

# APPENDIX

## Introduction to the Overview Table

The design guidelines for the Blue Hill District are applied in a variety of ways:

1. Staff will use some of the guidelines when determining compliance with requirements in the Town Code.
2. The Community Design Commission will refer to some of the guidelines when determining whether elements of an application meet the intent of the Form District when reviewed for a Certificate of Appropriateness.
3. The CDC also will use some of the guidelines when considering the appropriateness of Design Alternatives that applicants may propose, to determine whether the intent of the Form District is still being met.
4. Finally, some guidelines are presented as non-regulatory options for property owners in the light of “best practices” in urban design.

This table indicates how each of the design guidelines may be applied. Note that, in many cases, a guideline may be used in more than one of the different categories described above.

## Reading The Overview Table

The chart indicates which of the four review authorities relate to each design guideline. If the guideline relates to the interpretation of a specific provision in the Land Use Management Ordinance (LUMO), that section of the code is referenced. In the code, many of the relevant sections exist in Section 3.11. For brevity in the chart, those numbers are omitted. For example, Section 3.11.4.1.G references requirements for “Service Drive, Loading Dock Access and Vehicular Access.” In the Overview Table, Design Guideline 3.13, “Provide vehicular connection into and between adjoining properties,” is linked to that code section. In the table, the reference is listed at 4.1.G, thus omitting the first two digits.

In some cases, a design guideline relates in a more general way to the review authority for a Certificate of Appropriateness (3.11.4.7.D.1) or a Design Alternative (3.11.1.2.H). In these cases, a checkmark in the appropriate cell on the chart indicates this condition.

## IN THE APPENDIX

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# Design Guideline Overview Table

This table provides detailed instruction for individual Design Guidelines. References to the Town code\* information are included in the appropriate columns for each applicable review authority.

Chapter 2: Public Right-of-Way			Code Compliance	Certificate of Appropriateness Review Elements**	Design Alternatives***	Best Practices
		Page #				
<b>The Public Realm</b>						
2.1	Enhance walkability in the public realm in each project.	24				
2.2	Promote "greenness" throughout the Blue Hill District.	24			4.2	
<b>View from the Public Right-of-Way</b>						
2.3	Enhance views from the public right-of-way to natural features and landmarks.	26				
2.4	Define the corner of a property at a key intersection with a distinctive design element.	26	2.1.D.5; 2.7.I.3		2.7.I.3	
<b>Pedestrian and Bicycle Connectivity</b>						
2.5	Locate bicycle and pedestrian facilities to connect with public outdoor amenity spaces.	27	2.7.F.4; LUMO 5.8			
<b>Public Streetscape Character</b>						
2.6	Use landscape materials to enhance the "green" experience in the public right-of-way.	28			4.2.D	
2.7	Develop a coordinated experience along all streetscapes to establish a sense of visual continuity.	29	4.2.D			
2.8	Integrate an "urban" approach to landscaping.	29			4.2	
2.9	Promote the use of landscape plantings along multiuse pathways, greenways and public connections.	29			4.2	
2.9	(a)	29	4.2.D; Design Manual			
2.9	(b)	29				
2.10	Adjusting the spacing of street trees may be considered.	30			2.5	

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	Page #	Code Compliance	Certificate of Appropriateness Review Elements**	Design Alternatives***	Best Practices
<b>Public Streetscape Character (continued)</b>					
2.11	Adjusting the alignment distance of street trees along a curb may be considered.	30		2.5	
2.12	Adjusting the scale of planting may be considered.	30		2.5	
2.13	Incorporate site furnishings into all new streetscape projects.	31	Design Manual		
2.14	Use a coordinated set of site furnishings that accommodates a high level of activity along commercial street frontages.	31	Design Manual; 4.5.B		
2.15	Cluster site furnishings and other streetscape features at mid-block locations to allow for fire access.	31	Fire Code		
2.16	Select furnishing designs that are fitting within the Blue Hill District context.	32	Design Manual		
2.17 (a)(b)	Locate site furnishings to animate the pedestrian network and outdoor amenity spaces.	32	Design Manual		
2.17 (c)		32		☑	
2.18	Use site furnishings to accommodate both active and passive pedestrian activity along a residential street frontage.	32	2.5	2.7.J	
<b>Public Art</b>					
2.19	Incorporating public art in a project is encouraged.	33		2.7.I.3	☑
2.20	Locate public art strategically.	33			☑
2.21	Design considerations for public art.	33			☑

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# Chapter 3: Site Design

	Page #	Code Compliance	Certificate of Appropriateness Review Elements**	Design Alternatives***	Best Practices
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## Building Placement and Setback Character

3.1	Place a building to promote a safe, interesting and comfortable pedestrian environment along the street.	36		2.7.2; 2.7.J	
3.2	Design the street frontage to promote pedestrian activity.	37		2.7.O; 2.7.P; 2.7.Q	
3.3	Develop an active pedestrian-friendly area in front of a building, when it is set back from the build-to line.	37	2.7.I.4; 2.7.F.4		
3.4	Design the street frontage to be compatible with the surrounding context.	37	2.5; 4.2.C		

## Building Orientation

3.5	Orient a building to the public streetscape.	39	2.7.Q		2.7.Q.4
3.6	Where a building has multiple frontages such as streets, plazas and/or amenity spaces, provide a secondary entry along each frontage.	39	2.5; 2.7.Q		
3.7	If a property is located along Booker Creek, orient an entry toward this natural feature.	39	2.5; 2.7.Q		

## Connectivity

3.8	Connect a development to established pedestrian pathways and bikeways.	40	2.7.D; 2.7.F.4; 2.7.S		
3.9	Provide pedestrian and bicycle connections into and between properties.	41	LUMO 5.8		
3.10	Incorporate bicycle parking into the design of a new building and in connection with existing bikeways.	41	4.1.E		
3.11 (a-c)	Design a building pass-through to be inviting and in proportion to its associated building.	43		2.7.S	
3.11 (d)		43		2.7.S	✓
3.12 (a)(c)	Activate a building pass-through to create a safe, enjoyable public space.	43		2.7.S	
3.12 (b)(d)		43		2.7.S	✓

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<b>Connectivity (continued)</b>					
3.13 (a-c) Provide vehicular connections into and between adjoining properties.	48	4.1.G			
3.13 (d)	48		4.1.G		
3.14 Create a consistent streetscape experience within a development.	49				
3.15 Where a curb cut is to be installed, minimize its width.	49	4.1.G.2			
3.16 (a) Design a service drive to be a visual asset.	49		4.2.E		
3.16 (b)	49	4.2.E			
<b>Outdoor Amenity Space</b>					
3.17 Locate an outdoor amenity space to provide a focal point on a site.	52			2.7.F4.i	
3.18 (a) Locate and orient outdoor amenity space to be actively used.	52	2.7.F4.c			
3.18 (b-d)	52			2.7.F4.i	
3.18 (e)	52			2.7.F4.c	
3.19 Locate outdoor amenity space where it will be shaded in summer months.	52		2.7.F		
3.20 (a) Create outdoor amenity space in the remaining area when a building is set back from the build-to-line.	53	Design Manual			
3.20 (b)(c)	53				
3.21 Design an outdoor amenity space to be inviting.	53		2.7.F		

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<b>Outdoor Amenity Space (continued)</b>					
3.22	Furnish outdoor amenity spaces to encourage passive use and public enjoyment.	53		2.7.F	
3.23	Create a coordinated design palette for an outdoor open space.	53	Design Manual	2.7.F	
3.24	Promote a "green" experience in all outdoor amenity spaces.	54		1.2.A	
3.25	Design a rooftop outdoor amenity space to be visible and accessible.	54		2.7.F4.c	
3.26	Design a rooftop outdoor amenity space to capitalize on views of natural features and active social spaces.	55		2.7.F4.c	
3.27	Design outdoor amenity space to incorporate Low Impact Development (LID) principles for stormwater management.	55		4.2.B	
<b>Recreation Space</b>					
3.28	Design recreation areas to provide options for a variety of users.	56	2.7.G		
3.29	Design and furnish a recreation area to fit with the context of its development.	56		2.7.G	
<b>Outdoor Dining Areas</b>					
3.30	Locate an outdoor dining area to accommodate pedestrian traffic along the sidewalk.	57	2.7.I.4		
<b>Surface Parking</b>					
3.31	Minimize the visual impact of surface parking.	58	4.2.C.2		
3.32	Locate a surface parking lot so it will minimize gaps in the continuous building wall.	59	2.7.I; 4.1.G.1		
3.33	Divide a large parking area into interconnected, smaller modules with landscape buffers.	59	4.2.B; 4.2.C		
3.34	Design a surface parking lot for sustainability by incorporating one or more of the following features.	59	4.1.C.1	1.2.A	

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<b>Structured Parking</b>					
3.35 Provide an active use at the sidewalk edge when parking in a structure occurs at the street level on a primary street.	60	2.5			
3.36 Wrapping the parking with an active use is preferred.	60		4.1.B.4		
3.37 Design architectural screens to be an integral part of the building design.	63		4.1.B.4		
3.38 (a) Design a parking structure to minimize light spill into adjacent sites.	63	4.4.E			
3.38 (b)(c)	63		☑		
3.39 Design a parking structure to promote sustainability.	63			1.2.A	☑
3.40 Design a parking structure to be adaptable for future non-vehicular uses.	63			☑	☑
<b>Landscape Design</b>					
3.41 (a) Preserve and maintain mature trees and other significant vegetation.	64			1.2.A	☑
3.41 (b)	64	LUMO 5.7			
3.42 Use a coordinated landscape palette to establish a sense of visual continuity within a site.	64	4.2.D			
3.43 Integrate landscaping and stormwater management systems.	64		4.2.B		
<b>Fences and Site Walls</b>					
3.44 Coordinate a fence or wall with the overall site design.	65		4.2.G		
3.45 Use a material that is durable and compatible with that of adjacent buildings and other site features.	65		4.2.G		

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<b>Fences and Site Walls (continued)</b>					
3.46	Design a retaining wall to minimize impacts on the natural character of the site.	65		4.2.G	
3.47	Incorporate design variations in a site wall to create interest.	65		4.2.G	
<b>Working with Topography</b>					
3.48 (a)	Design a site to integrate with existing topography.	66	1.2.A		
3.48 (b)(c)		66			
3.49	Design parking lots to take advantage of changes in topography.	66		2.3; 2.4	
3.50	Orient a building's primary facade along a level grade, where possible.	66		2.7.F	
3.51 (a)(c)(d)	Design a building to step with the existing topography of a site.	66	2.3; 2.4		
3.51 (b)		66			
3.52	Define facade elements to respond to changes in topography.	67		2.3; 2.4	
3.53	Step outdoor amenity spaces to follow changes in topography.	67		2.7.F	
3.54	Provide frequent connections between the public walk to the site and its building(s).	67	2.3; 2.4		
3.55	Retaining walls are subject to the same guidance as blank walls.	67		4.2.G	
<b>Service Areas and Utilities</b>					
3.56	Locate a service area or utility to minimize visual impacts from the street and sidewalk.	68	4.2.E.2		
3.57	Enclose a free-standing utility or service area.	68		4.2.E.2	

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<b>Service Areas and Utilities (continued)</b>					
3.58	Provide lighting for service areas and utilities.	69	4.4		
3.59	Integrate mechanical equipment into the design of a building.	69		2.7.J; 4.2.E	
<b>Drive-thru Areas</b>					
3.60	Design a drive-thru area to be subordinate to the principal structure on a site.	70	4.1.F.1		
3.61	Locate a drive-thru area to avoid conflicts with internal circulation.	70	4.1.F; Design Manual		
3.62	Coordinate the design elements of a drive-thru area with the primary structure.	70		4.1.F	
3.63	Locate menu board speakers to protect adjoining residential areas from excessive noise.	70	4.1.F		
<b>Stormwater Management</b>					
3.64	Incorporate Low Impact Development (LID) principles to mitigate stormwater impacts.	71	4.3.D		
3.65	Incorporate and design stormwater management systems as site amenities.	71			
<b>Phased Improvements</b>					
3.66	When locating a new building on a site with existing ones, consider the following.	75	2.7.I		
3.67	Plan incremental improvements to accommodate future development.	75		4.7.F	
3.68	Design phased improvements to enhance the pedestrian environment of an existing development.	75		4.7.F	

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<b>Sensitive Site Design Transitions</b>						
3.69 (a)(c)	Design a site with a new land use to be compatible with adjacent neighborhoods.	77	4.2.H			
3.69 (b)(d)		77			4.2.E; 4.2.H	
3.70	Minimize negative impacts of a commercial operation on an adjacent residential property.	79		4.2.H		
3.71	Provide pedestrian, bike and vehicular connections to adjacent neighborhoods.	79	LUMO 5.8.1			
3.72	Design site transitions to connect to future/proposed developments.	79				
3.73	Design a landscape buffer area to include shared amenities.	80			1.2.H; 4.2.H	
3.74	If a property is located along a curved portion of Booker Creek, place a building edge(s) to respond to the Creek's curvilinear shape and to activate a community amenity.	80	2.5; 2.7.I			

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## Chapter 4: Building Design

	Page #	Code Compliance	Certificate of Appropriateness Review Elements**	Design Alternatives***	Best Practices
<b>Architectural Character</b>					
4.1	Innovative new designs that draw upon local and regional design traditions are preferred.	84		✓	
4.2	Create a pedestrian-friendly environment with all new projects.	84	2.6		
<b>Energy Efficiency and Building Performance</b>					
4.3	Utilize sustainable building design solutions throughout the Blue Hill District.	85		1.2.A	✓
4.4	Design with energy efficiency and use of renewable energy as top priorities.	85		1.2.A	✓
4.5	Locate a new building, or an addition, to take advantage of micro-climatic opportunities for energy conservation.	86		2.7.L	✓
4.6	Design an addition to take advantage of energy-saving and energy-generating opportunities.	86		4.7.E	✓
4.7	Maximize solar access for all properties.	86		2.7.L	✓
<b>Environmental Performance in Building Elements</b>					
4.8	Use sustainable building materials whenever possible.	87		2.7.R	✓
4.9	Incorporate building elements that allow for natural environmental control.	87		1.2.A	✓
4.10	Minimize the visual impacts of energy devices on the character of the District.	87	4.2.E		
<b>Building Mass and Scale</b>					
4.11	Provide variation in building heights.	89		2.7.T	✓
4.12	Locate the taller portion of a structure away from neighboring residential buildings of lower scale or other sensitive edges.	89	4.2.H		

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	Page #	Code Compliance	Certificate of Appropriateness Review Elements**	Design Alternatives***	Best Practices
<b>Building Mass and Scale (continued)</b>					
4.13	Establish a sense of human scale in the design of a new building.	90		2.7.T	
4.14	Incorporate horizontal expression lines to establish a sense of scale.	92		2.6	
4.15	Provide vertical articulation in a larger building mass to establish a sense of scale.	92			
4.16	Use materials to convey a sense of human scale and visual interest to pedestrians.	92		2.7.R	
4.17	Incorporate balconies to create depth and interest on a building facade.	92		2.6.C	
4.18	Vary cornice lines to create visual interest.	92		2.7.T	
4.19	Create a sense of visual interest by using a variety of roof heights along the street.	93		2.7.T	
4.20	Incorporate a roof form that provides a "cap."	93			
4.21	Utilize one of the following methods to design a building that is located on the corner.	93		2.1.D.5; 2.7.F; 2.7.I.3	
<b>Architectural Features (Design Elements)</b>					
4.22 (a)	Design a building facade to enhance community image.	97		2.6	
4.22 (b)		97		2.7.R	
4.23	Design a building facade to be compatible with its context.	97		2.6; 2.7.O; 2.7.R	
4.24	Design a building facade to convey visual interest.	97		2.6	
4.25	Design the ground floor to engage the public realm and promote pedestrian activity.	99		2.6; 2.7.O; 2.7.P	
4.26	Use building materials to define the ground floor and add visual interest.	99		2.7.R	

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<b>Architectural Features (Design Elements) (continued)</b>					
4.27 Design the main entrance to be clearly identifiable.	101		2.7.Q		
4.27 (a)					
4.27 (b)	101			2.7.T	✓
4.28 Orient the primary entrance of a building to face a street, plaza or pedestrian way.	101		2.1.D		
4.28 (a)(b)					
4.28 (c)	101			2.1.D	
4.29 If a property is located along Booker Creek, orient an entry toward this natural feature.	101	2.7.Q			
4.30 Use an iconic design feature to foster a unique sense of place.	102			2.7.L	✓
4.31 Locate an iconic design feature to maximize its visibility and impact.	102		2.7.Q; 2.7.I.3		
<b>Four-sided Building Design</b>					
4.32 Design a building to provide interest on all sides that will be viewed from the public realm.	103	2.6; 2.7.O; 2.7.R			
4.32 (a)					
4.32 (b)(c)	103		1.1; 4.1.B.4		
<b>Building Elements</b>					
4.33 Include building elements to create a street edge that invites pedestrian activity.	106		2.6		
4.34 Design a forecourt to enhance the pedestrian experience.	106	2.6.G	2.6.G		
4.35 Expanding the size of a forecourt may be considered as a design alternative when the edge is clearly defined.	107			2.6.G	
4.36 Encourage consistency in arcade design.	107		2.6.E		

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<b>Building Elements (continued)</b>					
4.37	Design an arcade to improve the pedestrian experience.	107		2.6.E	
4.38	Incorporate a front porch to create a visual and functional connection between a residential building and the street.	107	2.6.A	2.6.A	
4.39	Incorporate building elements that are visually consistent with elements on adjacent, new buildings.	107		2.6	
<b>Building Materials</b>					
4.40	Incorporate building materials that contribute to the visual continuity of the District.	108		2.7.R	
4.41	Develop simple combinations to retain the overall composition of the building.	108		2.7.R	
4.42	Use high quality, durable building materials.	108		2.7.R	
4.43	Alternative primary materials may be considered when they are designed to express modules and a sense of scale.	108			2.7.R.4
4.44	Utilize traditional masonry materials such as stone, concrete and brick, where feasible.	109		2.7.R	
4.45	Architectural metals may be considered as a primary building material for design alternatives on building walls.	109			2.7.R.4
4.46	Architectural concrete may be considered as a primary building material for design alternatives on building walls.	109			2.7.R.4
4.47	Architectural glass may be considered as a primary material.	109		2.7.R	

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<b>Windows</b>					
4.48 Design a window to create depth and shadow on a facade.	110		2.7.O		
4.49 Locate and space windows to express individual modules of a large facade, to express scale and to create rhythm along the block.	110		2.7.O		
4.50 Use durable window materials.	110		2.7.O		
<b>Exterior Lighting</b>					
4.51 (a) Install exterior lighting that will enhance the public realm and improve the pedestrian experience.	111		4.4.H		
4.51 (b)(c)(d)	111	4.4.H			
4.52 Use exterior lighting to highlight the distinctive features of a site.	111		4.4.H		
4.53 Minimize the visual impacts of architectural lighting on neighboring properties.	111	4.4.B; 4.4.D			
4.54 Use shielded and focused light sources to prevent glare and light pollution.	111	4.4.H			
4.55 Coordinate fixture designs with abutting properties to establish a sense of continuity.	111		4.4.D; 4.4.H		
<b>Incremental Building Improvements</b>					
4.56 Alternatives to the design of an addition to an existing building may be considered.	112			1.2.A; 4.7.E	
4.57 Alternatives in the design of improvements to an existing parking lot may be considered.	112			1.2.A; 4.2.C	
4.58 Alternatives in the design of a buffer or landscape transition may be considered.	112			1.2.A; 4.7.F	

\*NOTE: All references are subsections of Section 3.11 of the Land Use Management Ordinance (LUMO), unless otherwise noted in green.

\*\*Sec. 3.11.4.7.D.1 serves as a reference for each entry in the Certificate of Appropriateness Review Elements column, in addition to other references provided for certain guidelines.

\*\*\*Sec. 3.11.1.2.H serves as a reference for each entry in the Design Alternatives column, in addition to other references provided for certain guidelines.

# Glossary of Terms

The glossary below includes terms that are defined for the design guidelines.

**Adaptive Reuse.** The process of reusing an old site or building for a purpose other than which it was built or designed for, such as a residence converted into an office.

**Addition.** Construction that expands the square footage of an existing building.

**Alignment.** The linear relationship of structures or parts of structures to each other.

**Appropriate.** Suitable or compatible.

**Arcade.** A covered passageway with arches along one or both sides.

**Arch.** A curved construction that spans an opening and supports the weight above it.

**Architectural Screen.** A fabricated metal component that is fastened to a building wall, or over an opening to provide an ornamental or mesh screen that adds visual interest or limits the visibility of parked cars, utility areas or other visual intrusions.

**Articulation.** Design elements, including both horizontal and vertical changes in materials, texture or wall plane that add interest to the face of a building. Massing articulation is the way in which a building is broken down into modules, sub-parts, or major elements, that provide a sense of human scale.

**Attic.** The upper level of a building, usually not of full ceiling height, directly beneath the roof.

**Awning.** A roof-like cover that is temporary or portable in nature that projects from the wall of a building and is supported primarily from the exterior wall of a building.

**Base, Middle, Cap Design.** A traditional building facade composition with well-defined ground or lower floors and a distinctive "cap" element framing middle building floors.

**Batten.** A board attached to the back or front of two other parallel boards, usually to hold them together.

**Bay.** The horizontal divisions of a building, defined by windows, columns, pilasters, etc.

**Bay Window.** A projecting window that forms an extension to the floor space of the internal room.

**Block Face.** See "Street Face."

**Board & Batten.** Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

**Bond.** A term used to describe the various patterns in which brick (or stone) is laid, such as 'common bond' or 'Flemish bond.'

**Bracket.** A supporting member of wood, stone, or metal often used for both decorative and structural purposes and generally found under projecting features such as eaves or cornices. Also, brackets are used as supports for a balcony.

**Building.** Anything attached to the ground having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals or personal property. See the Town of Chapel Hill Zoning Ordinance.

**Building Module.** A sub-part of a larger building that appears as a single facade plane. One large building can incorporate several modules.

**Bulkhead.** The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design.

**Buttress.** A pier of masonry placed against a wall for additional support.

**Canopy.** A roofed structure placed so as to extend outward from a building, to provide a protective shield for doors, windows, and other openings. Canopies are usually supported by the building with additional support extending to the ground directly under the canopy edge.

**Cantilevered.** A projecting element, anchored in the body of the building, as in the case of a cantilevered balcony.

**Casement Window.** A window with one or two sashes which are hinged at the sides and usually open outward.

**Character.** The qualities and attributes of any structure, site, street or district.

**Cinder Block.** A concrete masonry unit block made from cinders (fly ash or bottom ash).

**Clapboards.** Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weatherproof exterior wall surface.

**Clerestory.** A section of a wall pierced with windows projecting above the aisles of a church.

**Colonnade.** A range of columns.

**Column.** A circular or square vertical structural member.

**Compatible.** Existing or performing in harmonious, agreeable combination with its surroundings.

**Concrete Masonry Unit (CMU).** A large rectangular brick made from cast concrete. A cinder block is a type of CMU.

**Configuration.** The arrangement of elements and details on a building or structure that help to define the character.

**Construction.** The act of adding an addition to an existing building or structure, or the erection of a new principle or accessory building or structure on a lot or property.

**Context.** The setting in which a site, structure, street or district exists.

**Cornice.** A projecting element that tops a wall.

**Course.** A horizontal layer or row of stones or bricks in a wall.

**Cresting.** A decorated ornamental finish along the top of a wall or roof — often made of ornamental metal.

**Cupola.** A dome placed on a circular or polygonal base crowning a roof or turret.

**Design Guideline.** A statement describing an intent or desired outcome to help guide development toward a desired level of quality through the design of the physical environment. Guidelines are applied on a discretionary basis relative to the context of development.

**Design Review.** A system for evaluating development to ensure that it is consistent with community objectives.

**Dormer.** A roofed structure that contains one or more windows and projects from a sloped roof.

**Double-Hung Window.** A window with two sashes, one sliding vertically over the other.

**Eave.** The edge of a roof that projects beyond the face of a wall.

**Exterior Insulation and Finish System (EIFS).** “See Synthetic Stucco.”

**Element.** A material part or detail of a site, structure, street, or district.

**Elevation.** Any one of the external face or facades of a building; the straight-on view of a building wall.

**Fabric.** The physical material of a building, structure, or community; an interweaving of component parts.

**Façade.** The exterior walls of a building.

**Face block.** A series of structures placed parallel to a street along one side of a city block.

**Fascia.** A flat horizontal member of molding; forms the trim of a flat roof or pitched roof.

**Fenestration.** The arrangement of windows on a building.

**Fiber Cement Siding.** A composite material made of sand, cement and cellulose fibers that is used as an exterior building material. Hardie-board is a type of fiber cement siding.

**Flashing.** Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

**Form.** The shape and structure of a building.

**Foundation.** The lowest exposed portion of the building wall, which supports the structure above.

**Frame.** The exposed trim around a window or door opening; also called a casing.

**Gable.** A triangular shape roof formed by two intersecting roof planes; also the triangular shape wall at the end of the roof.

**Glazing.** Window glass.

**Hardie-board.** See "Fiber Cement Siding."

**Harmony.** Pleasing or congruent arrangement.

**Head.** Upper horizontal framing member of a window or door.

**Hip.** A roof with four planes all sloping toward the center of the structure.

**Horizontal Alignment:** Design elements such as moldings, belt courses, parapets and cornices or changes in material and color that produce horizontal lines along a building facade. A block face may have buildings with coordinated elements of horizontal alignment.

**Infill.** New construction where there had been vacant land before, such as a new building between two older structures.

**Landscape.** The totality of the built or human influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

**Lattice.** An openwork grill of interlacing wood strips used as screening.

**Low-Impact Development (LID).** A stormwater management approach to manage rainfall in a way which more closely mimics the natural hydrologic system at the site prior to any development. Techniques include those which infiltrate, store, filter, evaporate and detain stormwater close to the location where the rain fell.

**Masonry.** Construction of brick, stone, or other material requiring mortar, as well as concrete that has been detailed to resemble traditional masonry panels. Masonry does not include synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick.

**Massing.** The overall composition of the exterior of the major volumes of a building, especially when the structure has major and minor elements.

**Materials.** The physical elements that were combined or deposited in a particular pattern or configuration to form a property.

**Metal Standing Seam Roof.** A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof is named.

**Minor Project.** Limited improvements to an existing site without new construction (except accessory buildings). Minor projects include replacement of existing landscaping, modification of existing parking lots, changes to utilities, mechanical equipment or service areas, renovation or improvements to an existing facade or new/modified accessory buildings.

**Molding or Moulding.** A construction or decorative element that has a variety of contours or outlines.

**Mortar.** A mixture of sand, lime, cement and water, used as a binding agent in masonry construction.

**Net Facade Area.** The surface area of a building facade without including the surface area occupied by windows and doors.

**Offset.** See "Wall Offset."

**Orientation.** The relationship of a structure to the compass points or a site feature; may refer to the direction a facade faces, such as the south elevation, or the direction of a main axis, as in an east-west orientation.

**Parapet.** A low wall at the edge of a roof, balcony, or deck.

**Parapet Block.** A block of buildings with a roof profile that results from being built directly against each other such as along a traditional main street.

**Pediment.** A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

**Pergola.** A functional or ornamental shade structure of vertical posts or pillars that usually support cross-beams and a sturdy open lattice.

**Perpendicular Wall Sign.** A sign that projects in a perpendicular direction from a building wall or hangs from a bracket that projects from a building wall above pedestrian height.

**Pilaster.** A square pillar attached, but projecting from a wall, resembling a classical column.

**Pitch.** The degree of the slope of a roof.

**Pole Sign.** A sign that is mounted on a freestanding pole.

**Porch.** A structure attached to a building to shelter an entrance.

**Primary Facade.** The main building face; the side of a building that faces the street.

**Primary Structure.** The main structure on a property.

**Proportion.** The relationship of the size, shape, and location of one building element to all the other elements; each architectural style typically has its own rules of proportion.

**Redevelopment.** Any repair, reconstruction, or improvement, excluding additions as defined herein, to an existing structure where the costs of which is less than fifty (50) percent of the total replacement cost of the structure either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

**Rhythm.** Regular occurrence of elements or features, such as spacing between buildings.

**Ridge.** The top horizontal member of a roof where the sloping surfaces meet; the peak of the roof.

**Rusticated.** Roughening of stonework or concrete blocks to give greater articulation to each block.

**Scale.** Proportional elements that demonstrate the size, materials and style of buildings. The proportions of the elements of a building to one another and the whole, and to adjacent buildings.

**Secondary Structure.** A smaller or lesser structure associated with a primary structure on a property.

**Setback.** A line demarcating that portion of the lot specified must remain devoted to a yard, and the buildable portion of the lot. Building setbacks and “yard” are considered one and the same. See the Chapel Hill Zoning Ordinance for more information (on the web via the Planning and Development Services page at [www.townofchapelhill.org/town-hall/departments-services/planning-and-development-services](http://www.townofchapelhill.org/town-hall/departments-services/planning-and-development-services)).

**Setting.** The sum of attributes of a locality, neighborhood or property that defines its character.

**Shed roof.** A pitched roof with a single plane.

**Siding.** The exterior wall covering or sheathing of a structure.

**Site feature.** A component of the property surrounding the structure, such as a fence, walkway, or landscaping.

**Site wall.** A low wall along the edge of a property; may also serve as a retaining wall.

**Siting.** The placement of a building, structure, or object on a site in relation to natural features, boundaries, and other parts of the built environment.

**Small Project.** A project with limited floor area that is generally less than 1,500 square feet.

**Stormwater Management.** The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, stream bank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare. See the Chapel Hill Stormwater Ordinance.

**Street Face.** That portion of a block with frontage on a street; there are generally two block faces with frontage on either side of a street.

**Streetscape.** The relationship of the street, landscaping, and buildings as seen by the eye in one view.

**Structure.** Anything built, constructed or erected, or established or composed of parts joined together in some definite manner, the use of which requires location on the ground or which is attached to something having permanent location on the ground. Swimming pools, tennis courts, dog houses, and outdoor fenced animal runs are considered structures. Tents, vehicles, trailers and play equipment attached to the ground in some permanent or temporary way are considered structures. A structure may or may not be easily moved from a given location on the ground. See the Chapel Hill Zoning Ordinance.

**Style.** A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive manner.

**Synthetic Stucco (EIFS).** A non load bearing exterior wall cladding system that consists of an insulation board attached adhesively or mechanically to a building facade. Note that synthetic stucco is also frequently referred-to as EIFS (Exterior Insulation and Finish System).

**Transom.** A horizontal window opening over a door or window, often with a hinged window.

**Transparency.** The relationship of solid building wall to open or glass areas.

**Tree-lawn.** The landscaped area between the street and sidewalk.

**Trellis.** A framework of light wooden or metal bars used as a support for trees or climbing plants.

**Trim.** The decorative framing of openings and other features on a facade.

**Turret.** A small slender tower.

**Under Canopy Sign.** A sign that is hung perpendicular to a building under a canopy which projects over the public entrances into a building.

**Veranda.** A covered porch or balcony on a building's exterior.

**Vernacular.** A regional form or adaptation of an architectural style.

**Wall Offset.** A notch or break in the facade of a building.

**Wall Sign.** A sign attached parallel to, and not projecting significantly from, the wall of a building.