

NORTH EASTHAM VILLAGE DISTRICT

Pattern Book & Design Guidelines

Building, Infrastructure and General Appearance

DRAFT VERSION 1 – JUNE 2010

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and

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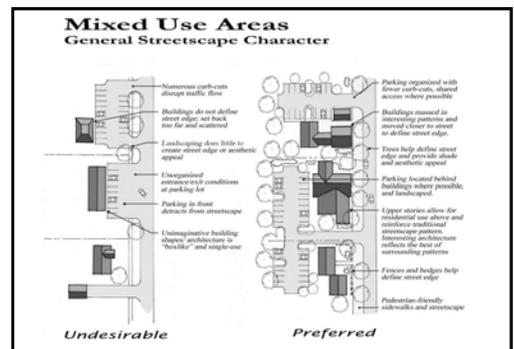
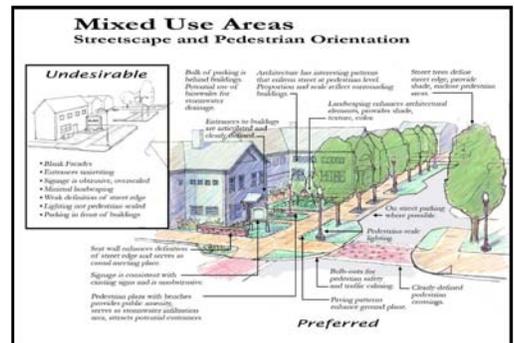
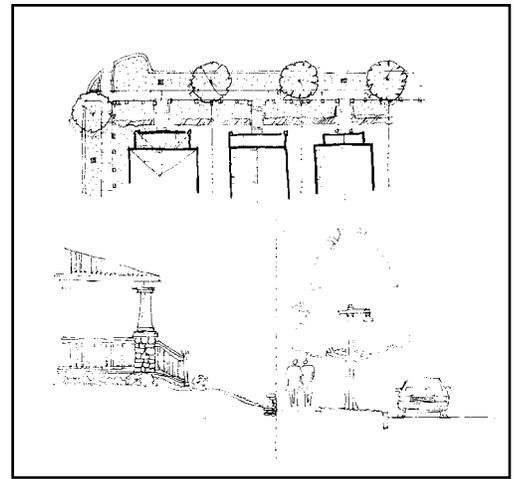


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1.0 GENERAL PROVISIONS

1.1 Background

In 2007, the Town of Eastham **Critical Planning Committee (CPC)** was directed to develop an overall plan and recommendations addressing the challenges and opportunities facing North Eastham centered on the intersection of Route 6 and Brackett Road. The Town hired a community planning consultant to assist the CPC and the **North Eastham Village Center Conceptual Master Plan and Strategic Report** was completed in 2007. This document laid out a general conceptual development plan for the proposed village center and identified a specific course of action for its implementation. As a follow up to the Master Plan, the Town hired back the community planning consultant to prepare new zoning regulations and design guidelines as a first step in facilitating the North Eastham Village Center.

1.2 The Existing Building Patterns and Design Forms

North Eastham's diversity, as seen in its wide variety of building types and designs, can present a challenge when trying to apply specific design guidelines. While the area encompassed by these design guidelines is relatively compact, it includes both commercial and industrial areas which have decidedly different architectural and development patterns. As both of these areas contribute to the unique character of the North Eastham, the design guidelines have been structured to include both general suggestions for the area as a whole, as well as specific recommendations for each subdistrict (also referred to as transects) as identified below:

NEC Subdistrict - The North Eastham Village Core (NEC) subdistrict is a traditional mixed-use area. Intended uses include commercial, civic, and moderate density residential. Residential dwellings are generally in the form of condominium or apartment units as part of multiple-use structures or attached single-family dwellings such as townhouses. Non-residential uses are varied and include retail stores, entertainment facilities, restaurants, offices and lodging uses as specified in the Zoning Bylaw. The preferred building pattern is to orient new buildings toward the street to enhance the pedestrian realm facilitate window shopping, display of goods, and sidewalk dining.

NEV Subdistrict - The North Eastham Village (NEV) subdistrict is a traditional mixed-use area. Intended uses include commercial, civic, and moderate density residential. Residential dwellings are generally in the form of condominium or apartment units as part of multiple-use structures or attached single-family dwelling such as townhouses. Non-residential uses are varied and include retail stores, entertainment facilities, restaurants, offices and lodging uses as specified in the Zoning Bylaw.

NEVG Subdistrict - The North Eastham Village Gateway (NEVG) subdistrict includes those properties with frontages on the east side of Route 6 between Aspinet Road and Brittany Way to the north. To the south, the NEVG includes all properties on the east side of Route 6 between the Pond and NETP to the north, Old Orchard Road to the south, and the Cape Cod Bike Trail to the east. This subdistrict is identical to the North Eastham Village Center (NEVC) subdistrict above except that certain travel-related uses and different forms of residential uses are provided for in the Zoning Bylaw.

NETP Subdistrict - The North Eastham Trades Park (NETP) subdistrict includes a variety of light industrial and office buildings intended to provide opportunities for small business development and local entrepreneurs. Architecturally, buildings in the ETC have fewer details than their commercial neighbors, and are generally simple and utilitarian design. That is not to say, however, that these buildings are any less valuable to the future of Eastham in expanding the local economy being providing affordable space for various industrial sectors and trades.

1.3 Purpose

The purpose of the North Eastham Pattern Book and Design Guidelines are to encourage property owners, merchants, and residents to recognize, enhance, protect and promote North Eastham as a distinctive village by providing guidance about renovations, new development and redevelopment of buildings and sites before submitting applications for a site plan or a special permit to the Town for approval. North Eastham has the physical qualities and characteristics of a traditional village center that can be enhanced and reinforced by improvements that are specific and appropriate to this place. These guidelines seek to improve the village "experience" for residents, customers, employees and others by encouraging quality renovations and improvements that will create a unique and attractive image for existing and new buildings as well as providing for open space and visual amenities. While high design quality and creativity are valued goals, the guidelines are intended to also encourage solutions which achieve these goals affordably so that local business and property owners are benefited rather than burdened.

New development and redevelopment is certain to occur in North Eastham as property owners change and businesses come and go. There are several large, open or under-utilized parcels in North Eastham that have great potential for change. At a minimum, any improvements or renovations must be compatible with applicable zoning and building codes, and other regulatory requirements (such as

the Wetlands Protection Act and Title 5). By including these design guidelines as part of the planning process, it is hoped that property owners can identify more creative solutions for their renovation or development projects which create a traditional village building pattern and unique character in North Eastham.

1.4 Implementation

These standards and guidelines are intended to implement the *2007 North Eastham Village Center Master Plan* by encouraging high quality building design which improves the aesthetic character of existing commercial and industrial areas of North Eastham, to allow diversity of building design compatible with traditional development patterns and architectural styles, to minimize conflicts between residential and commercial/industrial uses, and provide guidance in the development of infrastructure and open spaces. In keeping with the intent of the Town of Eastham Zoning Bylaw, **Section () – North Eastham Village District (NEV)**, the review procedures are intended to:

- Enhance the district's cultural and architectural characteristics by providing for a preliminary review of changes in land use, the appearance of structures and the appearance of sites which may affect these attributes;
- Enhance the economic viability of the Village by improving property values and promoting the attractiveness of the area as a place to live, work and play;
- Encourage conservation of specific buildings and groups of buildings that have aesthetic or historic significance;
- Protect and expand opportunities for entrepreneurial and small locally owned commercial and light industrial businesses that primarily serve the surrounding neighborhoods and towns;
- Encourage flexibility and variety in future development while ensuring high quality materials and appearance of new buildings;
- Create a high quality public realm with a framework of public streetscapes, open spaces, and roadway network that reinforces and enhances the traditional development patterns of this small village; and
- Enhances intermodal access, safety and connectivity.

1.5 Applicability

The Town of Eastham Planning Board has adopted the North Eastham Village Design Guidelines in accordance with MGL Chapter 40A to supplement the development review process. They are not specifically included in the Town of Eastham Zoning Bylaw, and therefore not binding, but intended to be used by the Planning Board and the Planning Department in supplementing the site plan review process for all eligible development projects under the Site Plan Review Regulations.

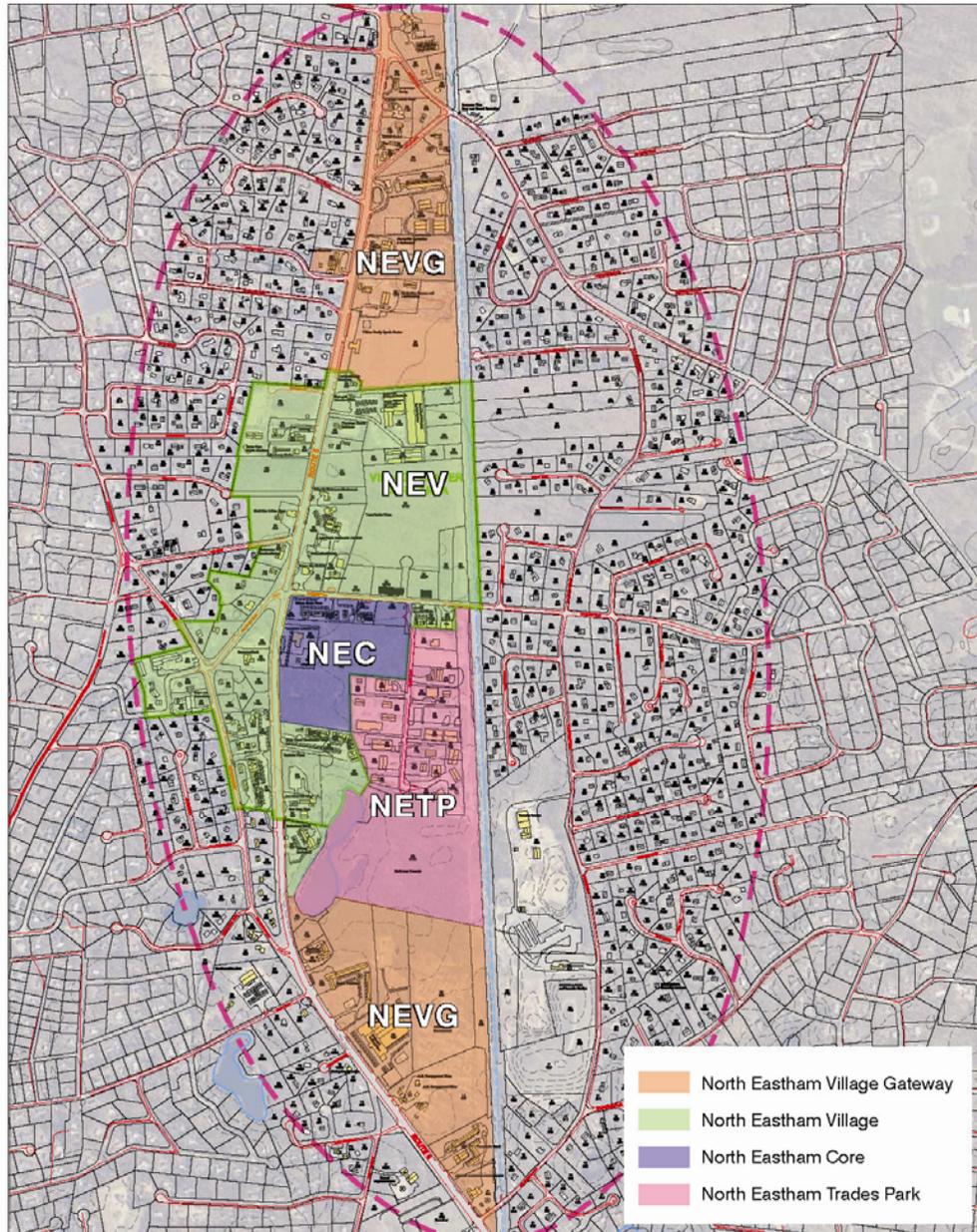
Applicants for development projects are strongly encouraged to meet with the Eastham Planning Department Staff and Planning Board prior to submitting development applications. The Planning Board and town staff may review preliminary plans and applications for compliance with **Section ()** of the Zoning Bylaw and consistency with these Design Guidelines. The Planning Board and town staff may also make recommendations to the applicant concerning the conformance of the proposed site plan prior to submitting a formal application.

North Eastham property owners are also encouraged to use these design guidelines when planning and designing renovations or redevelopments of their properties. Any significant change to an existing building or property will likely require a permit from either the Planning Board or the Zoning Board of Appeals. The Planning Board and Zoning Board of Appeals will take these design guidelines into consideration when reviewing applications for potential developments within the NEV Zoning District and Subdistricts. For the purposes of these Design Guidelines, North Eastham Village (NEV) is defined as the land zoned for commercial, industrial, residential and mixed uses located within the NEC, NEV, NEVG, and NETP Subdistricts as illustrated in the zoning map below.

1.6 How to Use Design Guidelines and Standards

In this document, "Standards" are mandatory; "Guidelines" are advisory and provided in order to educate planners, design consultants, developers and Town staff about the design objectives for North Eastham Village. In the provisions below, Standards are identified as "S" and Guidelines identified as "G". These standards and guidelines are to be used in conjunction with the all other sections of the Site Plan Regulations, Subdivision Regulations and Zoning Bylaw. In this version of the North Eastham Village Design Guidelines, all provisions are **not mandatory** but recommendations to be used by the Town and developers in guiding new construction and significant alterations of existing buildings. At some point in the future, the Town may decide to adopt the provisions of this document, or portions thereof, into the Zoning Bylaws establishing certain design standards for the NEVC District.

North Eastham Village Zoning Subdistricts



1.7 Administration

The Town Planner shall serve as the administrator of these Design Guidelines. The review process shall not unreasonably delay the formal review process for development applications in the North Eastham Village District.

1.8 General Design Review Principles

The design principles described in these guidelines are intended to guide the applicant in the development of site and building design and the Planning Board in its review of proposed actions. These principles and guidelines shall not be regarded as inflexible requirements and they are not intended to discourage creativity, invention or innovation. The Planning Board is specifically precluded from mandating any official, aesthetic style for the North Eastham Village or for imposing the style of any particular historical period. The following design review principles may apply to all actions reviewable under these guidelines:

- All buildings, structures and sites should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
- Stylistic features distinctive to the architecture of a specific building, structure or landscape, or examples of skilled craft which characterize a building, structure or site should be conserved or preserved where feasible and appropriate, and may be considered for use as the basis for design of additions. Their removal or alteration should be avoided whenever possible.
- Contemporary design for new structures or sites, alterations or additions to existing properties should not be discouraged when such new development, alterations or additions are compatible with the design character of the surrounding environment.
- The design of alterations and additions should, where reasonable and appropriate, strive to improve the quality, appearance and usability of existing buildings, structure and sites.

1.9 Zoning Bylaw Reference

The new North Eastham Village (NEV) Zoning District is included by reference here and in Section () of the Town of Eastham Zoning Bylaw. An outline of the bylaw sections follows:

Section 1010 - General Provisions and Description

Section 1020 - Allowable Uses

Section 1030 - Dimensional Standards

Section 1040 - Performance & Functional Standards for Uses Requiring Special Permits

Section 1050- Off-Street Parking and Loading Standards

Section 1060- Streetscape Design and Landscaping

Section 1070 - Signs

Section 1080 - Building and General Appearance Design Standards

1.10 Illustrations and Photos

Illustrations and photos contained in this document are meant to demonstrate the character intended for development within the North Eastham Village District, but are for illustrative purposes only. All illustrations are on file with the Town of Eastham Planning Department.

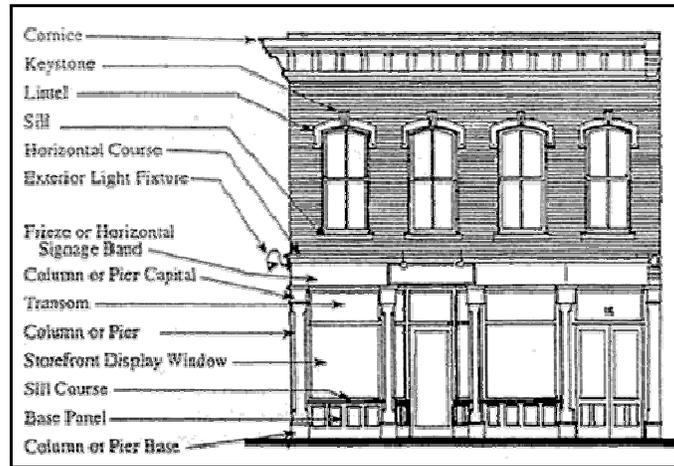
1.11 References

This Pattern Book and Design Guidelines are based on the application of traditional small village design conventions. More specifically, these conventions are derived from a number of sources in planning literature. The list below is not exclusive; additional texts and illustrations may be used for reference and the list may be updated periodically. Applications for development in North Eastham Village District are not required to comply with the design specifics of the recommended texts and illustrations; the texts and illustrations are for reference and guidance only.

- The Smart Code, Version 9.2, Prepared by Duany, Plater-Zyberk & Company.
- Peter Katz, The New Urbanism: Toward Architecture of Community, McGraw-Hill, Inc., 1994.
- Charles George Ramsey, AIA Graphic Standards, 10th ed., John Wiley & Sons, Inc., 2000.
- Andres Duany et al., The Lexicon of the New Urbanism, Congress for the New Urbanism.
- Barton-Aschman Associates, Shared Parking, Urban Land Institute.
- American Planning Association, Planning and Urban Design Standards, John Wiley & Sons, Inc. 2005.
- Residential Development Guidelines for Traditional Neighborhoods, Preliminary Edition, Division of Planning and Development, Lowell, MA.
- Design Guidelines Manual – Downtown Northampton Central Business District, Prepared by Walter Cudnohufsky for the City of Northampton, MA., 1999.
- City of Sarasota Downtown Redevelopment Plan and Form-Based Codes – Prepared by Duany, Plater-Zyberk & Company.
- The Urban Design Handbook, Urban Design Associates, W.W. Norton & Company, 2003.
- The Architectural Pattern Book, Urban Design Associates, W.W. Norton & Company, 2004.
- U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Green Building Rating System (www.usgbc.org)
- International Dark-Sky Association (www.darksky.org): A non-profit member organization that teaches others how to preserve the night sky through factsheets, law references, pictures, and web resources.
- Cape Cod Commission Design Guidelines for Large Structures.
- Cape Cod Commission Village Design Handbook.

2.0 GLOSSARY OF TERMS

Terms not otherwise defined in these Design Guidelines shall have the meanings ascribed to such terms in the Eastham Zoning Bylaw.



The Anatomy of a Building Façade

Appurtenances - Architectural features added to the main body of a building, including awnings, marquees, balconies, turrets, cupolas, colonnades, arcades, spires, belfries, dormers and chimneys.

Baluster - A short vertical member used to support a railing or coping.

Balustrade - A railing together with its supporting balusters or posts, often used at the front of a parapet.

Belfry - A tower attached to a building that rises above the roof, in which bells are hung.

Blank (Building) Wall - A side of a building lacking any windows or architectural features.

Building Frontage - The vertical side of a building that faces the lot's frontage and is built to the setback.

Business Sign - A sign setting forth the name of the building occupant(s) or indicating the use of the building.

Cap - The protective top layer of a brick structure exposed to weather from above.

Chimney - A vertical structure that rises above a roof of a building and contains the passage through which smoke and gases escape from a fire or furnace.

Civic Building - A building used primarily for general public purposes. Uses may include Educational Use, Government Offices, Religious Use, cultural performances, gatherings and displays administered by non-profit cultural, educational, governmental, community service and religious organizations.

Colonnade - A roofed structure, extending over the sidewalk and open to the street except for supporting columns or piers.

Cornice - A projecting horizontal decorative molding along the top of a wall or building.

Cupola - A domelike structure surmounting a roof or dome, often used as a lookout or to admit light and air. Cupolas are often used to create a visual focal point.

Curb Radius - The curved edge of street paving at an intersection used to describe the sharpness of a corner.

Expression Line - A horizontal line, the full length of a façade, expressed by a material change or by a continuous projection, such as a molding or cornice. Expression lines delineate the transition between the floor levels.

Garden Wall - A freestanding wall along the property line dividing private areas from streets, alleys and or adjacent lots. Garden walls sometimes occur within private yards.

Grocery Store - A building containing 20,000 square feet or less of gross floor area, which involves the display and sale to the general public of food and other commodities.

Header - The horizontal member spanning the top of an opening.

Large Footprint Building - Any building that has a footprint area equal to or greater than 10,000 square feet.

Liner Building - A functional building built in front of Structured Parking, Movie/Playhouse, Theater, Grocery Store, Anchor Retail building or other Large Footprint Buildings to conceal large expanses of blank wall area and to front the street with a façade that has doors and windows opening onto the sidewalk.

Lintel - Horizontal beam that spans an opening, such as between the posts of a door or window or between two columns or piers.

Marquee - A permanently roofed architectural projection, the sides of which are vertical and are intended for the display of signs and which is supported entirely from an exterior wall of a building.

Mullion - Wood or metal that separate and hold in place the panes of a window.

Muntin - A strip of wood or metal separating and holding panes of glass in a window.

Open Space - Parks, squares, plazas, golf courses and other land used for passive or active recreational, conservation or civic use.

Parapet - A low wall at the edge of a roof, terrace, or balcony.

Pilaster - An upright, rectangular element of a building that projects slightly from a wall or surface to resemble a flat column. A pilaster is non-structural and may or may not conform to one of the classical orders in design.

Primary Access - The main entry point of a building.

Principal Façade - For the purpose of placing buildings along setbacks, the front plane of a building not including stoops, porches, or other appurtenances.

Reveal - The horizontal distance between a window or door opening and the exterior façade, measured from the dominant building surface to the window or door frame.

Secondary Access - Entry points of buildings which are not the Primary Access.

Shared Parking - A system of parking areas shared by multiple users, where each user has peak parking demands at different times within a 24 hour period or within a weekly or other relevant period, thereby allowing some parking spaces to be shared.

Sill - The horizontal member at the base of a window opening.

Spire - A vertical structure attached to a building that rises above the roof and tapers to a point.

Stepback - The portion of the building or structure above such height is stepped back a minimum distance from the exterior face of such building or structure which faces a street.

Stoop - A small platform and entrance stairway at a building entrance, commonly covered by a secondary roof or awning.

Storefront - The portion of a building at the first story that is made available for retail use.

Turret - A small tower or tower- shaped projection on a building used to create a visual focal point.

Water Table - The horizontal reveal marking the height of the first finished floor level in masonry construction.

3.0 GENERAL PROVISIONS FOR ALL DEVELOPMENT

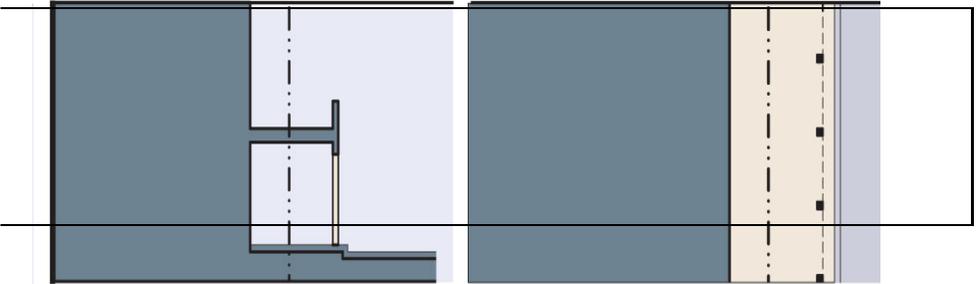
3.1 Background and General Purpose

How a building presents itself—its distance from the street and sidewalk and its relationship to surrounding buildings—plays a significant role in determining whether a building will fit into the existing (or desired) building pattern and streetscape and contribute to the district’s overall character. In the **North Eastham Village (NEV) and North Eastham Core (NEC) Transect**, buildings (primarily fronting on Route 6 and Brackett Road) should be primarily oriented toward the sidewalk and street at a minimum distance from one another to promote pedestrian access and interest to potential customers. New construction in this area should extend and reinforce this development pattern while creating a relationship with existing streets and adjacent structures. While the **North Eastham Village Gateway (NEVG) Transect** has more on an orientation toward automobile access, new construction and renovations should also create a relationship with existing streets and adjacent structures. Buildings and development patterns in the **North Eastham Trades Park (NETP) Transect** have a less homogenous orientation - some sit directly on the roadway, while others are set farther back. In this transect, new development should be defined by the groupings of the buildings and how they interact with one another and with the street. More design flexibility is necessary in this area to retain to allow for a wide variety light industrial and commercial uses while maintaining affordability.

3.2 Building Lots, Yards, Frontages and Relationship to the Street

3.2.1 Building Placement Alternatives		
STANDARD OR GUIDELINE	<p>General Guideline: Lot layout, building placement, and relationship to the street should consider historic and contemporary examples that reflect the traditional building patterns of Eastham and Cape Cod.</p>	
3.2.1.A.(G)	<p>Sideyard Building Placement Alternative: The building occupies one side of the lot oriented toward the street with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage setback is typical of traditional village centers. This placement alternatives permits systematic climatic orientation in response to the sun or the wind. On-site parking is located to the side or rear of the primary building.</p>	
3.2.1.B.(G)	<p>Full Frontage Building Placement Alternative: The building occupies the full frontage, leaving the rear of the lot as the sole yard. This is another traditional village center type as continuous façade steadily defines the public street. The rear elevations may be articulated for functional purposes such as for customer access from parking lots. In its residential form, this building placement type is the rowhouse or townhouse. The rear yard can accommodate on-site parking and open space.</p>	

3.2.2 Private Frontage Alternatives		
STANDARD OR GUIDELINE	General Guideline: Private frontage treatments should relate to and compliment the adjacent public frontage.	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>SECTION</p> </div> <div style="text-align: center;"> <p>PLAN</p> </div> </div>
3.2.2.B.(G)	<p>Forecourt Alternative: The frontage wherein a portion of the façade is close to the frontage or setback line and the central portion is set back. The forecourt created is suitable for patio use or vehicular drop-offs most commonly associated with civic, lodging and assisted living uses.</p>	
3.2.2.C.(G)	<p>Stoop Alternative (Residential): The frontage wherein the façade is aligned close to the frontage or setback line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use such as in rowhouse or townhouse development.</p>	
3.2.2.D.(G)	<p>Storefront & Awning Alternative: The frontage wherein the façade is aligned close to the frontage or setback line with the building entrance at sidewalk grade. This type is conventional for retail and restaurant use. The sidewalk may be used for accessory uses such as outdoor dining, and an awning should overlap the sidewalk in the private frontage area and a portion of the public frontage.</p>	

<p>3.2.2.E.(G)</p>	<p>Gallery Alternative: The frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the public sidewalk. This is conventional for retail use. The gallery should be no less than 10 feet wide and may overlap the public sidewalk to within 2 feet of the curb.</p>	
<p>Source: SmartCode, Version 9.0 by Duany Plater-Zyberk & Company, Inc.</p>		

3.2.3 Front Yard Setback and Use Alternatives	
STANDARD OR GUIDELINE	General Guideline: Property setbacks are the minimum distance from the front, side or rear property line which a building is required to be placed as defined under Section () - Dimensional Regulations of the North Eastham Village Zoning Bylaw.
3.2.3.A.(G)	<p>Front Yard Setbacks/Commercial and Mixed Use Buildings - New construction or additions should, at a minimum, meet the zoning requirements of the property, but property owner are strongly encouraged to also relate the placement of the building to its surroundings including existing, adjacent structures. New structures in NEC Subdistrict should be constructed at a distance of not more than 10 feet in front of or behind the existing setbacks of adjacent buildings. In cases where the developing lot(s) are adjacent to a building which has a significantly greater setback than other buildings on the street, the new buildings should be located in compatible relationships to the lesser setback structures.</p> 
3.2.3.B.(G)	<p>Front Yards Uses/Commercial and Mixed Use Buildings - Commercial and mixed use buildings should be directly located on the sidewalk at a minimum distance from one another. However, additional interest in the streetscape can be provided through the use of moderate setbacks which allow front and/or side yards to be built out with gardens and/or outdoor seating. These street-level areas should be accessible to the public and serve a public benefit. Such properties should not form more than 10% of total frontage in any block nor more than 50 contiguous feet of frontage. Their goal should be to form welcoming public spaces with gardens, benches, café seating, or equivalent public amenities, and with no more than 10% of front yard space dedicated to non-vehicle furnishings such as bicycle racks. Front-yard spaces consisting primarily of lawn and walkway are not considered to be in keeping with these design guidelines. Refer to Section () for further information and guidelines on Street Furniture.</p> 
3.2.3.C.(G)	<p>Specific to NETP - Front Yard Setbacks - In Industrial areas, or in cases where the developing lot(s) are adjacent to a building which has a significantly greater setback than other buildings on the street, a new building should be located in compatible relationships to the lesser setback structures. A zero setback may be appropriate in some Industrial Areas, but would be out of context with the surrounding buildings in others. Property owners should carefully consider the buildings immediately adjacent to their proposed site and consider the guidelines outlined above before choosing the building's location.</p>
3.2.3.D.(G)	<p>Specific to NETP - Front Yards Use/Industrial Buildings - NETP's industrial buildings were designed to be centered more on vehicular than pedestrian access. As the uses of these buildings change, it may be appropriate to consider alterations to existing buildings which orient the front or primary entrance to the street. This should also be considered in the design of new buildings in order to promote a pedestrian friendly environment. New buildings should not present featureless or solid walls to the street which discourages pedestrian use of the area. Where the use of the building remains industrial, though, this guideline may not be applicable.</p>
3.2.3.E.(G)	<p>Front Yards/Residential - Front yards should be maintained in portions of the district where front yards are traditional such as in existing and new residential structures.</p> 

3.3 Building and Site Design in the Village Context

The relation of a new building to adjoining structures and the surrounding setting should be compatible. The impacts of new construction on public views, natural site features, and the existing built environment should be complimentary. To promote a pedestrian friendly environment, buildings in the NEV should be oriented with their front or primary entrance along the street façade. Buildings which present blank, featureless, or solid walls to the street have a closed off, inhospitable appearance which discourages pedestrian use of the area.

Buildings which are designed to be centered on vehicular rather than pedestrian access are also discouraged. Further information on specific building features can be found in Section 4 - Architectural Features and Details.

3.3.A. Building in Context		
STANDARD OR GUIDELINE	General Guideline: Careful attention should be paid to building placement and orientation. Front and rear accessibility should be sought with respect to pedestrian and automobile traffic. New site details should conform to established and traditional building patterns.	
3.3.A.(G)	<p>Site Appearance in Context - The character, layout and general composition of the site, including but not limited to the kind, color and texture of such materials as plantings, paving, benches, site lighting, free-standing signs, utility structures and all other appurtenant elements should be coordinated and compatible with surrounding development in the district.</p>	
3.3.B.(G)	<p>Directional Expression - Building facades and other architectural and landscape design elements should be compatible with those of others in the surrounding area with regard to the dominant vertical or horizontal expression or direction related to use and historical or cultural character, as appropriate.</p>	
3.3.C.(G)	<p>Building Orientation - All buildings should have a principal façade and entry (with operable doors) facing a street or open space. Buildings may have more than one principal façade and/or entry. Buildings oriented to the street should respect both pedestrian and automobile traffic, with front and rear access where possible.</p> <ul style="list-style-type: none"> o The massing, orientation, and design of buildings should recognize the special character of neighborhoods, terminating streets and adjacent open spaces. o Areas in which street corridors terminate on buildings should be designed in a manner that reflects their importance. o Street corridors that terminate on landscaped vistas should frame that view. 	
3.3.D.(G)	<p>Building Height in Context - New buildings should not exceed the average height of existing buildings on abutting properties and the general area, however, greater distances between buildings may allow for larger differences in height. The height of any proposed alteration should be compatible with the style and character of the building, structure or site being altered and that of the surroundings.</p>	
3.3.E.(G)	<p>Building Openings - The window and wall openings of new buildings should be in similar proportions to existing structures when they are in close proximity to the site development. Blank walls adjacent to streets or open spaces are discouraged; provided however that large footprint buildings for indoor recreation may have a blank wall adjacent to a street or open space. In this case, they should be well screened with landscaping.</p>	

<p>3.3.F.(G)</p>	<p>Building Entrances - For lots which have at least twenty (20) feet of frontage on a Primary Street, development and redevelopment should include building facades that front on and have a principal pedestrian entrance on that Primary Street.</p>	
<p>3.3.G.(G)</p>	<p>Exterior Architectural Appearance - The architectural character and general composition of the exterior of a building, including but not limited to the kind, color and texture of building materials, including paint color, and the type, design and character of all windows, doors, light fixtures, signs, awnings, utility and ventilation structures and all other appurtenant elements should be compatible with surrounding development in the North Eastham Village District.</p>	
<p>3.3.H.(G)</p>	<p>Facades - All facades of a building which are visible from adjoining properties and/or public streets should contribute to the pleasing scale features of the building and encourage community integration by featuring characteristics similar to the front facade.</p>	

3.4 Scale, Massing and Proportion of Buildings

3.4.1 Existing Village Scale

Buildings generally look out of character with their surroundings when their **scale** (the building's size relative to its surroundings and the components of the building) is dramatically out of line with that of adjacent structures. North Eastham Village is hardly homogenous in its development pattern, but its newer buildings are predominantly one to two story structures and of a human scale which is open and inviting to pedestrians. Where larger structures exist, they typically employ design elements, such as varying roof forms, to better relate to their surroundings. The **North Eastham Trades Park (NETP)** lacks a unified pattern and relationship between the relative height and size of adjacent buildings. Scale and massing are important elements of all new construction, whether in industrial, commercial area or mixed use.

Where scale explains the relationship of buildings to one another, **massing** refers to the overall size and orientation of the building itself. As with scale, when the massing of a building is significantly different from that of surrounding structures, the overall effect can be jarring. Property owners are encouraged to design new structures and additions which maintain similar proportions, roof forms, roof pitches and styles to that of their neighbors. Existing NETC buildings are not all similar scale and massing. New construction projects are encouraged to consider how the scale of the building can be broken down by the use of different building forms, or the stepping in or down of additional stories, rather than the use of decorative elements which may be out of character with surrounding structures.

3.4.1. Building Scale and Proportions		
STANDARD OR GUIDELINE	General Guideline:	
3.4.1.A.(G)	<p>Proportion: Any features and details such as balconies, decks, covered porches, columns, dormers, turrets, towers, skylights and arches should be in proportion with the building.</p>	
3.4.1.B.(G)	<p>Shape - The shape of roofs, windows, doors and other design elements should be compatible with the architectural style and character of a building or site, and that of its surroundings.</p>	
3.4.1.C.(G)	<p>Wall Thickness - Building walls should have perceivable thickness, visual interest and character. A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, forms and color as appropriate to each site can create shadows and texture and add to the character of a building.</p>	
3.4.1.D.(G)	<p>Floor Plates of New Commercial/Mixed Use Buildings - Floor levels of new commercial and mixed use buildings should 12 to 14 feet in height and relate to the floor levels of existing adjacent structures where possible.</p>	
3.4.1.E.(G)	<p>Vertical Material Use - Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) should be located below lighter materials (wood, fiber cement board, siding, etc). The change in material shall occur along a horizontal line, preferably at the floor level.</p>	
3.4.1.F.(G)	<p>Door and Window Openings - Door and window openings should be proportional to facade length and height.</p> <ul style="list-style-type: none"> o All windows and doors should be of high quality materials and character. o Large plate glass windows are discouraged unless they are broken with mullions or muttons. o Mirrored glass or colored metal panels are not acceptable windows. o Doorways should be encased with trim. 	
3.4.1.G.(G)	<p>Foundations - Exposed foundation walls (below the first floor elevation) should be concrete (painted and/or stuccoed concrete block system ("C.B.S.")), brick, or natural/ manufactured stone. Foundation walls should not be exposed to more than 3 feet in height from grade or to 1 foot above the Base Flood Elevation, whichever is less.</p>	

3.4.2 Building Height and Massing		
STANDARD OR GUIDELINE	General Guideline:	
3.4.2.A.(G)	<p>Front Elevation Height - All new buildings should be a minimum of two (2) stories or one (1) story with a minimum front elevation of 15 feet above grade. One story buildings should have an attractive vertical storefront elevation or gable end facing the primary street to create the appearance of a taller building.</p>	

3.4.2 Building Height and Massing		
STANDARD OR GUIDELINE	General Guideline:	
3.4.2.B.(G)	<p>Height of New Commercial/Mixed Use Buildings - The overall height of a new building should be no higher than that of the nearest half-story of the adjacent building, or determined by the average height of the immediately surrounding structures on both sides.</p>	
3.4.2.C.(G)	<p>Massing of New Commercial/Mixed Use Buildings - New designs should be consistent with the form and massing of neighboring buildings and the directional emphasis of the established streetscape, which, as noted above, is oriented directly to the street and sidewalk.</p>	
3.4.2.D.(G)	<p>Scale and Height of New Industrial Buildings - The larger scale of industrial buildings and the additional spacing between structures may allow for a greater variation in size and height between buildings in this area. However, whenever possible the overall height of a new building should be no higher than that of the nearest half-story of the adjacent building, or determined by the average height of the immediately surrounding structures on both sides. Large structures may take the approach of stepping in their side or rear elevations in order to gradually reach their desired height while still respecting the building in their immediate vicinity. Architectural elements should be used to help the new structure visually blend in with surrounding structures.</p>	
3.4.2.E.(G)	<p>Massing for New Industrial Buildings - It is important to consider how a new building will fit in as a group with the surrounding structures in these areas, and to design new structures and additions which maintain similar proportions, roof forms, roof pitches and styles to that of their neighbors. New designs should be consistent with the form and massing of neighboring buildings and the directional emphasis of the established streetscape.</p>	

3.4.3 Building Lines and Rhythm		
STANDARD OR GUIDELINE	General Guideline:	
3.4.3.A.(G)	<p>Horizontal Articulation – The use of facade divisions, such as building jogs, architectural detailing, and changes in surface materials, colors, textures and rooflines is highly encouraged. Uninterrupted facades should not exceed 50% of the building wall, and in no case should exceed 100 feet in length. Ground floor facades that face public streets should have arcades, display windows, entry areas, awnings, or other features along no less the 60% of their length. All facades of a building which are visible from public streets should feature characteristics similar to the front facade.</p>	
3.4.3.B.(G)	<p>Vertical Articulation - In order to modulate their scale, multi-story buildings should articulate the base, middle and top, separated by cornices, string cornices, setbacks or other articulating features.</p>	

3.4.3 Building Lines and Rhythm		
STANDARD OR GUIDELINE	General Guideline:	
3.4.3.C.(G)	<p>Projections: Buildings should use interruptions and variety in wall plane. Examples include but are not limited to offsets, recessed entrances, arcades, covered walkways, awnings and canopies, multiple entrances, roof overhangs, shadow lines, courtyards, and balconies.</p>	
3.4.3.D.(G)	<p>Rhythm - The proportions and relationships of height to width between windows, doors, signs and other architectural elements should be compatible with the architectural style and character of the building or structure and that of the surroundings.</p>	
3.4.3.E.(G)	<p>Window and Door Openings - Windows and doors that are consistent with the building's architectural design are encouraged. Projecting sills, lintels and/or crowns should define window openings. False window mullions should be avoided. All windows (except storefront windows) should be operable. Recommended material include:</p> <ul style="list-style-type: none"> ○ Windows, Skylights & Storefronts: Wood, aluminum, copper, steel, vinyl clad wood or glass ○ Doors: Wood, metal or glass 	

3.5 Provisions for Altering Existing Structures

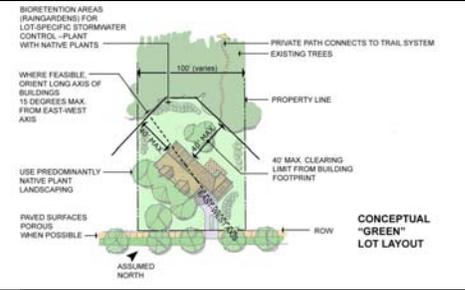
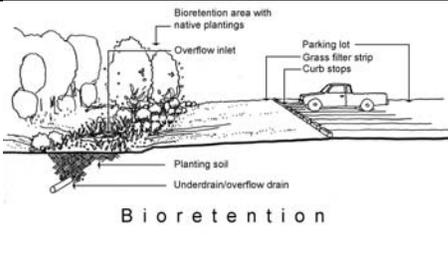
Additions provide an opportunity to create additional space or to accommodate modern conveniences while maintaining the original character and design of the existing building. Ideally, the size, placement, and design of an addition will maintain the character of the existing building so that it is not radically changed, obscured, damaged, destroyed, or rendered subordinate to the addition. In short, additions should be designed to work with, but not be identical to, the original building. The existing streetscape and the scale and massing of the existing building should also be considered in the design of a new addition.

Exterior Renovations, Expansions and Additions		
STANDARD OR GUIDELINE	General Guideline:	
3.5.A.(G)	<p>Restoration and Adaptive Reuse: Accurate restoration of existing detail is encouraged. However, use of historical details on contemporary structures should be included only when appropriate to the overall design. Appropriate adaptive reuse of existing buildings should contribute to the traditional development patterns and setting of the district.</p>	

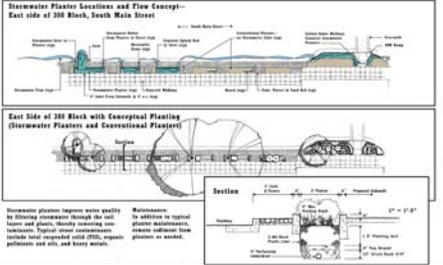
Exterior Renovations, Expansions and Additions		
STANDARD OR GUIDELINE	General Guideline: Expansions and additions of existing structures should aim to develop a structural design that embodies the traditional architectural styles and development patterns commonly found in the region. This should be achieved while adhering to the most recent standards for new construction.	
3.5.B.(G)	Compatibility: Updating, renovation, and expansion of existing buildings should be in a manner compatible with the design standards for a new building and consistent with the subject building's architectural style.	
3.5.C.(G)	Expansions: Expansions or alterations that include renovations should result in a building that more closely embodies the standards for new construction.	
3.5.D.(G)	Specific to Existing Commercial/Mixed Use Buildings - In general, additions should: <ul style="list-style-type: none"> o be subservient to the original structure; o be differentiated from the existing building (i.e., set back from the existing wall plane); o be in harmony with the original structure in size, scale, style and materials; o not obstruct the visual integrity of the original structure; and o Additional stories should be set back from the main façades in order to be as inconspicuous as possible and consistent with the districts dimensional characteristics and objectives. 	

3.6 Green, Sustainable, and Low Impact Design Applications

Property owners in both the **NEV**, **NEC**, and **NEVG** districts are strongly encouraged to incorporate “green” design into both new construction and renovation projects whenever possible. The nature of the existing buildings in **North Eastham Trades Park (NETP)** may allow for solutions which even showcase green solutions in the building’s overall function and design. Opportunities abound for integrating green elements into new structures including insulation, low-flow water fixtures, fluorescent rather than incandescent lighting, LED lighting for exterior signs, and capturing rainwater for gardens or underground recharge systems. Bicycle racks and benches can be provided to encourage non-motor-vehicle transportation while managed parking agreements can reduce the number of parking spaces needed. Other options include solar panels, small roof-mounted turbines, purple-pipe (grey water) wastewater systems, closed-loop geothermal heating systems, passive solar heating, natural lighting, and much more.

Green, Sustainable and Low Impact Design Applications		
STANDARD OR GUIDELINE	General Guideline: All buildings should reflect environmentally responsible design and construction practices as governed by the Energy Star Program. Buildings are also encouraged to be certifiable by the U.S. Green Building Council LEED Rating System.	
3.6.A.(G)	<p>Low Impact Development (LID) - LID Best Management Practices should be used for all driveways, parking and other disturbed areas in order to preserve natural features on site, reduce impervious surfaces, and to utilize natural features for source control and stormwater management. Existing and native materials should be incorporated into the landscape design as much as possible. To minimize water consumption, low water vegetative ground cover (other than turf) should be used.</p>	
3.6.B.(G)	<p>Building Solar Orientation and Design- The massing of all buildings should be considerate of solar access to neighboring properties, particularly allowing sun during winter to properties immediately to the north.</p> <ul style="list-style-type: none"> Whenever possible buildings should be of a size and orientation to minimize the occlusion of sunlight on public spaces such as sidewalks. Windows should be oriented to make the best use of passive solar. The primary roof plane should face as close to solar south as possible, to allow for installation or retrofit with solar panels. Gable roofs and shorter buildings may be more appropriate on the south sides of a street while gable end roofs and taller buildings may be more suited for the north side. 	
3.6.C.(G)	<p>Green Roofs - Green Roofs are highly encouraged. To prevent adverse impacts of stormwater runoff all roof drains should be recharged into the site with the use of structural and/or non-structural low impact development drainage systems.</p>	
3.6.D.(G)	<p>Green Lot Layout (Residential Development) - The attention to natural hydrology and nonstructural stormwater management creates a more attractive, multifunctional landscape. LID applications should integrate hydrology and stormwater management into residential site design using existing conditions to influence the location and layout of roadways, buildings, and parking areas. Where possible, buildings and roadways should be placed in areas less sensitive to disturbance, and the stormwater management system design should create a symbiotic relationship between the development and natural hydrology.</p>	
3.6.E.(G)	<p>Filter Strips and Bioretention – Filter strips are bands of densely vegetated slopes, designed to reduce water runoff volume and improve water quality prior to entering stormwater drainage basins. Filter strips are typically designed to break up impervious surfaces (such as parking lots) and provide initial stormwater treatment by filtration. They also provide infiltration of water, reducing the overall runoff. Filter strips should be incorporated into roadway and parking lot designs where appropriate.</p>	

Green, Sustainable and Low Impact Design Applications		
STANDARD OR GUIDELINE	General Guideline: All buildings should reflect environmentally responsible design and construction practices as governed by the Energy Star Program. Buildings are also encouraged to be certifiable by the U.S. Green Building Council LEED Rating System.	
3.6.F.(G)	Vegetated Swales (Bioswales) – Vegetated swales are broad, shallow channels designed to convey and infiltrate stormwater runoff. The design of swales should seek to reduce stormwater volume through infiltration, improve water quality through infiltration and vegetative filtering, and reduce runoff velocity by increasing flow path lengths and channel roughness.	<p style="text-align: center;">Bioswale at Parking Lot</p>
3.6.G.(G)	Bioretention Cells (Rain Gardens) – Rain gardens, also known as bioretention cells, are vegetated depressions that store and infiltrate runoff. Rain gardens are designed to encourage vegetative uptake of stormwater to reduce runoff volume and pollutant concentrations. A well designed rain garden has an engineered soil, which maximizes infiltration and pollutant removal while avoiding stormwater ponding for longer than 24 hours. Combined with filter strips, bioretention cells are important components of the LID treatment process and should be incorporated into roadway and parking lot designs.	
3.6.H.(G)	Pervious Pavement - Permeable paving reduces stormwater runoff volume, velocity and pollutants by allowing water to infiltrate into the subsurfaces below parking areas. They are generally appropriate for low-traffic parking lots such and may be effective in certain areas of the Village Center . They can be incorporated as a hybrid parking lot, which uses conventional paving for driveways and aisles, and permeable paving for parking stalls. Permeable paving may also be appropriate for overflow parking areas, which are generally used only a few weeks out of the year.	<p style="text-align: center;">Porous Asphalt Parking</p>
3.6.I.(G)	Subsurface Retention Facilities (Stormwater Vaults) – Subsurface retention facilities are typically constructed below parking lots (either permeable or impervious) and can be built to any depth to retain, filter, infiltrate, and alter the runoff volume and timing. This practice is well suited to Village Centers or areas with limited and usable open space. Subsurface facilities can provide a considerable amount of runoff storage. The water is filtered through the stone aggregate and infiltrates into the ground. An alternative strategy is to construct the subsurface facility with a filtering and pumping mechanism so that collected water can be reused for nonpotable uses such as irrigation or flushing of toilets. Similar techniques include gravel storage galleries, sand filters, infiltration basins, and infiltration trenches (for areas with space constraints).	
3.6.J.(G)	Downspout Redirection – Building downspouts are commonly directly connected to centralized sewer or stormwater systems. A LID design application is to redirect roof runoff onto pervious surfaces, most commonly a lawn. This simple act reduces the amount of directly connected impervious area in a drainage area.	

Green, Sustainable and Low Impact Design Applications		
STANDARD OR GUIDELINE	General Guideline: All buildings should reflect environmentally responsible design and construction practices as governed by the Energy Star Program. Buildings are also encouraged to be certifiable by the U.S. Green Building Council LEED Rating System.	
3.6.K.(G)	<p>Rain Barrels/Cisterns – Rain barrels are placed outside of a building at roof downspouts to collect and store rooftop runoff, which can later be reused for lawn and garden watering.</p>	
3.6.L.(G)	<p>Stormwater Planters - Runoff from streets can be channeled into street tree wells and landscaping planters to reduce volumes and pollutants reaching the public sewer system while serving to irrigate streetscape vegetation. These LID stormwater structures should be sized to treat the stormwater from frequent, low-intensity storms for water quality and infiltrate into the planting ground. Stormwater planters can be used for public and private streets.</p>	
3.6.M.(G)	<p>Natural Landscaping and Xeriscaping - Natural resource preservation and Xeriscaping™ can be used to minimize the need for irrigation systems and improve planting longevity. Preserving existing wooded areas, mature trees, and natural terrain can give new developments a premium "mature landscape" appearance and provide residents with additional recreational amenities. Xeriscaping refers to landscaping with plants native to area climate and soil conditions. These plants thrive naturally, requiring less maintenance and irrigation than most hybrid or imported varieties.</p> <p>When selecting plants for the new landscape designs, it is important to have knowledge of the site conditions. Plant materials should be selected for their form, color, and texture, as well as solar, soil, and moisture requirements. Plants that do well in various microclimates on a site are considered "site appropriate." It is also recommended that native plants (vegetation that grows naturally in particular climates or regions) be used because of their performance, site enhancement, and life-cycle cost benefits.</p>	
3.6.N.(G)	<p>Solar Powered Lighting and Equipment – Solar energy can be used to power low level lighting on private development sites and for public parking collection systems as an alternative to individual meters.</p>	
3.6.O.(G)	<p>Other Energy Conservation Opportunities – There are many more opportunities to improve energy efficiency and protect the environment as future growth occurs such as the following:</p> <ul style="list-style-type: none"> ○ Green walls and green blocks ○ Increased insulation (i.e., R-26 and triple-glazed windows) ○ Energy Star rated appliances ○ EcoStar Program (shared recycling streams between park tenants) ○ Dual-flush and waterless toilets ○ Ultra-efficient heat and hot water systems ○ Open and simple floor plans (i.e., square and cubes) ○ Improved building air seal (i.e., taped sheathing) ○ Greywater systems ○ Geothermal energy 	

4.0 ARCHITECTURAL FEATURES AND DETAILS

4.1 Existing Architectural Characteristics in the Village

The architectural elements defined below are applicable to North Eastham’s existing commercial and industrial areas. The recommendations made apply equally to new construction, reconstruction, significant renovations and all other forms of development. Any proposed new construction should consider and reference these architectural elements whenever possible.

The North Eastham Trades Park (NETP) uses a very limited vocabulary of architectural elements to differentiate and add character to its buildings. While commercial construction is intended to draw attention and consumer interest, industrial structures are focused on how best to accommodate the products, workers and machinery within the structure. Exterior facades are generally simple in design with little need to draw the attention of the passing pedestrian. That is not to say, however, that architectural elements are not important to an industrial buildings but because the NETP utilizes far fewer architectural elements. These design guidelines are intended to encourage this opportunity for new designs and architectural solutions, as well as to point out suggestions for how these new elements can be introduced to be in harmony with the existing landscape.

The goal of the architectural guidelines is to encourage the renovations of existing buildings and the form and features of new buildings to avoid excessive uniformity. Buildings can be varied in many ways: by type of siding, roof style, paint color, window and trim style, use of dormers, etc. Rather than having blocks of buildings with identical features, it is preferable to meld less common elements (which are still within the desired architectural style of North Eastham Village District) with some of the village’s core architectural elements to add diversity and interest with a new structure.

4.2 Architectural Styles and Design Quality

When considering new architectural elements on an existing building, it is important to complement the design, color, texture, and material of the existing building. Care should also be taken to ensure that new features are in scale with the structure itself. The same concerns are true for new construction, where architectural elements can add character to the design of the building as well as blend and harmonize with the buildings in the surrounding area.

The desired architectural styles and design quality envisioned for new construction in North Eastham should be drawn from established themes and styles of the region as well as compatible contemporary styles and sustainable design. Current designs should not only reflect but interpret historic settlement patterns and building styles. The features discussed below are some of the key elements which have proven to create a village’s unique and diverse character. Proposed new construction should consider and reference these architectural elements whenever possible.

Architectural Styles and Forms		
STANDARD OR GUIDELINE	General Guideline: Building designs should respect, reflect reference, adapt and interpret the regional commercial, industrial, and civic architectural styles. Design details should be consistent with the overall style and proportion of the building design. Contemporary architecture and Green Building Design are encouraged where appropriate.	
4.2.A.(G)	General Guidelines Specific to NEV and NEC Transects - Property owners are highly encouraged to use creativity in the design, placement, and detailing of new structures. Fresh and new designs should be used to discover ways to incorporate contemporary needs and designs into the existing landscape. In summary, the design guidelines are not intended to preserve a homogenous or “historic” village appearance, but to encourage future change and development which both respects the existing structures and adds positively to the community.	
4.2.B.(G)	Franchise Architecture: Franchise building design and site layout should adapt to local styles and settings. The renovation and reuse of existing buildings should be the priority when feasible.	

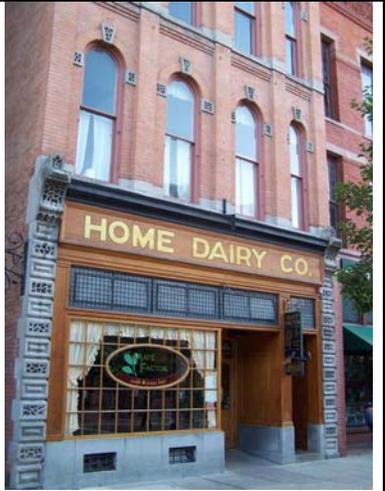
4.3 Doors and Entrances

In traditional village centers, the main entrance typically faces directly onto the street and is centered on the façade, often with storefront windows on either side. Most typically, the main door will have one or more panes of glass to increase the visibility of the interior, but the style of the door itself can vary depending on the style and period of the building. Contrasting paint colors may also be used to call attention to the door and add character to the front façade. The renovation of existing entrances is always encouraged. The entrances to North Eastham’s existing commercial buildings are an important part of the streetscape and any new buildings should draw from the features noted above.

Doors and Entrances		
STANDARD OR GUIDELINE	General Guidelines:	
4.3.A.(G)	<p>Handicapped Accessibility: Property owners should note that by federal law, new store entrances must be accessible to the physically disabled. North Eastham businesses should use creative means of installing accessible entrances to their stores which are in keeping with the streetscape and the character of the Village. Each building will have its own unique challenges to providing this access, so it is important for property owners to carefully consider possible options before making permanent changes to original building features.</p>	
4.3.B.(G)	<p>New Commercial/Mixed Use Construction: In general, primary entrances should be clearly marked and designed to provide a sense of welcome and easy passage from exterior to interior.</p> <ul style="list-style-type: none"> ○ <u>Recessed doorways</u> - Generally encouraged as they provide cover for pedestrians and customers in bad weather and help to identify the location of the store’s entrance. They also provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage, and displays. ○ <u>Side Entrances</u> - When a side entrance is necessary, it should be located as close to the street front as possible. Loading and service entrances should be located on the side or rear of buildings and should be screened from public ways and adjacent properties to the greatest extent possible 	
4.3.C.(G)	<p>New Construction in the NETP Transect: Any new construction is strongly encouraged to develop its street presence by including a centrally located and prominent primary entrance. As with commercial structures, these entrances should be clearly marked and designed to provide a sense of welcome and easy passage from exterior to interior.</p> <ul style="list-style-type: none"> ○ <u>Recessed Doorways</u> - Recessed doorways may be one potential solution for providing cover for pedestrians and customers in bad weather can provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage, and displays. However, recessed entrances are not common in the NETP, and a more creative solution may be possible as part of the design of the new structure. ○ <u>Side Entrance</u> - When a side entrance is necessary, it should be located as close to the street front as possible. Loading and service entrances should be located on the side or rear of buildings and should be screened from public ways and adjacent properties to the greatest extent possible. 	
4.3.D.(G)	<p>Fire Escapes (Existing Buildings Only) - Fire escapes are conspicuous additions to an existing building which can detract from the style and architectural character. However, as a second means of egress is a current building code requirement which can be difficult to meet within the interior of an older building, and in certain circumstances a fire escape may be necessary. As a general rule, every effort should be made to accommodate this access on the interior of the building. When this is not possible, fire escapes should be located on the rear or side façades of a building, or in an area with as little public visibility as possible. If the use of a prominent façade is unavoidable, then the fire escape should be designed to blend in with the building as much as possible. Some industrial structures may be able to accommodate these features as part of the design of their exterior facades, but as a general rule, every effort should be made to locate this access on the interior of the building.</p>	

4.4 Fenestration

When considering new windows, it is important to look at both the style of the building and the location of the window. First floor windows along Primary Streets are most commonly found in storefronts. These windows are located on either side of the entrance, usually across the full width of the façade, and are large, single-paned glass panels. Typically these are set above a solid (often wood) panel and reach to the ceiling of the first floor. Second or third floor windows are more typically double hung windows which are in keeping with the style and period of the building.

Fenestration		
STANDARD OR GUIDELINE	General Guideline: Window openings should be proportional to facade length and height. A sense of entry into the site and into major businesses within the site should be created through window and façade treatments	
4.4.A.(G)	<p>New Commercial/Mixed Use Construction - When considering the window design of a new building, it is important to relate the size of the windows to those in surrounding buildings.</p> <ul style="list-style-type: none"> ○ <u>Proportion</u> - Windows should be proportionate to the scale of the building, and their material and style should be consistent with that of the overall building and of surrounding structures. ○ <u>Materials</u> - When choosing a window material with a factory finish, it is important to integrate the color of the frame with the color scheme of the building. ○ <u>Transparency</u> - All windows should use clear glass whenever possible in order to increase window transparency; avoid using reflective or dark tinted glass as these can alienate pedestrians from the business activity inside a storefront and reduce the impact of window displays. 	
4.4.B.(G)	<p>Existing Commercial/Mixed Use Buildings</p> <ul style="list-style-type: none"> ○ <u>Window Patterns</u> - Property owners are encouraged to maintain the existing window pattern in their building. Because windows are a significant factor in how a building is perceived and understood, owners should consider repairing or restoring original windows if possible. With storefront windows, it is important to create sight lines into the store, and so multiple, small-paned windows should be avoided unless they are historically appropriate to the building style, or integrate well into the overall design. ○ <u>Window Displays</u> - Storefront windows are an important tool for displaying products and advertising services. Every effort should be made to avoid blocking, reducing the size, or changing the design of windows. ○ <u>Opaque Panels</u> - Property owners should avoid installing opaque panels (metal, wood, and/or other materials) in place of windows on the front façade of the building. If the interior configuration requires that a ceiling must be lowered below the height of the existing storefront windows, consider providing an interior, full-height space immediately adjacent to the window before the drop in the ceiling. This will allow more light into the storefront and will allow the retention of the larger windows. Where it is necessary to block a window on a side elevation, the property owner may consider leaving the frame of the window in place and filling in the opening with whatever siding is used elsewhere on the building, opaque glazed panels, or other alternative materials. 	
4.4.C.(G)	<p>New Storefront Windows Buildings:</p> <ul style="list-style-type: none"> ○ All new non-residential development should provide ground floor windows along street facades, including windows that allow views into working areas or lobbies, pedestrian entrances, or display windows. Ground floor windows should have a sill no more than four (4) feet above grade. Where interior floor levels prohibit such placement, the sill should be raised to no more than two (2) feet above the finished floor level, up to a maximum sill height of six (6) feet above grade. ○ Windows that block two-way visibility, such as darkly tinted and mirrored windows, are discouraged as ground floor windows along street facades. ○ Any wall which is within 30 feet of the street should contain at least 20% of the ground floor wall area facing the street in display areas, windows, or 	

Fenestration		
STANDARD OR GUIDELINE	General Guideline: Window openings should be proportional to facade length and height. A sense of entry into the site and into major businesses within the site should be created through window and façade treatments	
	<ul style="list-style-type: none"> o doorways. o Blank walls, including walls that do not include display areas, windows, architectural features, and/or doorways, are discouraged. o Upper story horizontal windows should be avoided. Particular emphasis shall be made for vertical window openings. Windows should be adorned with projecting sills, lintel and/or crowns for added definition. Vertical design elements such as mullions, columns, and framing members should be included to break up large areas of glass. 	
4.4.D.(G)	<p>Specific to the NETP Transect - Windows should be proportionate to the scale of the building, and their material and style should be consistent with that of the overall building and of surrounding structures. When choosing a window material with a factory finish, it is important to integrate the color of the frame with the color scheme of the building. All windows should use clear glass whenever possible in order to increase window transparency; avoid using reflective or dark tinted glass as these can alienate pedestrians and give the building a closed or vacant appearance.</p>	

4.5 Rooflines, Forms and Materials

Rooflines, Forms and Materials		
STANDARD OR GUIDELINE	General Guideline:	
4.5.A.(G)	<p>Roof Forms - Roof forms should be of various pitch variety such as gable, hip roofs, shed, and gambrel. Flat roofs should be used when the size of the building does not permit a pitched roof or in a setting where such roofs are common (i.e. mixed use buildings with two or more stories on primary streets).</p>	
4.5.B.(G)	<p>Roof Proportions - Long unbroken expanses of roofs should be avoided through the use of dormers, chimneys, and changes in ridgeline. All roofs should have appropriate overhangs. Multiple roof plane slopes are acceptable, but should be limited.</p>	
4.5.C.(G)	Chimneys - All chimneys should be finished with brick, stucco or natural or manufactured stone.	
4.5.D.(G)	<p>Roof Materials - Roofs should be constructed of materials which are commonly found in the region. Acceptable roofing materials consist of:</p> <ul style="list-style-type: none"> o Architectural-grade composition shingles o Wood, slate or asphalt shingles o Standing seam metal roofs and copper roofs 	

Rooflines, Forms and Materials	
STANDARD OR GUIDELINE	General Guideline:
4.5.E.(G)	<p>New Commercial/Mixed Use Construction - Property owners should carefully consider the predominant architectural styles found in Cape Code's commercial areas when considering new construction. New buildings which integrate these common roof styles are more likely to blend in well with the general character of the area.</p> 

4.6 Façade Patterns and Treatments

Façade Patterns - How the massing of a building is perceived can have a lot to do with its architectural details including façade pattern and treatments. A flat, unbroken or undecorated façade can appear more massive than one which incorporates architectural features as the variety of forms helps to break up the solid mass of the wall. For this reason, property owners are encouraged to vary the façade of new buildings by adding architectural features that are consistent with the desired character of North Eastham Village. Some examples include: adding bays or porches; installing architectural trim details which are consistent with the style of the building; or stepping the building or addition down or in to avoid a solid, flat façade. By avoiding flat façades that draw attention for their lack of character rather than their contribution to the overall streetscape, a property owner can create a new structure which is visually pleasing and adds to the variety of the streetscape.

Storefronts - The form and detailing of each existing and proposed storefront is important to the character of North Eastham Village. Storefronts typically stretch across the entire first floor of the structure, with a significantly higher ratio of window to wall area throughout. These windows are typically large single or multi-paned glass windows trimmed in wood paneling or masonry. Entrance doors are incorporated into the storefront's design and are substantially glass and recessed. Storefronts are commonly aligned with those of adjacent structures to present a continuous pattern of trim and cornice line along the street.

Materials - The predominant exterior material in North Eastham Village is wood clapboard siding while the existing North Eastham Trades Park utilizes a wide variety of exterior cladding materials and it is difficult to pick any one material which dominates over the rest. There are examples of wood clapboard, cement block, metal siding, brick, wood shingle, stucco and vinyl siding interspersed in this area. As a general rule, property owners are encouraged to use and maintain whatever material is original to their building

4.6.1 Exterior Materials and Siding	
STANDARD OR GUIDELINE	General Guidelines: Property owners are encouraged to use and maintain existing traditional material whenever possible as it is both essential to the architectural character of the individual building and plays a strong role in the visual appeal of North Eastham Village.
4.6.1.A.(G)	<p>Repair and Replacement - When repair or replacement of exterior materials is necessary, property owners should use the same type of exterior cladding and, whenever possible, consider the use of natural materials. Property owners are strongly discouraged from replacing wood shingles or clapboard siding with aluminum or vinyl siding as the change in material does not adequately replicate the appearance of the original materials and requires the loss of original architectural details and character defining features which make the building unique. Further, these materials will age and weather differently than natural materials, giving the building a worn or faded appearance which can quickly appear shabby or "cheap" and will detract from the streetscape. Vinyl, aluminum, or other synthetic sidings may be cheaper up front, but the loss of detail and the obvious change in quality of the building can have negative impacts in the long run as pedestrians and shoppers are more likely to be drawn to establishments which have well maintained and attractive appearances.</p> 

4.6.1 Exterior Materials and Siding	
STANDARD OR GUIDELINE	General Guidelines: Property owners are encouraged to use and maintain existing traditional material whenever possible as it is both essential to the architectural character of the individual building and plays a strong role in the visual appeal of North Eastham Village.
4.6.1.B.(G)	<p>New Construction - These same recommendations are also applicable to new construction. Natural materials are key to the character of North Eastham, and their use in new construction can help to tie those designs into the overall streetscape. Property owners should consider the materials used in the buildings immediately surrounding the potential development, and take these elements into consideration when developing the overall plan and design of any new structures. As there are already a wide variety of material in use in the North Eastham Trades Park, property owners should consider the materials used in the buildings immediately surrounding the potential development, and take these elements into consideration when developing the overall plan and design of any new structures. And as noted above, the NETP may also provide excellent opportunities for new or more energy efficient materials to be utilized.</p> 
4.6.1.C.(G)	Use of New Materials - New Buildings should use materials that are durable, easy to maintain, and of a quality that will retain their appearance over time. Today there are many new materials on the market which create the appearance of natural materials without the expense of regular maintenance. Many of these products, such as Azek or Hardiplank, are composite materials which may provide reliable alternatives to the original building materials. Property owners are encouraged to carefully research these products to ensure that they can adequately replicate the original exterior appearance of their building before making any change in an original exterior material or architectural element.
4.6.1.D.(G)	Façade Extensions - Where side façades are built of a different material than the front façade, the front façade material should extend around the corner and along the side façade for a minimum of 18 inches.

4.6.2 Awnings, Canopies and Signs	
STANDARD OR GUIDELINE	General Guideline: Awnings should be scaled and proportioned with building façade elements and functional in providing shade. Arched awnings over individual windows and as door canopies are encouraged.
4.6.2.A.(G)	<p>Commercial/Mixed Use Awnings - Awnings are a traditional element of a traditional village's streetscape which can provide an opportunity to add color and detail to a storefront. Awnings provide a secondary location for signage, emphasize display windows and entrances, and serve to protect pedestrians and display windows from the sun and rain. The following are recommended for both existing structures and new construction:</p> <ul style="list-style-type: none"> o Harmony - Awnings should be in harmony with the color schemes and styles of surrounding buildings, and care should be taken to avoid detracting from the form of the building or obscuring its details. o Façade Organization - Whenever possible, awnings should reflect the overall façade organization of a building and be located within the building elements that form the storefront. o Consistency - Where there are multiple storefronts in one building, the awnings should be consistent in character, scale, and location, but need not be identical to one another. Care should also be taken to ensure that any awnings are attached in a way that permits later removal without damaging the materials to which they are fastened. o Materials - Property owners are encouraged to use canvas awnings and to avoid the use of vinyl or plastic awnings. The shape of the awning should relate to the shape of the façade's architectural elements. While traditionally shaped awnings are generally encouraged for both new and existing buildings, creative or unusually-shaped awnings which have been carefully designed to work with the building and streetscape may also be an option. 
4.6.2.B.(G)	<p>Gas Station Pumps and Canopies – Standard franchise gas station canopies are strongly discouraged. As an alternative, gas station canopies should include the following design elements:</p> <ul style="list-style-type: none"> o Canopies should have a pitched roof and should be compatible with the building architecture and materials. o Uplighting from the pumps to the underside of the canopy is encouraged as 

4.6.2 Awnings, Canopies and Signs		
STANDARD OR GUIDELINE	<p>General Guideline: Awnings should be scaled and proportioned with building façade elements and functional in providing shade. Arched awnings over individual windows and as door canopies are encouraged.</p> <p>long as excess lighting is controlled.</p> <ul style="list-style-type: none"> o Any signage should be placed within the gable of the roof structure. o Where feasible, new gas pumps and canopies should be placed behind the primary building with access to the side. 	
		

4.6.3 Retail Building Facades and Street-Level Storefront Design		
STANDARD OR GUIDELINE	<p>General Guideline: Storefront designs at street level should be differentiated from upper building levels and attract pedestrian interest.</p>	
4.6.3.A.(G)	<p>Principal Façade - Street level frontage should be primarily devoted to entrances, shop windows or other displays. Primary façades should be highly permeable to promote pedestrian interest and create variety along the street.</p> <ul style="list-style-type: none"> o Continuous length of flat walls greater than forty (40) feet in length without articulation with window openings or entrances should be avoided. o On Primary Street frontages, doors or entrances with public access should be provided at intervals no greater than an average of 50 feet along a block. o All doors facing a Primary Street should be operable and remain unlocked during business hours. 	
4.6.3.B.(G)	<p>Vertical Façade Variation and Building Walls - First floor façade should be differentiated from upper stories and oriented toward pedestrians, with large window areas facing the sidewalk.</p> <ul style="list-style-type: none"> o Retail frontage should include recessed or projecting bays, expression of architectural or structural modules and detail and/or variations such as surface relief, expressed joints and details, color and texture. Recessed bays should be a minimum of 2 feet deep. o An expression line should delineate the division between the first story and the second story. A cornice should delineate the top of the façade. Expression lines and cornices should consist of either a molding extending a minimum of 4 inches, or a change in the surface plane of the building wall greater than 8 inches. 	
4.6.3.C.(G)	<p>Windows and Storefront Displays – Storefront displays that contribute to the pleasing scale features of the building are strongly encouraged. Storefront windows should be designed as follows:</p> <ul style="list-style-type: none"> o Clear, un-tinted and non-reflective glass should be used at street level to allow maximum visual interaction between pedestrians and the interior of the building. o Bottoms of the storefront windows should be between 1 and 3 feet above sidewalk grade. o Each floor of any building façade facing open space or a street should contain transparent windows encompassing a minimum of 15% of the wall area. o Reflective glass should not be permitted. o Storefronts should have no roll down security doors and remain unshuttered at night to provide clear views of interior spaces lit from within. 	

4.6.3 Retail Building Facades and Street-Level Storefront Design		
STANDARD OR GUIDELINE	General Guideline: Storefront designs at street level should be differentiated from upper building levels and attract pedestrian interest.	
4.6.3.D.(G)	<p>Projecting Elements</p> <ul style="list-style-type: none"> ○ Retail buildings should have one of the following: awning, marquee, arcade and/or colonnade. ○ Awnings and marquees should occur forward of the setback and may encroach within the right-of-way, but should not extend to within 2 feet of the curb line. The following minimum dimensions for first floor awnings should be applied: <ul style="list-style-type: none"> ○ Depth: 5 foot minimum ○ Height: 8 foot minimum clear ○ Length: 25% to 100% of Building Frontage ○ Materials - Awnings should be made of fabric or metal. High-gloss or plasticized fabrics should not be used. 	
4.6.3.E.(G)	<p>Harmonize with Signage - The location, size, material and lighting of signs should be coordinated and harmonized with the building design. Projecting and externally lighted signs that are attached to a building, placed perpendicular, oriented to enhance pedestrian visibility are encouraged.</p>	
4.6.3.F.(G)	<p>Existing Commercial/Mixed Use Buildings - When altering an existing storefront, every effort should be made to maintain established façade patterns and proportions, and continue the relationship of solid wall to openings (doors and/or windows) seen in surrounding structures.</p> <ul style="list-style-type: none"> ○ <u>Windows</u> - Storefront windows should be consistent in height and design with storefront doors to create a cohesive appearance. While the storefronts should be in keeping with the overall building, it is important that the distinction between individual storefronts, the entire building façade, and adjacent properties be maintained. ○ <u>Architectural Detailing</u> - The use of ornamentation and architectural detailing is encouraged, as is any example of craftsmanship that reflects the character and vision for North Eastham Village. When considering a new storefront, or renovating an existing one, it is important that the new façade does not obscure the basic architectural framework or details of the building. Most façades consist of an architectural framework designed to identify individual storefronts. Each storefront should respect this architectural framework and not extend beyond it. Property owners should also consider utilizing the horizontal band at the top of each storefront for business signage. 	
4.6.3.G.(G)	<p>New Commercial/Mixed Use Construction - When designing a storefront for a new structure in the NEC ad NEV Subdistricts, it is important to develop a design which is respectful of the style and character of the storefronts in surrounding buildings. New storefronts should maintain the overall pattern and form found in existing structures while incorporating design and architectural features which are consistent and complimentary to the new structure as a whole.</p> <ul style="list-style-type: none"> ○ <u>Rhythm</u> - New storefronts should be both in keeping with the overall building, and yet maintain a distinction between the individual storefronts, the entire building façade, and any adjacent properties. ○ <u>Orientation</u> - New storefronts should open directly onto the sidewalk and be of a human, pedestrian scale which is consistent with those surrounding structures. As 	

4.6.3 Retail Building Facades and Street-Level Storefront Design	
STANDARD OR GUIDELINE	<p>General Guideline: Storefront designs at street level should be differentiated from upper building levels and attract pedestrian interest.</p> <p>part of retaining this consistency, every effort should also be made to continue the relationship of solid wall to openings (doors and/or windows) evident in surrounding structures.</p> <ul style="list-style-type: none"> o <u>Windows</u> - Storefront windows should be consistent in height and design with storefront doors to create a cohesive appearance with the existing streetscape.

4.7 Decks, Balconies, Terraces and Porches

Decks, Balconies, Terraces, Patios, and Porches	
STANDARD OR GUIDELINE	<p>General Guideline:</p>
4.7.A.(G)	<p>Orientation - Balconies, decks, and porches should be oriented toward the street or common open space.</p> 
4.7.B.(G)	<p>Colonnades and Arcades - Colonnades and arcades should only be constructed in private setbacks where the front or side yard depth can be obtained. The following dimensional guidelines are applicable:</p> <ul style="list-style-type: none"> o Depth: 6 foot minimum from the building face to the inside column face, 18 inch minimum from the outside of the column face to the curb, 36 inch maximum; o Height: 10 foot minimum clear; and o Length: 75% to 100% of Building Frontage. 
4.7.C.(G)	<p>Columns and Piers - Columns and piers should be spaced no farther apart than they are tall. Column proportions and configurations should be consistent with traditional construction patterns. Recommended finish materials include:</p> <ul style="list-style-type: none"> o Columns: Wood (termite resistant), painted or natural, cast iron, concrete with smooth finish, brick or stone. o Arches, Lintels, Sills and Piers: Concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, brick or stone. o Railings & Balusters: Wood (termite resistant), painted or natural, or wrought iron. 
4.7.D.(G)	<p>Courtyards, Terraces, and Sidewalk Dining – Interior courtyards, terraces in front or sideyard areas, and designated sidewalk dining areas using high quality materials are strongly encouraged in North Eastham Village.</p> 

Decks, Balconies, Terraces, Patios, and Porches		
STANDARD OR GUILDELINE	General Guideline:	
		
		

4.8 Building Materials and Color

4.8.1 Building Materials		
STANDARD OR GUILDELINE	General Guideline: Building materials should differentiate architectural elements and be consistent with the rhythm and proportion of the building design.	
4.8.1.A.(G)	<p>Material Types - Exteriors of new buildings should utilize materials appropriate for the character of the building. Brick, clapboard, shingles, stone, or architectural concrete block are preferred, and encouraged for wall surfaces. Building materials should be natural or synthetic materials presenting the appearance of these materials. The following are materials of acceptable kind and texture:</p> <ul style="list-style-type: none"> o Stone o Brick o Wood o Clapboards o Cedar shingles o Smooth/Lightly textured stucco 	
4.8.1.B.(G)	<p>Surface Treatments - All exterior surfaces visible to the public should be covered with a siding material and long term maintenance characteristics of all materials should be considered during the selection process. The rear and side elevations should incorporate the materials, design details and theme when exposed to public view.</p>	

4.8.2 Paint Colors		
STANDARD OR GUIDELINE	General Guideline: Paint colors should relate to the natural material colors found on the building such as brick, wood, stone or tile and existing accessory elements such as signs or awnings.	
4.8.2.A.(G)	<p>Existing Commercial/Mixed Use Building Color - Property owners are encouraged to consider choosing paint colors which complement the style and design of their existing building, but also to consider colors which are compatible with surrounding buildings and the overall village. Property owners are also encouraged to use contrasting paint colors to differentiate trim and accentuate distinctive architectural details on their buildings.</p>	
4.8.2.B.(G)	<p>Color Selection for New Buildings – Material color should be complimentary to a buildings trim and accents as well as to its surroundings. Attention grabbing, loud colors are not permissible.</p> <ul style="list-style-type: none"> o Subtle colors should be used on larger and very plain buildings, while smaller buildings with elaborate detailing can use more colors. Colors should reflect traditional New England colors with accenting trim work. o Colors that are disharmonious with other colors used on the building or found on adjacent structures should be avoided. o Contrasting colors, which accent architectural details and entrances, are encouraged. 	

4.9 Utilities and Equipment

Modern equipment is a necessary component of today's built environment but incorporating it into an existing structure or landscape can be difficult. Modern equipment encompasses utility and other mechanical equipment such as antennas, cellular towers, satellite dishes, propane and other tanks, dumpsters, utility meters, alarm systems, HVAC equipment (including air conditioners and condensers, heating units, ducts, fans, and solar collectors or panels) and associated mounting devices, strapping, fasteners, cables and related equipment.

Gutters and downspouts are important mechanisms for diverting water away from a structure, without which water would splash off the roof onto exterior walls, soaking potential customers and potentially leading to future structural problems. At a minimum, gutters and downspouts should be large enough to handle the discharge and installed at a sufficient pitch to carry the water off quickly. Drainage should be dealt with in such a way that it is contained on site where possible and does not flow into the public sidewalk or path.

4.9.1 Gutters, Downspouts and Drainage	
STANDARD OR GUIDELINE	General Guideline:
4.9.1.A.(G)	<p>Existing Buildings - In addition to their mechanical importance, gutters and downspouts can be integral to the design of a building's architectural trim (cornice details) or roof. When this is the case, care and consideration should be taken before making a change in their material or design. Where original gutters are missing or the original design unclear, then an effort should be made to match the style of the existing building and/or to make the new gutters as unobtrusive as possible.</p>
4.9.1.B.(G)	<p>New Construction - New Construction projects should take into consideration all of the points noted above when deciding how best to deal with water and drainage issues on site. However, far more flexibility is available in the design, materials and methods used to accommodate water and drainage issues in new buildings, and property owners should consider creative ways to address these issues which are either invisible to the streetscape or add to its character and design. In particular, property owners are strongly encouraged to consider green solutions such as those noted in Section 3.7: <i>Green, Sustainable and Low Impact Design Applications</i>.</p>
4.9.1.C.(G)	<p>Downspouts - Downspouts should match gutters in material and finish. Gutters: Copper, galvanized steel or aluminum.</p>

4.9.2 Utilities and Mechanical Equipment	
STANDARD OR GUIDELINE	General Guidelines:
4.9.2.A.(G)	Overhead Utilities - Every effort should be made to run electrical wires and other cables on the inside of the building. Utility wires should be located underground or relocation behind buildings, where possible.
4.9.2.B.(G)	Rooftop Mechanical Equipment - All rooftop mechanical/ventilation equipment should be placed in such a manner so that it is not visibly apparent at the nearest street right-of-way. This may be accomplished by using architectural treatment/camouflaging, placing it at the center of a flat roof, on a rear slope, behind a parapet, or within a chimney or cupola, or by other appropriate means. Flues and vents should also be similarly located and screened.
4.9.2.C.(G)	Solar Equipment - Solar panels and skylights should be located on the least visible portion of the roof if possible. Flat profile skylights are encouraged whenever possible in order to minimize their impact on existing buildings and the streetscape.
4.9.2.D.(G)	<p>New Commercial/Mixed Use Construction - New construction has the advantage of being able to face the challenges of masking or hiding modern equipment noted above by building these needs into the design of the new building. Property owners should consider how modern equipment will be used in their new construction and develop ways to accommodate them within the structure while still meeting the goals outlined above. In many cases, modern equipment can be harmoniously integrated into the design of a new building and new technology can even allow their "stealth" installation in visible locations - for example, new solar collectors which can be applied as a coating to a window, embedded in a window frame, or installed as part of an awning may be an acceptable additions to the streetscape.</p> 
4.9.2.E.(G)	New Industrial Construction - New construction should take advantage of the flexibility of space and siting in the NETP to cleverly incorporate modern equipment into the design of new buildings while meeting the goals outlined above. In some cases, this equipment may be well screened from view, while others may find creative ways to make them visible elements of the design.

5.0 SPECIAL PROVISIONS FOR SPECIFIC TYPES OF NEW DEVELOPMENT

5.1. Provisions for Large New Buildings

The following standards and guidelines are intended to be used to assist developers proposing large commercial developments and as an evaluation tool by the Eastham Planning Department and Planning Board in their review processes. These standards and guidelines apply to all projects for commercial establishments or mixed use developments of more than 10,000 square feet.

Large Building Design Components		
STANDARD OR GUIDELINE	General Guideline: Applicable to buildings 10,000 square feet or more.	
5.1.A.(G)	<p>Facades and Exterior Walls - Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the North Eastham's identity character, and scale. The intent is to encourage a more human scale that residents and visitors will be able to identify with by using the following methods:</p> <ul style="list-style-type: none"> o Avoid long expanses of the wall plane using jogs, pilasters, architectural detailing, and changes in surface materials, colors, textures, and rooflines. o Uninterrupted facades should not exceed 50% of the building wall. o Facades greater than 100 feet in length, measured horizontally, should incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade should exceed 75 horizontal feet. o Ground floor facades that face public streets should have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length. 	
5.1.B.(G)	<p>Materials and Colors - Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used in the surrounding area.</p> <ul style="list-style-type: none"> o Predominant exterior building materials should be high quality materials. These includes brick, wood, native stone, and tinted/textured concrete masonry units. o Facade colors should be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is discouraged. o Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing is an unacceptable feature for building trim or accent areas. o Predominant exterior building materials should not include the following: smooth faced concrete block, tilt-up concrete panels, pre-fabricated steel panels. 	
5.1.C.(G)	<p>Design Features - Buildings should have architectural features and patterns that provide visual interests, at the scale of the pedestrian, reduce massive aesthetic effects, and recognize local character. Building facades should include a repeating pattern that includes no less than three of the elements listed below. At least one of these elements should repeat horizontally. All elements should repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.</p> <ul style="list-style-type: none"> o Color Change o Texture Change o Material Module Change o Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. 	
5.1.D.(G)	<p>Roofs - Variations in roof lines should be used to add interest to, and reduce the massive scale of large buildings. Roof features should compliment the character of surrounding area. Roofs should have no less than 2 of the following features:</p> <ul style="list-style-type: none"> o Parapets should conceal flat roofs and rooftop equipment such as HVAC units from public view. The average height of such 	

Large Building Design Components		
STANDARD OR GUIDELINE	General Guideline: Applicable to buildings 10,000 square feet or more.	
	<p>parapets should not exceed 15% of the height of the supporting wall and such parapets should not at any point exceed one-third of the height of the supporting wall. Such parapets should feature three-dimensional cornice treatment.</p> <ul style="list-style-type: none"> o Overhanging eaves should extend no less than 3 feet past the supporting walls. o Sloping roofs should not exceed the average height of the supporting walls, with an average slope greater than or equal to 1 foot of vertical rise for every 1 foot of horizontal run, and less than or equal to 1 foot of vertical rise for every 1 foot of horizontal run. o Buildings should have three or more roof slope planes. 	
5.1.E.(G)	<p>Entryways - Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The guidelines below identify desirable entryway design features. Each principal building on a site should have clearly defined, highly visible customer entrances featuring no less than three of the following:</p> <ul style="list-style-type: none"> o Canopies or porticos o Overhangs o Recesses/projections o Arcades o Raised corniced parapets over the door o Peaked roof forms o Arches o Outdoor patios o Display windows o Architectural details such as tile work and moldings which are integrated into the building structure and design o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting 	
5.1.F.(G)	<p>Franchise Buildings - Large franchise buildings, including design elements and signage, should adapt to local development patterns and styles.</p>	

5.2. Special Provisions Applicable to Residential Buildings

The provisions set forth in this section apply to all residential buildings within the North Eastham Village District. These residential design guidelines should be used in addition to the general provisions in Section 3 which apply to all building types. The goal of this section is to influence the design of all new residential construction in the NEV District so that they are visually compelling, unique, safe and pedestrian friendly. If a building includes both residential and non-residential uses, the applicant should refer to this section for the portions of the building containing such residential use and other provisions of these Design Standards and Guidelines for the portions of the building containing such non-residential uses.

Residential Building and Site Design		
STANDARD OR GUIDELINE	General Guideline: Pertaining to all new residential construction in the NEV District	
5.2.A.(G)	<p>General Design Characteristic</p> <ul style="list-style-type: none"> o At least two of the following elements should vary for each building along a street: (1) materials, (2) roofline, (3) windows, (4) step-backs, (5) modulation, (6) setbacks, (7) recesses, (8) height, (9) entries, (10) color, (11) building form, or (12) architectural details. o Unless designed as a continuous architectural theme such as row houses adjacent residential buildings should be visually distinct from each other. o Stepbacks, setbacks and height changes should be a minimum of 3 feet. o Townhouses should appear as separate, but attached buildings. o Variation in building form should relate to the scale of individual building units or rooms such as recessed or projecting bays, shifts in massing or distinct roof shapes. o A continuous cornice line on a row of townhouses should be avoided. o The façades of apartments, and apartments with commercial uses should be articulated at minimum intervals of 25 feet. Articulation should be achieved through changes in building plane or features such as but not limited to: 	

Residential Building and Site Design		
STANDARD OR GUIDELINE	General Guideline: Pertaining to all new residential construction in the NEV District	
	balconies, columns, bay windows and pilasters.	
5.2.B.(G)	Common Open Space in Residential Developments - Common open spaces should be a minimum of 20 feet wide.	
5.2.C.(G)	Garden Walls, Fences and Hedges <ul style="list-style-type: none"> o Prohibited Finish Materials: Plastic, chain link, barbed wire and razor wire fencing. o Fences, garden walls or hedges should be used along all un-built property lines which abut streets and alleys. o Fences, garden walls or hedges should be used in side yards (behind the front plane of the primary structure) and rear yards. o Recommended Finish Materials: Wood (termite resistant) painted/stained, wrought iron, brick, stone or stucco. 	
5.2.D.(G)	Entries - Residential entries should be identifiable and prominent. Entries should be marked by stoops, overhangs and/or other architectural features. <ul style="list-style-type: none"> o 	
5.2.E.(G)	Porches <ul style="list-style-type: none"> o Front porches should be located in the setback. o Front porches may have multi-story verandas and/or balconies above. o Front porches may be screened; however, if screened, all architectural expression (columns, railings, pickets, etc.) should occur on the outside of the screen (facing the street or common open space). o Porches should wrap around buildings when possible. o The following dimensions should apply: <ul style="list-style-type: none"> o Depth: 8 foot minimum o Length: (a) 25% to 100% of Building Frontage; and (b) 25% to 100% of Building Side o Height: 30 inch minimum from grade to top of stairs; 96 inch maximum o Overhang: 2 foot minimum 	
5.2.F.(G)	Stoops - Stoops, if used, should be located in the setback and not extend into the right-of-way. Stoop stairs should run to the front or to the side and may be covered or uncovered. The following dimensions should be applicable to stoops: <ul style="list-style-type: none"> o Depth: 4 foot minimum; o Length: 10% to 25% of Building Frontage; and o Height: 96 inch maximum. 	
5.2.G.(G)	Windows, Skylights, and Doors <ul style="list-style-type: none"> o Windows and doors should be inset in the building wall with a minimum 3 inch reveal. o Any balconies should be usable with a minimum 3 foot deep projection or recess. o Each floor of any building façade facing open space or a street should contain transparent windows encompassing a minimum of 15% of the wall area. o Rectangular window openings facing streets should be oriented vertically. o Security bars should not be permitted on the exterior of windows. o Dormer windows are encouraged where appropriate. o Openings in upper stories should be aligned with openings in the first story. o Openings on gabled ends should be centered. 	

Residential Building and Site Design	
STANDARD OR GUIDELINE	<p>General Guideline: Pertaining to all new residential construction in the NEV District</p> <ul style="list-style-type: none"> o The following accessories are recommended: (i) operable shutters, (ii) wooden window boxes, (iii) muntins and mullions, (iv) fabric or metal awnings (without backlighting; without glossy- finish fabrics). o Recommended Configurations <ul style="list-style-type: none"> o Windows: Rectangular, transom, and sidelight o Window Operations: Casement, single and double-hung, industrial, fixed frame (36 square feet maximum) o Skylights: Flat to the pitch of the roof.
5.2.H.(G)	<p>Roof Forms</p> <ul style="list-style-type: none"> o Dormers, bays and other projections are encouraged to provide articulation to roof surfaces. o Eaves should overhang a minimum of 1 foot. 

5.3. Specific Provisions Applicable to Office and Commercial Buildings

The provisions set forth in section apply to all buildings with an office or commercial use within the NEV Zoning District. If a building includes both office or commercial uses and other uses, the applicant should refer to this section for the portions of the building containing such office or commercial uses and with the appropriate provisions of these Design Guidelines for the portions of the building containing such other uses. These office and commercial provisions should be used in addition to the general provisions in Section 3 which apply to all building types. The goal of this section is to influence the design of all office and retail aspects of North Eastham Village so that they are visually compelling, unique, safe and pedestrian friendly.

Commercial and Office Building and Design	
STANDARD OR GUIDELINE	<p>General Guidelines:</p>
5.3.A.(G)	<p>Principal Façade</p> <ul style="list-style-type: none"> o Street level frontage should be primarily devoted to entrances and windows. o Liner buildings, if used, should be attached or adjacent to the outside of Large Footprint Buildings to relieve large blank walls and provide activity fronting open spaces and streets. 
5.3.B.(G)	<p>Create Variety Along the Street</p> <ul style="list-style-type: none"> o Continuous length of flat walls should not be permitted. o On streets providing frontage, doors or entrances with public access should be provided at intervals no greater than 100 feet along a block. o Stepbacks, setbacks and height changes should be a minimum of 2 feet in depth. o All doors facing the street providing frontage should be operable and remain unlocked during business hours. o Articulation may include storefront bays with modulating building elements such as recesses, projections, expressed entries, building form, columns, pilasters, and/or other clearly expressed architectural details. o Doors or entrances with public access should be provided at intervals no greater than an average of 50 feet along a block on streets in all zoning districts. 

Commercial and Office Building and Design		
STANDARD OR GUILDELINE	General Guidelines:	
5.3.C.(G)	<p>Building Walls - An expression line should delineate the division between the first story and the second story. A cornice should delineate the top of the façade. Expression lines and cornices should consist of either a molding extending a minimum of 4 inches, or a change in the surface plane of the building wall greater than 8 inches.</p>	
5.3.D.(G)	<p>Windows</p> <ul style="list-style-type: none"> o Clear, un-tinted and non-reflective glass should not be used at street level to allow maximum visual interaction between pedestrians and the interior of the building. o Reflective glass should not be permitted. o Commercial and office buildings should have prominent entries. o Each floor of any building façade facing open space should contain transparent windows encompassing a minimum of 15% of the wall area. 	

6.0. BUILDING AND SITE SIGNAGE

6.1. Common Existing Signs in the Village Center

The most successful storefronts are those that work with the architecture of the building and are designed to reveal the building's original style, form and materials. These storefronts simply and clearly market the name of the business and the type of services offered through a display of products or services, local business logos, hours of operation, and/or public service messages.

Most businesses in North Eastham's commercial area use one or more of the following sign options to advertise their business and its location:

Blade Signs: Hanging or placard style signs which project from the front façade of the building over the sidewalk. These signs are typically two sided and either square, rectangular or oval in form. The size of the hanging sign should relate to both the existing storefront and any signs on adjacent buildings. Blade signs (also referred to as projecting signs) are particularly effective where there is a high amount of pedestrian activity such as in village centers

Wall Signs: Many of North Eastham's commercial buildings include a frieze or horizontal signage band over their storefronts which provide an excellent location for advertising the name of the storefront's business. In these cases, the font size and coloring of the sign should relate directly to that of the signage band and storefront.

Awning: A third option is to use the lower edge of a canvas or other material awning to advertise the name of the store. As with the wall sign, the dimensions of the signage will be determined by that of the awning. Typically either an awning or wall sign will be used, but not both.

Window signs: Storefront windows can be used as another signage solution, particularly for short-term or periodic advertising needs. Property owners should avoid installing solid signs which block visibility into stores and are encouraged to use painted or adhesive letterings to provide information while retaining transparency. Window signage should be limited to covering no more than 15 percent of the available window space.

Freestanding Signs: The vehicular orientation of these areas has encouraged the use of freestanding signs at centralized locations. Some of these signs are for singular businesses, while others include listings for multiple businesses in the same building. As with the wall signs, these free standing signs are a unique characteristic of this area which should be retained. Each business should be encouraged to use a design and format which is unique to their venture. Uniformity is encouraged, however, between a business's wall and freestanding signs.

It is important to note that Eastham's sign bylaw limits the number of principal signs to two per business establishment and places specific restrictions on the dimensions of the signs based on the dimension of the store's façade. Property owners are strongly encouraged to review this bylaw and/or contact the Planning Department before finalizing or purchasing any new signage for their building.

6.2 Building and Site Signage

Building and Site Signage	
STANDARD OR GUIDELINE	General Guideline: The signage provisions are intended to ensure compatibility among the signs in the NEV Zoning District. Signs should be visible and legible through the use of appropriate details and proper locations. Allowable sign areas and locations are defined in the Town of Eastham Zoning Bylaw. The following design guidelines provide examples and methods of adding interest and quality to a site and building signage while enhancing the overall project.
6.2.A.(G)	<p>Size, Location, Design: The size, location and design of the sign should be developed so that it does not obscure a building's important architectural details. Creativity in design is always encouraged, although thought should also be given as to how the new signage will relate to the surrounding streetscape. In general, any signage used should provide information simply and legibly—it is worth noting that studies have shown that seven words are the most that passersbys can effectively read. Primary signage should be limited to advertising the name of a business and its main goods and services.</p> 

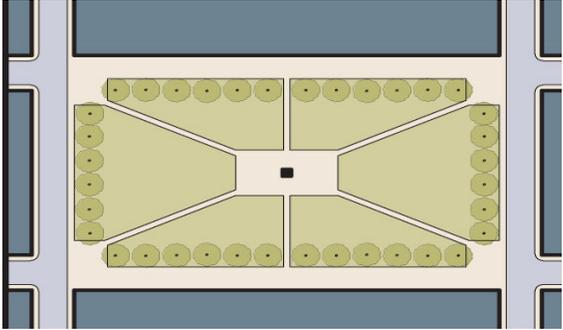
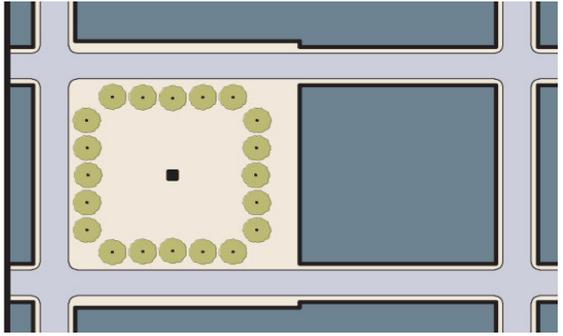
Building and Site Signage		
STANDARD OR GUIDELINE	<p>General Guideline: The signage provisions are intended to ensure compatibility among the signs in the NEV Zoning District. Signs should be visible and legible through the use of appropriate details and proper locations. Allowable sign areas and locations are defined in the Town of Eastham Zoning Bylaw. The following design guidelines provide examples and methods of adding interest and quality to a site and building signage while enhancing the overall project.</p>	
6.2.B.(G)	<p>General Sign Design - The design of signs should reflect the scale and character of the structure or site and its surroundings. Signs should simply and clearly identify individual establishments, buildings, locations and uses, while remaining subordinate to the architecture and larger streetscape. The choice of materials, color, size, method of illumination, and character of symbolic representation on signs should be compatible with the architectural or landscape design style of the structure or site, and those of other signs in the surroundings.</p> <ul style="list-style-type: none"> o Signs should be flat against the façade, or mounted projecting from the façade. o Freestanding monument or ground signs should not be encouraged in the NEC Subdistricts. o Signs should be externally lit from the front. Back lighting of signs should not be used. o Neon-lit signs should be permitted only if size and location is controlled to prevent excessive light. o Flashing signs, moving signs and roof signs should not be used. o Temporary signs with a specific date of expiration, such as sandwich boards, should be allowed. o Signs should be made of the following materials: Wood (painted or natural), stone, copper, brass, galvanized steel, painted canvas or paint/engraved on façade surface. 	
6.2.C.(G)	<p>Scale and Proportion - Every sign should be an integral, subordinate element within the overall building and site design. The scale and proportion of the signage shall not overpower the building or obscure the building's architectural features.</p>	
6.2.D.(G)	<p>Materials - Sign materials should harmonize with the building's design. A simple and direct message, with upper and lowercase lettering is most effective. A limited number of colors should be used with light colored lettering placed on a matte, dark background which reduces reflected glare.</p>	
6.2.E.(G)	<p>Materials and Color: While no specific material is recommended, all signs should be durable and made of either wood or composite materials. For signage within the horizontal sign band, permanently applied or painted lettering may also be an effective way to advertise a business name, type of business, and/or its primary goods and services. The colors and typeface of the signs should complement the unique character of the storefront and can add visual interest to the building without altering its primary architectural style.</p>	

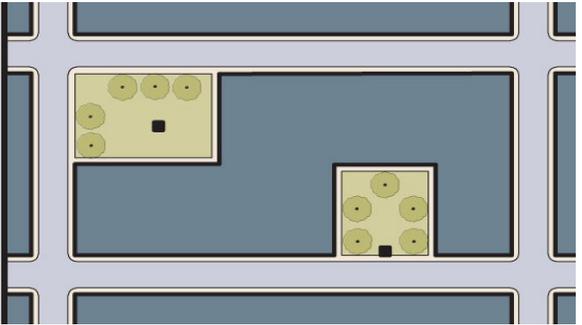
Building and Site Signage		
STANDARD OR GUIDELINE	<p>General Guideline: The signage provisions are intended to ensure compatibility among the signs in the NEV Zoning District. Signs should be visible and legible through the use of appropriate details and proper locations. Allowable sign areas and locations are defined in the Town of Eastham Zoning Bylaw. The following design guidelines provide examples and methods of adding interest and quality to a site and building signage while enhancing the overall project.</p>	
6.2.F.(G)	<p>Illumination - Illumination of signs should be from an indirect light source to reduce glare and ensure attention is focused on the sign. The light should be contained within the sign frame and not spill over onto other portions of the building or site. Internally illuminated signage should provide opaque backgrounds with translucent lettering.</p>	
6.2.G.(G)	<p>Internal Sign Lighting: Internally lit signs are very strongly discouraged as they are both out of keeping with the character of North Eastham Village and pose light pollution concerns as discussed above.</p>	
6.2.H.(G)	<p>Coordination - All signage on site should be coordinated by using similar materials, lettering, styles, colors, and overall sign sizes to ensure sign continuity and a uniform appearance throughout the development.</p>	
6.2.I.(G)	<p>Corporate Logos and Graphics - Company logos should be incorporated into the overall sign and not become the sign itself.</p>	
6.2.J.(G)	<p>Identity Signs</p> <ul style="list-style-type: none"> o Building numbers should be located on all buildings. o Retail/commercial building numbers should be a minimum of 6 inches in height, and a maximum of 10 inches in height. o Residential building numbers should be a minimum of 4 inches in height, and a maximum of 10 inches in height. 	
6.2.K.(G)	<p>Parking Signs - Parking signage should be simple and understated.</p>	

6.3 Displays

Displays		
STANDARD OR GUIDELINE	General Guideline:	
6.3.A.(G)	<p>Storefront Displays - Generally, storefront displays should remain open and transparent allowing potential customers visibility into the store and include displays that add color, texture, information, and/or visual activity to the pedestrian experience are strongly encouraged. The overall goal is to create an attractive display, i.e., one which attracts interest and persuades customers to enter the business. Creating an “attractive” display may require that a portion of the storefront be wholly or partially blocked, in which case care is particularly needed to insure that the lack of visibility is mitigated by an exhibit which enhances the pedestrian experience.</p>	
6.3.B.(G)	<p>Window Displays - Storefront windows which are covered or completely obscured with display cases that prevent customers from seeing inside are discouraged as they limit the pedestrian experience and appear to be closed and shuttered. “Transparent” storefronts may not be necessary for some businesses, such as professional offices, but it is still preferable to maintain the size of the original storefront windows over permanently blocking them. In these cases, an attractive window display or blinds can be installed for a solution which contributes to the vitality of the streetscape and is more flexible to future changes.</p>	

7.0. PUBLIC AND PRIVATE OPEN SPACES

STANDARD OR GUIDELINE	Public and Private Open Space Types	
7.0.A.(G)	<p>Park: A formal preserve available for passive and active recreation and public gatherings. A park may be independent of surrounding building frontages. Its landscape should consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size should be 20,000 square feet.</p>	
7.0.B.(G)	<p>Green: An open space, available for unstructured recreation and public gathering. A green may be spatially defined by landscaping rather than building frontages. Its landscape should consist of lawn and trees, naturalistically disposed. The minimum size should be 12,500 square feet and the maximum should be 2 acres in the North Eastham Village District.</p>	
7.0.C.(G)	<p>Square: An open space available for unstructured recreation and civic purposes. Building frontages spatially define a square. Its landscape should consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size should be 4,000 square feet and the maximum should be 8,000 square feet in the North Eastham Village District.</p>	
7.0.D.(G)	<p>Plaza: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 2,000 square feet and maximum size should be 4,000 square feet in the North Eastham Village District..</p>	

<p>7.0.E.(G)</p>	<p>Playground: An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds should be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There is no recommended minimum or maximum size.</p>	 <p>The diagram illustrates a residential block layout with a central courtyard. Two fenced playground areas are shown, each containing several pieces of equipment represented by small circles and squares. The playgrounds are situated within the block's perimeter, demonstrating interspersed placement within a residential area.</p>
<p>Source: SmartCode 9.2 – Duany Plater Zybeck Inc.</p>		

8.0 PARKING AND LOADING

Off-street parking is an important resource, but it can also have a significant negative impact on a property if it cuts it off from the surrounding streetscape or detracts from the character of the site. Property owners are encouraged to carefully consider how different parking alternatives and design options may impact both the site and the surrounding streetscape. Parking designs should be discreet and conservative in the amount of open space converted to paving.

8.1. Off-Street Parking Location, Access and Design

STANDARD OR GUIDELINE	General Guideline:	
8.1.A.(G)	<p>Location of Off-Street Parking - Parked vehicles should not dominate the view of the structure from the street, and property owners are encouraged to place parking areas to the side or rear of the building in order to minimize its impacts.</p>	
8.1.B.(G)	<p>Shared Parking - Where individual parking areas for each business are difficult or impossible to add without negatively impacting the streetscape, alternative solutions should be considered. NEV business and property owners are strongly encouraged to work collectively to address some of these parking needs and concerns through cooperative efforts. Shared use or remote lots may be a positive option for providing additional parking by pooling area resources for a common goal. In addition, centralized or shared lots encourage shoppers to pool their errands and walk, potentially promoting fewer vehicle trips and increasing pedestrian traffic past area businesses.</p>	
8.1.C.(G)	<p>Landscaping and Screening – Sufficient landscaping should be integrated with parking areas to minimize the visual impact of the parking surface area, and especially to shield the view of stored vehicles from the street. Existing trees should not be removed to expand parking area. In the NETP, landscaping and fencing combined should be used as an effective tool for screening parking and service areas from public view. Plantings should be used both to screen the parking from view, as well as to direct people to the sidewalk or business entrances.</p>	
8.1.D.(G)	<p>Pedestrian and Bicycle Access - Property owners should also consider the needs of bicycles in planning parking areas and incorporate bicycle storage areas where possible.</p>	
8.1.E.(G)	<p>Materials - Solid paving material are preferred for NEV parking areas, such as concrete, brick pavers, or asphalt. However, these impervious surfaces can be broken up with bioswales and other LID techniques identified under Section 3.7. Pervious pavers may also be used for smaller parking areas if properly installed.</p>	
8.1.F.(G)	<p>Access and Egress - Access to parking areas along the front sidewalk distract from the streetscape and alienate the building from its surroundings and should be avoided where possible. Parking can be better integrated into the existing landscape to minimize its impact on the streetscape when rear, side or shared access is used. Property owners should plan to meet early with Planning Department and DPW staff to make sure that any traffic and egress concerns can be fully addressed by the design.</p>	
8.1.G.(G)	<p>Structured Parking - In some locations, it may be appropriate to include structured parking within new buildings in order to eliminate the impact of additional parked cars on the streetscape. However, care must be taken in the design of such buildings to insure that they do not overwhelm the streetscape. Facades should be varied and broken up horizontally so as to reduce the building's scale. Entrances and first floor spaces should be located at or within a half story of the existing grade to be in line with surrounding structures. Further, the design of the building and its siting must be contextual with the surrounding landscape and consideration should be given as to how headlights and noise will be screened so as not to negatively impact neighboring properties.</p>	

8.2. Loading, Trash, and Recycling Collection Areas		
STANDARD OR GUIDELINE	General Guideline:	
8.2.A.(G)	<p>Service Areas - Service entrances, loading docks, dumpsters and ground-level mechanical equipment located away from public entrances and screened from public views and scenic views. Loading docks, service areas and trash disposal facilities should not face open space or a street.</p>	
8.2.B.(G)	<p>Collection Areas - In order to enhance North Eastham as an inviting and pedestrian friendly, all loading, trash, and recycling collection areas should be located within the building or behind the building or grouped at the interior of a commercial block.</p>	
8.2.C.(G)	<p>Consolidation and Screening - Property owners are encouraged to work together to consolidate service areas so as to minimize their impact on the street. Every effort should also be made to avoid or minimize service access into buildings from primary pedestrian streets. Where this is not possible, then a screening wall, plantings or other device should be used to minimize the impact of the service area on the streetscape. Public trash receptacles are the exception to this requirement, and should be located at appropriate intervals along the street and in any public gathering areas.</p>	
8.2.D.(G)	<p>Access and Maintenance - Loading, trash, and recycling collection space should be designed with adequate maneuvering areas, direct access to the street, and adequate vertical clearance. Both the collection areas and their entrances should be maintained as a paved surface and where appropriate, drains and wash-down facilities should be provided.</p>	

9.0. PUBLIC AND PRIVATE ROADWAY AND STREETScape DESIGN

Design, care, and purpose should also be considered in terms of how the North Eastham's roadway elements - its streets, sidewalks, parks and parking areas - are constructed and installed. Below are listed some, but certainly not all, of the factors which should be considered in making changes to the exterior landscape of the NEV Zoning District. These design guidelines have been developed for both existing and newly developed sites.

9.1. Private Streetscape Design

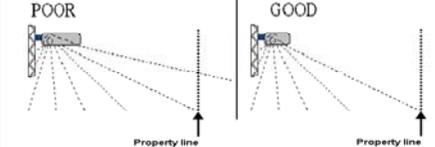
North Eastham has some public and private opportunities for adding landscaping and vegetation. The open corridor created by Route 6 is an opportunity to add character to the streetscape by the addition of street trees, flowers, and decorative grasses. Plantings and trees could be used to create green corridors and walkways to other subdistricts and surrounding neighborhoods, inviting pedestrians to explore beyond the Primary Streets and promoting those businesses which may otherwise lack visibility or street presence. Such corridors can also provide valuable opportunities to increase the green space in North Eastham and to create pocket parks and social spaces which the existing development pattern lacks. Landscaping can also serve as an important tool for screening parking and service areas from public view.

Site enhancements such as landscaping, signage, lighting, pedestrian furniture, planting and paving, along with materials, colors, textures and grade should be treated so as to be compatible with the original architectural and landscape design style of the structure or site and to preserve and enhance the character of the surrounding area. In the NEV Zoning District, these details should blend with their surroundings to create a diverse, functional and unified streetscape.

9.1.1. Site Landscaping and Streetscaping	
STANDARD OR GUIDELINE	<p>General Guideline: Proposed development lighting, landscaping and streetscape improvements should be compatible with the desired character and appearance of the North Eastham Village Zoning District.</p>
9.1.1.A.(G)	<p>Landscape and Streetscape Elements</p> <ul style="list-style-type: none"> ○ Landscape Elements should include topography, plantings and paving patterns, should provide continuity and definition to the street, pedestrian areas and surrounding landscape. ○ Streetscape Elements should be compatible with design style and character and that of the surroundings. ○ The scale of ground-level design elements such as porches, plazas, parks, pedestrian furniture, plantings and other street and site elements should be determined by and directed toward the use, comprehension and enjoyment of pedestrians.
9.1.1.B.(G)	<p>Street Trees (applicable to public and private streetscape design)</p> <ul style="list-style-type: none"> ○ Selected street trees should be a minimum of 3 inch caliper at breast height at planting ○ Stock should be native to the region and salt and drought tolerant ○ Street trees should be pruned up to 10 feet so as not to obstruct views of storefronts, doorways and window displays. ○ Street trees should be carefully planted to screen unattractive views such as blank walls and between buildings where there is a significant variation in elevation.



9.1.1. Site Landscaping and Streetscaping	
STANDARD OR GUIDELINE	General Guideline: Proposed development lighting, landscaping and streetscape improvements should be compatible with the desired character and appearance of the North Eastham Village Zoning District.
9.1.1.C.(G)	<p>Alleyways - The construction of any new buildings should provide for the creation of pedestrian alleyways, where appropriate, in order to allow for passageways to parking at the rear of the lots and adjoining streets.</p> 

9.1.2. Lighting	
STANDARD OR GUIDELINE	General Guideline: The Town of Eastham takes light pollution and its effects on the surrounding community very seriously. As a general rule, property owners are encouraged to consider how their lighting goals can be met by using the fewest fixtures possible to light the specific target area, and owners should avoid fixtures that allow light to spill sideways or into the sky.
9.1.2.A.(G)	<p>Site Lighting - Lighting should compliment a building's architecture through shadowing, highlighting, and flooding. Appropriate lumens or foot-candles should be evaluated to provide these effects without overwhelming the building or site. Light fixtures should be compatible to the style of the building and may include:</p> <ul style="list-style-type: none"> o Attached or detached o Soffit o Up light or down light o Tree lighting 
	Parking Lot Lighting - Parking area lighting directed downward and illumination from multiple light sources. Generous and extensive landscaping should be included on property grounds and within parking areas.
9.1.2.B.(G)	<p>Streetscape Lighting - Light fixtures that are compatible with the architectural style and other features of the building.</p> 
9.1.2.C.(G)	Fixture Styles - Lighting can be both an element of the landscape and an architectural element of a structure. In either case, new lighting fixtures should be of a design and scale that is appropriate to the architectural style and period of the building and in keeping with North Eastham's general style.
9.1.2.D.(G)	<p>Glare and Shielding - "Dark Sky" fixtures which properly shield and direct the light are a better solution for even the most historic structure. Care should always be taken to avoid using fixtures which allow light to send glare onto streets, public ways, or adjacent properties, including open space.</p> 

9.1.2. Lighting	
STANDARD OR GUIDELINE	General Guideline: The Town of Eastham takes light pollution and its effects on the surrounding community very seriously. As a general rule, property owners are encouraged to consider how their lighting goals can be met by using the fewest fixtures possible to light the specific target area, and owners should avoid fixtures that allow light to spill sideways or into the sky.
9.1.2.E.(G)	<p>Intensity and Illumination - Property owners should consider fixtures that provide indirect lighting with an even illumination level, which has an intensity and distribution of the lighting that is appropriate to the building and area. Flashing, pulsating, or similar dynamic lighting is discouraged as it can pose a hazard to motorists.</p> 
9.1.2.F.(G)	Interior Lighting: Property owners may also want to consider how interior lighting, especially if intended to be seen from the public way, affects the exterior appearance of the building and how best to design this lighting to draw attention to a display or business notice. In general, up-lighting, such as for façades, signs, fountains, and landscaping, or “wash” lighting of building façades is strongly discouraged.

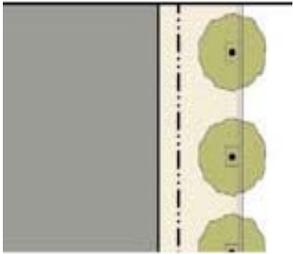
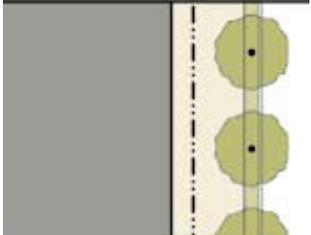
9.1.3. Street Furnishings	
STANDARD OR GUIDELINE	General Guideline: An inviting streetscape is key to North Eastham’s overall appeal and street furniture can play an important role in how the environment is experienced. Street furniture can cover a number of categories. It can be decorative and add character to an otherwise undeveloped area or it can provide seating or other amenities for enjoying the existing streetscape.
9.1.3.A.(G)	<p>Planters and Window Boxes - With so little available greenspace for planting in the NEV District, planters and window boxes are encouraged as an excellent way to add color and decoration which is compatible with the surrounding landscape.</p> 
9.1.3.B.(G)	<p>Furnishings - Other potential additions, such as benches, bicycle racks, sculptures, lighting, or water features may also be positive additions to the streetscape but should be carefully chosen so as to assure compatibility with NEV’s existing character.</p> 

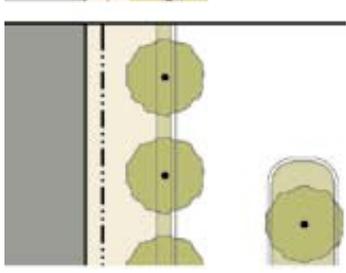
9.1.4. Fencing and Screening	
STANDARD OR GUIDELINE	General Guideline:
9.1.4.A.(G)	<p>Fencing/Commercial Area - Fencing is typically used to define rear or side property lines, the boundaries of a parking area, or to screen dumpsters or machinery from view. Wherever possible, property owners are advised to use plantings and landscaping to define outdoor spaces.</p> <ul style="list-style-type: none"> o Materials - Where fencing is necessary, the use of traditional fencing materials such as wood, granite or stone, or alternatives to wrought or cast iron fencing such as black steel or aluminum fencing is highly recommended. Fencing should be compatible with the materials, proportions and styles of the existing buildings on the site. o Height and Styles - The height and style of the fence should also relate to its location on the site with taller, solid fencing at the rear of the site and lower and more open fencing towards the front. Vinyl and chain link fencing are not recommended as both are out of character with the materials and architectural styles desired in North Eastham and have a utilitarian appearance which detracts from the streetscape.

9.1.4. Fencing and Screening	
STANDARD OR GUIDELINE	General Guideline:
	<ul style="list-style-type: none"> o <u>Placement</u> - The addition of fencing directly along the sidewalk or roadway is typically discouraged, as it can block views to the building and present a walled-off appearance to the street. In some cases, though, fencing may be desirable at the front of the building and can be set back far enough so as not to impact the public way. In these cases, open and low (under 42") fences, such as picket fences, are recommended. The style of the fence, though, should still be chosen to be in keeping with the architectural style and materials of the main building.
9.1.4.B.(G)	<p>Fencing/Industrial Areas - To preserve the open, campus style character of this area, the addition of future fencing is strongly discouraged. Where fencing is absolutely necessary for safety or screening purposes, it should be set well back from the road or at the rear of buildings to preserve the area's open character.</p> <ul style="list-style-type: none"> o <u>Fencing Materials</u> - Traditional fencing materials such as wood, granite or stone, or alternatives to wrought or cast iron fencing such as black steel or aluminum fencing is highly recommended. Fencing should be compatible with the materials, proportions and styles of the existing buildings on the site. o <u>Height and Location</u> - The height and style of the fence should also relate to its location on the site with taller, solid fencing at the rear of the site and lower and more open fencing towards the front.

9.2. Public Roadway and Streetscape Design

While the majority of these design guidelines focus on potential changes to private properties, it is important to note the impact which public improvements on the streetscape and general character of North Eastham Village District. New signage, paving, traffic improvements, street lights, etc. can also be considered and installed with an emphasis on maintaining and improving the pedestrian experience. Landscaping should be installed where possible to add greenery and variety to the streetscape. New street lights should be attractive but efficient as identified in the previous section. New street furniture installed by the Town, such as benches, planters, garbage receptacles, etc., should also be considered in respect to the previous section.

9.2.1. Public Frontages in North Eastham Village		
STANDARD OR GUIDELINE	General Guideline:	
9.2.1.A.(G)	<p>Primary Streets (CS): This frontage has raised curbs drained by inlets and wide sidewalks along both sides, separated from the vehicular lanes by on-street parking on both sides. The recommended landscaping consists of native and alternating tree species in separate treewells aligned in a regular spacing but with clear zones in front of retail entrances.</p>	
9.2.1.B.(G)	<p>Standard Streets (SS): This frontage has raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a narrow contiguous planter with parking on both sides. The landscaping consists of recommended and alternating tree species aligned in a regularly spaced pattern.</p>	

<p>9.2.1.C.(G)</p>	<p>Primary Street/Boulevards (BV): This frontage has a landscaped median separating the vehicle lanes, raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a contiguous planter with parking on both sides. The landscaping consists of recommended and alternating tree species aligned in a regularly spaced pattern. Boulevard treatments may be appropriate in the gateway segments of Route 6 and Primary Streets in the NEC.</p>	 <p>The diagram illustrates a street cross-section. On the left is a grey sidewalk. To its right is a landscaped median containing three green circular trees. Further right is a road with a dashed center line. To the right of the road is another landscaped median with three more green circular trees. On the far right is a grey sidewalk with a raised curb. A smaller, detailed view of a tree in a planter is shown to the right of the main diagram.</p>
<p><i>Based on design elements of the SmartCode, Version 9.0 by Duany Plater-Zyberk & Company, Inc.</i></p>		

9.2.1. Complete Street Design Standards

The figure below identifies and illustrated the recommended hierarchy and design of public thoroughfares in the North Eastham Village District. These recommendations apply to the renovation of existing thoroughfares as well and the construction of new thoroughfares either by the Town of Eastham, Commonwealth of Massachusetts, or by private development. Specific roadway design standards are contained in the Town of Eastham Subdivision Regulations. Any variation from these standards will require the approval of the Town. The following design guidelines are intended to provide an alternative specific to the NEV Zoning District to allow for “Complete Streets” which integrate auto, transit, bicycle, pedestrian, and streetscape design elements.

RECOMMENDED COMPLETE STREETS HIERARCHY AND DESIGN GUIDELINES FOR NORTH EASTHAM VILLAGE								
CLASSIFICATION	VILLAGE THOROUGHFARES							
<p>EXAMPLE USE OF HIERARCHY 57-57-20B.L ↑ With Bicycle Lane ↑ 20 Ft. Pavement Width ↑ 57 Ft. Right-of-Way Width ↑ Thoroughfare/Street/Scapes Type</p>	<p>DEFINITION OF THOROUGHFARE: The man-made element that provides the major part of the public open space as well as paved lanes for vehicles. A thoroughfare is endowed with two attributes: capacity and character. Capacity is the number of vehicles that can move safely through a segment of a thoroughfare within a given time period. It is physically manifested by the number and width of lanes, by the centerline and curb radius, and the elevation of the pavement. Character is physically manifested by the thoroughfare's associated building and frontage types as determined by its location within the transect.</p>							
<p>DEFINITION</p>	<p>VILLAGE CENTER AVENUE: A short, axial, local speed-movement thoroughfare suitable for downtown center and core zones, providing for higher density mixed-use buildings such as storefronts, shops, and offices. It is urban in character with raised curbs, storm-drain inlets, and striped on street parking. A single species of tree is planted in opportunistic alignment and confined by individual planters to create a side walk of maximum width, with areas accommodating street furniture. Clear trunks and high canopies are necessary to avoid blocking view of storefronts, signage, and awnings. An avenue may be conceived as an elongated square.</p>	<p>VILLAGE CENTER STREET: A local slow movement thoroughfare suitable for primary village center streets, providing for higher density mixed-use buildings such as houses, shops, and offices. It is urban in character with raised curbs, storm-drain inlets, and striped on street parking. A single species of tree is planted in opportunistic alignment and confined by individual planters creating a sidewalk of maximum width, with areas accommodating street furniture. Clear trunks and high canopies are necessary to avoid blocking views of storefronts, signage, and awnings.</p>	<p>ALLEY: A narrow vehicular access way to the rear of more urban lots providing service areas, parking access, and utility easements. Alleys as they are used by trucks and must accommodate dumpsters should be paved from building face to building face and screened if possible.</p>	<p>VILLAGE NEIGHBORHOOD STREET: A local, yield moving thoroughfare suitable for village neighborhoods. Streets provide for low to moderate density residential buildings such as single family detached or attached homes, apartment buildings, and rowhouses.</p>	<p>PASSAGE: A pedestrian connector passes between buildings. Passages provide shortcuts through long blocks and connect retail parking with street frontages. Passages may not be roofed over and lined by shop fronts.</p>	<p>BIKE MULTI-MODAL TRAIL: An independent bicycle way generally running through the countryside or parallel with parkways and highways.</p>	<p>FOOTPATH: A pedestrian way traversing a park or the country-side. Paths should connect directly with the side walk network.</p>	
<p>CROSS SECTION/ PERSPECTIVE VIEW</p>								
<p>PLAN VIEW</p>								
<p>CHARACTERISTICS</p>	<p>VILLAGE CORE AVE. (VCA-60-40)</p>	<p>VILLAGE SIDE STREET (VSS-40-32)</p>	<p>VILLAGE CORE STREET (VCS-50-38)</p>	<p>AL-20-28</p>	<p>VNS-50-22</p>	<p>PS-18-8</p>	<p>BP-VAR-12</p>	<p>FT-VAR-6</p>
Type	Free Movement	Free Movement	Free Movement	Slow Movement	Slow Movement	Pedestrian Only	Bicycle & Pedestrian Only	Pedestrian Only
Traffic Lanes	Two-12 foot	Two-12 foot	Two-11 foot	Two-10 foot	Two-10 foot	varies	varies	varies
Parking Lanes	Both Sides @ 8 ft. Marked	One Side @ 8 Feet Marked	Both Sides Parallel @ 8 Feet Marked	None	Informal	NA	NA	NA
R.O.W. Width	60 feet	40 feet	50 Feet	20 ft.	50 ft.	varies	varies	varies
Pavement Width	40 feet	24-32 feet	38 Feet	20 ft.	24 ft.	N/A	N/A	N/A
Traffic Flow	Two Ways	Two Ways	Two Ways	One Way or Two Way	Two Ways	N/A	N/A	N/A
Curb Type	Raised	Raised	Raised	None	Raised or None	N/A	N/A	N/A
Curb Radius	15 feet	15 Feet	15 Feet	15 ft. max	15 ft. max	N/A	N/A	N/A
Vehicular Design Speed	30 MPH	25 MPH	25 MPH	15 MPH	15 MPH	N/A	N/A	N/A
Pedestrian Crossing Time	4.5 Seconds	3.5 Seconds	3.5 Seconds	NA	2.7 Seconds	NA	NA	NA
Road Edge Treatment	Curb	Curb	Curb	Curb or Swale	Curb or Swale	Swale	Swale	Swale
Planter Strip/Box Width	3x3 Planters	4 feet	3x3 Planters	None	4.7 feet	varies	varies	varies
Planter Type	Individual	Continuous	Individual	None	Continuous	Continuous	NA	NA
Planting Pattern	Trees at 40 Feet O.C. Average	Trees at 40 Feet O.C. Average	Trees at 40 Feet O.C. Average	None	Varies depending in size of tree	occasional	Single and cluster, avg. 1/30 ft.	Single and cluster, avg. 1/30 ft.
Tree Type	Selected Street Trees	Selected Street Trees	Selected Street Trees	None	variable species	Natural	Natural	Natural
Street Light Type	Pedestrian Scale Ornamental	Pedestrian Scale Ornamental	Pedestrian Scale Ornamental	None	None	None	None	None
Street Light Spacing	40 foot Intervals	40 foot Intervals	40 foot Intervals	None	None	None	N/A	N/A
Bike Way Type	Not Dedicated, With Flow	Not Dedicated, With Flow	Not Dedicated, With Flow	None	None	N/A	Bike Path	N/A
Bike Way Width	None	None	None	None	None	N/A	8 to 15 feet	N/A
Sidewalks	Both Sides	Both Sides	Both Sides	None	Both Sides	One	none	One
Sidewalk Width	10 feet	4-8 Feet	4-8 Feet	N/A	6 ft.	9-18 ft.	N/A	6 ft.
LOCAL APPLICATIONS	Rt. 6 & Brackett Rd. Intersection Area, NEC Primary Streets	NEV, NEC, NETP Primary Streets	NEV, NEC	NEC, NEV	NEC, NEV	NEC, NEV, NETP, NEVG	NEC, NEV, NETP, NEVG	NEC, NEV, NETP, NEVG