

Design Standards for the following non-residential districts:

- **B-3 Office District**
- **MA Manufacturing Artisan District**
- **M1 Limited Manufacturing District**
- **O-R Office Research District**
- **P-L Public Lands District**
- **O-S Open Space District**
- **R-C Recreation Conservation District**

STANDARDS FOR APPEARANCE:

1. The purpose of these standards is to establish a designed objective of those items, which affect the physical aspect of the Village of Barrington's environment. Pertinent to appearance is the design of the site, building and structures, planting, street hardware, and miscellaneous other objects which are observed by the public.
2. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values, and promote the public health, safety and welfare.

a. RELATIONSHIP OF BUILDINGS TO SITE

- i. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, safe pedestrian movement, and parking areas.
- ii. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.
- iii. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to largely screen parking areas from view from public ways.
- iv. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or allowed) adjoining buildings.
- v. Newly installed utility services, and service revisions necessitated by exterior alteration, shall be underground.

b. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA

- i. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- ii. Attractive landscape transition to adjoining properties shall be provided.
- iii. Harmony in texture, lines, and masses is required. Monotony shall be avoided.

c. **LANDSCAPE AND SITE TREATMENT**

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

- i. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed to the greatest extent possible. Modification to topography will be permitted where it contributes to good appearance.
- ii. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- iii. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes and to provide shade. Spectacular effects shall be reserved for special locations only.
- iv. Unity of design shall be achieved by repetition of certain plan varieties and other materials, and by correlation with adjacent developments.
- v. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and other that will be hardy, harmonious to the design, and of good appearance, shall be used.
- vi. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
- vii. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- viii. Where building site limit planting, the placement of trees in parkways or paved areas is encouraged.
- ix. Screening of service yards, and other places, which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- x. In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles, shall be used. Carefully selected plants shall be combined with such materials where possible.
- xi. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness avoided.

d. **BUILDING DESIGN**

- i. Architectural style is not restricted. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.

- ii. Buildings shall have compatible scale and be in harmonious conformance with permanent neighboring development.
- iii. Materials:
 - a) Materials shall be selected for harmony of the building and adjoining buildings.
 - b) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those, which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
 - c) Materials shall be of durable and permanent quality.
 - d) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious to their surroundings.
 - e) Materials, which are natural and indigenous to the area, are preferred.
- iv. Building components – such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another and to the architectural style.
- v. Colors shall be harmonious and shall use only compatible accents.
- vi. Mechanical equipment or other utility hardware on roof, ground or building shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- vii. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- viii. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
- ix. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

e. **MISCELLANEOUS STRUCTURES AND STREET HARDWARE**

- i. Miscellaneous structures and street hardware shall be designed to be part of the architectural concept and landscape scheme. Materials shall be compatible with buildings, scale shall be proportionate to the main structures, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
- ii. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape and buildings.

f. **MAINTENANCE – PLANNING AND DESIGN FACTORS**

- i. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- ii. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.
- iii. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt and rubbish shall be avoided.

g. **FACTORS FOR EVALUATION**

The following factors and characteristics which affect the appearance of a development will govern the Architectural Review Commission's evaluation of a design submission:

- i. Conformance with the Appearance Code.
- ii. Logic of design.
- iii. Exterior space utilization.
- iv. Architectural character.
- v. Attractiveness.
- vi. Material selection.
- vii. Harmony and compatibility.
- viii. Circulation – vehicular and pedestrian.
- ix. Maintenance aspects.