

713 Village Center and Market Square Residential Design Regulations

713.1 Multi use projects and structures are integral to the vitality and functionality of the Village Center and Market Square Districts as they promote walkability and a reduction of vehicle trips. In addition, housing can act as a good transitional use from the outside edges to the commercial and mixed-use heart of the center of the Districts.

713.2 Housing in these districts is encouraged to include unique architectural features which add to the structural diversity and visual appeal of the districts.

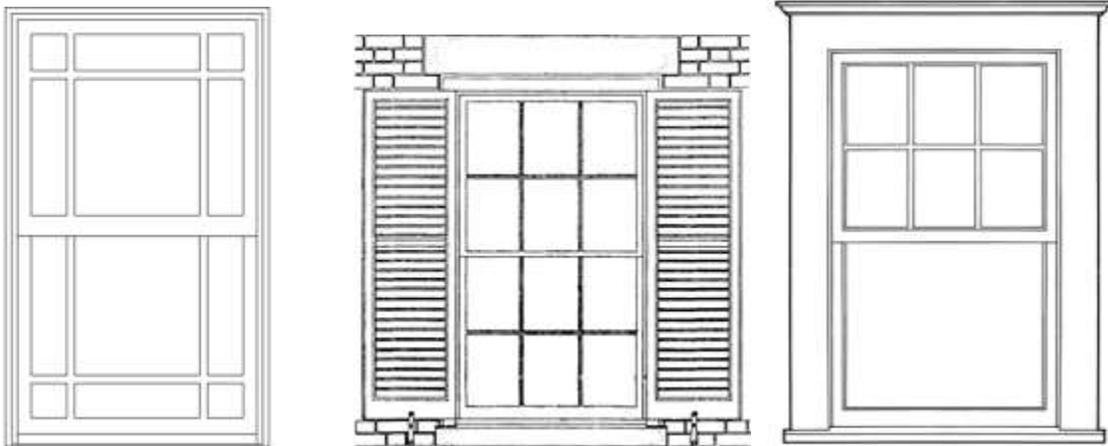
713.2.1 All housing in the districts shall incorporate sloped roofs with changes in the roof line to minimize bulk.

713.2.2 For the building exteriors, the incorporation of a variety of materials is encouraged.

713.2.3 If a proposal is for a large structure (4+ units), the break-up, or the appearance of breaking up, the large structure into smaller units or sub-structures should be considered to minimize bulk.

713.2.4 Front entrances; both individual and multi-unit, shall be clearly delineated through the use of architectural features and pedestrian access ways.

713.2.5 All windows in the Districts shall have double hung "six over six", or similar, style window panes that are complementary to the abutting buildings, uses and properties.



713.3 Site details such as fencing and retaining walls visible from the street and abutting properties shall be visibly appealing. Stone or stone like facades are encouraged, as are high grade fencing materials. Chain-link fencing and landscaping blocks are strongly discouraged.