

## **Design Standards for the B-4 Village Center District**

The following design standards, together with the other regulations of this District and of the Zoning Ordinance, are intended to promote a small-scale, pedestrian-friendly character throughout the B-4 Village Center District. These standards are intended to encourage creative, tasteful, and scale-appropriate design. The standards have been developed not to limit the designer, but to avoid that which is gaudy, ordinary or of an inappropriate scale. The B-4 Village Center District is the center of the community. In order to create and maintain a sense of place and a cohesive atmosphere within the Village Center, it is required that all design relate to the context of the Village Center. Architectural design and scale which do not fit into the context of the Village Center shall not be permitted. The following regulations shall apply to all new construction, additions and exterior remodeling in the B-4 Village Center District.

1. Architectural Style. Rigid conformance to specific architectural styles is not required. However, the exterior design of buildings shall emphasize traditional architectural themes consistent with older buildings in the B-4 Village Center District. "Modern" or "International" styles are not permitted.
2. Exterior Materials General. In order to adapt to changing technology, the development of new materials, 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 Chapter 3 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-4 Village Center 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 siding.
  - d. Stucco (cementitious material only, no E.I.F.S. (Exterior Insulation Finish Systems)).
4. Door & Window Design. In order to promote and maintain the small town, historic character of the Village Center, glazed metal curtain wall systems are discouraged. If used, such wall systems shall be limited to a maximum of fifteen (15) percent of any building façade. The majority of glazed surface on façade(s) shall be double hung, casement, or fixed picture windows, within discernable wall elements. Sliding or louver windows shall not be permitted.
5. Door & Window Materials. All windows on front, corner side and access corridor façades, or serving public entrances, shall be wood or wood clad with aluminum. All

doors on front, corner side and pedestrian access corridor façades are encouraged to be wood. The design of doors made of materials other than wood shall be compatible with the design of the building. No restrictions are placed on door or window materials on other parts 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 masonry 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 material may be combined with walls of another material.

9. Exterior Colors. All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.

- a. Exterior Wall Colors. Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:

- 1) No color shall be darker than Value 4 in the Munsell color system.
- 2) No color shall be brighter than Chroma 8 in the Munsell color system.
- 3) White is permitted; black is not permitted.

- b. Trim Material Colors. Colors shall be compatible to and complementary with the colors used on the exterior walls.

10. Glazed Surface.

Front Elevation:

- a. At least forty (40) percent of the first floor of the front and corner side façades shall be glazed. However, the first floor façade shall be at least seventy (70) percent glazed if retail sales use is required on the first floor. A minimum eighteen (18) inch high knee wall shall be required beneath glazing;
  - b. At least thirty (30) percent of upper floor façades of the front and corner side façades shall be glazed.
  - c. At least ten (10) percent of any interior side façade shall be glazed surface, except where prohibited by the Building Code.
  - d. First story glass shall be clear and non-tinted; tinting of second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.
11. Exterior Wall Surface. Solid, windowless walls shall be avoided, except where such walls are a necessary part of a building's function. In such cases, they shall include arches, piers, murals, planters or other elements that reduce the building scale and add visual interest.
  12. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.
  13. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.
  14. Landscaping. Landscaping shall conform with Chapter 4, Part III and Section 7.5.I of this Ordinance.
  15. Lighting. Lighting standards and fixtures shall be consistent with the small-town character of the Village Center and shall conform to the guidelines of the Downtown Master Plan, wherever possible. All lighting shall be equipped with shielding and cut-off devices, such that no light shall fall upon adjacent residentially zoned properties, as measured with a standard light meter, facing the light source, at a height of six (6) feet above grade, at the adjacent edge of the residential property.
  16. 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.
  17. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this B-4 Village Center District shall not be issued unless a Certificate of Approval has been issued by the Corporate Authorities. Information submitted for Architectural Review Commission consideration shall include front elevation drawings of immediately adjacent buildings and structures. Where deemed necessary by the Zoning Official, information submitted for Architectural Review Commission consideration shall also include a model of the project and adjacent structures, including an accurate depiction of grade.