

Design Standards for the B-R Mixed Business-Residential District

All buildings within the B-R Mixed Business-Residential District shall be constructed, remodeled or added onto in a manner consistent with traditional single-family houses in the central part of Barrington. Conformance with the following specific design standards is required:

1. Architectural Style. Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes. “Modern” or “International” styles are not permitted.
2. Exterior Materials General. In order to adapt to changing technology and so as not to limit the designer, additional materials other than those specified in this Section may be permitted, if recommended by the Architectural Review Commission, and approved by the Village Board. If materials other than those listed below are proposed for use, such material shall be reviewed and recommended by the Architectural Review Commission at a Preliminary Meeting as specified in Section 3.13 of this Ordinance.

Permission to use alternate materials recommended by the Architectural Review Commission and approved by the Village Board is valid only for the specific project reviewed. Prior approval, and use of a material for another project within the B-R Mixed Business-Residential Overlay District, does not grant permission to future projects. The right to use alternate materials shall be reviewed on a case-by-case basis, in the context of each individual project.

3. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:
 - a. Clay brick (unglazed).
 - b. Stone (natural).
 - c. Wood or cementitious lap siding.
 - d. Stucco (cementitious material only, no E.I.F.S. (Exterior Insulation Finish Systems)).
4. Door and Window Design. All doors and windows shall be residential in character.
5. Door and Window Materials. All windows shall be wood or wood clad with aluminum. All doors are encouraged to be wood. The design of doors made of materials other than wood shall be compatible with the design of the building.
6. Exterior Trim.
 - a. Trim is required for all doors and windows.
 - b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high-density polymer.
 - c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other trim is not required.
7. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the façade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.

8. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:
 - a. A wood porch or balcony may be used in combination with stone or brick walls.
 - b. An extended brick or stone foundation wall may be used in combination with wood walls.
 - c. A front façade of finished brick or stone may be used in combination with common brick on side and rear walls.
 - d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
 - e. A fireplace or columns of one (1) material may be combined with walls of another material.

9. Glazed Surface.
 - a. At least twenty (20) percent of the front elevation shall be glazed surface; (10) ten percent of all other elevations shall be glazed surface.
 - b. Glass shall be clear and non-tinted; no mirrored glass is permitted.

10. Roof Design. A hip, gable or other sloping roof is required; flat or mansard roofs are not permitted.

11. Roof Materials. Only shingle roofs of asphalt, fiberglass, wood or slate are permitted.

12. Landscaping. See Chapter 4, Part III for general regulations governing landscaping. In addition to the general regulations, landscaping within the B-R District shall comply with the design guidelines and standards of the Village Center Master Plan.

13. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these design standards. Color schemes and material selection shall be included.

14. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this B-R District shall not be issued unless a Certificate of Approval has been issued, in accordance with Section 3.13 of this Ordinance.