision for the district as described in the conceptual plans.



## 5. Guiding Principles

### 2. Supports Town's goals for Visual Character and Quality of Life



## 5. Guiding Principles

### 3. Organized around the shared space of the public realm

- A unified network of walkable streets, greenways and public spaces
- Connected to surrounding streets and neighborhoods
- A clear, legible hierarchy of street types
- Buildings relate to and reinforce the streetscape



## 5. Guiding Principles

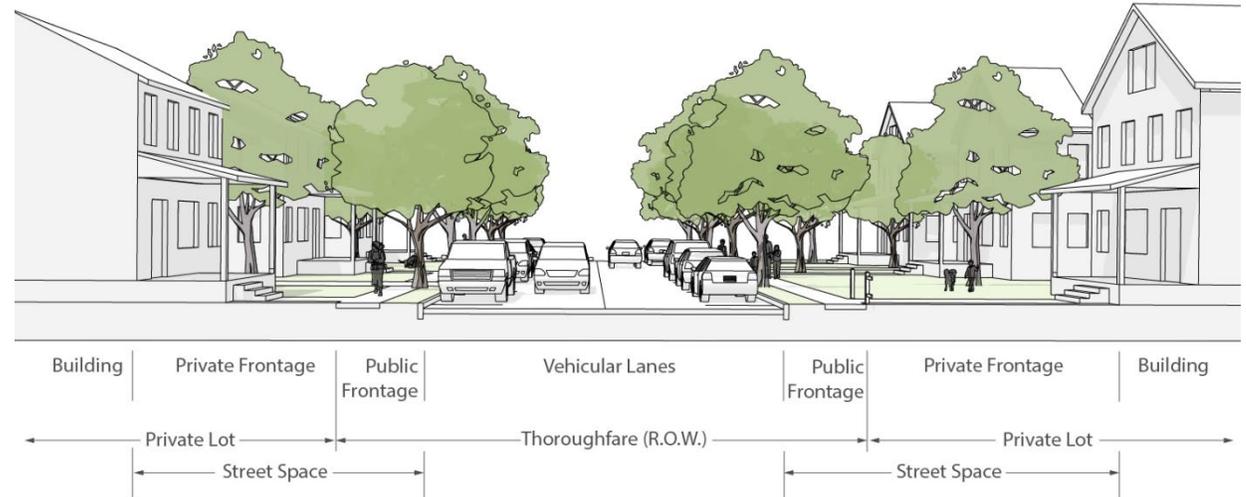
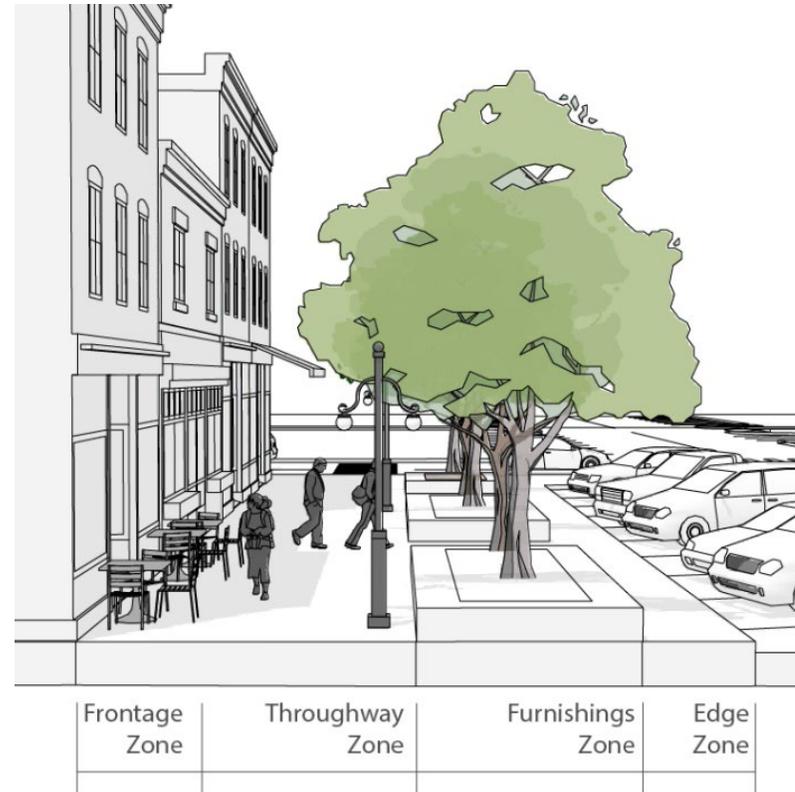
### 4. Supports Social, Economic and Environmental Sustainability

- Protects and enhances the natural environment
- Mixed uses within a compact, efficient footprint
- Supports diverse transportation choices
- Supports diverse housing choices
- Energy-efficient design and materials
- Meets LEED or other environmental performance standards
- Uses Low Impact Development/Green Stormwater management



## 6. Design Standards for the Streetscape

- Street types: width, grade and alignment
- Street Cross Sections and Amount of Enclosure
- Building Location and Orientation
- On-Street Parking
- Design & Materials for Sidewalks and Pedestrian Areas
- Accessibility
- Street Furnishings
- Screening Elements: Walls, Fences and Hedges
- Utilities and Stormwater Management



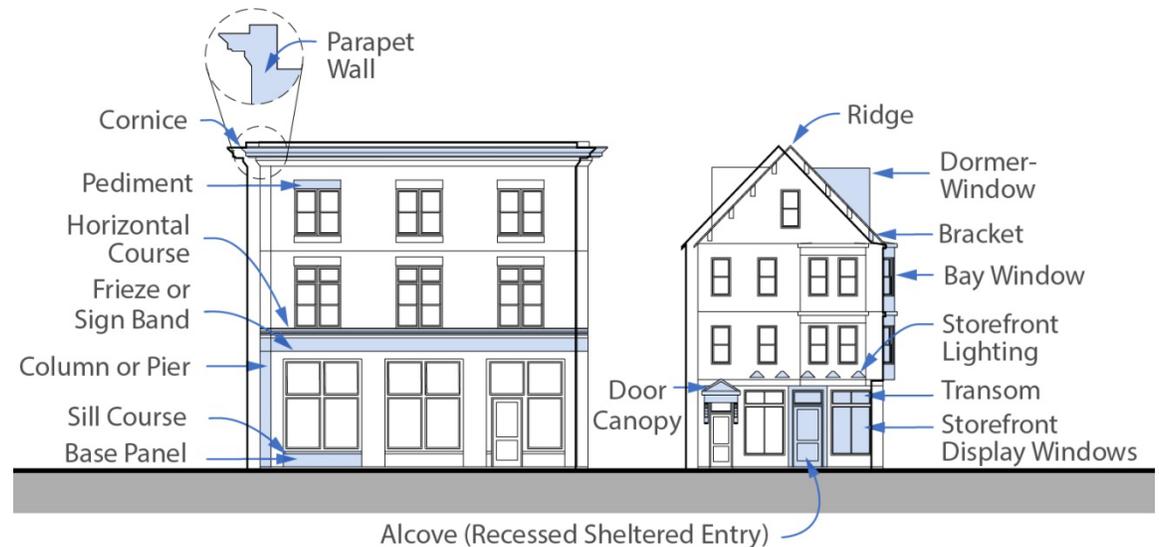
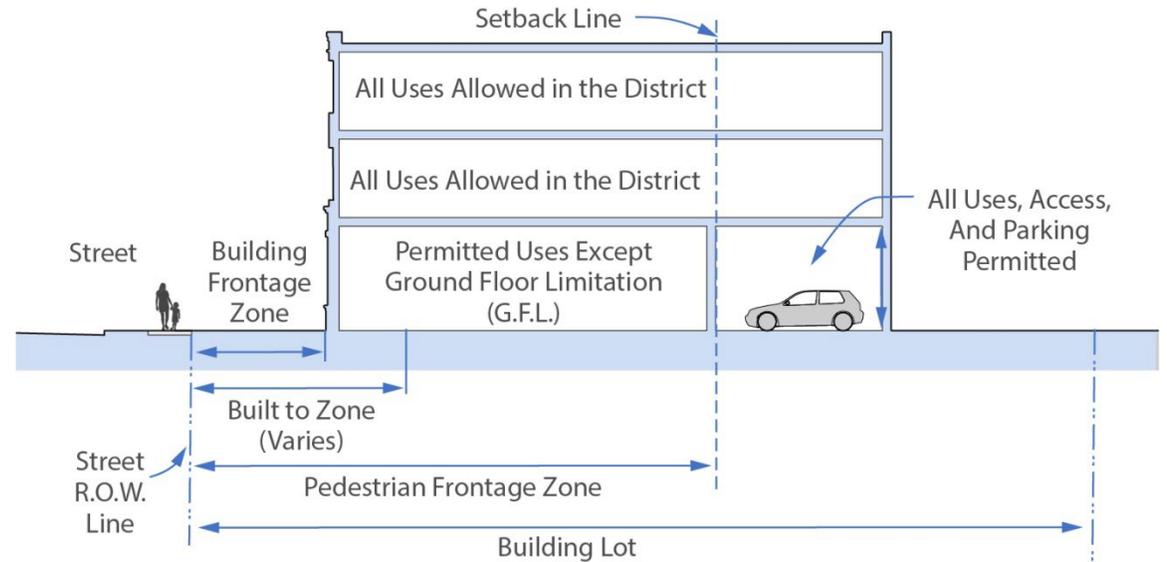
## 7. Vehicular Access and Parking Standards

- Access Driveways
- Alley Connections Across Lot Lines
- Location and entrances to surface parking and garages
- Amount of Parking Required
- Shared Parking Provisions
- Parking Lot Landscaping
- Utilities and Stormwater Management



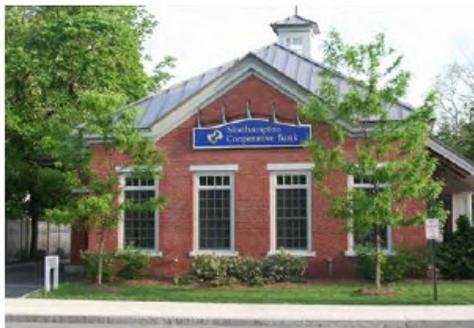
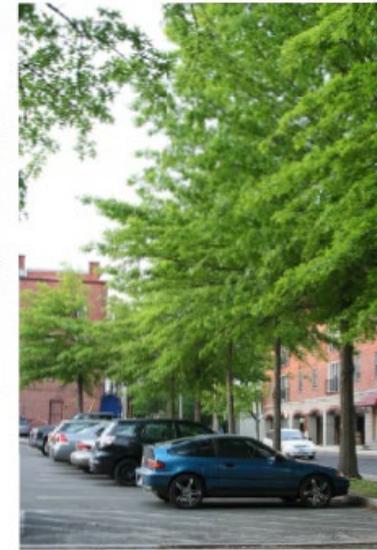
## 8. Architectural Standards

- Use of Structures
- Siting of Structures
- Design for Authenticity
- Overall Building Shape, Massing and Proportions
- Building Height and Scale
- Roofs
- Design and Orientation of Facades and Entrances
- Windows and Doors
- Materials & Surface Appearance
- Porches, Arcades and Canopies
- Secondary Elements: Towers, Cupolas, Chimneys
- Service Areas, Mechanical Systems, HVAC Equipment



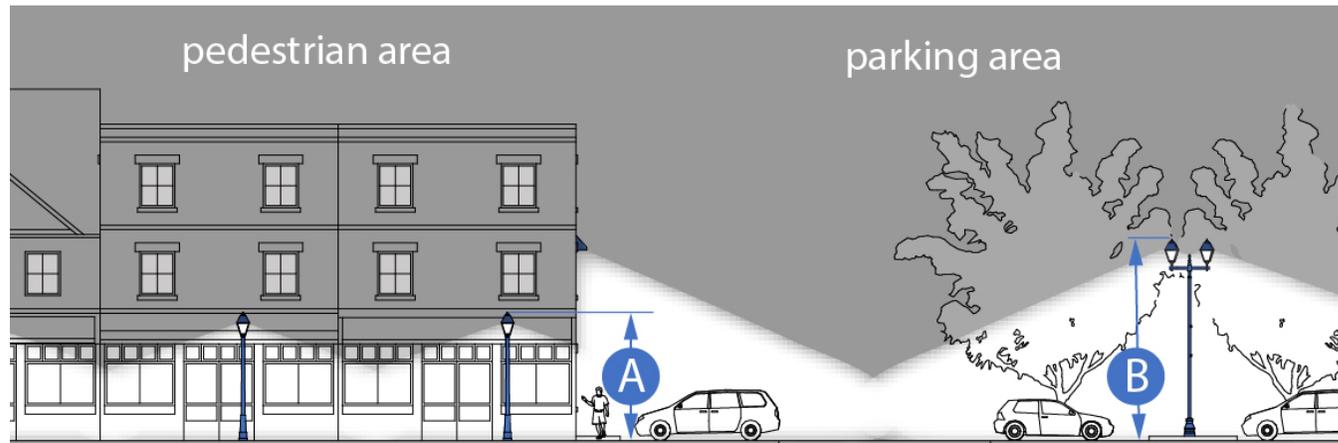
## 9. Landscape Standards

- Plant materials
- Parking Lots and Driveways
- Streetscapes
- Residential & Commercial Landscapes
- Buffer Plantings



## 10. Lighting Standards

- Street Lights
- Height of Fixtures
- Parking Lot Lighting
- Building Lighting
- Hours of Operation
- Light Intensity and Control of Glare



Even Light Distribution

## 11. Signage Standards

- Size
- Materials
- Lighting
- Wall Signs
- Window Signs
- Projecting Signs
- Freestanding Signs
- Awnings, Canopies and Marquees
- Number and Hierarchy
- Content

