

- e. **Building Design.** Building design shall be reviewed by PAA with input from City officials including the Design Review Committee and any review consultant(s) employed by the PAA, and others as appropriate. The following design elements listed in this subsection are to be interpreted as building design standards to be applied by the PAA as appropriate to the situation under review, including factors such as foundation and soil characteristics, scenic views, and other extraordinary site constraints.

For the ~~Amesbury Gateway~~, **AGV-SGOD** these building design standards are supplemented by the “*Building Height, Placement, and Character Examples*” shown in Figures 1-6 of Exhibit 4 and the Conceptual Site Plan shown in Exhibit 5.

*For the ~~East-End~~ **EE-SGOD**, these building design standards are supplemented by the “**Building Design, Placement, and Character Examples**” set forth in the document titled “**Style Guide for Smart Growth Overlay Districts in Amesbury**” ~~EE-SGOD~~, as may be amended by the Amesbury ~~The Planning Board~~ **from time to time.** ~~may add to the Style Guide on a periodic basis.~~*

1. Building Size, Height & Scale:

- a. New or **substantially rehabilitated** buildings *facing public ways* shall be constructed to a size, scale and height roughly equal to the average size, scale and height of existing **historical** ~~historie~~ buildings (of a similar use) within 200 feet from the structure
- b. If there are no existing buildings (of a similar use) within 200 feet, new buildings facing public ways shall be constructed to a size, scale and height roughly equal to the average size, scale and height of **historical** ~~historie~~ structures (of similar use) in the surrounding historical neighborhoods in Amesbury*
- c. Any portions of new buildings within 200 feet of existing residential buildings 3 stories or less, shall not exceed 3 stories. The PAA may waive the 200 feet to no less than 75 feet provided a landscape buffer is provided along the closest property line(s) consisting of a combination of solid wooden fencing at least 6 feet high and a 20 feet wide vegetative buffer consisting of evergreen trees no less than 4” in caliper and other evergreen flowering shrubs as approved by the PAA. See Style Guide.*

2. Building Placement:

- a. Building placement shall preserve scenic views from major vantage points within the site, especially to and from Route 110 and the abutting residential neighborhoods;
- b. Except for recreational access, disturbance of steep slopes (over 25%) and the placement of buildings in areas that require extensive alteration of steep slopes and mature vegetation through road, utilities or building construction shall be avoided;
- c. To the maximum extent feasible, variations in lot shape and size shall be included to preserve the walkability and spatial character of the City.

3. Building Massing: The style guide is a good reference, but does not supersede the elements below. At a minimum proposed building shall incorporate the following

- a. To complement and integrate the buildings into the surrounding neighborhood context, uninteresting boxlike forms shall be broken into smaller, varied masses;
- b. Single, monolithic forms that are not relieved by variations in massing shall be avoided;
- c. Building facades shall be broken at minimum every 100' except in the EEOD where it is minimum 50'; and,
- d. Human-scale features such as porches, patios, walkways and gardens, especially at lower levels within mixed use buildings shall be provided.
- e. Facades shall be articulated by projecting or recessed bays, balconies, or setbacks and should be broken into a series of smaller varied elements by incorporating projections or recesses, canopies, trellises or awnings, balconies, doorways or windows, roof shapes and heights, to vary the facade and emphasize architectural features. Projecting bays, recesses, and cornices are encouraged at all floor levels.
- f. A change in plane shall be accompanied by a change in material, texture, roof line/height, and/or expressed joints and details. Recesses and projections of the building facades shall be a minimum of 18" deep. Windows, wall panels, pilasters, and building bays should be carried across building walls to relieve blank surfaces. False commercial storefronts are not permitted.
- g. The architectural style of the primary façade shall be continued on all publicly visible sides of the building. Blank side and rear wall surfaces greater than twenty (20) linear feet are prohibited on walls that are visible from streets or other public areas. Elements may be simplified at the rear of buildings to clarify a front/back hierarchy.
- h. Horizontal elements such as belt courses, projecting cornices, canopies, and step backs should be combined with vertical elements such as recesses, projecting bays, parapets and vertically aligned windows, to create facades that provide depth and visual interest.
- i. Mixed use buildings shall use proportions – a dominant horizontality in architectural elements for commercial, and a dominant verticality for Residential – to give legibility to building uses.
- j. Building footprints shall be located roughly parallel with existing public streets in order to reinforce the street line and other pedestrian access areas
- k. Wherever it abuts a historic or previously approved Project, new Projects should incorporate design transitions between new buildings and existing buildings, using comparable materials, roof design, fencing materials and landscaping as the existing or previously approved Project.
- l. New **mixed use** buildings (facing public ways) should provide outdoor gathering areas. See Style Guide

54. Sense of Entry:

- a. Main entrances to the building shall include covered porches, porticos, and other pronounced architectural forms; and,
- b. Facades with no strong sense of entry shall be avoided.

65. Fenestration:

- a. Window openings shall be as close as possible to a width to height ratio of 1:2 **or as close to ~~and 1:1.5 - 1:1.618.~~ ideally:**
- b. Muntin pattern, thickness and recess shall be consistent with traditional architectural styles within the surrounding neighborhood;
- c. The recurrent alternation of wall areas with door and window elements in the façade shall be respected;
- d. The width-to-height ratio of bays in the façade shall be consistent with traditional building patterns;
- e. The use of windows with “true divided lites” or similar is highly encouraged;
- f. Muntin pattern and thickness shall match historic patterns in the neighborhood and shall include only windows with muntins at least on the exterior of the glass; and,
- g. In order to make the windows stand out , some simple trim around the casing shall be used, and shall be recessed from the siding.

76. Dormers:

- a. *If used, a dormers shall be of a historical scale and design, see Style Guide*
- b. Dormers shall not be so big that they distract from the gable end roofline; and,
- c. Windows shall almost fill the face wall of the dormer and match the windows in the rest of the building.

87. Building Outdoor Lighting:

- a. The style shall match the period of and compliment the building;
- b. Broad area lighting will be highly discouraged while soft lighting aimed down will be highly encouraged; and,
- c. Entry lights shall be mounted within the siding not on the door trim.
- d. All light fixtures shall be Dark Sky Certified or Compliant and designed to provide the minimum illumination recommended by the IESNA in the most current edition of the Illuminating Engineering Society of North America (IESNA) Lighting Handbook.

98. Garages and Driveways:

- a. Garages shall be subservient in size, height and location to the overall building;
- b. Garages shall be located so that cars parked outside the structure will not project beyond the front building wall;
- c. The use of detached garages to the rear of the lot is highly encouraged;
- d. Attached front-entry garages shall be a minimum of 10 feet behind the front main building wall;
- e. Attached garages, not setback from the front main building façade, shall be designed to have access from the side or from the rear of the building not visible from the public way; and,
- f. Drive-under garages in the front of the building facing and along Route 110/*public ways* are not permitted.

119. Roofline Articulation.

- a. The roof design shall provide a variety of building heights and varied roofline articulation; *See Style Guide*
- b. All utilities shall be located underground and protuberances through or on the front of roofs is highly discouraged;
- c. Introducing roof shapes, pitches, or materials not traditionally used in the area shall be avoided and flat roofs are highly discouraged; and,
- d. For any building, visible roofs shall not rival or exceed walls in their respective visible proportions from street views.
- e. *Pork chop roof returns are prohibited discouraged*

~~12~~ **10.** Building Materials.

- a. Materials and building treatments shall be used that reduce the visibility of buildings from distant vantage points and shall be consistent and compatible with the materials, backgrounds and surrounding neighborhood buildings;
- b. Materials and colors shall be used that are consistent and compatible with the quality and character of other buildings of surrounding neighborhood buildings; and,
- c. Natural materials, such as brick, stone, wood clapboards and shingles, and slate are preferred over industrial materials such as concrete, sheet metal, asphalt shingles, vinyl and plastic synthetic siding and windows, tinted glass and insulated steel doors; especially those that can be seen at the pedestrian level.

~~13~~ **11.** Energy Efficiency:

- a. All buildings shall reflect environmentally responsible design and construction practices as governed by the Energy Star Program; and,
- b. Buildings are also strongly encouraged to be certifiable by the U.S. Green Building Council LEED Rating System.