COUNTRYSIDE'S CITY CENTER DESIGN STANDARDS

COUNTRYSIDE, ILLINOIS

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SITE MASTER PLAN

PURPOSE

The following design guidelines were created to provide landowners, businesses, developers, planners, architects, landscape architects and engineers guiding principles for developments proposed within the Countryside City Center. The design standards are intended to maintain and enhance the physical character of the Countryside City Center by encouraging development proposals that strive for high-quality design.

SITE PLANNING STANDARDS

Building Massing/Orientation

- The overall Master Plan strives to establish a "Main Street" or "City Center" type shopping experience, with building "streetwalls", interconnected streets/driveways, open glass storefronts, and pedestrian friendly sidewalks.
- Building scale and massing should follow the Master Plan and maintain a relationship with adjacent structures, to create building "street walls" along streets, drives and sidewalks where possible.
- Buildings should be oriented towards the street with main entrances and/or windows facing the primary or secondary drive isles.
- Buildings should hold the corners of intersections where possible to enhance the sense of enclosure and pedestrianorientation of the commercial area.
- Single-story commercial buildings should be at least 22 feet in height. The building should have high ceilings that create a greater feeling of enclosure along the street.
- Buildings should be placed close to streets, drives and other buildings. Pedestrians should be able to easily travel between buildings on clearly defined pedestrian paths, not parking lot driveways.



BUILDING SCALE SHOULD MAINTAIN A RELATIONSHIP WITH ADJACENT STRUCTURES.



PEDESTRIAN PATHWAYS ALLOW USERS TO MOVE EASILY THROUGHOUT THE DEVELOPMENT.



ARCHITECTURAL DETAILS AND FEATURES ARE PREFERRED TO PROVIDE LAYERS OF INTEREST AND VARIETY FOR PEDESTRIANS AND MOTORISTS.



VARIATIONS IN ROOFLINES ARE PREFERRED TO ADD INTEREST AND REDUCE THE MASSIVE SCALE OF LARGE BUILDINGS

ARCHITECTURAL STANDARDS

Building Design

- Building design and architectural style create and enhance the character of the Countryside City Center for pedestrians and motorists.
- A range of architectural styles is preferred. However, all buildings should be designed with common elements: open glass storefronts; clearly defined entrances to ground and upper floors (if applicable); sign bands and awnings incorporated into the design and scale of the building; upper floor windows placed in proportion to building width and height; and decorative cornices and parapets.
- Interesting architectural details and features are preferred to provide layers of interest and variety for pedestrians and motorists.
- Variations in rooflines are preferred to add interest to and reduce the massive scale of large buildings.
- Whenever possible, adjacent buildings should have component parts in good proportion with one another. Similar design linkages should include placing window lines, belt courses and other horizontal elements in a pattern that is harmonious and reflects the same elements on neighboring buildings.
- Solid, windowless walls should be avoided. If such walls are necessary to the function of the building, they should incorporate awnings, display windows, material and color variations, arches, piers, columns, murals, high quality graphics, landscaping and other elements that reduce building scale and add visual interest.
- Building entrances should be designed so that doorways and vestibules are easily seen by shoppers and visitors, easily distinguished by tenant and use, and open and visible from the sidewalk.

- New buildings and facade rehabilitations should be designed to allow easy re-design and re-use of the facade if the tenant changes.
- Architectural design should articulate and enhance buildings, especially those at street corners because of their prominence and visibility. Where appropriate, features such as a cupola, atrium, clock tower, and/or varying rooflines should be considered to add visual interest to the area.

Building Facade/Exteriors

- Monotony of design in multiple building developments with repetitive units should be avoided. Variation of detail, form, and siting should be used to provide interest. Buildings of the same design or exterior elevation are discouraged on adjacent lots.
- Rear building entrances and facades should be designed in a manner consistent with the front and side facades, especially when parking is located behind buildings.
- Buildings that attempt to use the building itself as "advertising" are discouraged, particularly where the proposed architecture is a "corporate" or franchise style.
- Unarticulated, flat front, all glass, or metal, futuristic style buildings are discouraged.
- All commercial buildings should be designed to reduce perceived height and bulk by dividing the building mass into smaller-scale components (such as the height of a wall or cornice or parapet line should match that of adjacent buildings.) Similar design linkages could include placing window lines, belt courses, and other horizontal elements in a pattern that reflects the same elements of neighboring buildings.



ALL COMMERCIAL BUILDINGS SHOULD BE DESIGNED TO REDUCE PERCEIVED HEIGHT AND BULK BY DIVIDING THE BUILDING MASS INTO SMALLER-SCALE COMPONENTS



VARIATION OF DETAIL, FORM, AND SITING SHOULD BE USED TO PROVIDE INTEREST. BUILDINGS OF THE SAME DESIGN OR EXTERIOR ELEVATION ARE DISCOURAGED ON ADJACENT LOTS.



BUILDING PROJECTIONS, SUCH AS AWNINGS, WINDOW BAYS AND TERRACES, SHOULD BE PEDESTRIAN-SCALE, PROPORTIONAL TO THE BUILDING FACADE, AND PROPORTIONAL TO ADJACENT STRUCTURES.



BUILDING-MOUNTED LIGHTING SHOULD BE CAREFULLY INTEGRATED INTO THE DESIGN/STYLE OF THE BUILDING AND STREETSCAPE.

- Building projections, such as awnings, window bays and terraces, should be pedestrian-scale, proportional to the building facade, and proportional to adjacent structures.
- Entryways into commercial buildings, including big box structures, should not be recessed more than five feet from the exterior building wall.
- Building columns should not obstruct pedestrian circulation along sidewalks.
- Where possible, display windows should be installed on the sides of buildings adjacent to pedestrian paths, plazas, outdoor cafes and parking lots.
- Building entrances should be visible from the street, well-lit, and easily accessible. Architectural elements, canopies, and/or lighting are preferred to identify entrances, not screen them.
- Main commercial/retail entrances should be emphasized with larger door/window combinations, overhangs, slight recesses, unique roof forms, arches, accent colors, and/or architectural details.
- Building-mounted lighting should be carefully integrated into the design/style of the building and streetscape.
- Building awning design and colors should be consistent and complementary in color and style with the overall building façade and adjacent buildings.

Building Materials

- Buildings should be constructed of high quality materials such as brick, stone, and glass.
- At a minimum, 60% of the building elevation shall be windows, doors and fenestration. Of the remaining facade, not treated with windows, doors or fenestration, 60% shall consist of brick or natural stone.
- Tinted or reflective glass is discouraged.
- Concrete block, metal, plywood, exterior finish insulation systems, unfinished pre-cast concrete, or poured-in-place concrete should not be used on building facades or on walls that are visible from streets, driveways, sidewalks, and/or parking areas. Stucco is allowed, but should be limited on any building facade.
- The number of materials on an exterior building face should be limited to prevent clutter and visual overload.
- Decorative block, synthetic stone, smooth/textured synthetic plaster, metal and wood trim should be used only for decorative accent purposes and limited in their use on building facades and visible walls.

Building Colors

- Building color should be compatible with the area's character and enhance the building's visual character.
- Neutral and natural colors should be used where possible, with contrasting, accent colors acceptable for secondary or accent colors.
- Primary, bright, or excessively brilliant colors are discouraged unless used sparingly for subtle trim accents.
- Color schemes should be coordinated with neighboring buildings.
- Colors for building walls and storefronts should be compatible for shops that occupy multiple-storefront buildings. The use



BUILDINGS SHOULD BE CONSTRUCTED OF HIGH QUALITY MATERIALS SUCH BRICK, STONE, AND GLASS



PRIMARY, BRIGHT, OR EXCESSIVELY BRILLIANT COLORS ARE DISCOURAGED



SCREENING SHOULD BE AT LEAST AS HIGH AS THE EQUIPMENT IT IS SUPPOSED TO HIDE AND SHOULD BE OF A COLOR AND MATERIAL THAT MATCHES OR IS COMPATIBLE WITH THE DOMINANT COLORS AND MATERIALS FOUND ON THE BUILDING.



LOADING, TRASH, AND UTILITY AREAS ADJACENT TO A BUILDING SHOULD BE DESIGNED AS AN INTEGRAL COMPONENT OF THE BUILDING.

of different colors to identify individual shops within a single structure is visually disruptive and obscures the overall composition of the facade.

Mechanical Equipment

- Mechanical units, whether on rooftops or in service/loading areas, and other equipment should be consolidated if possible and screened from view.
- Equipment that would remain visible despite screening because of differences in topography, shall be completely enclosed except for vents needed for air flow.
- Screening should be at least as high as the equipment it is supposed to hide and should be of a color and material that matches or is compatible with the dominant colors and materials found on the building. Chain link fencing, with or without slats, is prohibited.

Parking/Service Areas

- Parking and service areas should incorporate attractive materials to minimize the "hard" appearance of driveways and surface parking lots. Decorative paving should be used to delineate pedestrian crossings, parking aisles, and entrances within parking lots.
- Parking and service areas, including alleys, should be well lit, with glare on surrounding properties minimized.
- All parking and service areas should be designed to accommodate efficient snow removal and storage.
- Parking and service areas should be located and designed to minimize interference with pedestrian circulation and sidewalk connections to surrounding neighborhoods.

- Parking areas should be buffered with landscaping, fencing, and/or architectural elements to provide an attractive streetscape. Physical transitions between buildings and parking lots should be as "seamless" as possible.
- Service/loading areas should be located as far as possible from primary entrances to buildings.
- Loading, trash, and utility areas should be enclosed and screened from street/driveway and sidewalk views. Screening materials should complement materials used on the adjacent building and be effective in every season. Brick or decorative stone in combination with decorative fencing and landscaping is preferred.
- Loading, trash, and utility areas adjacent to a building should be designed as an integral component of the building. Outside storage of materials, equipment or trucks should be kept to a minimum, and in areas that are screened from views.
- Sharing of loading, trash, and utility areas among businesses should be considered for ease of maintenance, to reduce land



LOADING, TRASH, AND UTILITY AREAS SHOULD BE ENCLOSED AND SCREENED FROM STREET/DRIVEWAY AND SIDEWALK VIEWS.



PARKING AREAS SHOULD BE BUFFERED WITH LANDSCAPING, FENCING, AND/OR ARCHITECTURAL ELEMENTS TO PROVIDE AN ATTRACTIVE STREETSCAPE.



ENCOURAGE SEPARATE AND DISTINCT PEDESTRIAN PATHWAYS THAT CONNECT PARKING AREAS WITH BUILDING ENTRANCES.



PROVIDE CLEARLY MARKED OR SIGNED WAYFINDING AND DIRECTIONAL SIGNAGE FROM STOREFRONTS TO OPEN SPACES, STREETS AND PARKING AREAS.

needed for such functions, and to improve the visual quality of the site.

SITE CIRCULATION

Pedestrian Circulation

- The Master Plan strives for a transportation network that is geared toward both pedestrians and vehicles and designed to accommodate all modes of transportation.
- Encourage separate and distinct pedestrian pathways that connect parking areas with building entrances. Clearly delineated crosswalks should be provided when such pathways cross vehicular traffic lanes.
- Provide clearly marked or signed wayfinding and directional signage from storefronts to open spaces, streets and parking areas.
- All intersections must comply with ADA accessibility standards providing, at a minimum, depressed curbs and tactile warning paving. Pedestrian crosswalks should be located at all intersections.
- All pedestrian crosswalks should be a minimum of six (6) feet wide and clearly delineated with striping and/or paving.
- Sidewalks, a minimum width of six (6') feet, should be provided to create a clear path of travel for pedestrians (i.e. no outdoor seating, landscaping, outdoor displays, building columns, shopping carts or other obstructions). Such sidewalks should be provided along all commercial building frontages including big box and grocery stores. Such sidewalks should be planned within large parking lots to break up the mass of the lots and to provide clear, direct travel paths for pedestrians traveling to/from parking areas and overall development pedestrian circulation system.

Vehicular Circulation

- The Master Plan assumes shared parking between parcels and therefore parking should be coordinated and signed appropriately to avoid user confusion. Where feasible, parking lots should be linked between sites to reduce the need for shoppers and restaurant patrons to access area roads to travel to adjacent stores and services.
- A coordinated wayfinding and directional signage program will be part of an overall Countryside City Center development
- A unified decorative street lighting program will be incorporated into the commercial area street and internal vehicular use area system to provide a sense of cohesiveness



TYPICAL STREETLIGHT (SEE APPENDIX A FOR MORE DETAIL)

TYPICAL STREETLIGHT WITH PEDESTRIAN ACORN LAMP (SEE APPENDIX A FOR MORE DETAIL)





TYPICAL PEDESTRIAN POLE AND ACORN LAMP (SEE APPENDIX A FOR MORE DETAIL)

TYPICAL DECORATIVE BOLLARD (SEE APPENDIX A FOR MORE DETAIL)

as well as safety. Individual tenants should select building lighting that coordinates with the approved site lighting.

LANDSCAPE STANDARDS

This section is intended to accomplish the following:

- Plants installed to satisfy the requirements of this section shall meet or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be capable of withstanding the extremes of individual microclimates, nursery-grown and balled and burlapped.
- Landscape treatment should be provided to enhance architectural features, strengthen vistas, and provide shade.
- Detention/retention ponds should be designed with a natural grading and planting theme, rather than a formal engineered appearance.
- Plant material should be selected for structure, texture, color and for ultimate growth potential. Plants that are indigenous to the area and that will be hardy, harmonious to the design, and attractive (including seasonal interest) should be used.
- In locations where plants will be susceptible to injury by pedestrian or vehicular traffic, they should be protected by appropriate curbs, tree guards, or other devices.
- Trees should be installed consistently along all sidewalks and pedestrian paths, and in parks/plazas, including in commercial centers.
- New plantings and color pockets should be added along the street where space allows and in plazas. Raised beds, moveable planters, flower boxes, and hanging baskets provide seasonal

interest, enhance the pedestrian experience, and reinforce an area's character.

- Along wider sidewalks, raised landscape planters can be used to break up large paved areas, add visual interest to the street, and separate pedestrians from traffic.
- All parking lots should be designed with perimeter and island landscaping. Such plantings areas should be sufficient in size to provide visual breaks in the parking area and to allow for plant materials to grow. Sidewalks provided in parking lots to direct pedestrians to commercial frontages and storefronts should also include edge landscaping.
- Plant material in islands, excluding shade trees, should not exceed a height of 36" at maturity.
- Vacant lots should be maintained with sod and low-level plantings until developed with new buildings.
- In areas where general planting will not prosper, other materials, such as fences, walls, and pavers should be used. Carefully selected plants should be combined with such materials where possible.
- Where a building does not form the street edge, landscaping should be used to delineate that separation between public and private.
- All required landscape areas not dedicated to trees, shrubs, or preservation of existing vegetation shall be landscaped with grass, ground cover, or other landscape treatment, not including sand, rock, or pavement.
- For each plant type associated with the landscape requirements of this section, no single plant species shall represent more than 40% of the total plantings.

- Plant material shall be installed so it relates to the natural environment and habitat in which it is placed. Native vegetation shall be utilized in all instances unless site conditions or availability of species warrant the use of cultivars or similar materials compatible with the area.
- The scale and nature of landscape material should be appropriate to the site and structures. For example, larger scaled buildings should be complemented by larger scaled plants. Plant material should be selected for its form, texture, color and concern for its ultimate growth.





TYPICAL SURFACE PARKING LOT LANDSCAPE DIAGRAM



Foundation Plantings

- The foundation around each new building, with the exception of storage buildings shall have on average an 8-foot wide perimeter landscape that includes the following key elements
- A mix of seasonal interest plantings.
- A mix of deciduous and evergreen species.
- Mass/scale at corners, site lines, entrances and along blank walls.
- Open window lines.
- Exposed concrete foundation wall screening.
- Topography enhanced to create relief with outcropping rock, boulders or decorative walls.

- Bed lines varied in flowing, curvilinear patterns.
- Exceptions to this requirement include but are not limited to areas of drop-off or pick-up as well as service or loading zones. Building access and circulation regulations based on public safety standards take precedent over this requirement.
- Sidewalks and entrance/access walks are allowed within the 8-foot wide average foundation landscape area. Landscaping shall be provided between the sidewalk and the building

foundation except where connections to building entrances are necessary.

• Outdoor dining/plazas should be supplemented with movable planters.

Site Entrances | Gateways

Special landscape and signage treatments will be designed for all main entrances to the Countryside City Center Development. Entrances to individual sites within the development site shall include the following key design elements:

- A mix of seasonal interest plantings.
- A mix of deciduous and evergreen species.
- Topography enhanced to create relief with outcropping rock, boulders or decorative walls.
- Bed lines varied in flowing, curvilinear patterns.

Fencing

• Decorative metal, to match approved design, should be used for fencing. Chain link or wood fencing is not allowed. Fences should be considered an extension of building architecture and should make an attractive transition between the building mass and natural forms of a site.

Paving

- Paving materials should be compatible with other on-site materials. Asphalt and concrete are acceptable, but additional materials matching the approved decorative paver-style such as tile, brick, and stamped asphalt should be considered, where appropriate.
- Specialty paving materials should be used to dress up and identify building entries, plazas, seating areas, etc.



APPROVED DECORATIVE METAL FENCE.



APPROVED DECORATIVE PAVER-STYLE DETAIL.

- Paving changes through color and texture changes where walks cross auto circulation routes are preferred to alert drivers to slow down.
- Pavers should be of a high quality material such as clay or concrete. Pavers which include recycled content such as fly ash are highly encouraged.

SITE FURNITURE

- Visual continuity within the commercial areas of the City and the specific segments of development is important. Site furniture and other amenities significantly contribute to the overall image of any commercial development.
- These elements shall include the approved benches, waste receptacles, planters, railings, bollards, bike racks, and tree grates in plazas.
- Benches should be provided near drop off areas and entryways to major buildings, at key locations along pedestrian ways, at transit stops and plazas. Consideration shall be given to the location of benches with respect to the ability to provide shelter from summer sun and winds and be open to direct sunlight in the winter.
- Planters shall be provided in plazas areas, building entry areas and other paved open areas to give scale to the pedestrian ways.
- Waste and recycling receptacles shall be provided at building entry ways, public plazas, transit stops and near benches.
- Bike racks shall be provided at public plaza spaces and major building entry ways.
- Tree grates shall be provided in paved plazas and pedestrian ways to protect the tree's roots from compaction. In addition,



TYPICAL DECORATIVE METAL BENCH (SEE APPENDIX A FOR MORE DETAIL)



TYPICAL DECORATIVE METAL TRASH RECEPTACLE (SEE APPENDIX A FOR MORE DETAIL)



TYPICAL DECORATIVE METAL | MOVEABLE PLANTER (SEE APPENDIX A FOR MORE DETAIL)



TYPICAL BUSINESS MONUMENT SIGN.



BUSINESS SIGNAGE INCORPORATED INTO BUILDING ARCHITECTURE.

the tree grates provide special visual interest to the pedestrian space and they prevent the tree well from being a safety hazard.

BUSINESS AND SITE SIGNAGE

- Business signage should be simple and incorporated into a building's architecture. The quality, size, placement, and look of signs should all be considered in the overall design of buildings.
- One (1) monument sign per business is allowed to be placed on their site and should follow the preferred architecture and style of the Countryside City Center entrance monument sign.
- Signs should be constructed of high-quality, solid, and durable materials.
- Sign colors and materials should be consistent with the colors and materials of the building and awnings and entrance monument signs.
- Per City sign ordinance, a Special Use Permit is required for all electronic/LED signs

- Business signs should not obstruct or obscure architectural details or significant architectural elements.
- Sign lighting should be carefully considered in the building design. Back-lit panel signs are discouraged. If direct lighting is used, glare, brightness, visible hardware, and maintenance issues should be addressed. Strategically placed lamp fixtures that are compatible with the sign design and building architecture are preferred for illuminated signs.
- All signs placed on a site, including pylon signs should be designed as part of a coordinated signage design theme regarding colors, images, and style.
- Text on all signs should be simple and easy to read.
- To avoid visual clutter, redundant signage or multiple external signs should not be used.
- All ground-mounted signs should be placed within planting areas that coordinated in design for the overall site, except for small directional signs that are placed on poles along streets and driveways or informational kiosks that are placed freestanding along sidewalks or plazas.



APPROVED DEVELOPMENT MONUMENT SIGN PIER.



TYPICAL TEMPORARY MENU SIGNAGE OR A-FRAME BOARDS.

TEMPORARY WHIP OR BANNER SIGNS (AS SHOWN ABOVE) ARE PROHIBITED.

- If monument signs are used, they should be designed to only display the development site name and major tenant/business names. To make such signs readable for motorists, and to reduce sign clutter along major Corridor roads, such signs should have consistent, easy-to-read lettering, and should not advertise products.
- Billboards are not permitted within the Countryside City Center Development

Temporary Signage

- Temporary mobile signs or A-Frame signs are limited to six (6) square feet in area and no more than four (4) feet in height and require a special use permit from the City.
- Temporary banners, mobile signs or A-Frame signs are allowed for up to nine (9) separate occasions per calendar year for a period of 40 days each.

• Temporary banners are limited to thirty-two (32) square feet in area and require a temporary sign permit from the City.

Directional Signage

• One (1) directional sign may be installed at each vehicle entrance and exit of a property. Additional internal directional signs are allowed. Such signs may be illuminated, but they may not exceed four (4) square feet in area or 5 feet in height. Commercial messages may comprise no more than 50% of the directional sign face.

Drive Thru Boards

• One (1) menu board is permitted per business. The board shall be no more than forty (40) square feet in area, no more than six (6) feet in height and shall be placed no less than twenty (20) feet from any lot line.

Regulatory Signage



TYPICAL DRIVE-THRU MENU BOARD.



TYPICAL VEHICULAR, GROUND MOUNTED DIRECTIONAL SIGN.

DECORATIVE REGULATORY SIGN FRAME AND POLE (SEE APPENDIX A FOR MORE DETAIL).

TYPICAL DRIVE-THRU MENU BOARD

DEFINITIONS

Α

Awning: Framework covered with fabric or metal projecting from the façade of a building located on a storefront or individual window openings. The primary purpose is to shade the interior of the building and provide protection to pedestrians. Awnings can be supported by poles or brackets.

Atrium: A sky lit central court in a building.

В

Belt Course: A narrow, horizontal band projecting from the exterior walls of a building, usually defining the interior floor levels. Usually referred to in masonry construction as a continuous row of a pattern of masonry around the façade of a building.

Bracket: A support element under eaves, shelves or other overhangs; often more decorative than functional.

Bulk: The three dimensional volume of a building.

С

Character: A viewer's impression of the elements which make up a particular composition of the landscape, trees, buildings, space, furniture, materials and colors.

Clock Tower: A tower with a large clock visible high up on an outside face.

Commercial: Primary activity that provides goods and services to the public such as shops, stores, service businesses and offices.

Cornice: A projecting molding that crowns the top of a storefront or façade.

Cupola: A dome shaped roof on a circular base, often set on the ridge of a roof.

D

Design Guidelines: A set of minimum guidelines, recommendations and requirements to guide the design of land developments within a given area.

Display Window: A window of a store facing onto the street; used to display merchandise for sale in the store.

Е

Easement: A grant of one or more property rights by the owner to and/or for use by the public, or other person or entity.

Eaves: The projecting overhang at the lower edge of a roof.

F

Facade: The exterior, front face of a building.

Form: The three dimensional shape and structure of a building.

L

Indigenous: Originating or occurring naturally in a particular place.

L

Landscaping or Landscaped Area: Any combination of living plant materials including organic decorative materials such as rock mulches, provided that at least 25 percent of the landscaped area is covered by plant beds containing living plant materials or by turfgrass..

Μ

Masonry: Wall construction of materials such as stone, brick and adobe..

Mass: The exterior form and shape of a building. The height, width and depth of a structure.

Mechanical Unit: Working by machines or machinery.

Molding: A continuous decorative band that is either carved into or applied to a surface.

Ρ

Parapet: A low, solid, protective wall or railing along the edge of a roof or balcony.

Pavers: Preformed paving blocks that are installed on the ground to form patterns while at the same time facilitate pedestrian and vehicular travel.

Plaza: An open space that may be improved and landscaped, usually surrounded by streets and buildings.

R

Reflective Glass: Glass that typically has a percentage of outdoor visible light reflectivity greater than 19% with a light transmission factor of less than 60%.

Rooflines: The shape, contours, style or outline of a roof of a building.

S

Scale: The proportions of elements that relate to the street, parking areas, plazas and pedestrian ways in relation to the human or automobile. Scale affects the arrangement of elements to form spaces that are comfortable for pedestrians and drivers alike.

Shared Parking: A type of parking management in which parking spaces are shared by more than one user, allows parking facilities to be used more efficiently. Shared parking takes advantage of the fact that most parking spaces are only used part time by a particular group. Many parking facilities have a significant portion of unused spaces, with utilization patterns that follow predictable daily, weekly and annual cycles.

Sidewalk: (Attached) a sidewalk which is attached to the back of the street curb. (Detached) A sidewalk along the street which is not attached to the back of the street curb. Typically, detached sidewalks are separated from the curb with a tree lawn or landscaped planter area.

Sign Band: The area of a building's facade where business signage or names are displayed, typically above windows and/or awnings.

Sign Face: The area or display surface used for a message or individual business identity.

Siting: The spatial location of an actual or planned structure or set of structures.

Storefront: The first story of a façade of a commercial building, usually having display windows.

Streetscape: Improvements within the public right-of-way. In an area, typically between the curb and right-of-way line. In some cases, it may be within easements adjacent to the right-of-way. All elements that constitute the physical makeup of a street and define its character.

Street Walls: Buildings oriented towards the street and sited close to the street right-of-way in order to reinforce a pedestrian-friendly environment. Entrances and/or windows face the primary or secondary drive isles.

W

Window Line: The shape, contours, style or outline of a window of a building.

DETAILS

Typical Streetlight Detail: Sternberg # 1531F/FFA6
Typical Streetlight with Pedestrian Acorn Lamp Detail: Old Town Acorn Fixture
Typical Pedestrian Pole and Acorn Pole Detail: Tapered | Fluted Pole with Old Town Acorn Fixture (Match Existing Countryside Streetscape Model)
Typical Decorative Bollard Detail: Sternberg - Oxford Model: 6201LB Typical Decorative Metal Bench Detail: Maglin - Model #: 300MH
Typical Decorative Metal Trash Receptacle Detail: Maglin - Model #: MLWR200-32
Typical Decorative Metal Moveable Planter Detail: Victor Stanley - Model #: PRS-18 Production Series
Decorative Metal Regulatory Sign Mount/Pole Detail: Sternberg Model #: 024 frame 3608P4 pole with bc post cap.