



Relevant Regulations

Sec. 18-90. - Area requirements.

The following area requirements apply in the C-2 zone:

F. At least 25 percent of the front yard shall be landscaped.

1. Landscaping shall be in accordance with a plan approved by the Town Council after receiving reports and recommendations from the planning commission and the Board of Architectural Review. Landscape maintenance shall be subject to the provisions as set forth in [section 18-173.14](#).
2. An approved landscape plan may be revised with the approval of the Board of Architectural Review.

(Code 1969, § 18-90; Ord. of 11-1-1982; Ord. of 1-3-1983; Ord. of 2-28-1994)

Sec. 4-8. - Same—Approval of erections, reconstructions and alterations in architectural control districts required; waiver of requirements.

- (a) No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review; provided that the provisions of this chapter shall not apply to the regular maintenance of the same as opposed to the reconstruction, alteration or restoration. For the purposes of this section, the repainting of a structure, building or sign which results in the complete change of color of the said structure, building or sign or a substantial portion thereof shall be deemed an alteration and not regular maintenance.

Sec. 4-11. - Same—Application decisions; certificate of approval.

- (a) The Board of Architectural Review shall vote and publish its decision in writing on any matter properly before it not later than the next regular meeting after the conclusion of hearing evidence on the matter, unless time is extended by mutual agreement between the board and the applicant.
- (b) In all final decisions rendered pursuant to this chapter, the board shall briefly state its findings in writing, and, in the case of disapproval, it may make recommendations to the applicant with respect to the design, texture, material, color, line, mass, dimension or lighting of the building involved. In case of disapproval, accompanied by such recommendations thereon, the applicant may again be heard before the board if, within 90 days, he can comply with all such recommendations of the board.
- (c) Approval by the board of any application filed hereunder shall be evidenced by issuance of a certificate, signed by the chair and attested by the secretary, designating the docket number, name of applicant, date of approval, identification of property involved and a brief description of the construction approved.

(Code 1962, § 17-5; Code 1969, § 4-11)

Relevant Regulations

Sec. 4-15. - Design criteria.

The Board of Architectural Review, and, on appeal, the Town Council, shall use the following standards and criteria in considering applications filed under this chapter:

- (a) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (b) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the Town as whole.
- (c) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the Town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the Town a more attractive and desirable place in which to live.
- (d) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (e) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (f) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass, or roofline and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or short-term architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1962, § 17-7; Code 1969, § 4-15)

Sec. 4-16. - No specific architectural style to be required.

The Board of Architectural Review, and the Town Council on appeal, shall not adopt or impose any specific architectural style in the administration of this chapter.

(Code 1962, § 17-7; Code 1969, § 4-16)