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ARTS & CRAFTS



TUDOR

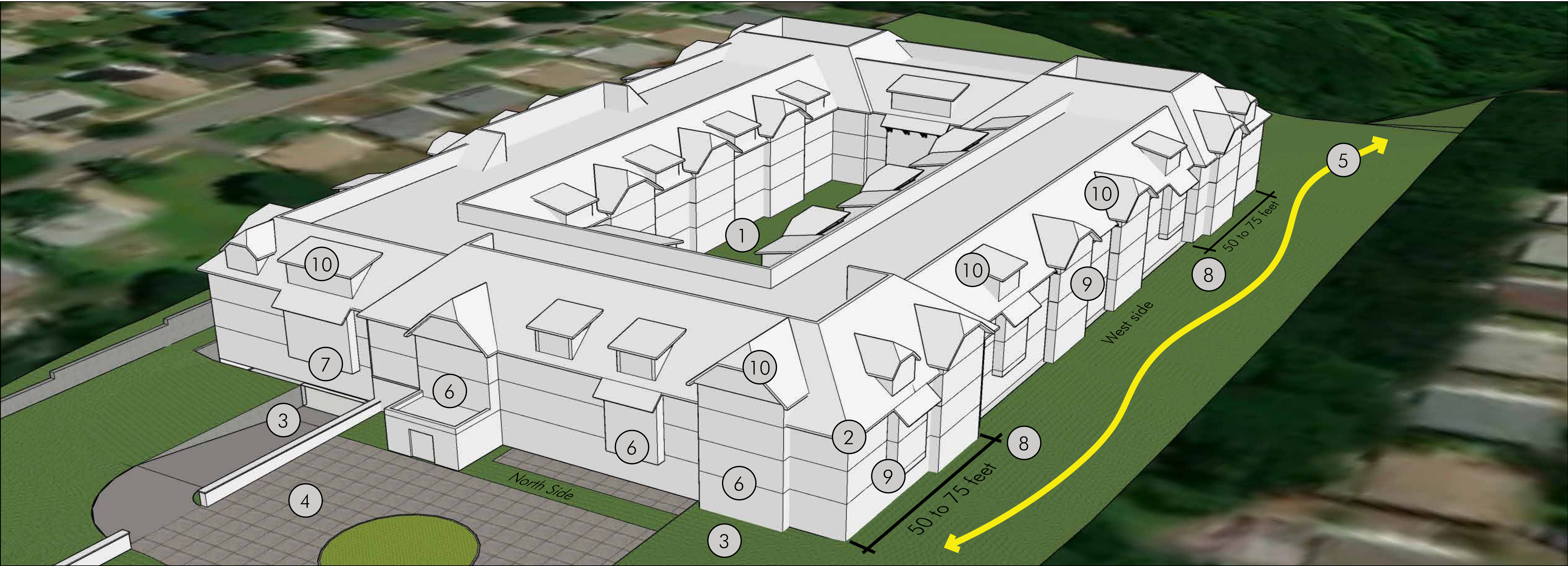


### Excerpts from Proposed Overlay Zoning Ordinance:

- (a) The building shall be designed to reflect the Tudor or Arts and Crafts design character found in the community or another style deemed to be appropriate at the approval of the Planning Board.
- (b) The massing, fenestration, materials, colors and details of the building shall reflect the defining characteristics and identifying features of the architectural style selected for such building.

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Summary of Excerpts from Proposed Overlay Zoning Ordinance:

- 1. There shall be a 1 building with an interior courtyard sitting directly over a podium parking structure.
- 2. The building shall be a maximum of 4 stories, with the fourth story confined to the area contained under a sloping roof, such that it would appear to be a 3 ½ story building, which may contain dormers.
- 3. The podium parking structure shall be designed to be a less obvious feature as viewed from adjacent properties and South Sixth Avenue public right-of-way ... The podium parking structure shall not be exposed on the north and west sides of the building (except for the garage entry) ... All parking shall be located in the podium parking structure under the building.
- 4. A texture-paved motorcourt shall be provided at the terminus of the existing South Sixth Avenue right-of-way at the northern tract boundary ... Up to 5 parking spaces may be provided within the motorcourt.
- 5. A minimum of 35% of the tract shall be devoted to open space [and shall include] a multi-use trail 6 to 12 feet in width designed to accommodate public and emergency access from South Sixth Avenue, around the west side of the building and to the southern tract boundary.

- The north side of the building shall contain “Main Entry Body” and “Secondary Wing” massing elements:
- 6. The portion of the wall fronting on the trail and motorcourt containing the building entrance shall be composed of at least 3 projecting gable or bay elements with a hierarchy of size and scale where the building entrance is the most prominent and the others vary in scale and articulation.
  - 7. The portion of the wall containing the garage entry to the podium parking structure shall be designed with a goal of making this portion of the building a less visually prominent secondary wing on the eastern side of the building.
- Other sides of the building:
- 8. Walls from each outside corner of the building shall extend 50 to 75 feet, then step inward by a minimum distance of 4 feet.
  - 9. Outside walls are “Facade Type A” and shall have at least 2 bays. Recessed walls are “Facade Type B” and shall have at least 1 bay shall for every 50 feet. Bays shall project 2 feet and be at least 2 stories tall.
  - 10. There shall be a diversity of dormer types composed in a pattern appropriate to the style of the building, including jerkinhead and shed dormers.

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