



ALL:

AREAS OF REVISION

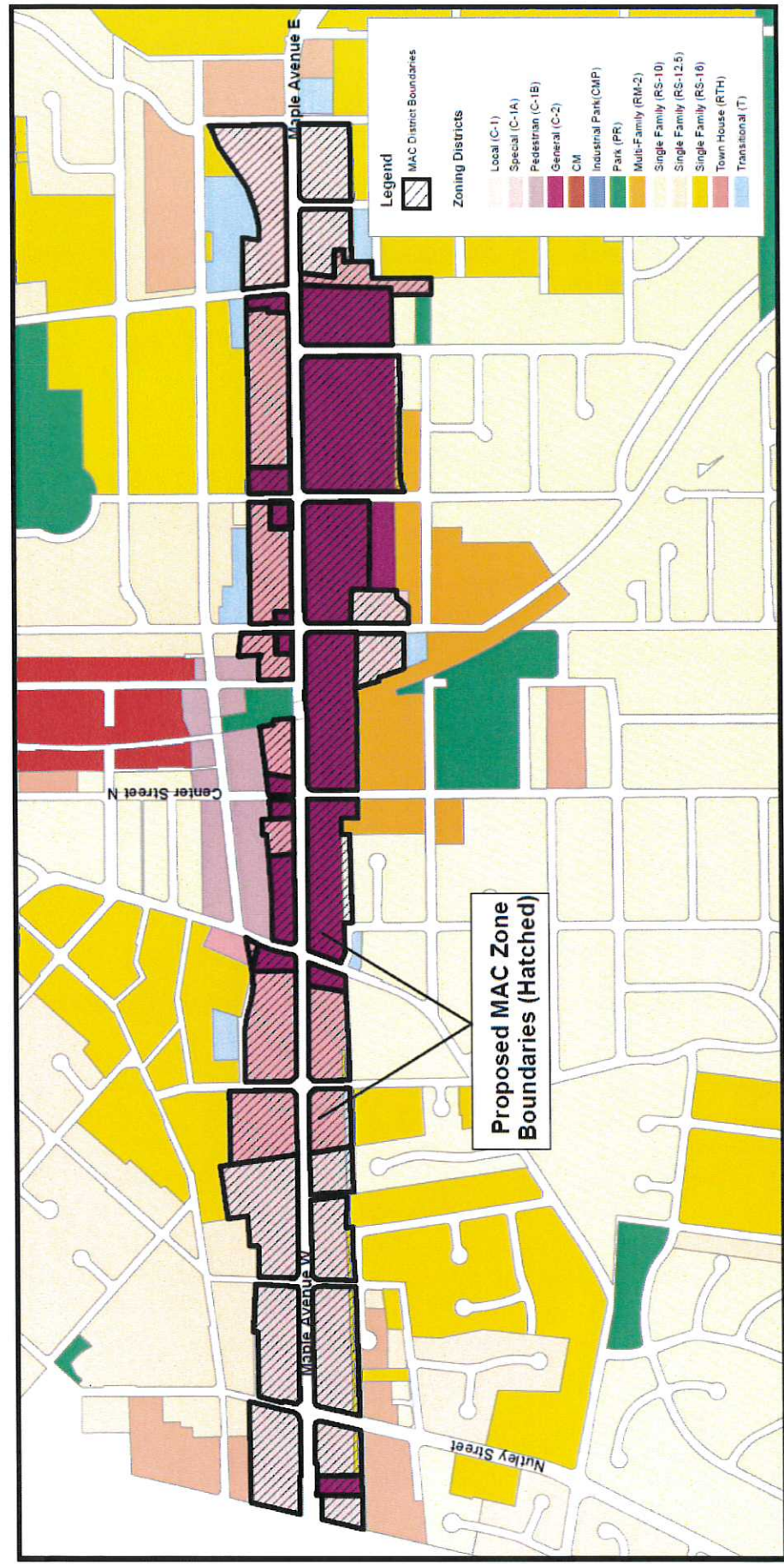
NOTED BY A CLOUD



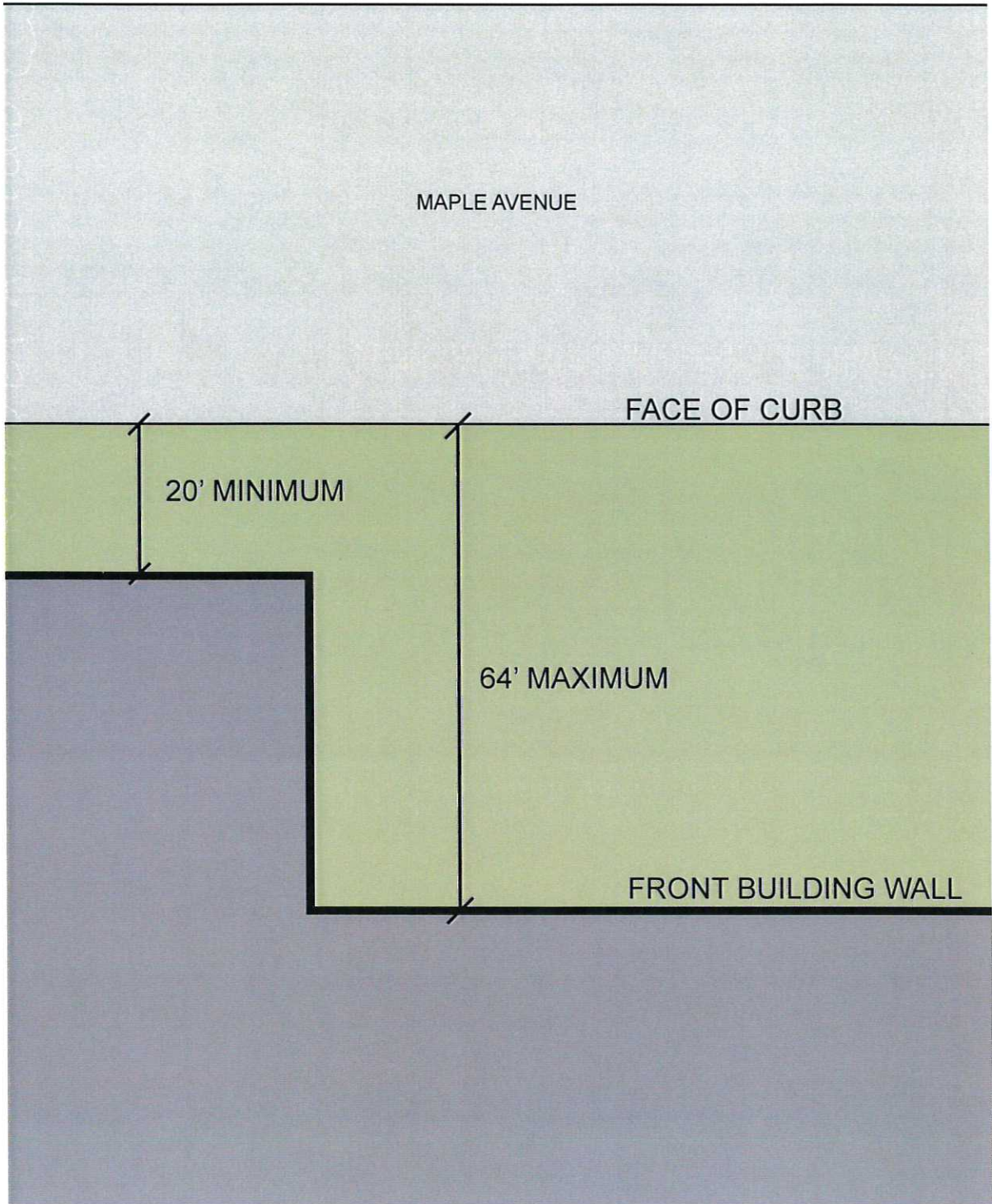
PROJECT CONTEXT

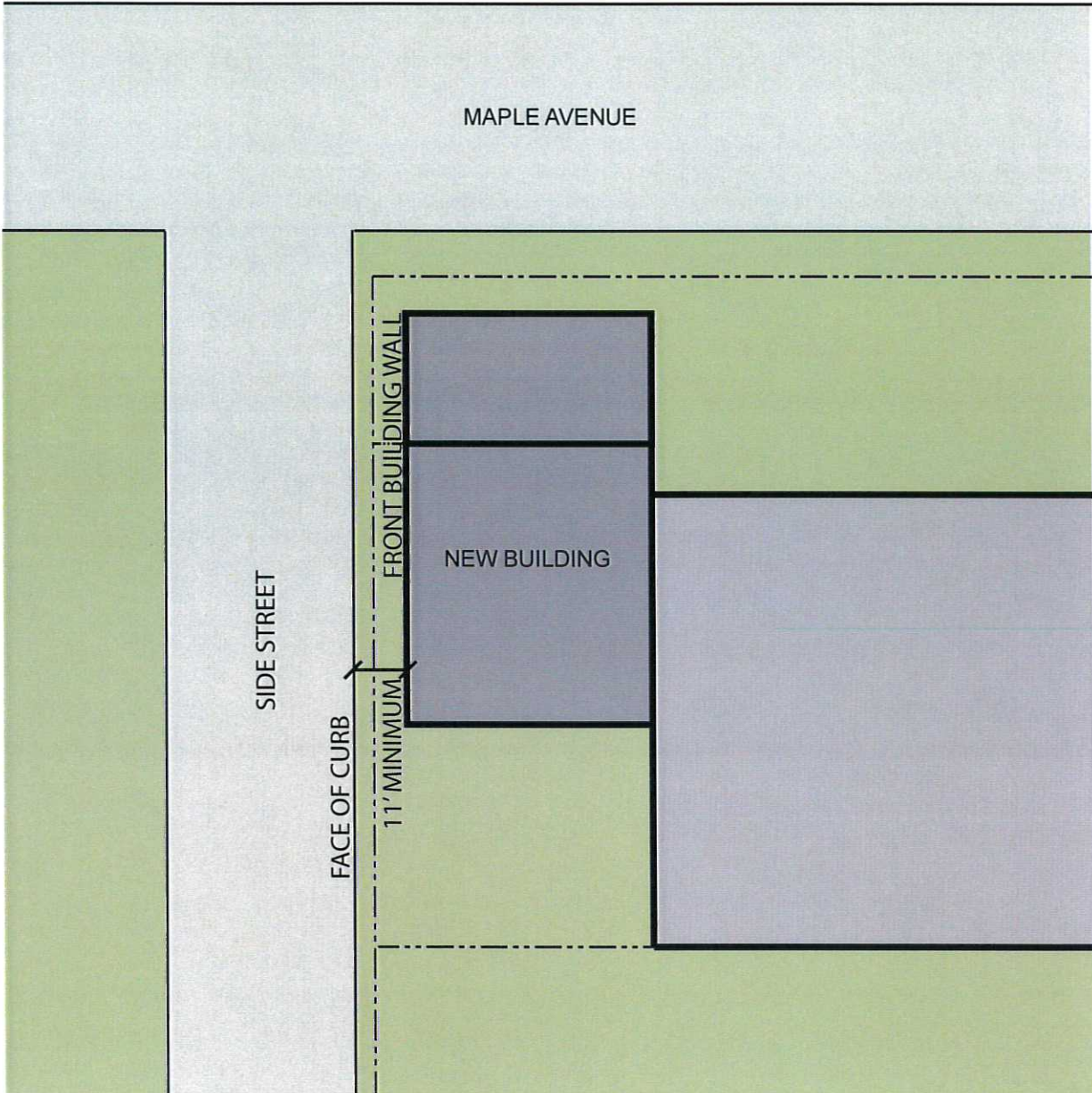
Proposed Maple Avenue Commercial (MAC) District

June 11, 2014



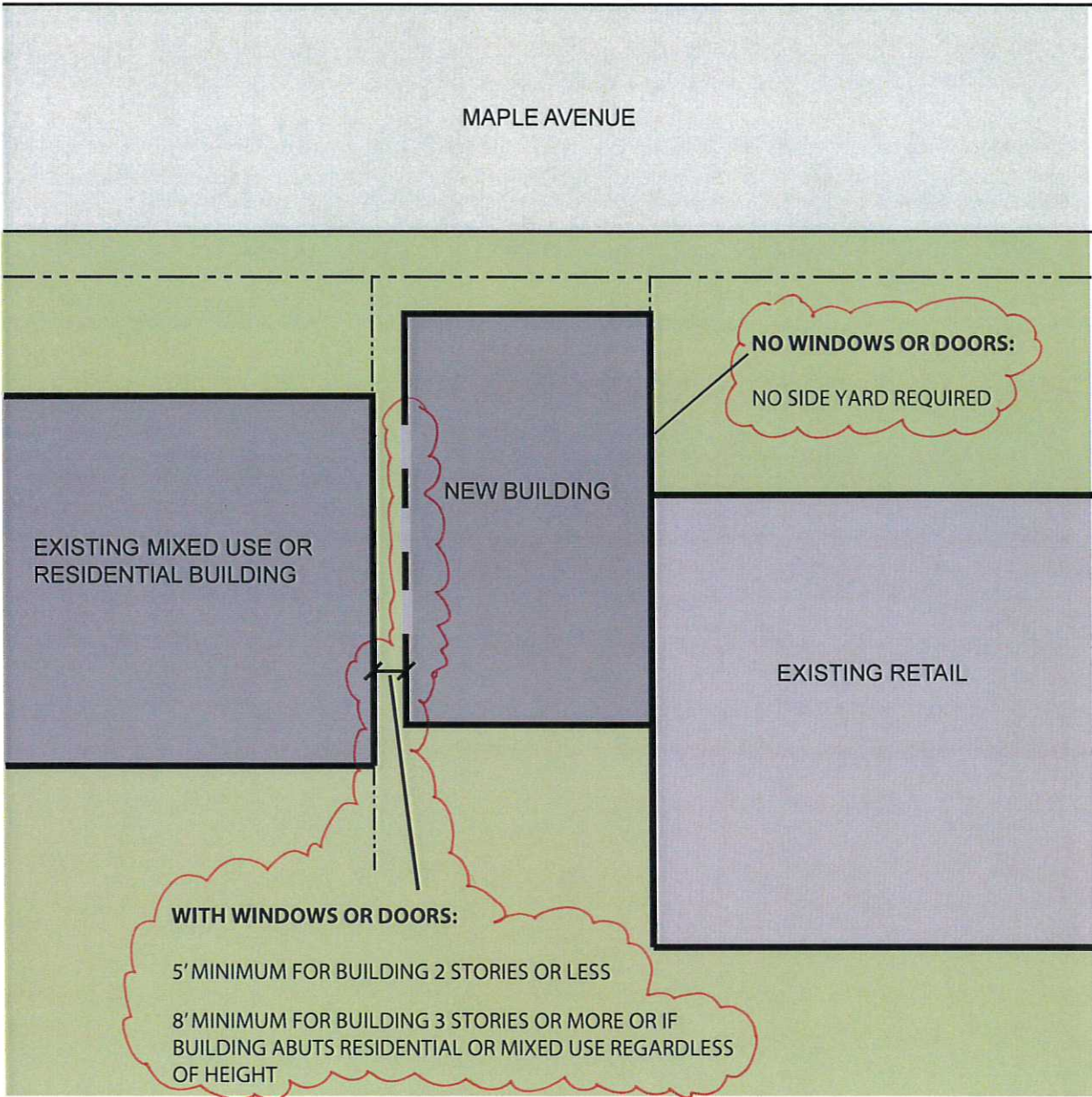
Note: Map for illustrative purposes. Final limits of MAC overlay zone subject to change prior to any final adoption by the Town Council.





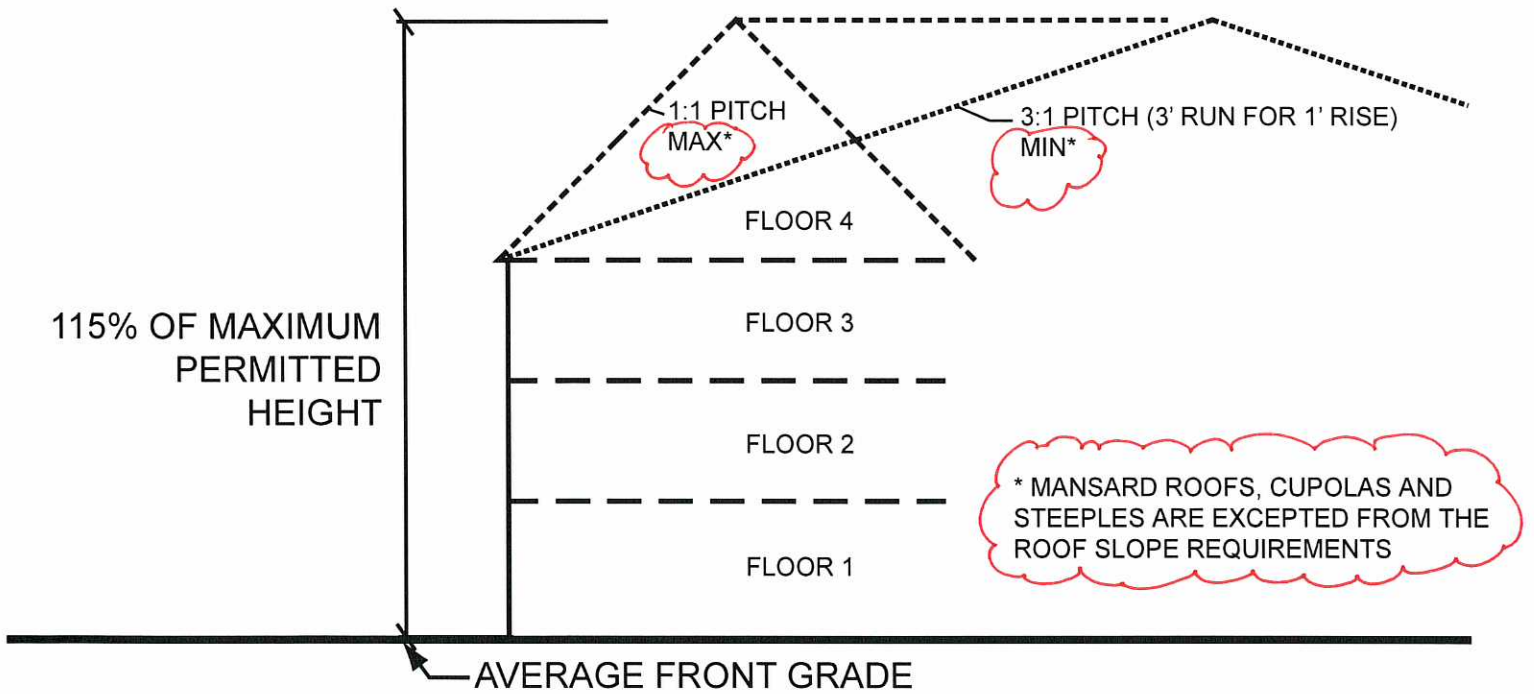
18-95.7.2 FRONT YARD CONFIGURATION - SIDE STREET

FINAL DRAFT
SEPTEMBER 8, 2014

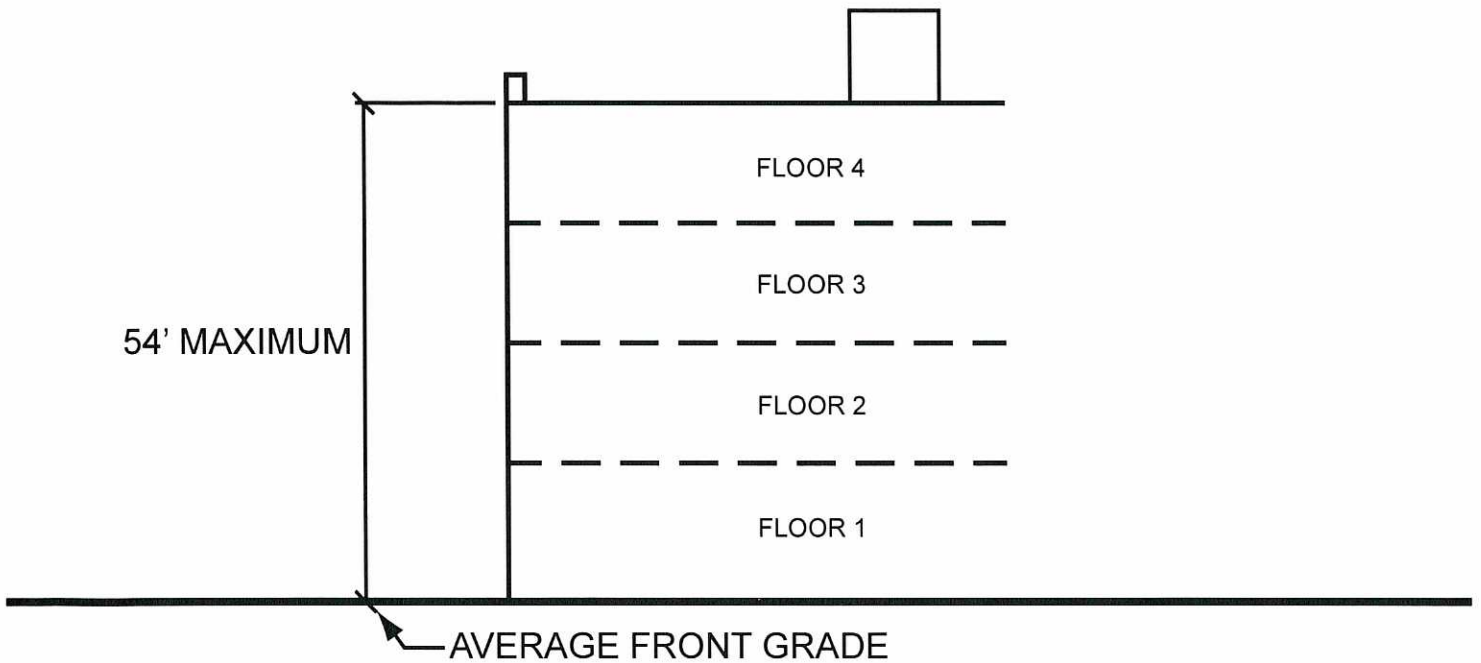


18-95.7.3 SIDE YARD CONFIGURATION

FINAL DRAFT
SEPTEMBER 8, 2014



FUNCTIONAL OR DECORATIVE ELEMENTS SUCH AS PARAPETS, ROOF FEATURES, AND MECHANICAL ROOMS SHALL NOT EXCEED 115% OF THE PERMITTED HEIGHT NOR EXCEED 10% OF THE AREA OF THE BUILDING FOOTPRINT



MAPLE AVENUE

ZONE ONE

ZONE TWO

6' MIN. PLANTING SCREEN

22' DRIVE
AISLE

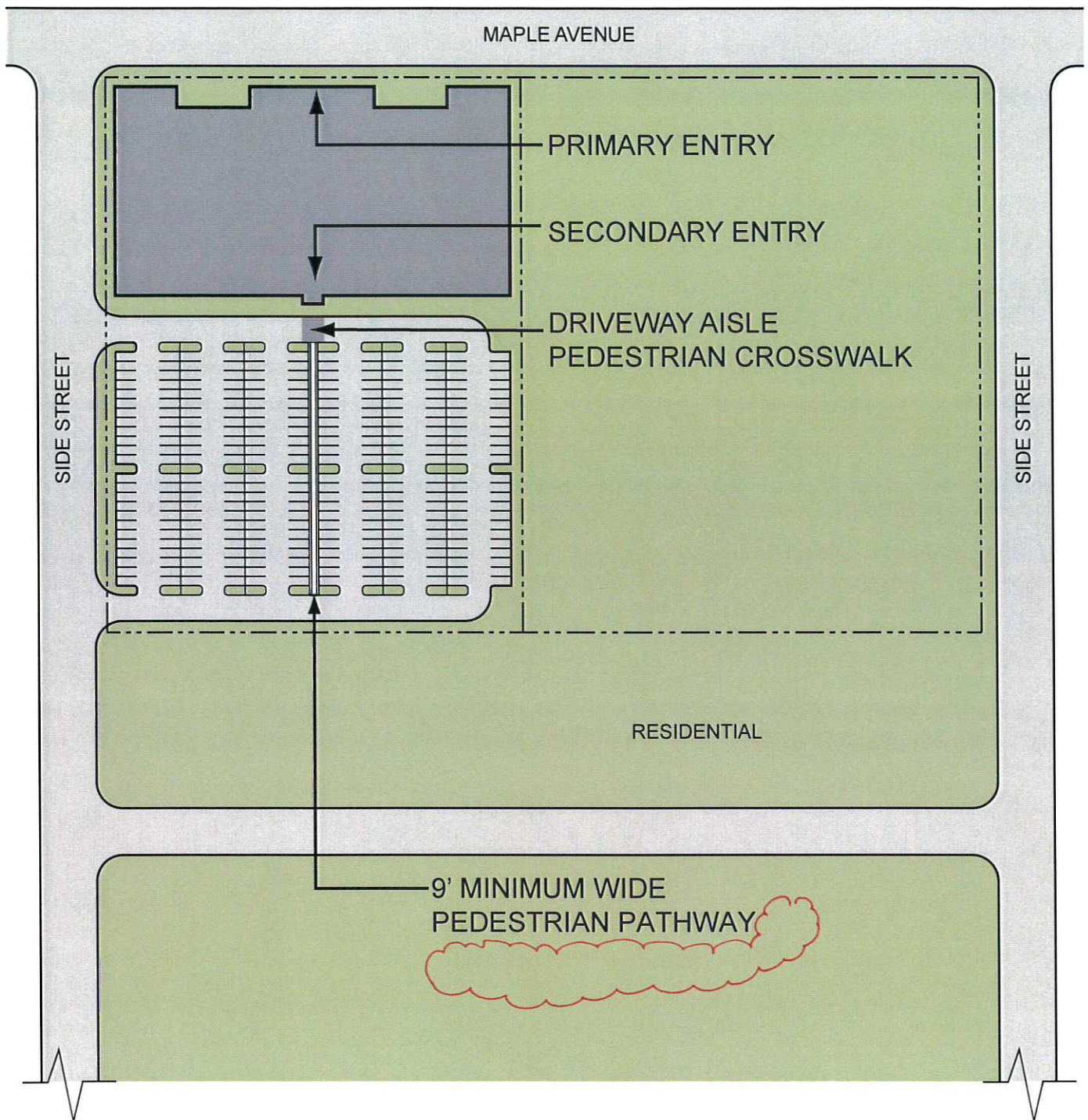
BUILDING FACADE + 15% MAX

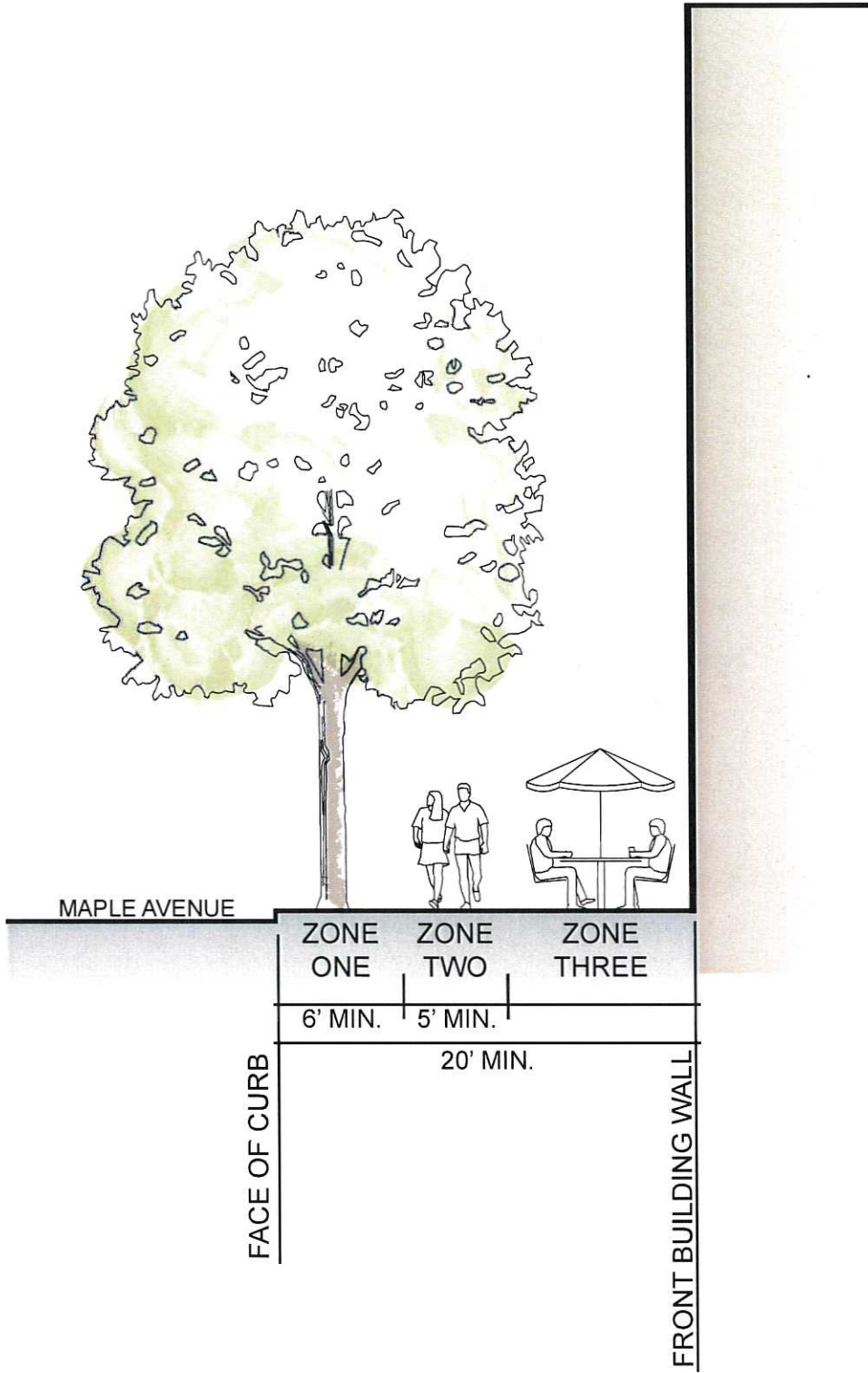
SINGLE
LOADED
PARKING
BAY

5' MIN. SIDEWALK

15% OF
BUILDING
FACADE

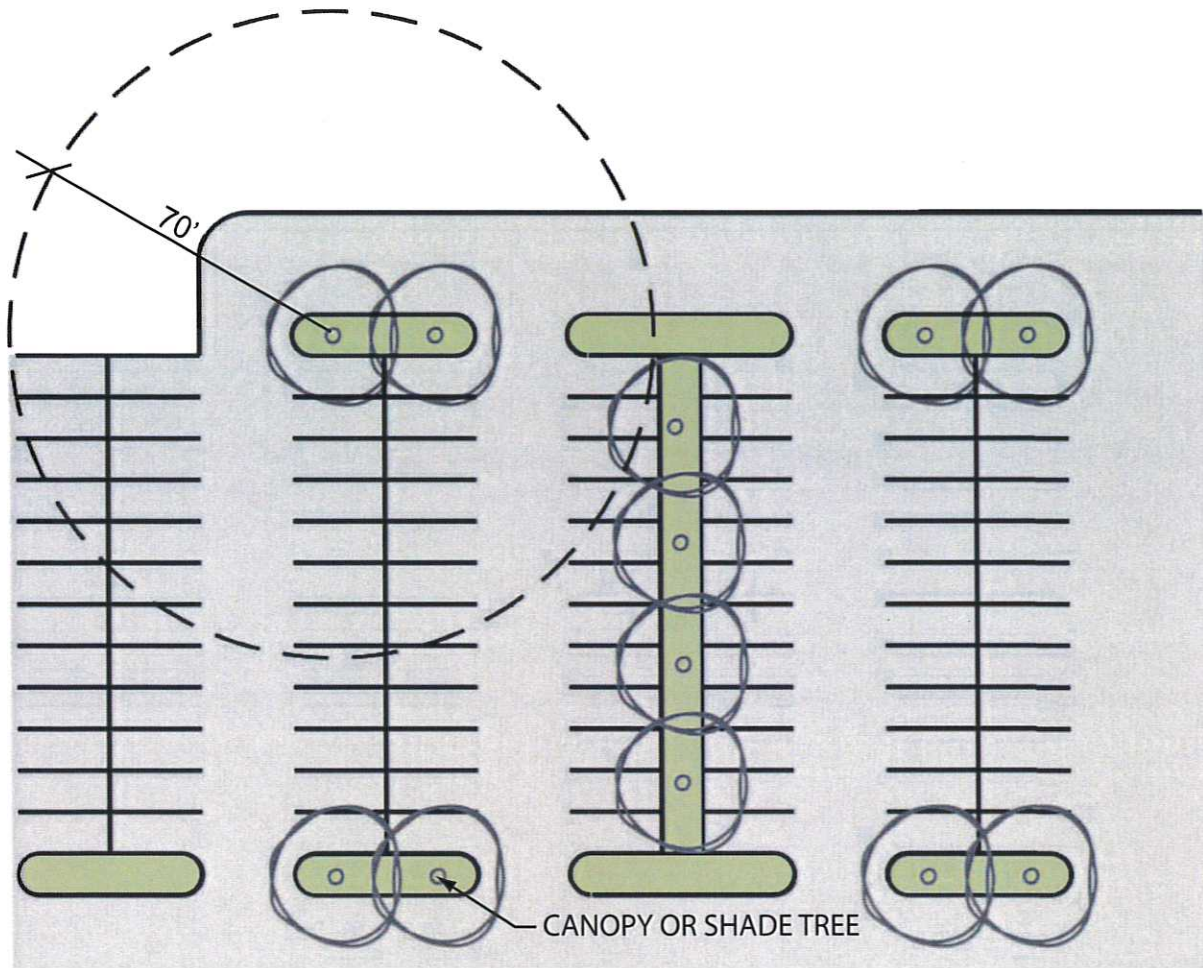
BUILDING





18-95.11.1 SIDEWALK ZONES

FINAL DRAFT
 SEPTEMBER 8, 2014

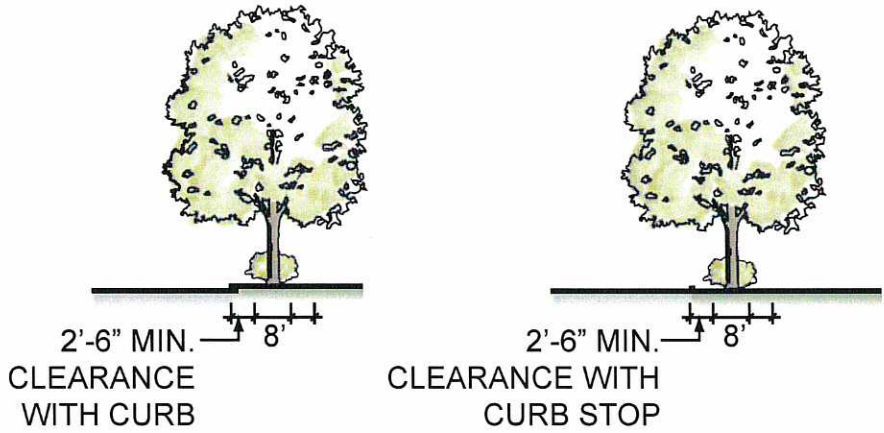


70' MAXIMUM DISTANCE BETWEEN PARKING SPACE AND TREE TRUNK

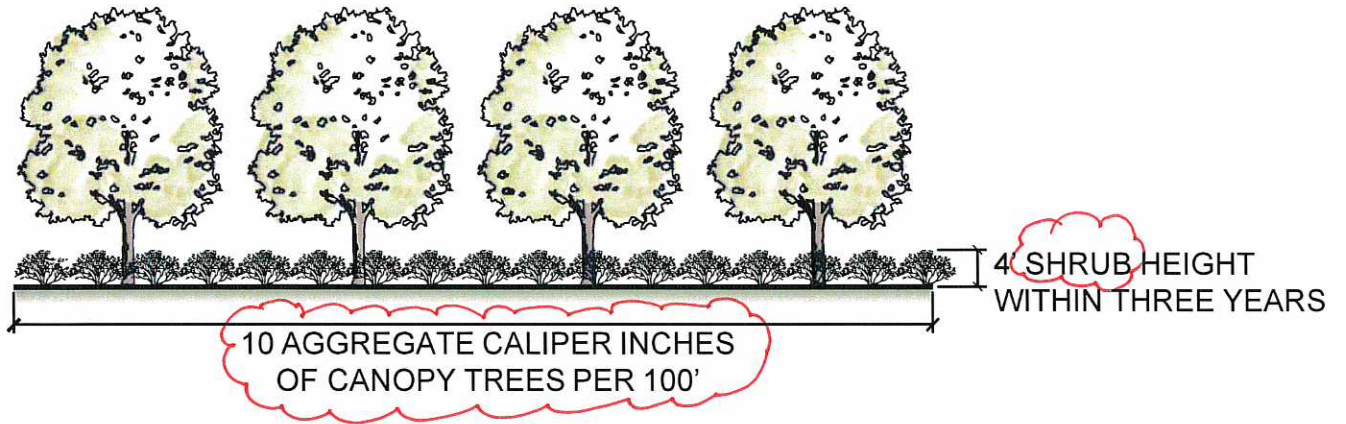
1 CANOPY OR SHADE TREE REQUIRED PER 8 PARKING SPACES

18-95.12.1 PARKING LOT TREE COVERAGE

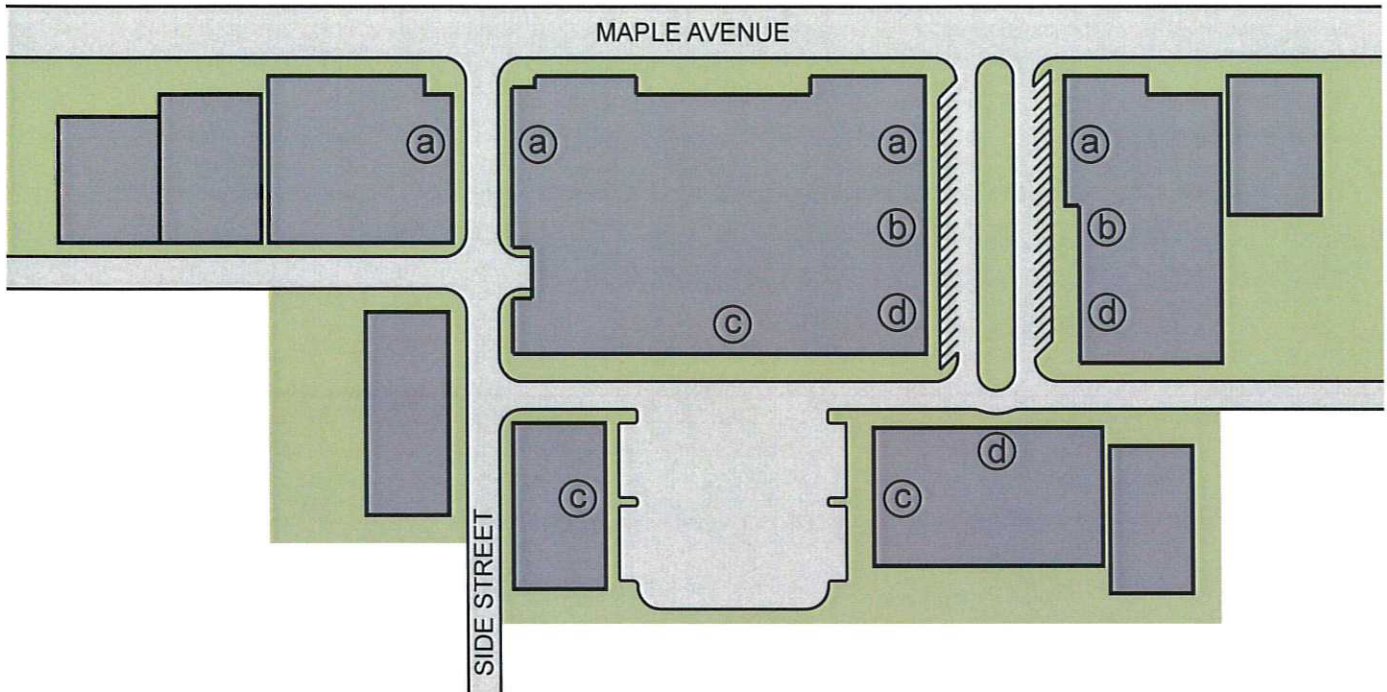
FINAL DRAFT
SEPTEMBER 8, 2014



PERIMETER LANDSCAPE PROTECTION



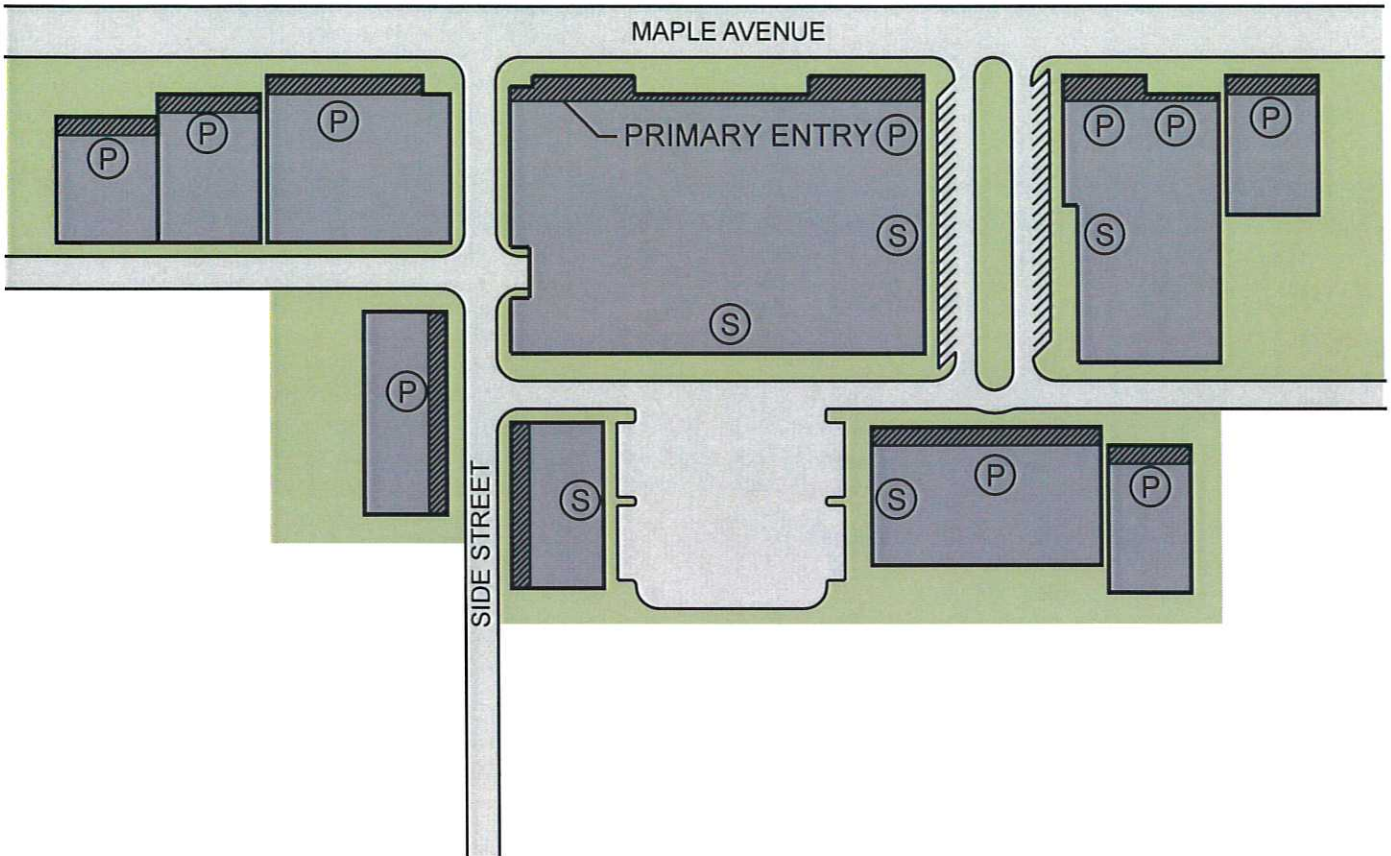
REQUIRED PLANT MATERIALS



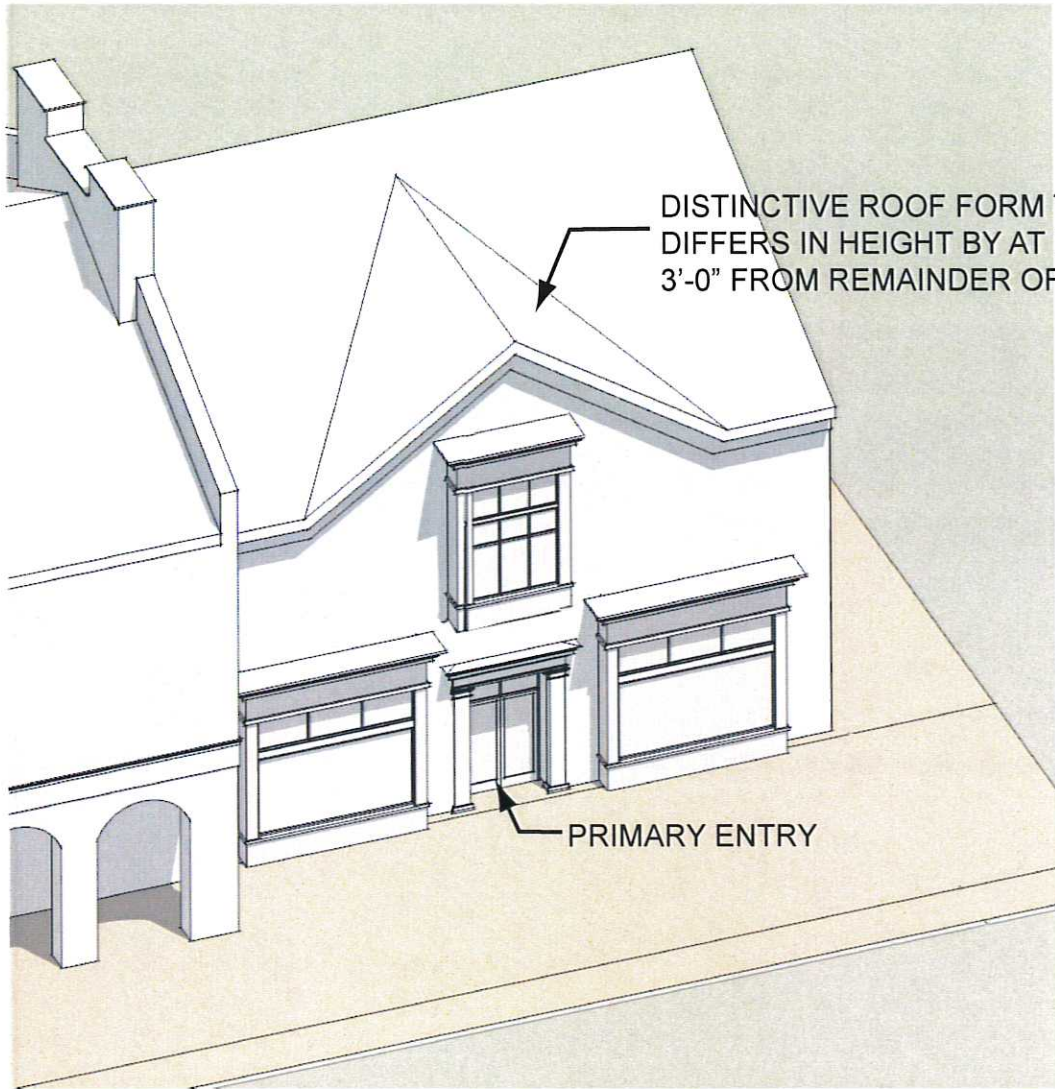
MULTIPLE BUILDING DEVELOPMENTS SHALL BE ORIENTED IN ONE OF THE FOLLOWING FORMATS:

- (a) CORNER BUILDINGS DESIGNED TO FRONT BOTH SIDES OF AN ADJACENT STREET INTERSECTION OR ENTRY POINT OF THE DEVELOPMENT IN AN “L” CONFIGURATION;
- (b) BUILDINGS FACING EACH OTHER ACROSS A RELATIVELY NARROW VEHICULAR ACCESS AREA WITH PEDESTRIAN AMENITIES IN A “MAIN STREET” CHARACTER;
- (c) BUILDINGS FRAMING AND ENCLOSING AT LEAST THREE SIDES OF PARKING AREAS, PUBLIC SPACES, OR OTHER SITE AMENITIES, OR;
- (d) BUILDINGS FRAMING AND ENCLOSING OUTDOOR DINING OR GATHERING SPACES FOR PEDESTRIANS BETWEEN BUILDINGS.

FINAL DRAFT
 SEPTEMBER 8,
 2014

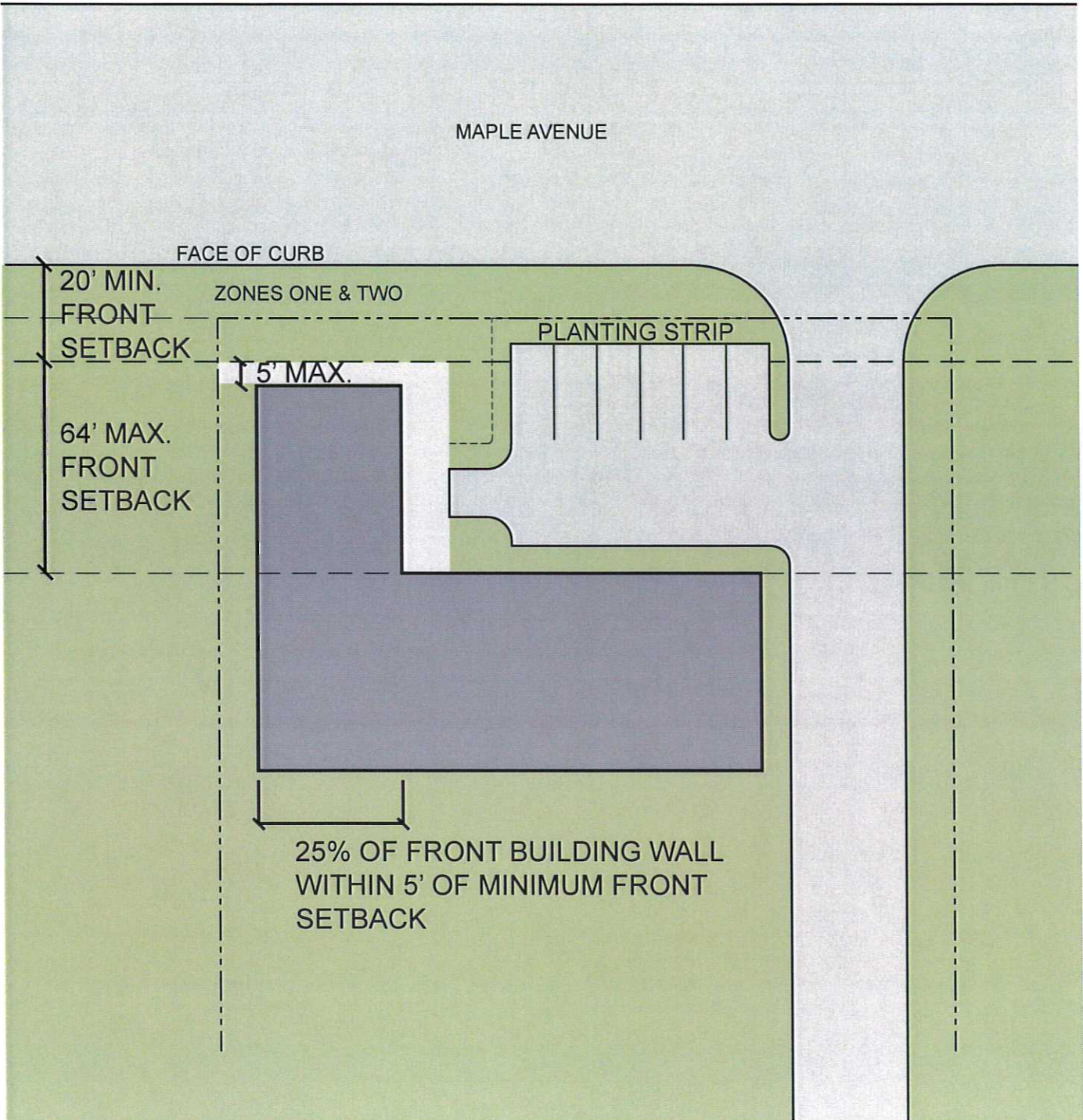


- (P) PRIMARY ENTRANCE
- (S) SECONDARY ENTRANCE



DISTINCTIVE ROOF FORM THAT
DIFFERS IN HEIGHT BY AT LEAST
3'-0" FROM REMAINDER OF ROOF

PRIMARY ENTRY



18-95.14.4 FRONT BUILDING WALL LOCATION

FINAL DRAFT
SEPTEMBER 8, 2014

MAPLE AVENUE

ZONE ONE

ZONE TWO

ZONE THREE

AWNING

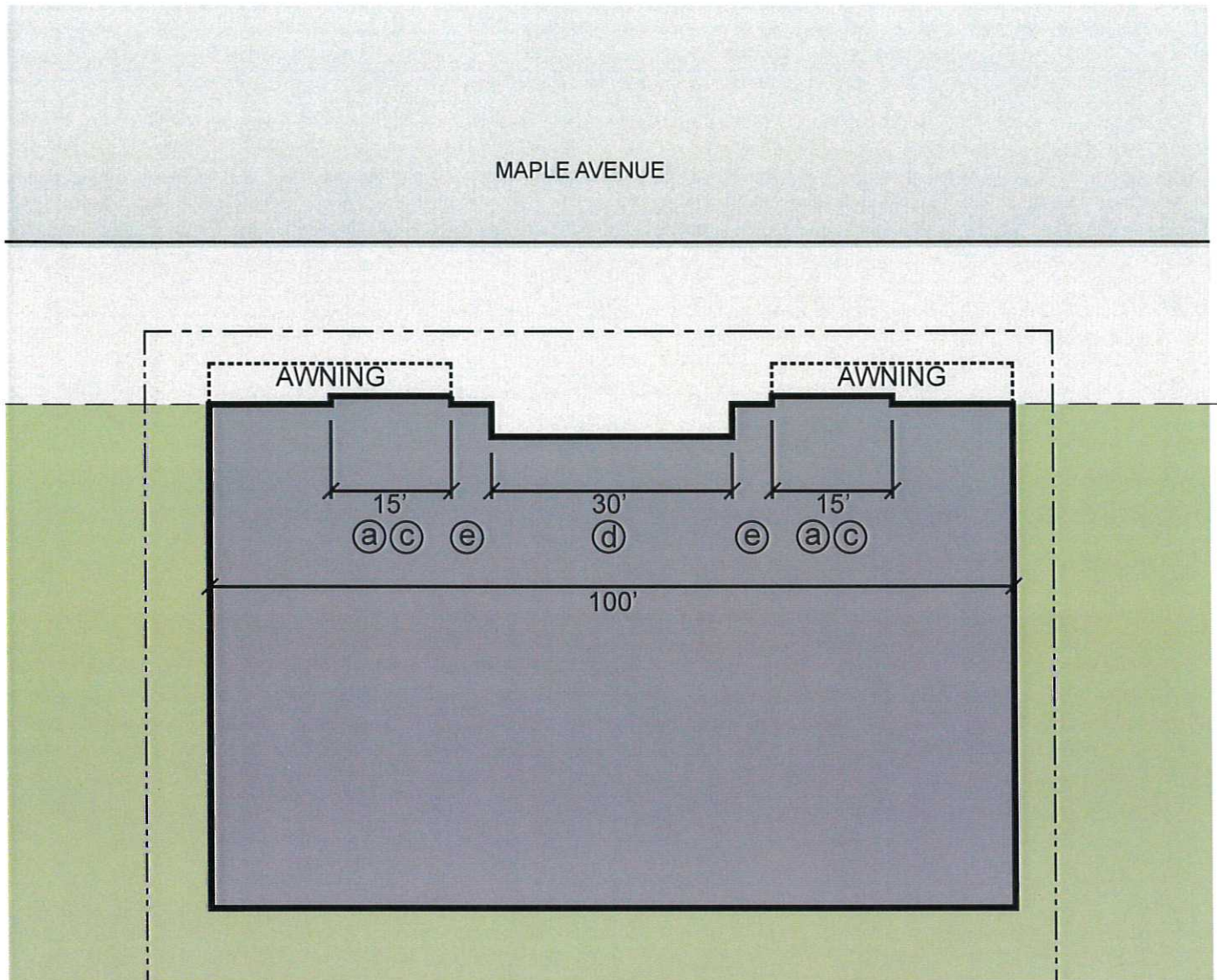
4' MINIMUM

AWNING

30'

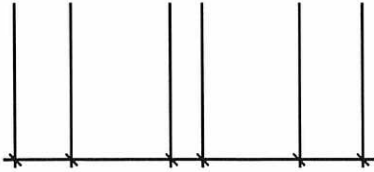
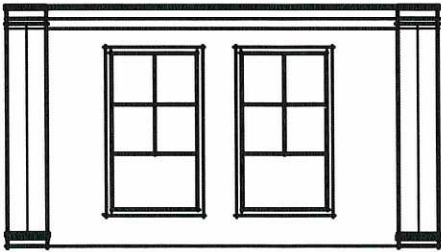
30'

100'

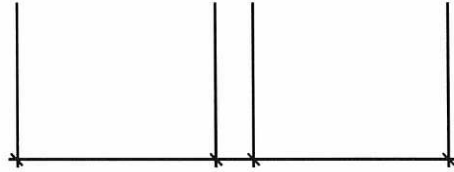
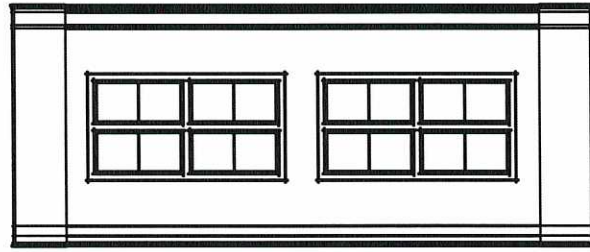


BUILDINGS OF MORE THAN 10,000 SQUARE FEET IN FLOOR AREA SHALL BE CONFIGURED SO THAT AT LEAST 60 PERCENT OF THE FRONT WALL IS DIFFERENTIATED ARCHITECTURALLY BY THREE OR MORE OF THE FOLLOWING FEATURES:

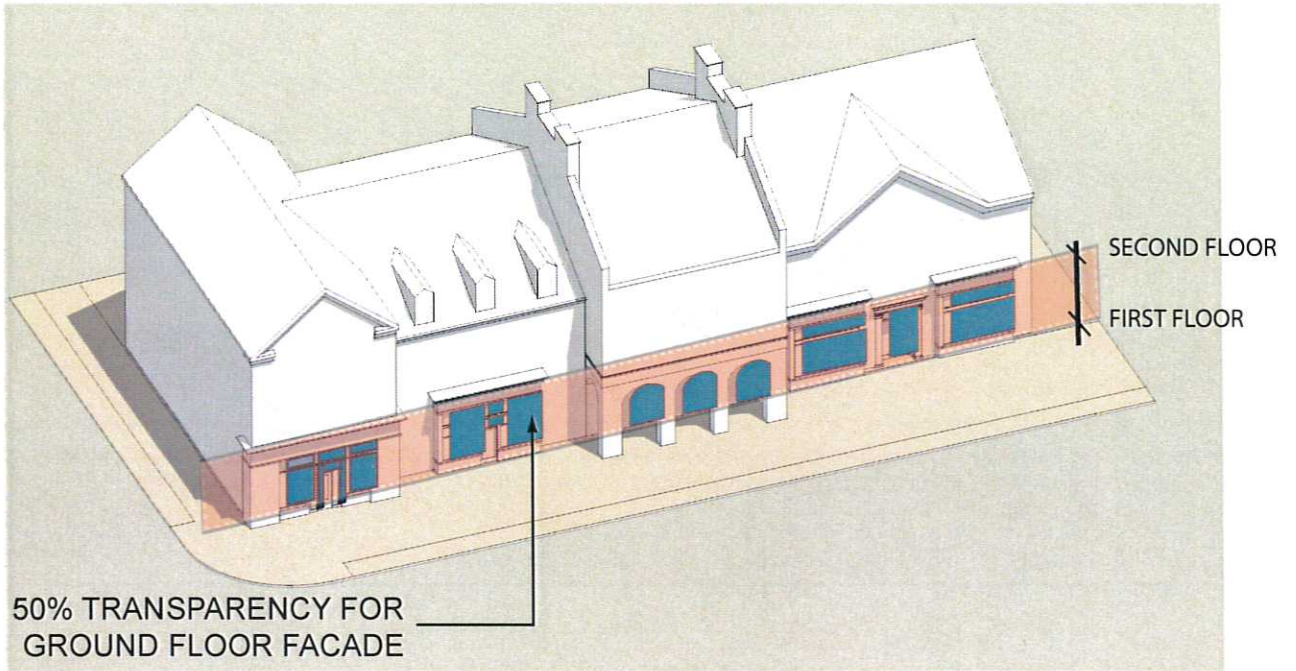
- (a) RECESSED OR DISPLAY WINDOWS;
- (b) OFFSET SURFACES, NICHES, INSETS, PROJECTIONS, OR BAS RELIEF WITH A MINIMUM DEPTH OF FOUR INCHES;
- (c) WINDOW INDENTATIONS THAT INCORPORATE A DIFFERING BUILDING MATERIAL, TEXTURE, OR COLOR, ALONG WITH AN AWNING OR OVERHANG;
- (d) DIFFERENTIATED PIERS, COLUMNS, OR PILASTERS;
- (e) TEXTURED MATERIALS
- (f) PUBLIC ART



VERTICAL ORIENTATION
(HEIGHT OF ELEMENTS ARE
EMPHASIZED OVER WIDTH)



HORIZONTAL ORIENTATION
(WIDTH OF ELEMENTS ARE
EMPHASIZED OVER HEIGHT)





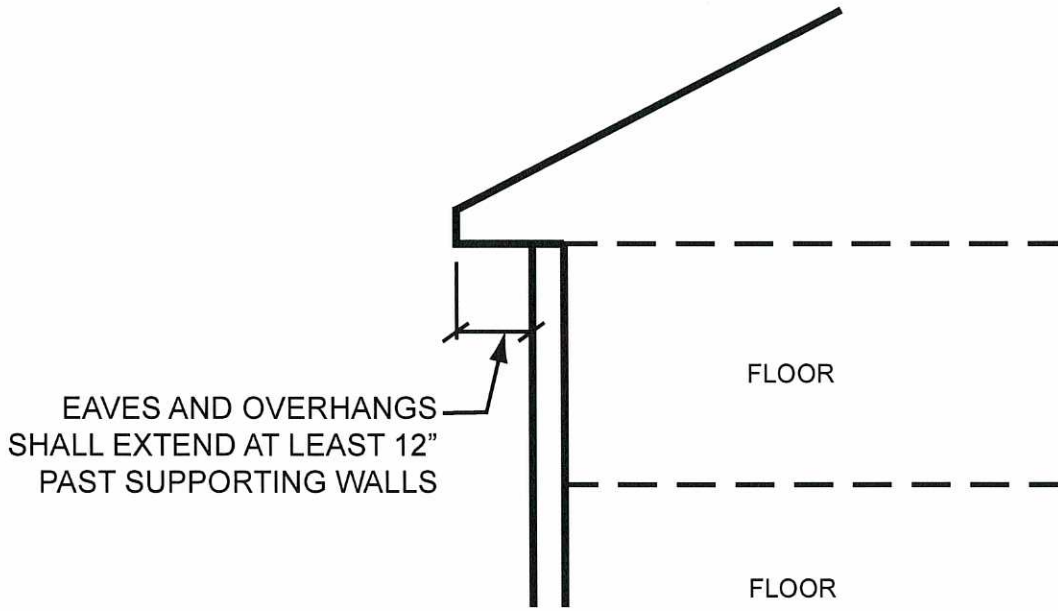
PRIMARY FACADE MATERIALS SHOULD WRAP AROUND THE CORNER TO A LOGICAL POINT OF CONCLUSION

MATERIAL CHANGES CAN OCCUR FOR ACCENTS AROUND DOORS, WINDOWS OR CORNICES

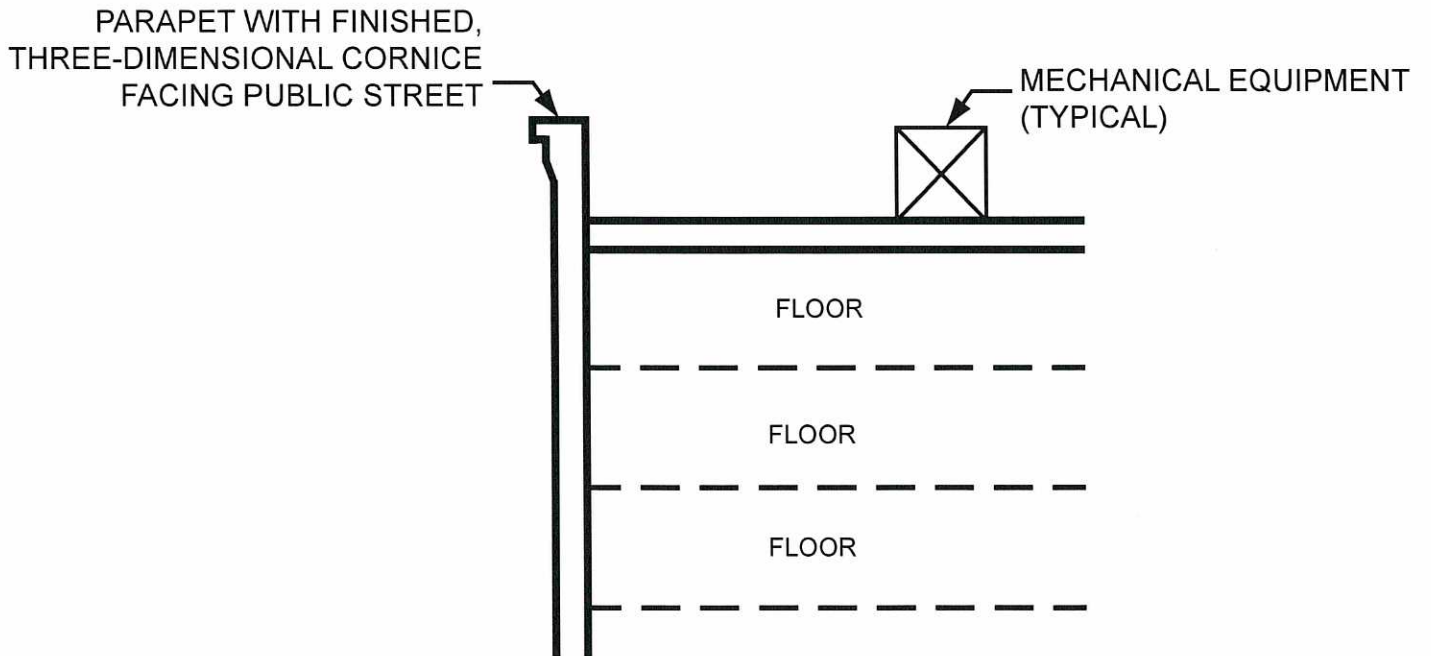


MATERIAL CHANGES SHOULD OCCUR ALONG A HORIZONTAL LINE OR WHERE TWO FORMS MEET

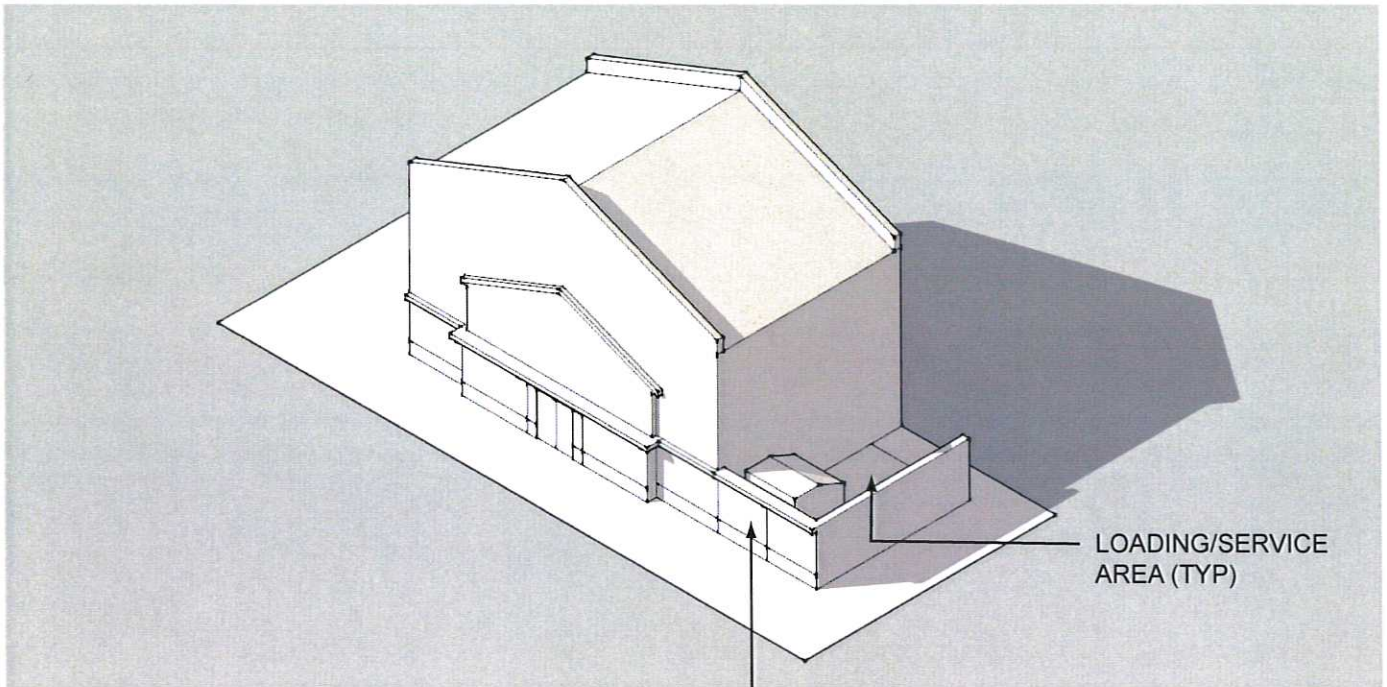
HEAVIER MATERIALS SHOULD BE LOCATED BELOW LIGHTER MATERIALS (BRICK BELOW STUCCO)



18-95.14.10 EAVES AND OVERHANGS



18-95.14.11 PARAPET WALLS



LOADING, SERVICE AND
EQUIPMENT AREAS SHALL BE
ATTACHED TO AND INTEGRATED
WITH THE BUILDING AND SHALL BE
SCREENED WITH SIMILAR
ELEMENTS AND MATERIALS

