VILLAGE OF LEXINGTON

DESIGN GUIDELINES

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prepared by

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The graphics shown in this document are for illustrative purposes only and do not necessarily reflect all site development requirements and standards of the Village of Lexington Zoning Ordinance. For specific land use and development standards, see ***Chapter 4, Zoning District Regulations - Zoning, of the Village of Lexington Code of Ordinances***

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I. INTRODUCTION

The Design Guidelines are intended to be a helpful design-centric resource representing community expectations for new construction, additions, and renovations of the mixed-use zones of Lexington.

These recommendations provide direction to those development properties in the Downtown and along the mixed-use corridors in both written and graphic form regarding streetscape, building, and site design.

These recommendations support the vision of the Master Plan and supplement existing ordinance standards.

OVERVIEW

The Village of Lexington is known for its small-town coastal charm, local business culture, and proximity to the shores of Lake Huron. The Village is committed to preserving and enhancing its historical architecture, access to open space, and pedestrian-friendly streets. This priority is not incompatible with new development or with maintaining a strong local economy. Rather, when incorporated into high quality developments, these features are valuable assets that add to a rich investment environment.

Downtown and mixed-use corridors are planned for retail, office, residential and mixed-use developments that will serve residents as well as those visiting our community. The development of Design Guidelines was an identified action of the 2020 Master Plan.

GUIDING PRINCIPLES

- Promote an authentic, vibrant community
- Encourage a walkable, engaging street edge
- Preserve historic structures while promoting compatible infill
- Draw upon local design traditions
- Ensure quality building materials endure over time
- Improve and reinforce quality building design, upkeep, and renovation that draws visual appeal and interest
- Connect buildings to public space through building form and public space urban design standards
- Establish a sense of "place" within the downtown and mixed-use corridors through public space, art, greenspace and entryways.

INTENT

This document is a planning resource for business owners and developers, as well as Village staff and officials, that should be used in the planning and pre-design phase for new development, renovations, site improvements, and rehabilitation of existing buildings.

WHAT ARE DESIGN GUIDELINES?

Design guidelines provide a more illustrative tool for communicating community expectations. The Zoning Ordinance can regulate things like placement of building on lot, general form, bulk, massing, window openings, materials, height of buildings, and intensity of use. Developers and property owners should refer to the Zoning Ordinance for standards and regulations. Design guidelines help to communicate the things zoning cannot regulate such as preferred architectural styles that foster community character. The design guidelines can act as a reference point for:

- Existing property owners looking to make building or facade improvements
- A future facade grant program
- Developers designing/planning for infill development

MASTER PLAN

UNDERSTAND using data + analysis to tell the story of Lexington

EXPLORE Concept Plans, Redevelopment Priorities & Economic Development Strategies

ESTABLISH Vision for land use and character

ZONING AMENDMENTS

IMPLEMENT Plan vision through Zoning Amendments to regulate form and use

DESIGN GUIDELINES

ILLUSTRATE specific vision for character and feel of the mixed-use districts

APPLICATION

Development and construction within the Central Business District (CBD), Corridor Mixed Use (C-MU), and Gateway Mixed Use (G-MU) districts shall comply with the Lexington Zoning Ordinance. These Design Guidelines supplement the zoning standards and are provided to illustrate the intent of the CBD and mixed-use districts.

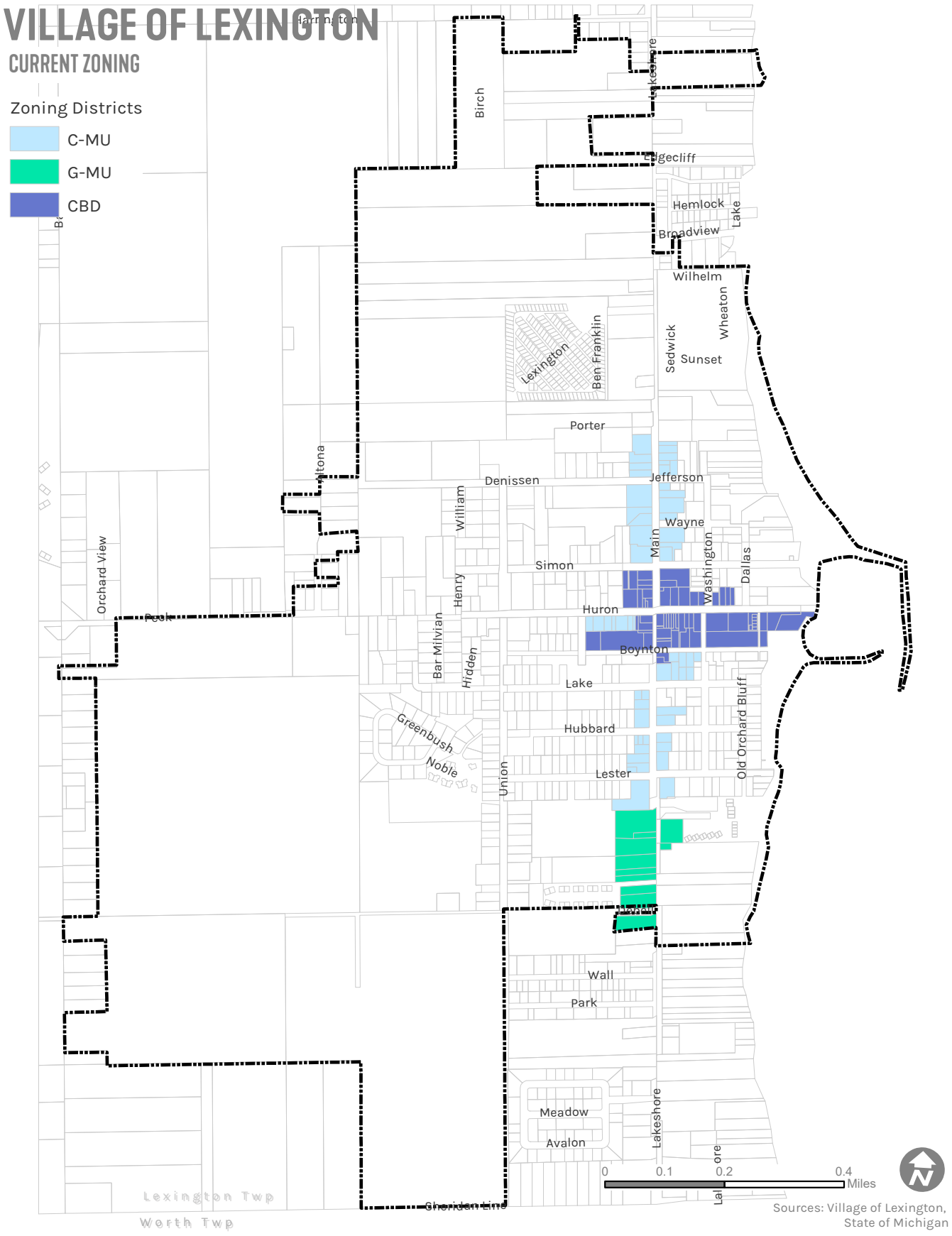
Generally, the design elements apply to all zoning districts. In some sections, the document includes recommendations specific to one or more districts. If the design element does not apply to a specific district, the district marker found at the top corner of each element header page will be grayed out. The following spreads outline the differences between these three districts:

- **CENTRAL BUSINESS DISTRICT (CBD)** - Traditional main street storefronts
- **CORRIDOR MIXED USE (C-MU)** - Downtown transition, mixed integrated use of residential and service businesses
- **GATEWAY MIXED USE (G-MU)** - Residential transition

The primary difference between the C-MU and G-MU districts is in uses, not form. There is nuance that can be applied using the design guidelines, but the similarity is intentional – to gradually transition from residential to a mixture of uses.

CENTRAL BUSINESS DISTRICT (CBD)	CORRIDOR MIXED USE (C-MU)	GATEWAY MIXED USE (G-MU)
Traditional main street storefronts	***Downtown transition***	***Residential transition***
■ Huron from Main Street four corners to Lake Huron	■ Local mixed-use/business district ■ Permits residential ■ Less stringent than CBD, (some side yard parking allowed) 0' side yard allowed	■ Keep residential look/feel ■ Gradually allow conversion to service businesses ■ Less intense uses than C-MU

MORE INTENSE ◄——————————————————————► LESS INTENSE



See the official Zoning Map

CENTRAL BUSINESS DISTRICT

INTENT

The intent of the Central Business District is to create a pedestrian-friendly, compact downtown district with a mixture of uses. Typically, the mixture of uses are ground floor storefronts for retail and entertainment uses with offices and residential on upper stories.

This District features uses that satisfy the retail, convenience, and service needs of the market area which includes the Village and surrounding Townships. This District prohibits auto-related and auto-oriented uses which do not support a compact pedestrian-friendly environment.

DESIGN GOAL

The CBD should exemplify Main Street America standards using predominantly turn of the century streetscape architecture which is compatible with existing historic structures

The Zoning Ordinance includes building and site standards for fenestration, horizontal articulation, ground floor articulation for properties zoned CBD.

CENTRAL BUSINESS DISTRICT

PRECEDENT IMAGERY

CBD DESIGN CONCEPT

CORRIDOR MIXED-USE

INTENT

The intent of the Corridor Mixed-Use district is to accommodate a flexible variety of uses and scales; preserve historic detached houses; integrate context-sensitive mixed residential, office, and service uses; and serve as a transition from the denser downtown to nearby established residential neighborhoods.

Uses intended within this District may include small-scale pedestrian-oriented retail, specialty grocery, personal services, business services, financial institutions, sit-down family restaurants, and medical clinics.

DESIGN GOAL

Buildings in the Corridor Mixed-Use district should build on the character of the CBD, but in a more relaxed fashion that transitions out of the downtown core. Maintain architectural character with pitched rooflines, natural materials, and design elements based on a historic backdrop of rural informality.

CORRIDOR MIXED-USE

PRECEDENT IMAGERY

C-MU DESIGN CONCEPT

GATEWAY MIXED-USE

INTENT

The intent of the Gateway Mixed-Use district is to accommodate a flexible variety of uses and scales; preserve historic detached houses; integrate context-sensitive mixed residential, office, and service uses; and serve as a transition from the denser downtown to nearby established residential neighborhoods.

More restrictive than the C-MU District, the Gateway Mixed Use would support a mixture of residential use along with limited non-residential use designed to conform to the historic residential scale and character.

DESIGN GOAL

The Gateway Mixed-use is even more transitional with ample front yard green space, with a neighborhood feel influenced by Victorian design and craftsman values.

GATEWAY MIXED-USE

PRECEDENT IMAGERY

G-MU DESIGN CONCEPT

II. FACADE COMPOSITION

Define Base/Middle/Top 18

Create Vertical Bays 22

Organize the Openings 23

Facade Composition is the way the face of the building is organized. A good facade composition is naturally pleasing to the eye and shapes a comfortable street.

DEFINE BASE/MIDDLE/TOP

DEFINITION

The facade is the portion of the building facing the street. Facade Composition is the way the face of the building is organized. A good facade composition is naturally pleasing to the eye and appropriately scaled for the context and building use.

OBJECTIVE

Create a comfortable and enticing street frontage through balanced building facade shape. Employ strong hierarchy or organization of the building elements to shape a pleasing facade composition.

Elements of Facade Composition:

- (A) Defined base
- (B) Grid-like organization
- (C) Defined middle and top
- (D) Consistent scaling of windows and patterns compatible with neighboring buildings

*Buildings in the CBD are required to be a minimum of two stories.

DEFINE BASE/MIDDLE/TOP

TIPS TO FOLLOW

Apply some of these tips to achieve a balanced, welcoming facade:

- Align common elements along the street where a distinct alignment pattern already exists
- Retain the historic integrity of the facade
- Orient commercial building's active uses and entrances to the street, thus strengthening the street wall and ensuring a district character of active, pedestrian-oriented streets
- Break up building massing with elements such as projecting tray windows, projecting eaves and landscaping
- Consider pitched roofs and gables, especially in G-MU and C-MU

DEFINE THE TERM:

- **Building Massing** refers to the perception of the general form as well as the size and volume of a building.

THINGS TO AVOID

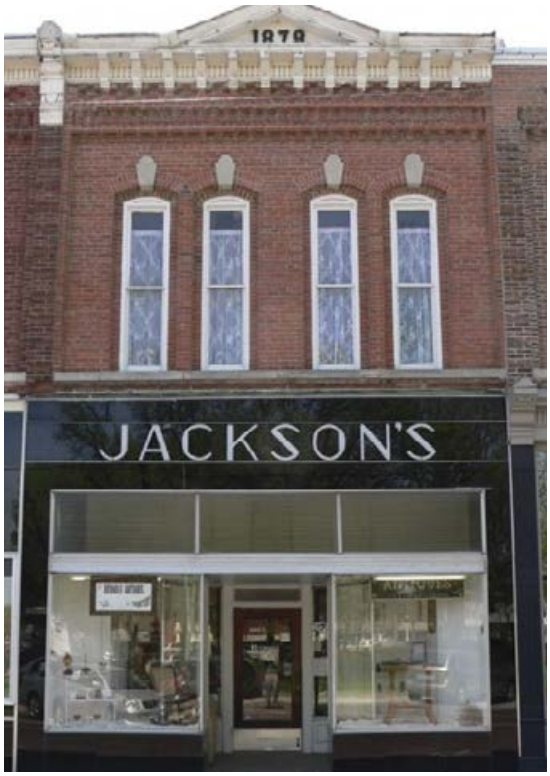
- Splitting the building into two even portions, base and top with no middle. This makes a building feel short, disproportionate and unwelcoming
- Long expanses of one material type, either vertically or horizontally
- Using too many different materials

Expression lines create a vertical articulation of base, middle, and top of a facade

Buildings are organized into horizontally repeated modules to reflect traditional building and lot widths

HIGHER DENSITY SCALE & COMPOSITION

Repetition and order create a harmonious, balanced upper floor design on this building. Materials create accent and detail within a consistent palette.



LOWER DENSITY SCALE & COMPOSITION

CREATE VERTICAL BAYS

OBJECTIVE

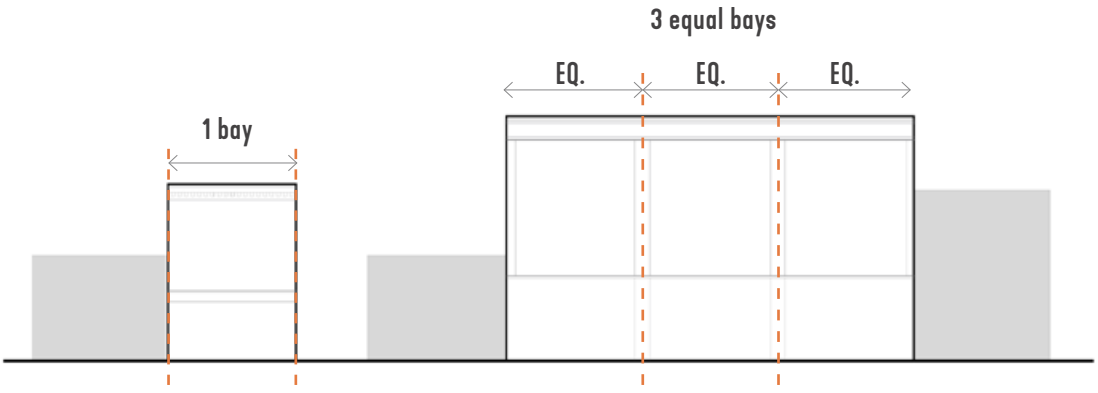
Vertical bays create visually pleasing proportions of the building, relating it to the human scale. The bays become an organizing framework for locating openings and introducing changes in patterns and materials. Bays can be expressed by pilasters (flat columns on the building face), a change in materials, or a change in window orientation. Vertical bays can be visibly articulated or a subtle organizational feature.

TIPS TO FOLLOW

1. Vertical bays can be all equal or asymmetrical to create a larger center bay or a larger end bay at the corner lot.

2. Vertical articulation can continue to the ground or stop at the base.

3. Bay width should be loosely 1/3 of the overall building height.



ORGANIZE THE OPENINGS

OBJECTIVE

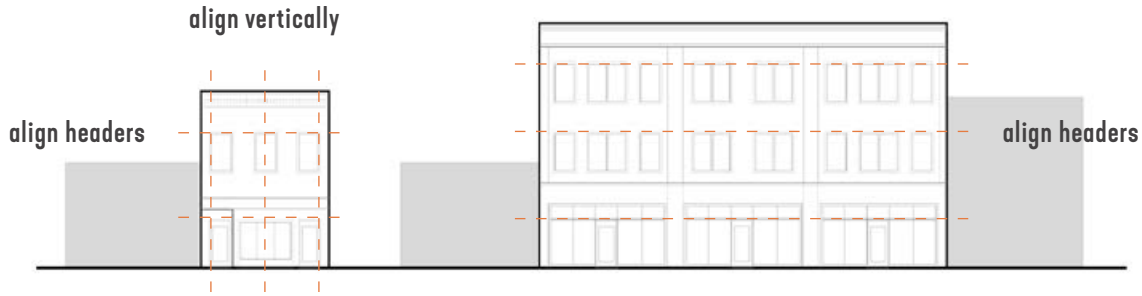
A consistent and logical organization of openings creates balance within the established proportions of the building. Scale and orientation of openings continue to relate the building to human proportions. A visible depth of the building materials at openings translates a tactile relatability of architecture; windows and doors contribute to this rich texturing of buildings.

TIPS TO FOLLOW

1. Orient windows panes vertically.
2. Align windows heads on a consistent datum.
3. Align openings vertically to each other.
4. Where consistent fenestration patterns exist along the street, reflect the prevailing patterns.
5. Maintain consistent sizes as much as possible.
6. Use consistent window types (double hung, picture, awning, hopper, etc) for uniformity.
7. Create shadow lines in the building wall with opening depth or articulation around openings, such as headers, sills, and trim elements.

THINGS TO AVOID

- Openings should not be square. This should be self-evident without close examination.
- Windows should not read as being flush to the outer face of the building.
- Ventilation openings should be located away from primary street facade as much as possible. When necessary to front the street, ventilation openings should be grouped with other openings or explored as opportunities for architectural detail.



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III. FACADE DESIGN

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Facade Design is the way in which the overall building composition and the individual architectural details come together to create a unified whole. The facade design may be aligned with a particular style or evoke a certain feeling.

GROUND FLOOR DESIGN

OBJECTIVE

The building base- most typically the ground floor- should create a pedestrian-friendly atmosphere through transparency, materials, and scale. Building base facades should be composed of a mix of glass and traditional high quality building materials. The ground floor design includes the street face of the building from the sidewalk to the level of the second floor. This includes storefronts and entrances, entrances to upper levels, awnings and canopies. Ground floor design considers materials, proportions, and placement of building elements.

TIPS TO FOLLOW

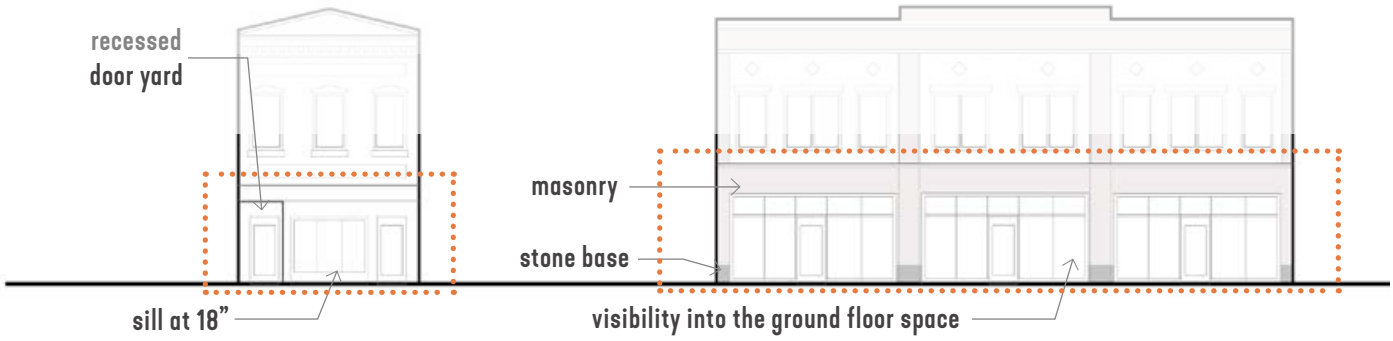
- Keep storefront window sills no more than 2-feet above the interior finished floor.
- Provide a high percentage of transparent glass on the ground floor to engage pedestrians along the sidewalk and provide window displays.
- Use spandrel glass, shadow box, or window film only above the datum of the door height to conceal ceilings.
- Clearly define the main entrance with a change in material or color, trim, canopy or awning, or a door recess.
- Select materials that will withstand the elements and interaction over time.

Large Buildings

- Use a complimentary material for the building base to differentiate from the upper floors.
- Pay special attention to corners where the building fronts two streets.

THINGS TO AVOID

- Do not try to screen interior seating by creating a higher sill. This creates awkward proportions and is unwelcoming to passers-by
- Avoid long blank walls without openings or architectural features
- Do not block vision into the ground floor with posters or display cases.



GROUND FLOOR DESIGN

UPPER FLOOR DESIGN

OBJECTIVE

The upper floors of a building should have a consistency and regularity that contribute to a harmonic streetscape. From the street, one's eye is naturally drawn to the activated and transparent base of the building, and to the top where the cornice line crowns the building. The upper floors should be harmonious with the overall building and streetscape and act as a background against which life happens.

TIPS TO FOLLOW

- Size and place windows consistently.
- Use the same color mullions and framing on windows in the upper floors as the ground floor.
- Maintain a continuous rhythm of windows in bays, aligned with the building base.
- Orient windows vertically.
- Provide at least 25% windows of the upper story facade (50% preferred).
- Group windows together to create larger contiguous openings.
- Double hung or picture windows are preferred to casement.

Small Buildings

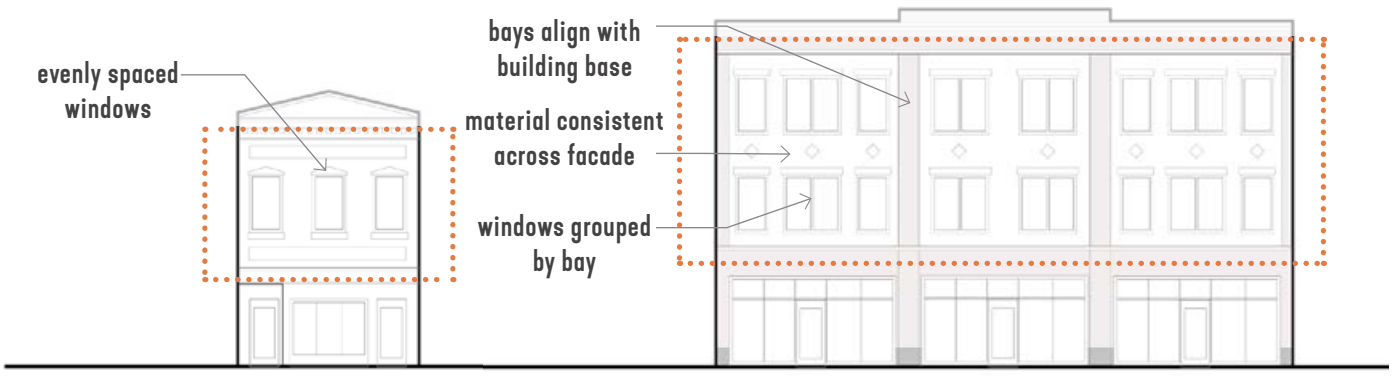
- Space windows across the facade evenly or symmetrically.

Large Buildings

- Stick to a few different groupings of window sizes/types used strategically along the facade.
- Break up long expanses by applying a different language as bookends to the center of the building.
- Group elements such as balconies to emphasize facade composition.

THINGS TO AVOID

- Avoid continuous ribbon windows
- Do not change the configuration, shape, or proportion of openings in existing facades
- Do not use heavily tinted, highly reflective, or otherwise incompatible glass finishes
- Limit the different size windows on a single facade



UPPER FLOOR DESIGN

CORNICE & PARAPETS

OBJECTIVE

The cornice is a horizontal architectural element that creates an intentional cap to a building as a decorative feature. The parapet is a short wall that extends above the roof serving a practical function of building tectonics. A cornice may cover the entire parapet, overlap its top or base, or encompass the entire top occupied floor of a building. Together, the cornice and parapet are the final factors defining building scale and proportion. As the building element most visible from a distance, the cornice sets the tone for a building.

TIPS TO FOLLOW

- Use a cornice to capture vertical bays and architectural detail.
- Maintain a consistent cornice across the length of the building.
- The cornice should be proportional to the overall building massing, relative to the scale of other openings and compositional elements, like the base.
- Repeat similar elements from the base definition to the top definition, such as dentils, a frieze, or the same accent material.

Small Buildings

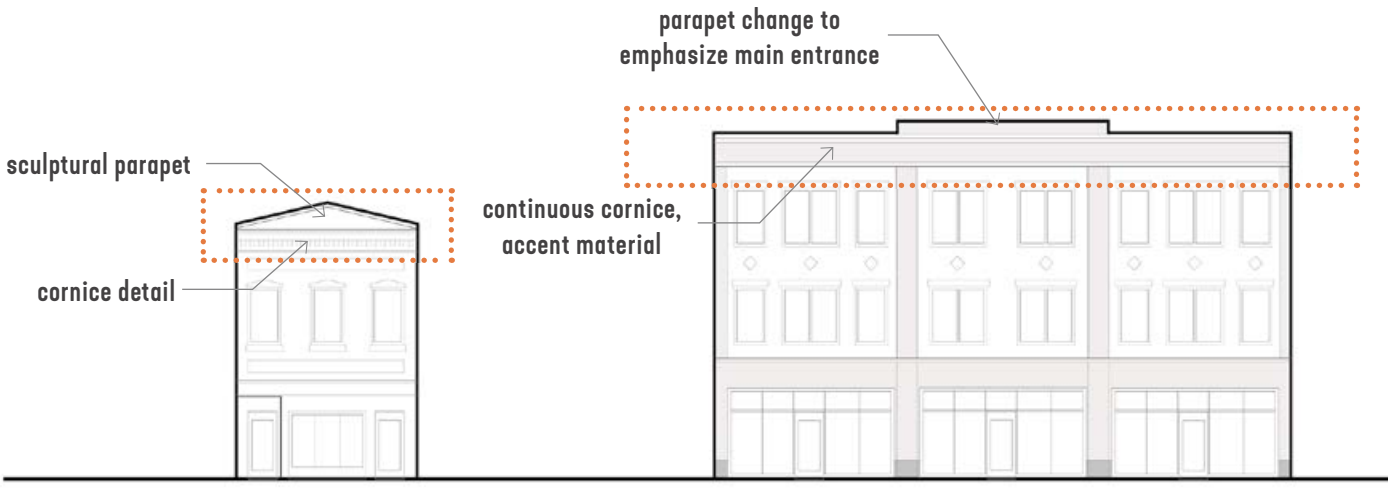
- Continue the primary building material through the top and use a band of accent material to make a distinct cornice.

Large Buildings

- Include the entire top occupied floor in the building top; use a change in materials to emphasize a change in composition of the building mass.

THINGS TO AVOID

- Any change in parapet height should accompany a change in plan or accent the main entry
- Functional sheet metal flashing is not an acceptable substitute for a cornice



CORNICE & PARAPETS

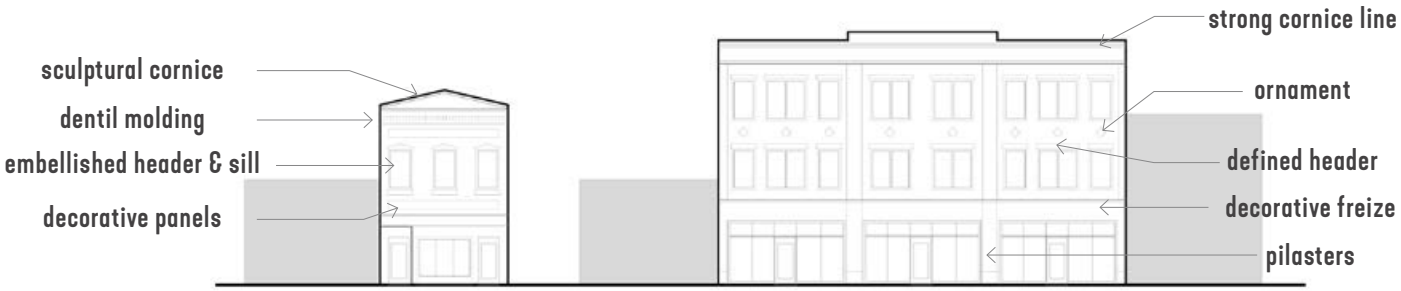
ARCHITECTURAL DETAILS

DEFINITION

Architectural Details are features on the building that do not relate to its function, but contribute material texture and visual interest to buildings. They reflect the period when the building was constructed and connect an entire building to the human scale. Architectural details may also be referred to as *embellishment* or *ornament*.

GOAL

Provide layers of visual interest at different distances near to the building. Relate the building to the human scale and historical context. Retain architectural details original to historical structures and introduce complimentary details in new construction.



ARCHITECTURAL DETAILS

TIPS TO FOLLOW

- Retain, rehabilitate, or restore detail elements on historical buildings such as cornices, window and door trim, columns, piers, and carved detail work
- Use design features such as columns, moldings, and cornices to define facades into distinct building modules or bays
- Repair deteriorated historic features and replace only those elements that cannot be repaired
- Detail building facades with architectural features such as windows, awnings, cornice work, corbels, belly bands, edge detailing, foundation wall and corner casings or other decorative features typical of building fronts
- Replacement elements should be comparable in size, shape, texture, and finish
- Provide preventive maintenance such as rust removal, caulking, and repainting
- Design new additions in a manner that makes clear what is historic and what is new, while still compatible
- Create a dimension on the facade through relief by recessing windows, doors, and transitions between materials

THINGS TO AVOID

- Removing or radically changing architectural details that define the historic character of the building
- Failing to treat causes of deterioration
- Using a substitute material for replacement that does not convey the visual appearance of the architectural detail or is physically incompatible
- Adding new architectural details which are not present in the character of the building or are incompatible in size, scale, material or color
- Covering significant architectural features with awnings, canopies or marquees.
- Backlighting or internally illuminating awnings
- Visible side and rear elevations should have a finished quality consistent with the other elevations of the building and be well screened where appropriate

Examples of Architectural Detail:

- (A) Cornice
- (B) Lintel
- (C) Brick coursing articulation
- (D) Pilasters
- (E) Transom
- (F) Sill/kickplate

MATERIAL SELECTION

OBJECTIVE

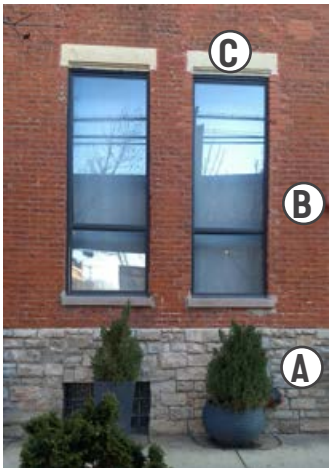
Exterior building material selection determines the durability and architectural language and compatibility of a building. Building materials reflect the quality of architecture designed to withstand time, and attract and inspire residents and visitors. Material selection also reflects the style of building and traditional methods of building that generate a unique sense of place.

TIPS TO FOLLOW

- Refer to Section 5.6 Building Design Standards in the Zoning Ordinance for allowable and prohibited materials.
- Place materials that convey strength at the base of the building
- Coordinate colors on the building wall, trim and moldings, cornice and parapet, signs, and primary entrance
- Attention to detail and easily maintained, high-quality materials such as brick convey a message of good service and products.
- Use durable, high-quality building materials that have an appearance of permanence and substance, consistent with surrounding buildings. Brick or stone is required, although other high-quality materials may be considered by the Planning Commission.
- Design new building construction and renovations to have consistent massing and color with the desired scale and proportion of the business corridor or area.
- Use harmonious colors such as earth tones. Avoid bright tones except when used as accent tones

THINGS TO AVOID

- Do not remove or cover an existing building facade with incompatible materials; restore the existing facade and celebrate historical character
- Do not paint natural materials such as stone or brick
- Avoid low-quality or unfinished materials
- Do not sandblast or pressure wash without consulting a professional. These methods may damage a building in irreversible and expensive ways



Material Palette:

A. Stone Base

B. Brick

C. Stone Lintel

MATERIAL SELECTION

MASONRY

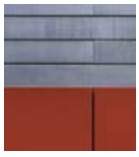
Masonry building materials include brick (natural, glazed, or painted), stone (natural and synthetic), and terra cotta. Masonry materials are preferred for their authenticity as traditional building materials and their durability.

SIDING

Siding is a common vernacular material in residential construction. Siding products include natural or composite wood or cement fiber board such as Hardie Panel. Use of siding is not recommended outside of residential applications.

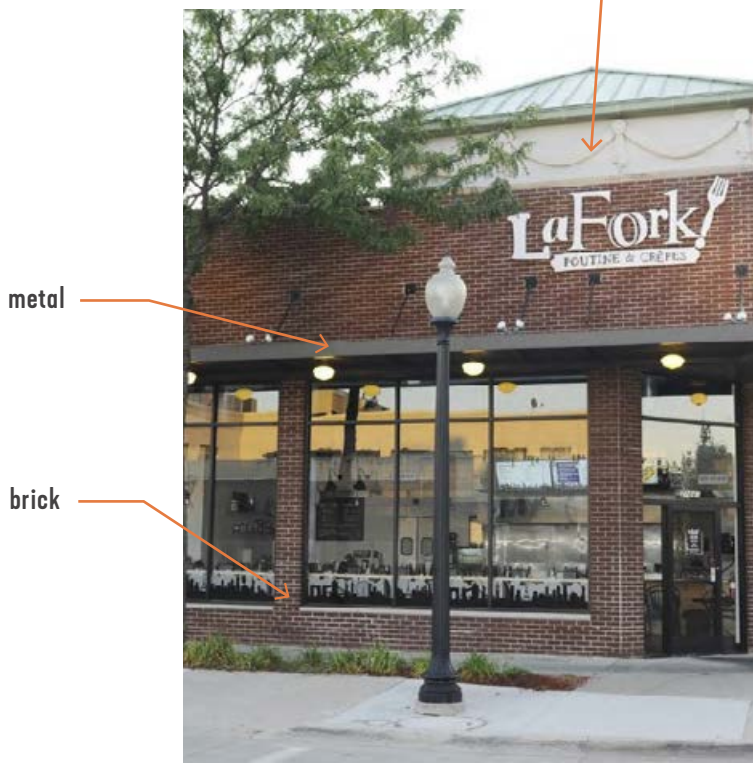
STUCCO

Traditional stucco is a cement-based plaster for exterior application. Synthetic stucco and exterior insulation and finish system (EIFS) mimic the look of plaster with contemporary building products. Neither have the durability or quality for use beyond residential construction or in upper floor accents.



ARCHITECTURAL METAL PANEL

Metal panel is a common contemporary building material. While popular, it does not have the natural texture, scale, and traditional authenticity of masonry materials and should be used as a secondary material.



ARCHITECTURAL DETAIL, ACCENT & TRIM

Additional building materials may be a part of the palette for use in details, accent or trim. Wood and metal are traditionally found in storefronts within a masonry building. More contemporary materials such as glass fiber reinforced fiber cement or molded polyurethane may be used to create architectural details traditionally carved from wood or stone.

RENOVATION DESIGN CONSIDERATIONS

OBJECTIVES

Implement infill development for buildings that are in accordance with the Building Code and the Village Code of Ordinances while also maintaining the historical character of the building and surrounding street/district.

TIPS TO FOLLOW

- Uncover, retain, rehabilitate, or restore existing building features such as openings, window and door trim, columns, piers, ornament, or cornices.
- Lower window sills to no more than 2-feet above the interior finished floor.
- Extend storefront windows and doors up to the horizontal expression line. Use spandrel panels as necessary above ceiling height.
- Design new additions to be compatible with existing materials and articulation or a contrasting architectural style.
- Engage in preventative maintenance to extend the life of the building and ensure longevity of restoration work.

Small Buildings

- Strive for a 1/3 : 2/3 proportion for single story buildings to emphasize verticality.

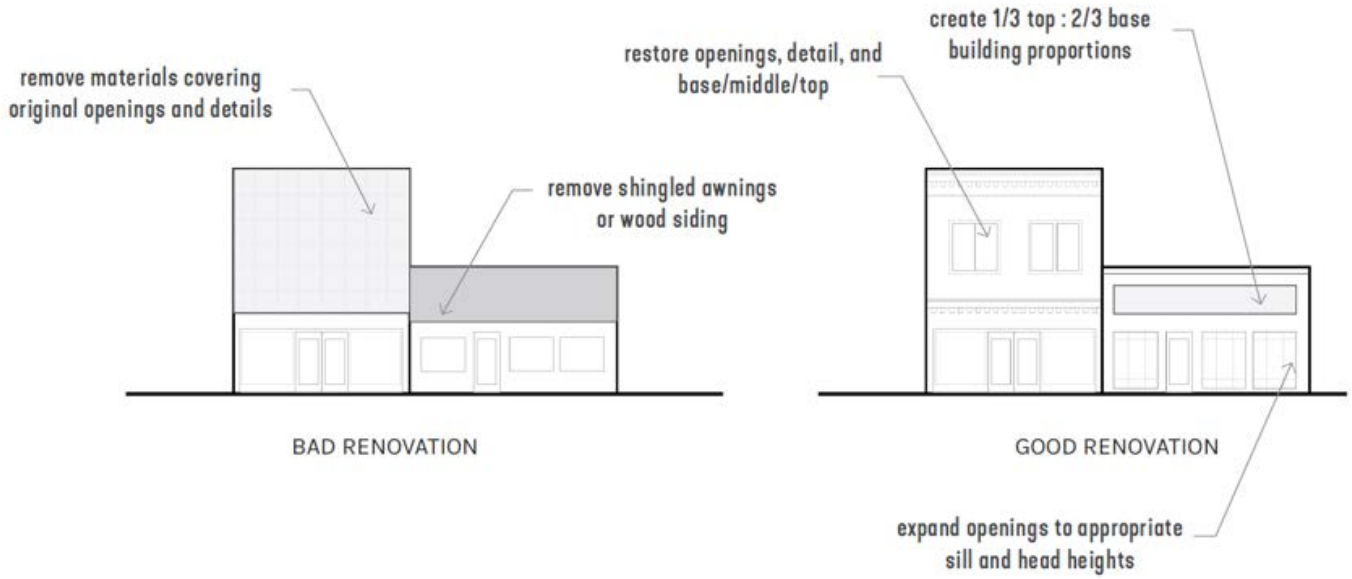
THINGS TO AVOID

- Repair to damage should also address the root causes such as water leaks or deterioration
- Do not introduce new building elements or features that are incompatible with the size, scale, or material of the existing building or prevailing patterns on the block

RENOVATION DESIGN CONSIDERATIONS

HISTORIC REHABILITATION

RENOVATIONS & FACADE IMPROVEMENTS



RENOVATION & FACADE IMPROVEMENTS

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INCREASING HOUSING CHOICES

RESIDENTIAL

Careful consideration of design elements such as compatibility of architectural styles, desired density level, parking location and layout, treatment of the public realm, and relationship to the street will contribute to the success of the downtown. The quality of residential development will have a tremendous impact on the existing community and encourage further investment in neighborhoods. Single-family residential when mixed with urban housing types like townhouses and live/work units offer higher densities that attract commercial and retail uses. Living areas and the front door should be the dominant feature or point of emphasis on the street.

A key premise underpinning the CBD/C-MU/G-MU districts is the need to transition from an individual building project focus to neighborhood building focus, implying that individual developments should fit within, and at the same time enhance, their urban context. Development should be high quality, intermediate scale, and occur incrementally, allowing buildings and facilities to be integrated with, and contribute to, the surrounding community.

TIPS TO FOLLOW

- Construct a porch, stoop, or terrace at the front of all residential units to create a semi-private space that encourages interaction between neighbors
- Provide landscaping, as described in the landscaping guidelines, to complement the building and present an attractive entrance for each residence
- Install street trees and pedestrian light fixtures, as specified in landscaping and lighting sections of this document, at time of construction and maintain after occupation
- Design of multiple family housing should be complementary to the scale and massing of a single-family home by using front porches, stoops and peaked rooflines
- Proposed buildings should possess high quality design and building materials
- Single-family residential, mixed with urban housing types like townhouses and live/work units offer higher densities that attract commercial and retail uses

GOAL

Residential architecture intended for the mixed-use districts should include a mix of traditional styles, consistent with the Village's vision for the business core and the site's context. Multiple family dwellings within each district rely on the continuity of well-defined architectural elements to establish strong street presence. However, each unit must be expressed so that the composition reads as the sum of the parts.

MATERIALS AND DETAILS

OBJECTIVE

Exterior building material selection determines the durability and architectural language and compatibility of a building. Building materials reflect the quality of architecture designed to withstand time, and attract and inspire residents and visitors. Material selection also reflects the style of building and traditional methods of building that generate a unique sense of place to a downtown.

TIPS TO FOLLOW

- Design new additions in a manner that makes clear what is historic and what is new, while still compatible
- Windows can have divided lights, but avoid snap-in grids
- Articulation on side facades is encouraged
- Because repetition is important to the composition of townhouses or flat type units, sufficient articulation of architectural elements on the primary facade of each unit is essential.
- Large windows on the front facade and the front door should be the dominant feature or point of emphasis on the street
- The use of materials should match the scale of the massing and the other architectural details. Fewer high quality materials with a cohesive appearance are preferred over a large range of contrasting materials
- Limit exterior finish materials for the first floor on all sides of townhouses,/condos primarily glass, brick (but not paneled brick), cut stone or cast stone
- *Refer to Section 5.6 of the Zoning Ordinance for articulation, materials, roof and porch building standards*

THINGS TO AVOID

- Adding new architectural details which are not present in the character of the building or are incompatible in size, scale, material or color
- Locating parking, garages, garage doors and dumpsters within street view
- Placing models with similar architectural styles in a row on the same block
- Do not paint natural materials such as stone or brick
- Avoid low-quality or unfinished materials

DEFINE THE TERM:

- **Articulation, horizontal.** The arrangement and proportion of facade materials and elements (windows, doors, columns, pilasters, and bays) into discreet bays.
- **Articulation, vertical.** A visual distinction between a buildings base, middle, and top. A distinct and separated ground floor area is created through the use of a horizontal expression line, such as a string course, change in material or textures, awnings or canopies, or sign band between the first and second stories.

Material Palette:

- (A) Stone Detail
- (B) Brick
- (C) Siding

UPPER STORY LOFTS & LIVE/WORK

OBJECTIVE

These creative live/work units have first floor retail and living units above. An advantage of live/work is the flexibility of the spaces. Space above the first flood can be left raw, for use as living or working lofts, or can be finished to create market rate townhomes. The buildings should be appropriately scaled to blend with mixed-use commercial districts.

TIPS TO FOLLOW

- Balconies or large windows face the street
- Usually, 2 1/2 to 3 stories tall
- Provide alley access to garages
- Encourage private exterior space on the second floor
- *Refer to the Zoning Ordinance for balcony building standards*

DUPLEX

OBJECTIVE

Duplexes consist of structures that contain two dwelling units stacked or placed side by side with each unit having access directly to the street. This type has the appearance of a medium-sized family home and is appropriately scaled to fit within primarily single-family neighborhoods.

TIPS TO FOLLOW

- Usually two stories
- Garages are usually attached and accessed from the rear
- Encourage asymmetrical units that can mix with traditional mirrored units
- Alley access or shared driveways
- Design to integrate with adjacent single-family homes
- *Refer to the Zoning Ordinance for balcony building standards*

TOWNHOUSES/STACKED MAISONETTES

OBJECTIVE

Townhouses are multi-storied homes are placed side by side. Townhouses are typically narrow residential buildings with each unit having access directly to the street and a rear garage provided at ground level.

Maisonettes are stacked units (one unit over another) have the look of individual townhomes but allow more density. Each living unit has its own street level entrance and one-car garage (one additional parking space per unit is provided in each unit's driveway). The garages are internal to the building; space is provided just outside the garage door for additional parking.

TIPS TO FOLLOW

- Garages are usually attached and accessed from the back
- Design the primary facade of each townhouse so it is evident where the unit begins and ends
- Ensure that all balconies and decks have a finished appearance
- Encourage vertical alignment of windows. Limit the variations in window shape and scale on a single facade
- Encourage slight variation in architectural details, material or color to differentiate units
- *Refer to the Zoning Ordinance for balcony building standards*

THINGS TO AVOID

- Fake dormer windows

V. PEDESTRIAN REALM

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Awnings and Canopies 50

Sidewalk cafEs and patios 52

Landscaping 54

Pedestrian Realm considers the architectural details, fixtures, furnishings, and site design elements that impact the human experience and how we interact with buildings and circulate through spaces.

LIGHTING

OBJECTIVE

Lighting is a prime consideration when creating a theme or "brand" for a district. It promotes activity, establishes a safe pedestrian environment and provides nighttime orientation.

TIPS TO FOLLOW

- Adequate lighting should be provided along roadways and within parking lots to ensure a safe environment
- Lighting within commercial districts should be designed to minimize light spillage on adjacent residential areas
- Install traditional (Union Metal Pacific Nostalgia or approved equal) lighting and traffic standards throughout the development to achieve design character consistency
- Encourage decorative banners attached to streetlights to promote the district. Color selection and use should be consistent throughout and approved by the Village.
- Light parking lots to ensure a safe environment. Lighting should be designed to minimize light spillage into adjacent residential areas.
- Design lighting levels to meet the minimum Illumination Engineering Society of North America lighting standards for commercial and residential area classifications, 3:1 average to minimum ratio with a maximum intensity of 10 foot candles.

THINGS TO AVOID

- Outlining windows or other features with LED rope lighting
- Back lit awnings
- Using lighting that moves, flashes, or makes noise
- Out of scale fixtures
- Aiming light into the eyes of pedestrians
- Halogen or other "cool" lighting

LIGHTING


2700K
WARM WHITE
3000K
SOFT WHITE GLOW
4000K
DAYLIGHT GLOW
5000K
CRYSTAL WHITE GLOW


REJUVENATION

SIGNS

OBJECTIVES

District **signs** should be scaled for the pedestrian and mounted on the building in the sign band area of the facade. Signs should relate to the architecture in material, shape, and color. All signs must meet the standards of the Village of Lexington Zoning Ordinance.

TIPS TO FOLLOW

1. The design and scale should complement the intended traditional character and pedestrian orientation envisioned for each district.

2. Restrict signage to the name of the business located on the site. Buildings with multiple tenants on secondary floors shall be limited to one sign per main floor tenant and one multi-tenant business directory listing.

3. Refer to Article 8 of the Zoning Ordinance for sign regulations

THINGS TO AVOID

- Signs should not obstruct windows, views of the architectural details of the building, or pedestrian circulation
- Signs with flashing lights, digital displays, and other repetitive illumination. Electronic signs are only permitted as secondary signage to serve a message board function

SIGNS

BOARD SIGNS

Individual letters mounted to a board framed with a finished edge and mounted to a sign band area between the first and second floors above awnings.

LETTER SIGNS

Individually mounted letters of metal, acrylic, or individually illuminated letters.

PROJECTING SIGNS

Blade signs hung 90 degrees perpendicular to the facade from ornamental brackets.

GROUND SIGNS

Free standing, often temporary signs that can be adapted to specific sales or events. Materials should coincide with building facade, using wood or metal frames with dark slate stone for chalk writing.

AWNINGS AND CANOPIES

OBJECTIVE

Awnings and **Canopies** help define the street level for pedestrians, but most importantly provide shelter from the sun and rain for pedestrians and storefront window displays. They are intended to highlight entrances and windows and should generally line up with adjacent awnings and transom windows.

TIPS TO FOLLOW

1. Select 45-degree canvas awnings or horizontal canopies of glass, metal, or wood.

2. Size awnings to be visually contained within the framework of building elements or architectural details.

3. Retractable awnings are encouraged as an energy-efficient mechanism for managing light and air.

4. Replace shingled mansard-style awnings with straight-shed awnings.

5. Discourage areas for birds to linger.

6. Structural elements that support canopies shall be primed and painted, anodized, or powder-coated.

7. Refer to the Zoning Ordinance for awning and canopy building standards

THINGS TO AVOID

- Relying on the awning as primary signage
- Blocking too much of the window or sign band
- Odd shapes, bullnose, and bubble awnings are prohibited
- Post-supported canopies are not permitted
- Internal illumination is not permitted

AWNINGS AND CANOPIES

SIDEWALK CAFES AND PATIOS

OBJECTIVES

Outdoor dining helps create vibrancy within the commercial core streetscape. An outdoor dining area or sidewalk café is comprised of removable sets of tables and chairs typically shaded by umbrellas or canopies for patrons to eat and drink.

TIPS TO FOLLOW

- Maintain a clear 5-6 foot sidewalk for pedestrians
- Maintain a clear path between the building entrance and the sidewalk, locating seating amenities within the amenity zone or dooryard. Ensure adequate space for hostess stand and server area.
- Ensure shading devices, such as retractable awnings and umbrellas do not project into the clear sidewalk area (minimum 8-feet clearance).
- Location should be clear of fire hydrants, designated loading zones and on-street ADA parking.
- Use hanging bulb lights to create a sense of atmosphere to illuminate patio areas on private property.
- Maintain a clean café area with daily cleanings.
- Outdoor heaters may be used within occupied areas provided they are free standing, do not generate noise, and do not require cables, wires, or other hookups to cross the clear Walking Zone.
- For cafe dining occupancy uses serving alcohol, a rigid fence enclosure with at least two horizontal stringers along the entire run shall be used to define the edges of the occupied zone.
- Select high quality, durable furnishings. Preferred materials are metals, finish grade woods, and sturdy recycled materials.

THINGS TO AVOID

- Stacking tables and chairs during colder seasons
- Permanently attaching chairs and tables to pavement in the right-of-way
- Attaching or bolting fencing to pavement surfaces, landscape planters, buildings, or other street fixtures, so that they can not be easily removed for maintenance or colder seasons

SIDEWALK CAFES AND PATIOS

Sidewalk patios within the Amenity & curbside zone

LANDSCAPING

OBJECTIVES

Landscape design enhances the social, environmental, economic, and aesthetic quality of a site. Green space and vegetation, particularly street trees, increase property values, reduce urban temperature, and enhance pedestrian experience. These areas should be designed to enhance and establish neighborhood identity and invite pedestrian activity.

TIPS TO FOLLOW

- Preserve and maintain existing mature trees whenever possible.
- Ensure new trees are provided adequately sized tree pits or planters. Ensure location does not create an obstacle for pedestrians.
- For street trees and landscape beds use hardy, salt-tolerant native and adapted plant varieties.
- Landscape planters occur primarily within the Amenity Zone between the sidewalk and the curb. Where buildings are setback from the sidewalk, landscape planters are also appropriate in the Frontage Zone, and can be incorporated into building facades.
- Coordinate landscaping with adjacent streets surrounding the corridor in order to be consistent with the adjacent neighborhood character.
- Integrate landscaping with stormwater management systems.
- Rain gardens and bioswales should be considered along sidewalks and parking lots. (See "*Low-Impact Design*")
- Encourage the installation of decorative hanging baskets and seasonal planters. Landscaping should not interfere with pedestrian circulation.
- Provide landscaping to complement residential buildings and present an attractive entrance for each residence.
- Plan for temporary irrigation or manual watering of new street trees for 2 years after planting

THINGS TO AVOID

- Using plants species that are not native or adapted to the region's climate
- Failing to have a maintenance plan for landscaping such as regular weeding and watering
- Failing to maintain at least 1 inch of mulch cover over exposed planting soils

LOW-IMPACT DESIGN

Low Impact Design is a method of naturally treating stormwater runoff.

- Rain Gardens and Bioswales should be considered along sidewalks, parking lots, and rear service drives.
- Plant species should be salt tolerant, provide aesthetic benefits and be low maintenance.
- Sidewalks should be designed to direct runoff into stormwater areas, and maintenance agreements should be included as part of any installation.
- Porous pavement may be considered instead of impervious applications (i.e. asphalt or concrete) in parking areas or rear service drives. To function properly, porous pavement requires adequate subsurface soil conditions, overflow connection to a storm sewer or other final discharge location and routine vacuum maintenance. Porous pavement should not be installed in areas where there is a potential for soil contamination.

Stormwater areas and porous pavers

- Permeable pavers can be used wherever feasible to mitigate stormwater runoff. The change in pattern and material can also delineate the spaces between vehicle-only space and vehicle/pedestrian shared space between buildings and street curb.

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VI. CIRCULATION

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PEDESTRIAN

OBJECTIVES

Neighborhoods benefit from integrated pedestrian circulation systems that conveniently and safely link residents to businesses, public gathering places and other key destination points. Additionally, it is important to ensure appropriate connections are made to adjacent sidewalk, pathway systems and to nearby destinations in other districts. In commercial areas, a new sidewalk will comfortably connect retail frontage and should provide extra seating and public space.

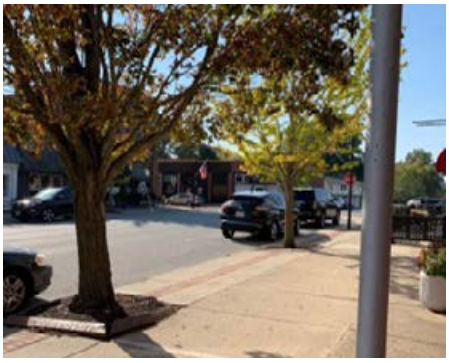
TIPS TO FOLLOW

- Ensure all bicycle parking facilities are highly visible to intended users. The bicycle parking facilities shall not encroach on any area within the public right of way intended for use by pedestrians, nor shall they encroach on any emergency access areas.
- Provide walkways in residential settings to be a minimum five feet wide.
- Provide sidewalks along all street frontage. Sidewalks should be located in the right-of-way, unless there are space constraints.
- Provide sidewalks on both sides of the street in each new residential development to provide access for alternative modes of transportation throughout the neighborhoods.
- Clearly mark and illuminate crosswalks to promote safety. Crosswalks in commercial and retail areas may have a change in surface material such as brick paving or stamped concrete.
- Encourage minimum 15 feet walkways adjacent to existing and proposed storefronts where feasible, to allow for a five foot amenity zone including landscaping, signage and lighting.
- Encourage additional space for outdoor café or sidewalk sale displays to help add activity and color to the consumer experience.
- Define pedestrian routes both visually and physically where they cross vehicular drive aisles. Provide curb cuts in locations where sidewalks cross a road or driveway.
- Encourage installation of accent paving at special locations throughout the district. Unit pavers, exposed aggregate or other special paving will distinguish unique character uses within districts.

THINGS TO AVOID

- Closing front doors and relying on rear entries off parking lots
- Locating parking lot paving directly adjacent to the building
- Failing to provide adequate space for snow removal

PEDESTRIAN



VEHICULAR ACCESS MANAGEMENT

OBJECTIVES

While driveways are an important part of the public realm, too many driveways create an unpleasant pedestrian environment and increase conflicts between motorists and other street users. They also take away space that may otherwise support planting, street furniture, and curbside parking. Coordinating the design of driveways together with the sidewalk contributes to a higher-quality pedestrian experience and reduces dangerous conflicts.

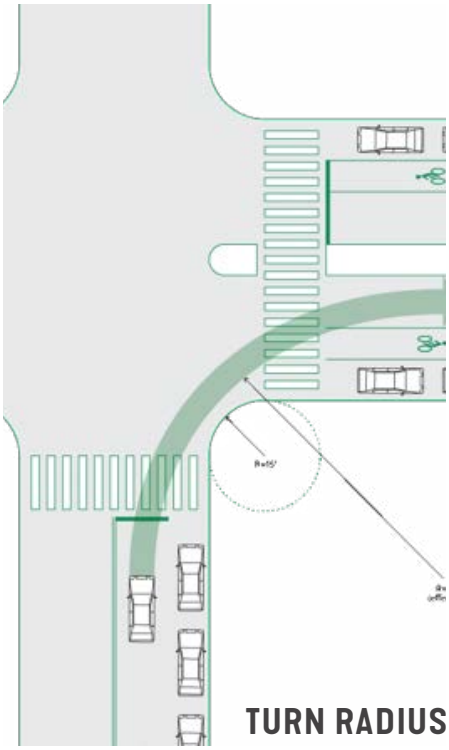
TIPS TO FOLLOW

- Avoid frequent driveways and curb cuts in denser pedestrian oriented commercial areas like the Central Business District. In these areas, building services should be accessed via alleys or side streets whenever possible
- Driveways and curb cuts in more auto-oriented commercial areas like Gateway Mixed Use should be minimized to the extent possible, with property owners sharing curb cuts where feasible.
- Bus stops and driveways should be positioned relative to each other such that an unbroken curb line can be accessed by the full length of the bus to allow curb height boarding
- Curb cuts shall provide adequate visibility to and from the sidewalk and street.
  - Where sight lines are limited, include appropriate signage indicating where the driver is to stop and wait.
  - Mirrors, audible signals, or other devices to assist with visibility of pedestrians are encouraged at high volume locations where visibility is limited.
- **Alley Access**: Curb cuts are not appropriate where alleys can provide rear access to residences and businesses. Where large new development occurs along a significant portion of a block face, provide a central alley to reduce the need for multiple driveways and curb cuts.
- **Bicycle Lane Markings:** Where a driveway crosses a bicycle facility, pavement markings should be dashed across the driveway so that cyclists and drivers are alerted to the potential conflict area.
- *Refer to the Zoning Ordinance for standards on driveway dimensions & materials, and intersection proximity*

THINGS TO AVOID

- Using bumper blocks instead of curbs
- Gravel as a paving material

DRIVEWAY & CURB-CUT LOCATIONS



TURN RADIUS

VEHICULAR ACCESS MANAGEMENT

PARKING

OBJECTIVES

Management of parking is essential to creating a district that meets the needs of businesses without dominating the visual character of the corridor. Instead, parking should be designed in consideration of all the other design principles, especially reducing conflicts to improve safety for pedestrians and bicyclists. Parking should be provided in a convenient location, preferably located behind buildings. Side parking should be available where provision of all the parking in the rear is not practical. Visual impact of parking should be improved with landscape and design elements.

TIPS TO FOLLOW

- Reduce the visual impact of surface parking.
  - Locate a parking area on the rear end of a site to reduce curb cuts along the main pedestrian pathway.
  - Reduce light pollution impacts on surrounding neighborhoods from overly or improperly lit parking areas.
  - Use materials like vehicular grade concrete, pavers, brick, etc., to allow the surface parking to compliment the overall neighborhood composition. Materials like permeable pavers have the added benefit of aiding smart stormwater management.
- Design a parking lot to allow convenient pedestrian access.
  - Canopy trees, understory trees, and maintainable shrubs shall be used in islands and landscaped aisles to visually subdivide parking lots, to demarcate internal corridors which guide vehicles and pedestrians, to create a vertical dimension, to reduce the scale of the parking area, and to limit the heat island effect.
  - Incorporate courtyards or plazas to provide pedestrian amenities & gathering spaces.
  - Provide pedestrian access and wayfinding through buildings and blocks to access parking in rear of building.
  - Install pedestrian signals and/or mid-block crossings where the distance between signals creates less safe crossing conditions; consider the impacts on traffic flow at access points as well.

THINGS TO AVOID

- Locating surface parking directly in front of primary pedestrian entries
- Locating surface parking lots directly in front of buildings
- Providing an unnecessary amount of access points with no street edge buffer
- Using bumper blocks instead of curbs
- Gravel as a paving material

BRICK KNEE WALL WITH LANDSCAPING

PARKING

ON-STREET PARKING PARALLEL & ANGLED


NATIVE LANDSCAPING


HEDGE


METAL FENCE WITH LANDSCAPING


ON-STREET PARKING WITH BIKE LANE

NEIGHBORHOOD MANNERS

OBJECTIVES

Provide a sensitive transition between commercial development and adjacent residential neighborhoods that minimizes commercial impacts by softening the edges between uses while providing subtle transitions.

TIPS TO FOLLOW

- Service Areas, Utilities & Mechanical Equipment. Enclose and screen any service area, utilities, or mechanical service equipment that are accessory to the building.
- Neighborhood Transitions: Designing a project to be compatible with the surrounding neighborhoods. Avoid orienting the rear of the building or rear blank walls towards an adjacent residential neighborhood or street.
- Create connectivity between land uses, providing pedestrian, bike and vehicular connections to adjacent residential neighborhoods.
- Consider locations for curb-side delivery and pick-up spots.

THINGS TO AVOID

- Locating service areas at the front of the building, visible from the public right-of-way
- Placing porous pavement in areas where no overflow connections exists or where there is a potential for soil contamination
- Obstructing walkways with temporary display of merchandise

VII. GLOSSARY OF TERMS

Amenity Zone. Area between the sidewalk and the curb. Commonly the location for street trees, light

poles, road signs, and other street furnishings.

Articulation, horizontal. The arrangement and proportion of facade materials and elements (windows, doors, columns, pilasters, and bays) into discreet bays.

Articulation, vertical. A visual distinction between a buildings base, middle, and top. A distinct and separated ground floor area is created through the use of a horizontal expression line, such as a string course, change in material or textures, awnings or canopies, or sign band between the first and second stories.

Awning. A roof-like covering cantilevered, projected or suspended from a building, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a canopy because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

Canopy. A bracketed or suspended cover projecting from the building over the sidewalk, or a roof-like covering placed over the sidewalk, windows, or doors, to provide protection from sun and rain and, unlike an awning, it is a permanent, durable, structural portion of the building as opposed to a light covering of canvas, metal or other similar material.

Corbels. A structural piece of stone, wood or metal jutting from a wall to carry a superincumbent weight, a type of bracket.

Clear Walk Zone. A clear, consistent, paved area dedicated to pedestrian movement.

EIFS. Exterior Insulation and Finish System. A synthetic alternative to stucco.

Elevation. The exterior face of a building.

Expression line. A line prescribed at a certain level of a building for the major part of the width of a facade, expressed by a variation in material or by a limited projection on such as a molding, balcony or canopy.

Facade. The building elevation built along the build-to line on the Primary Frontage.

Fenestration. Openings in the building wall, including windows, doors and open areas. When measuring fenestration, framing elements (such as muntins) with a dimension less than 1 inch are considered part of the opening.

Frontage Zone. Area between the sidewalk and the end of the public right-of-way.

Ground Floor. The first story of a building with an entrance at street level.

Heat Islands. Urbanized areas that experience higher temperatures than outlying areas, as structures such as buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies.

Hopper Window. Windows with movable sashes that open inward.

Mullion. A bar or post that separates two window units.

Pilaster. A column embedded into the wall.

Sprandrel Glass. The area of glass panels that conceals structural building components such as columns, floors, HVAC systems, electrical wiring, plumbing, etc.

Storefront. A frontage type appropriate for the ground floor of commercial / retail buildings. Storefronts provide large windows with transparent views into the building interior.

Street edge. The edge of the built form that establishes the envelope of the street.

Synthetic. Man-made or not natural.

Transom window. A window pane located above a door or main window, oriented horizontally.

Upper stories. Any story above the ground floor.