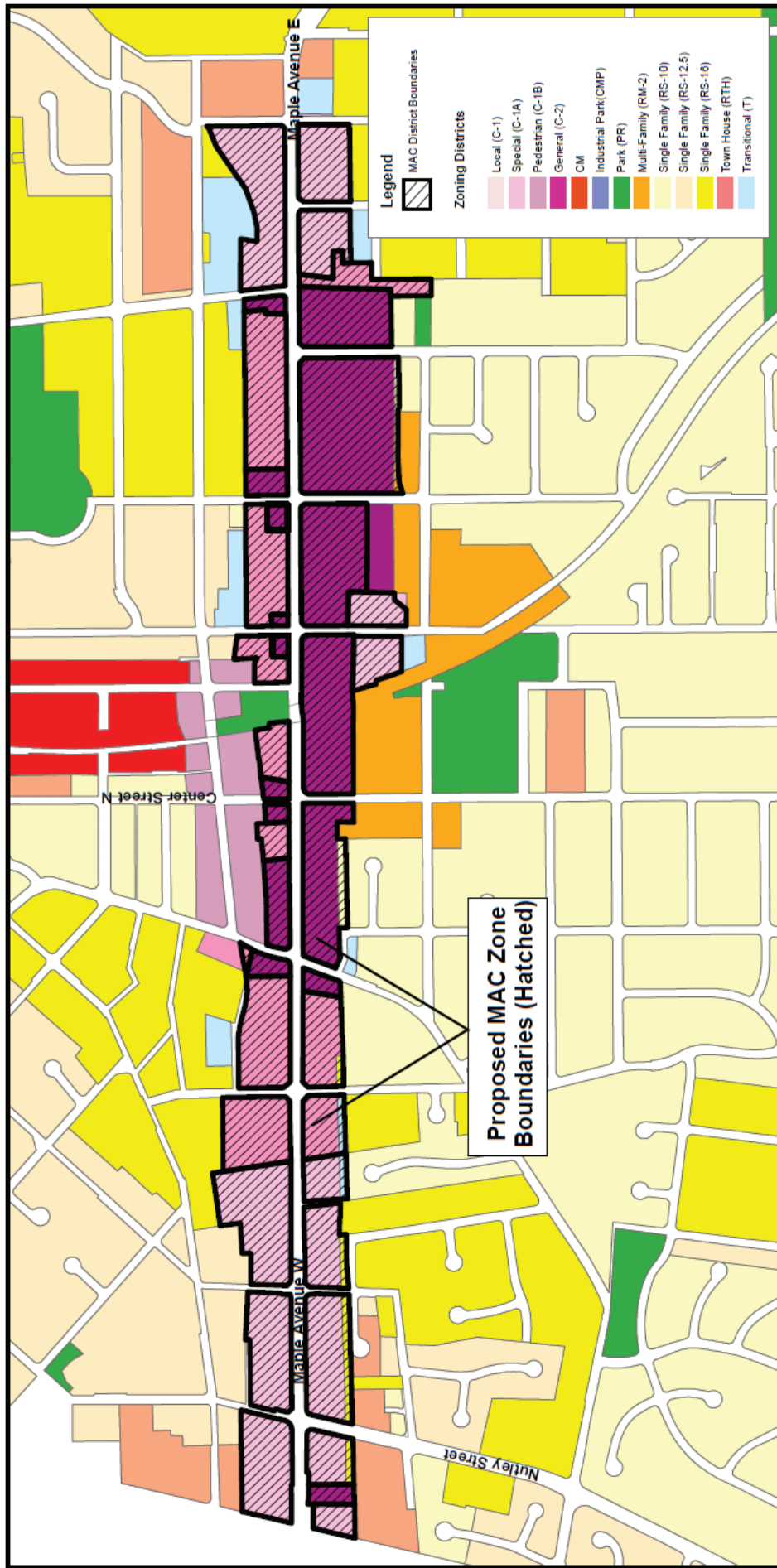
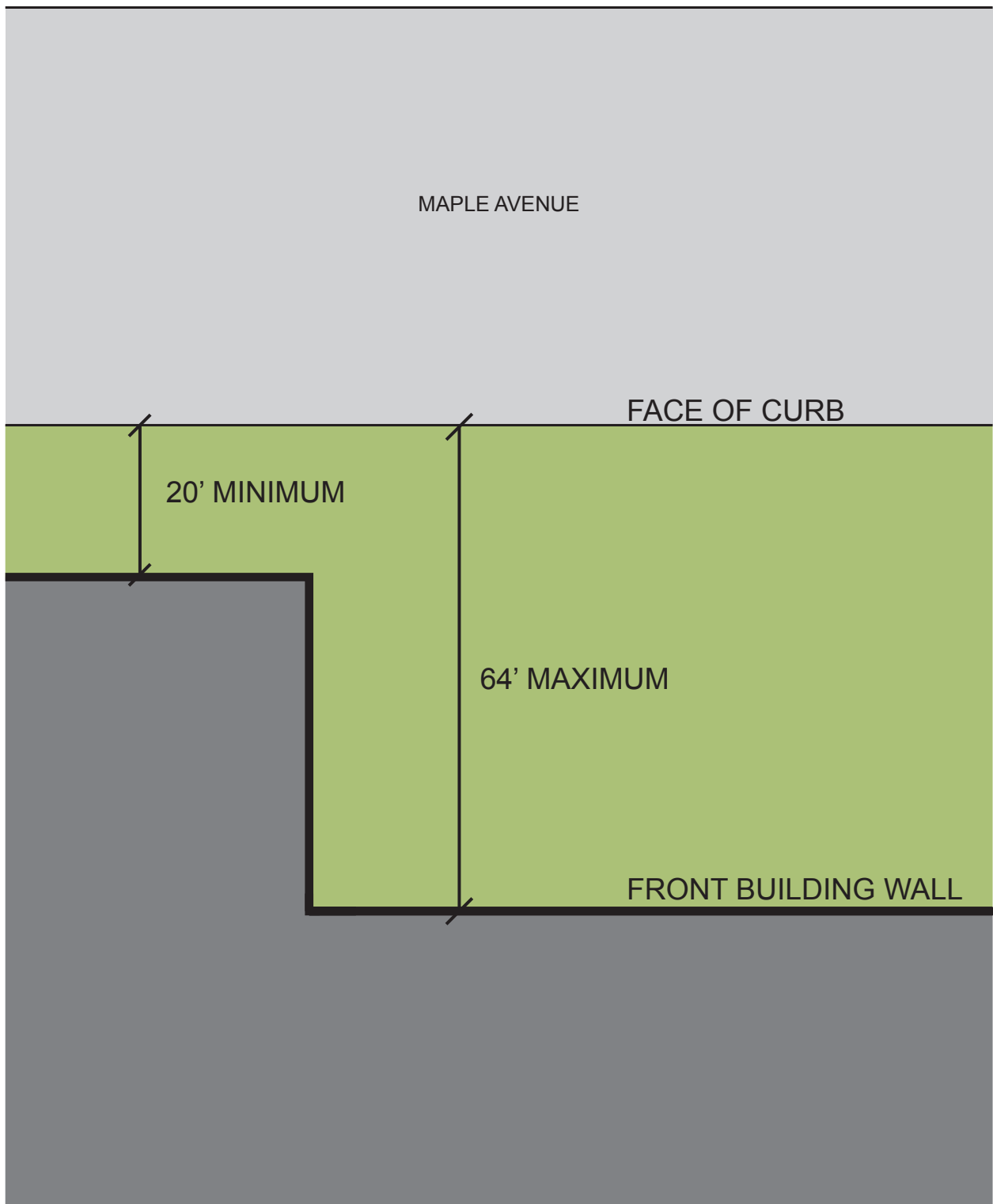


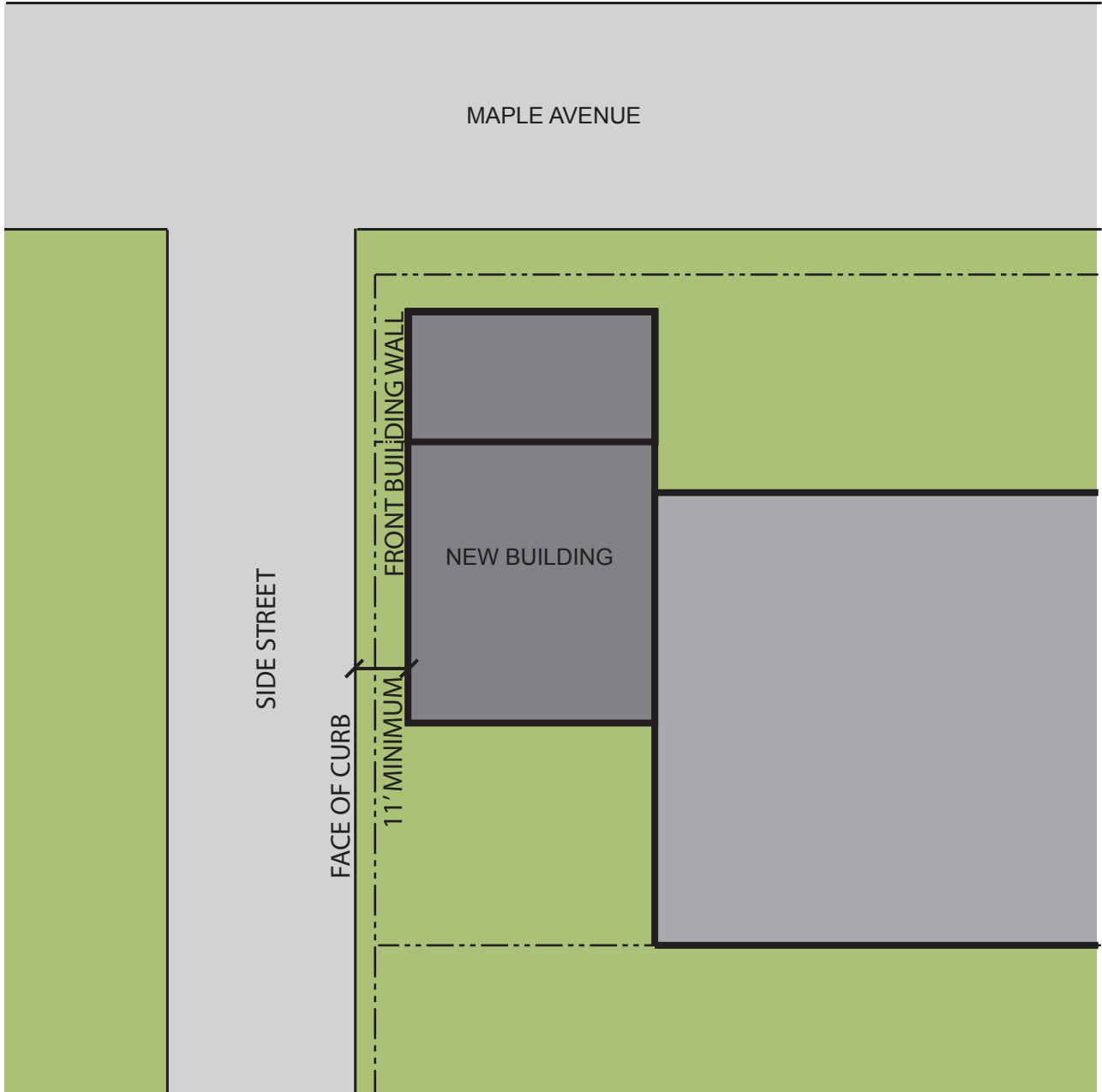
PROJECT CONTEXT
Proposed Maple Avenue Commercial (MAC) District
June 11, 2014

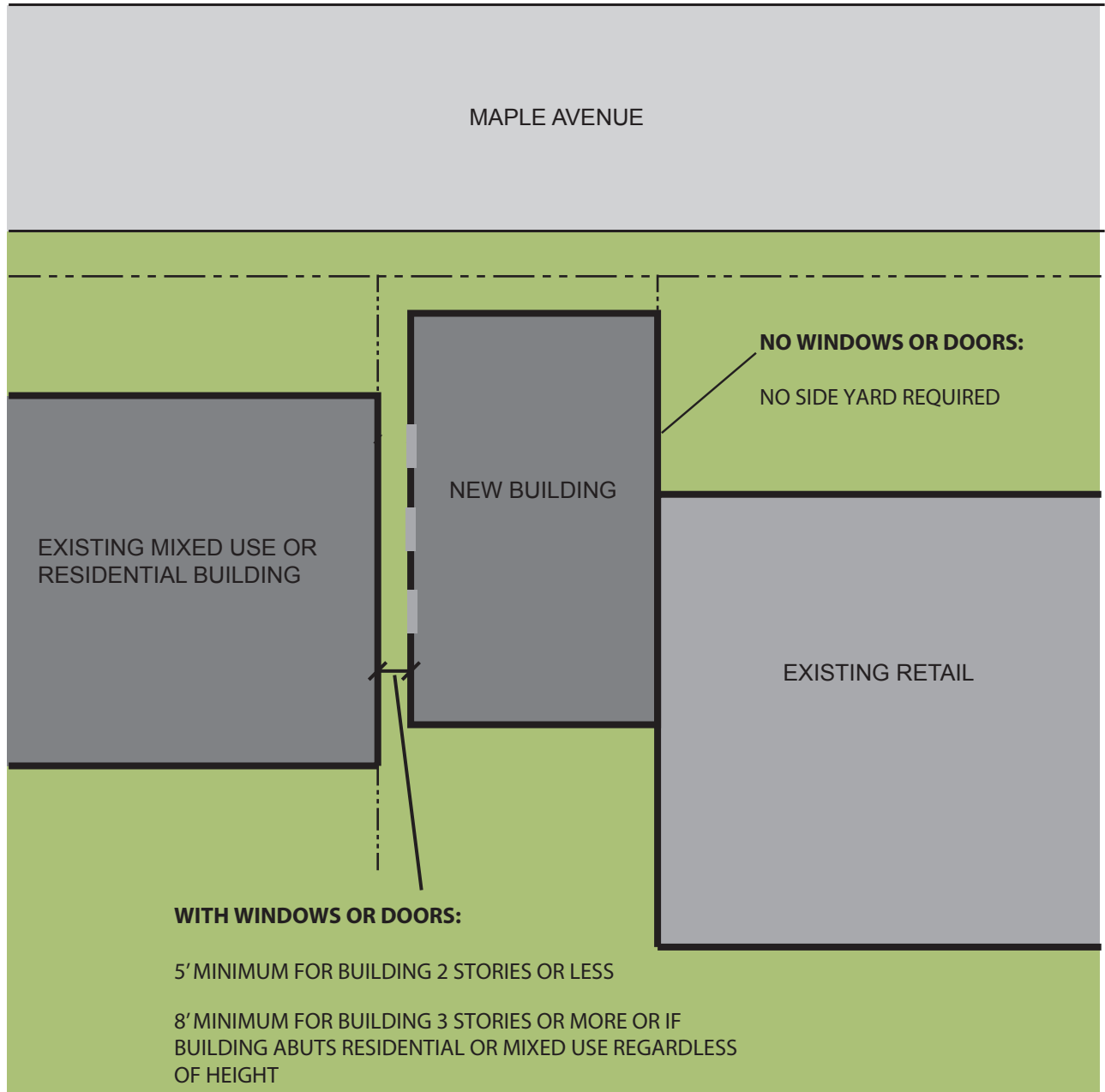


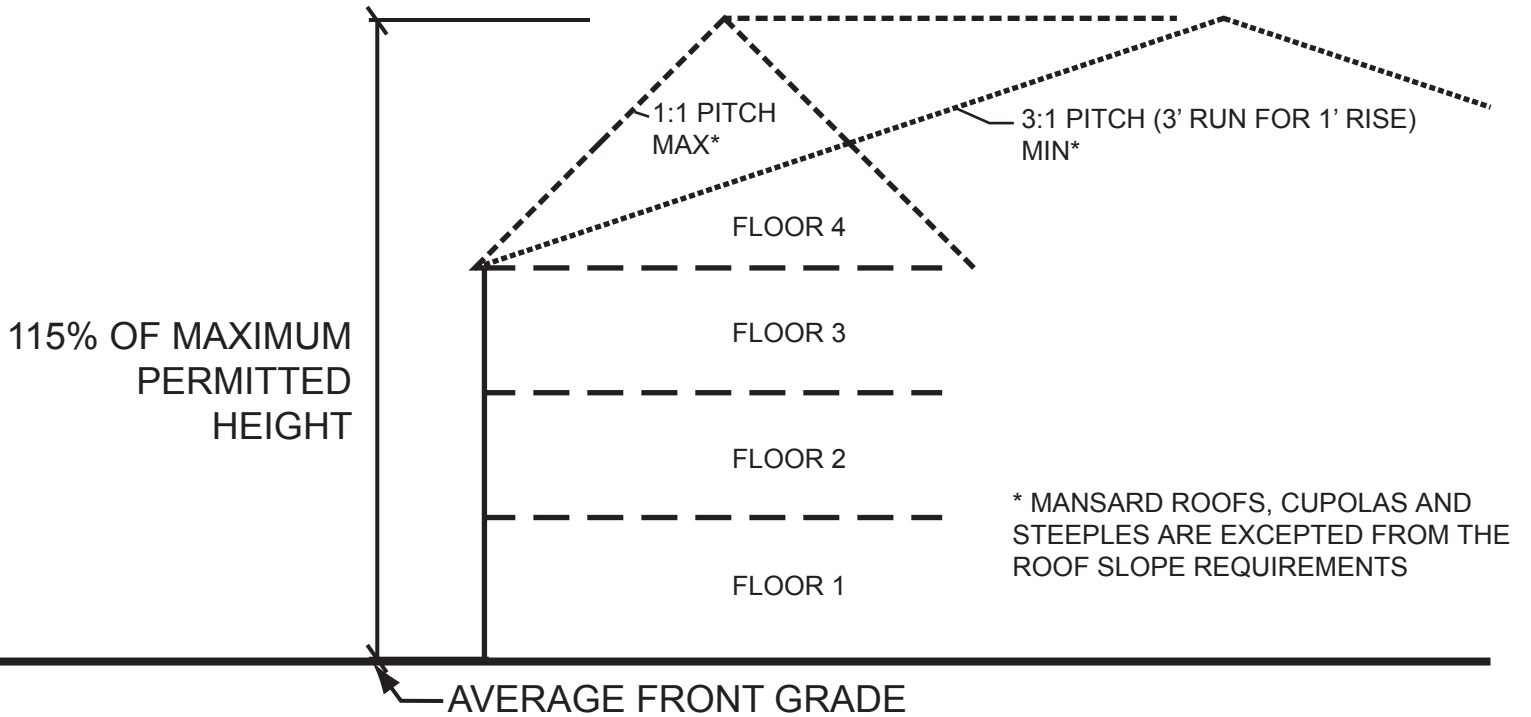
Proposed MAC Zone Boundaries (Hatched)

Note: Map for illustrative purposes. Final limits of MAC overlay zone subject to change prior to any final adoption by the Town Council.

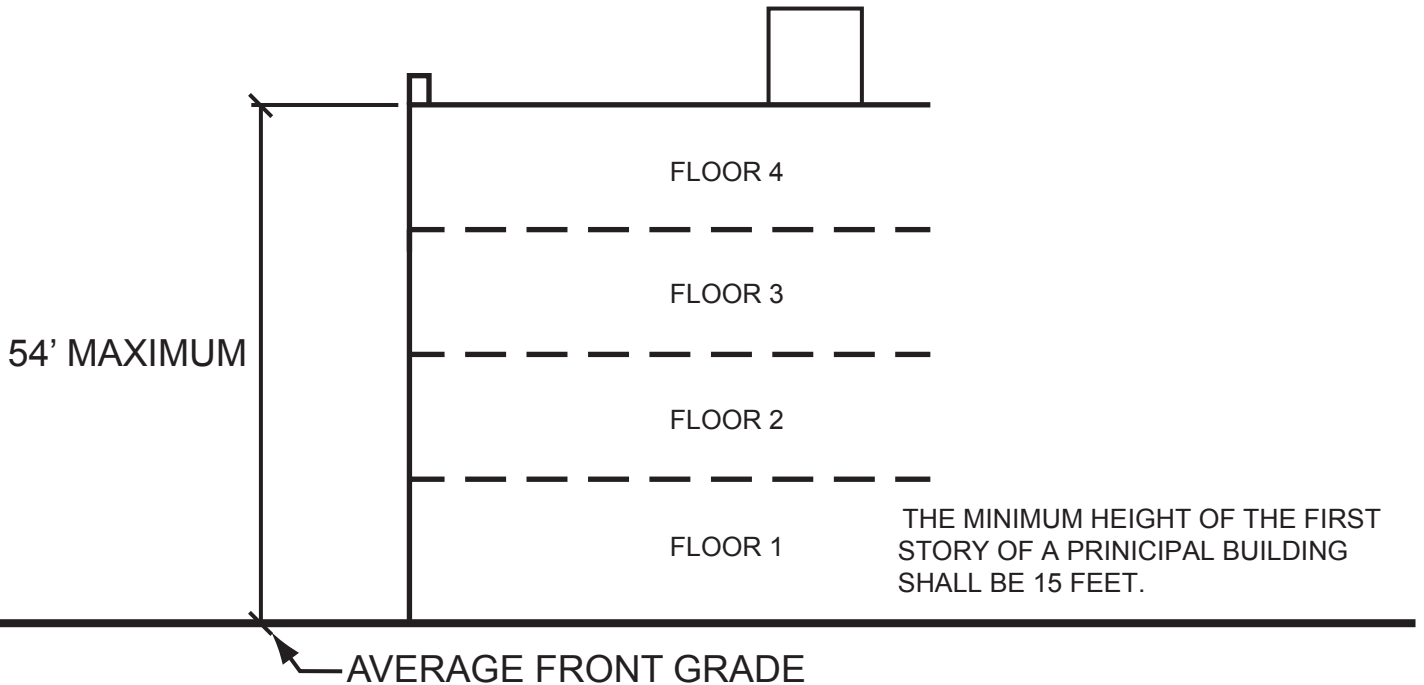








FUNCTIONAL OR DECORATIVE ELEMENTS SUCH AS PARAPETS, ROOF FEATURES, AND MECHANICAL ROOMS SHALL NOT EXCEED 115% OF THE PERMITTED HEIGHT NOR EXCEED 10% OF THE AREA OF THE BUILDING FOOTPRINT



MAPLE AVENUE

ZONE ONE

ZONE TWO

6' MIN. PLANTING SCREEN

22' DRIVE AISLE

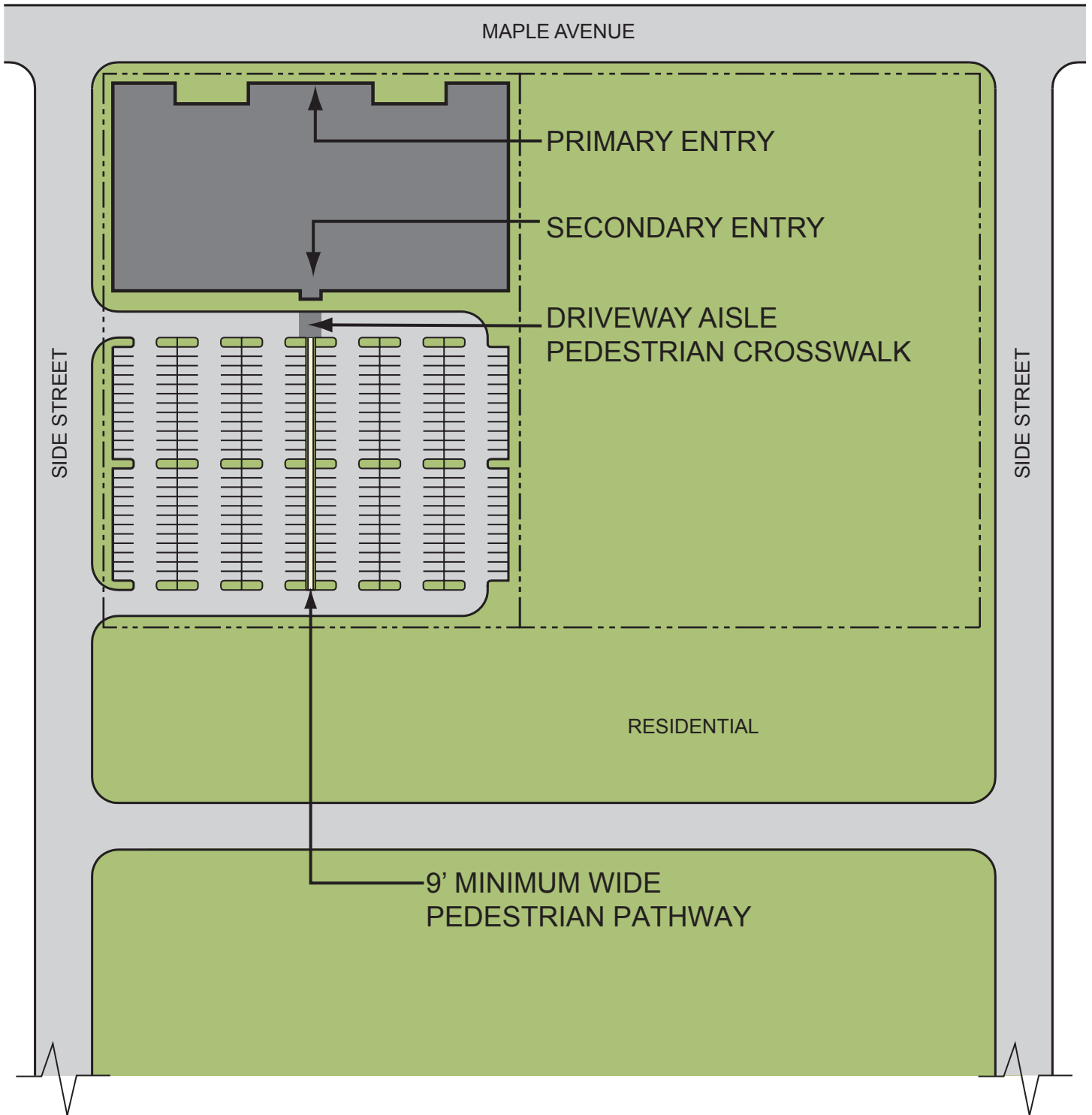
BUILDING FACADE + 15% MAX

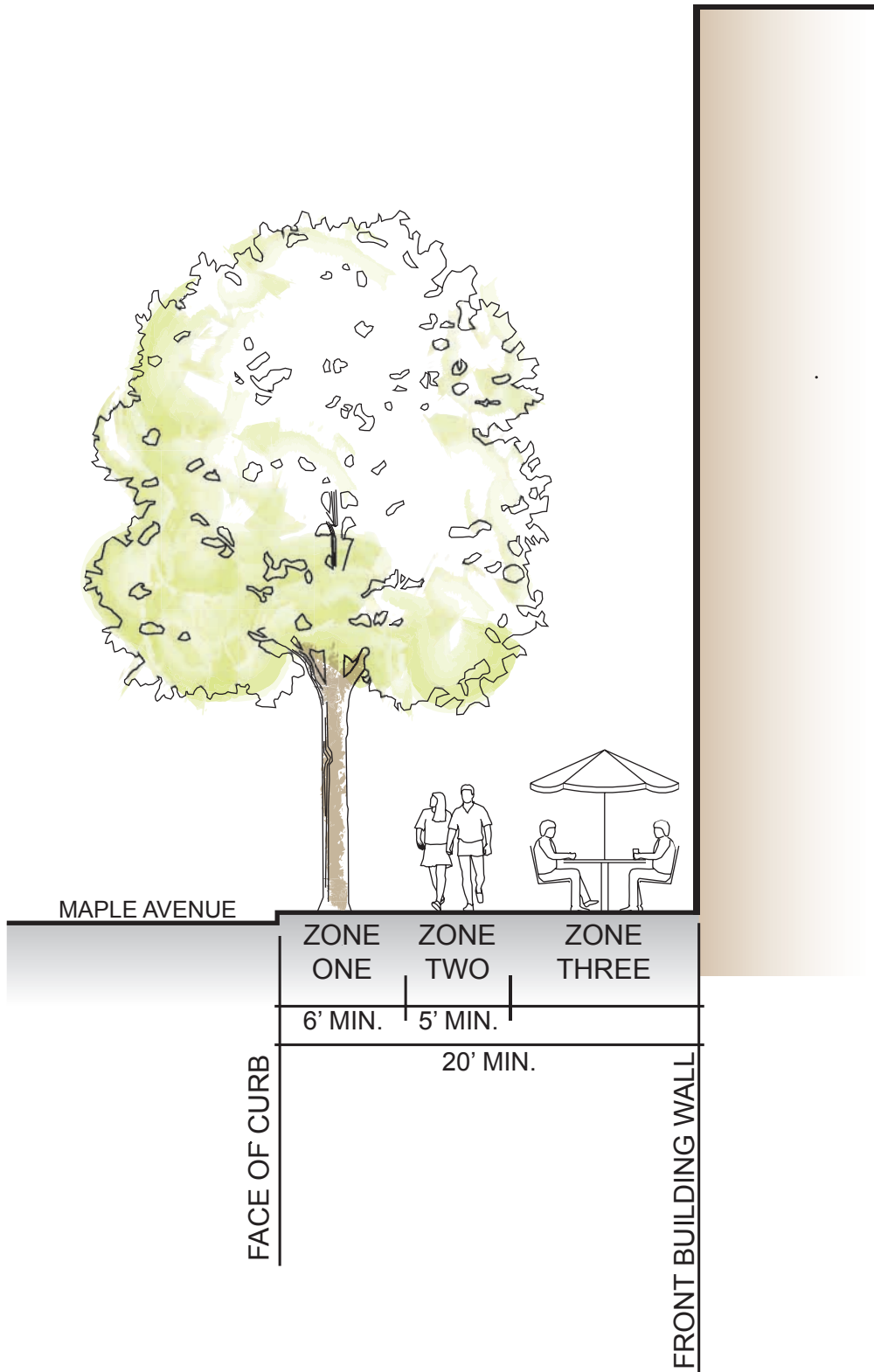
SINGLE LOADED PARKING BAY

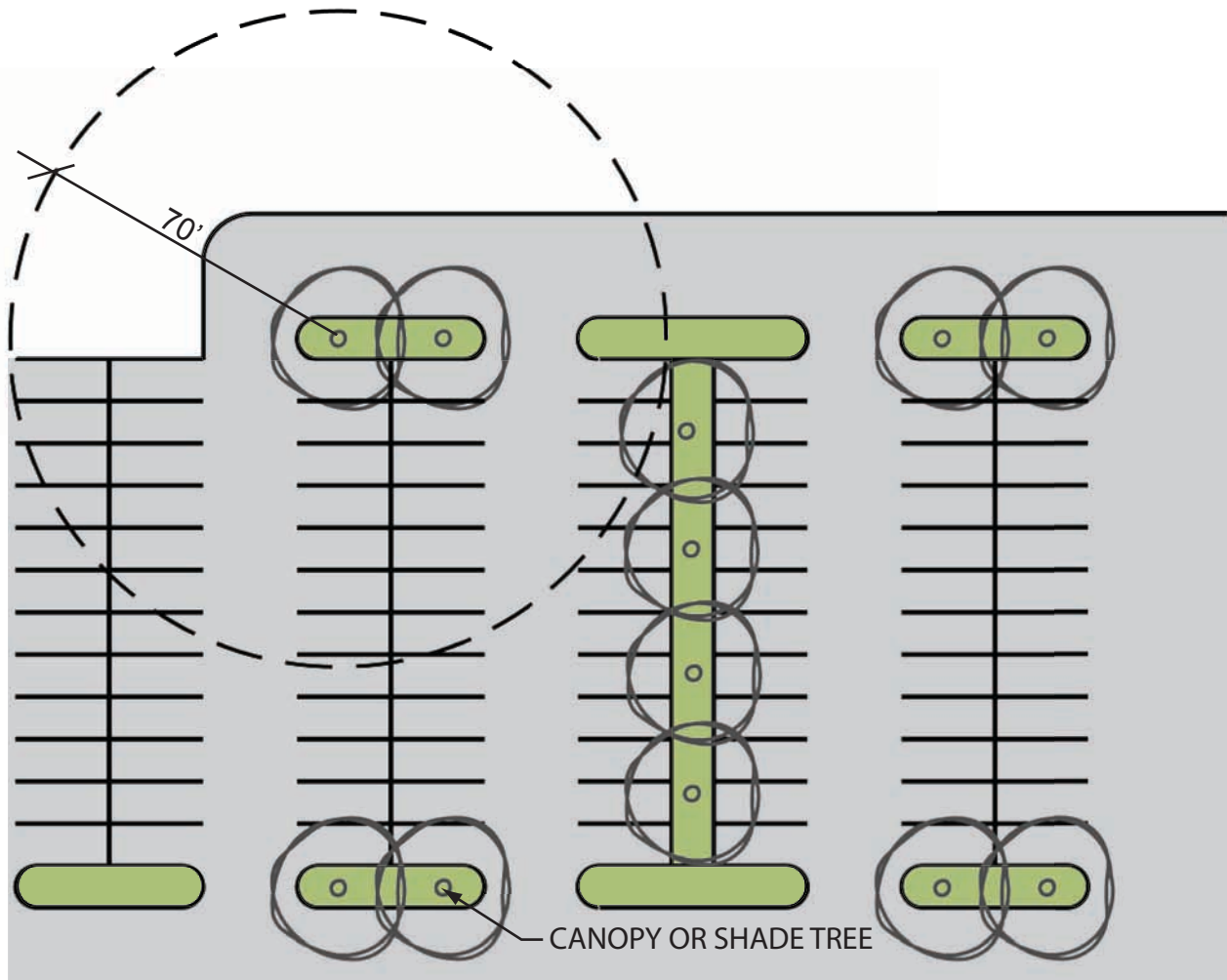
5' MIN. SIDEWALK

15% OF BUILDING FACADE

BUILDING

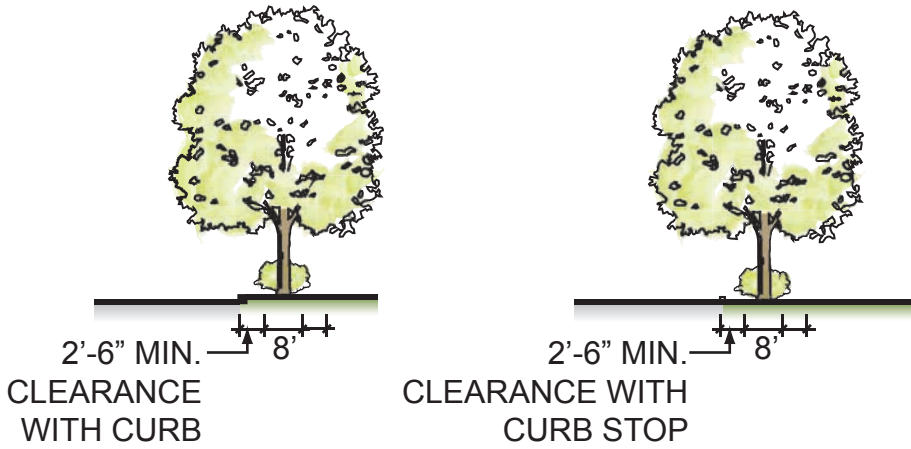




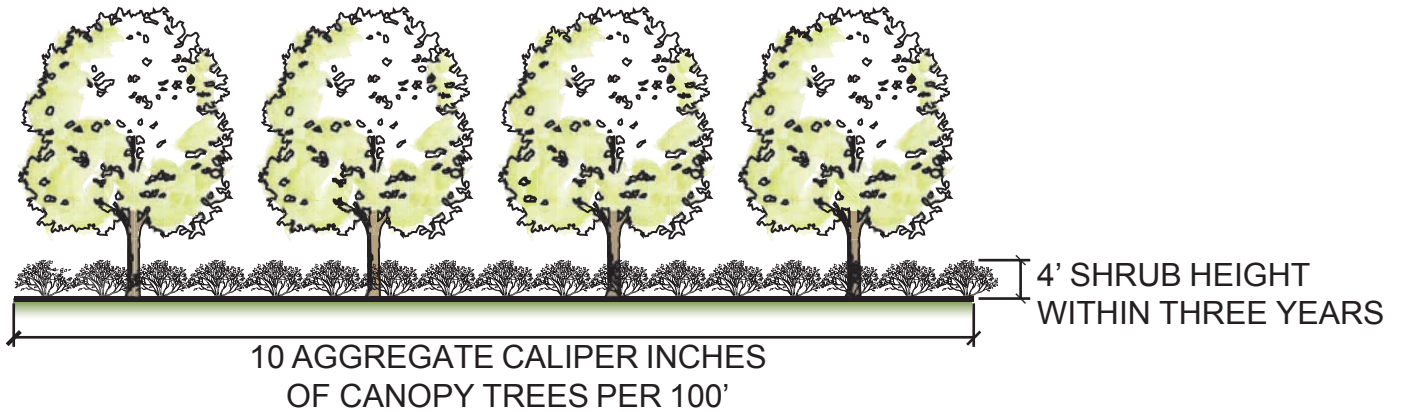


70' MAXIMUM DISTANCE BETWEEN PARKING SPACE AND TREE TRUNK

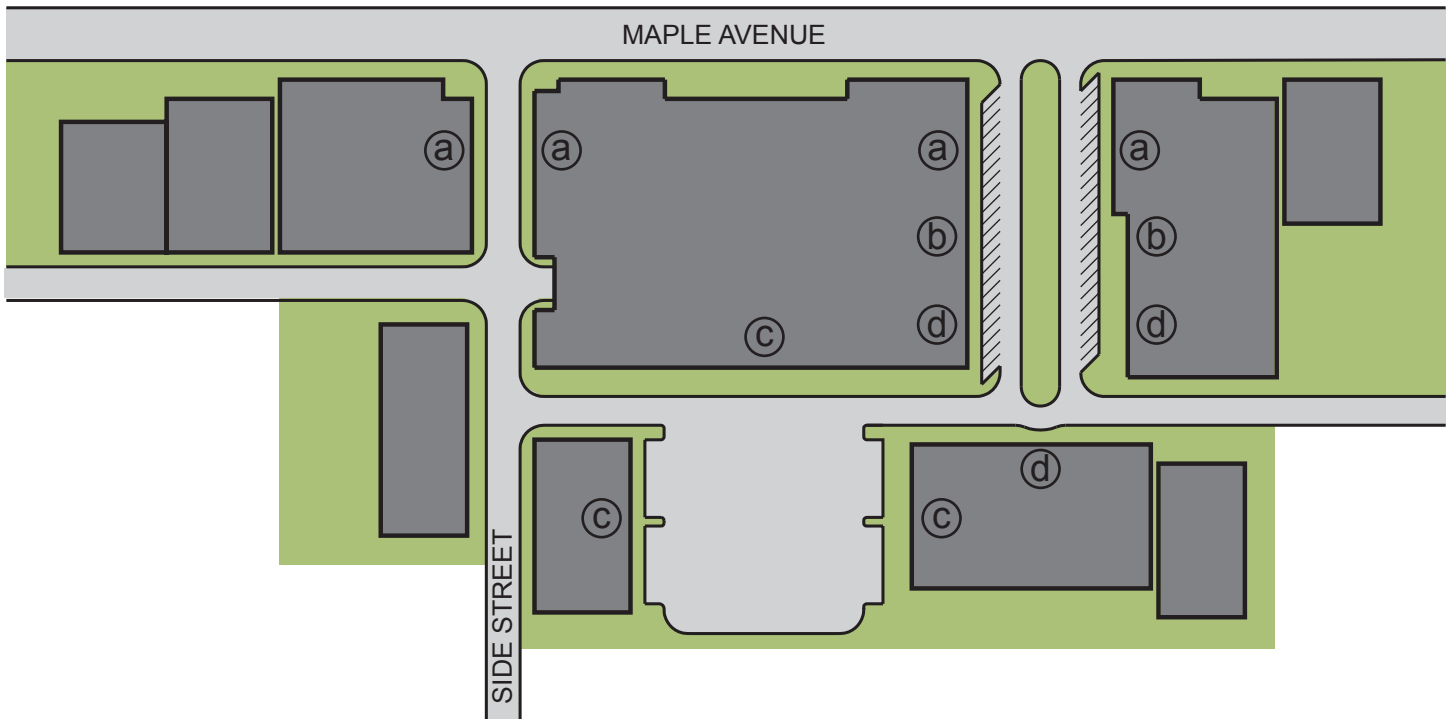
1 CANOPY OR SHADE TREE REQUIRED PER 8 PARKING SPACES



PERIMETER LANDSCAPE PROTECTION

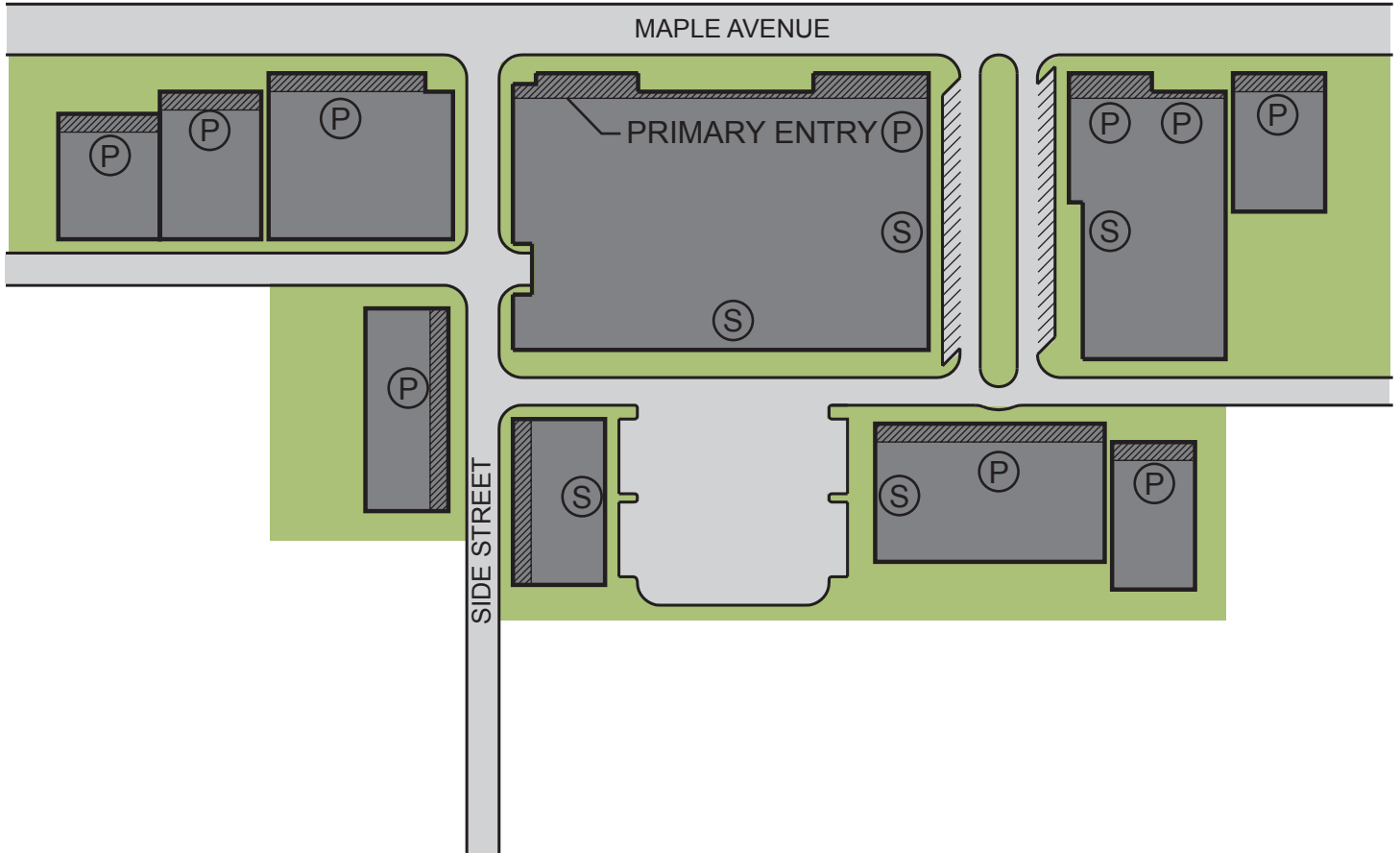


REQUIRED PLANT MATERIALS

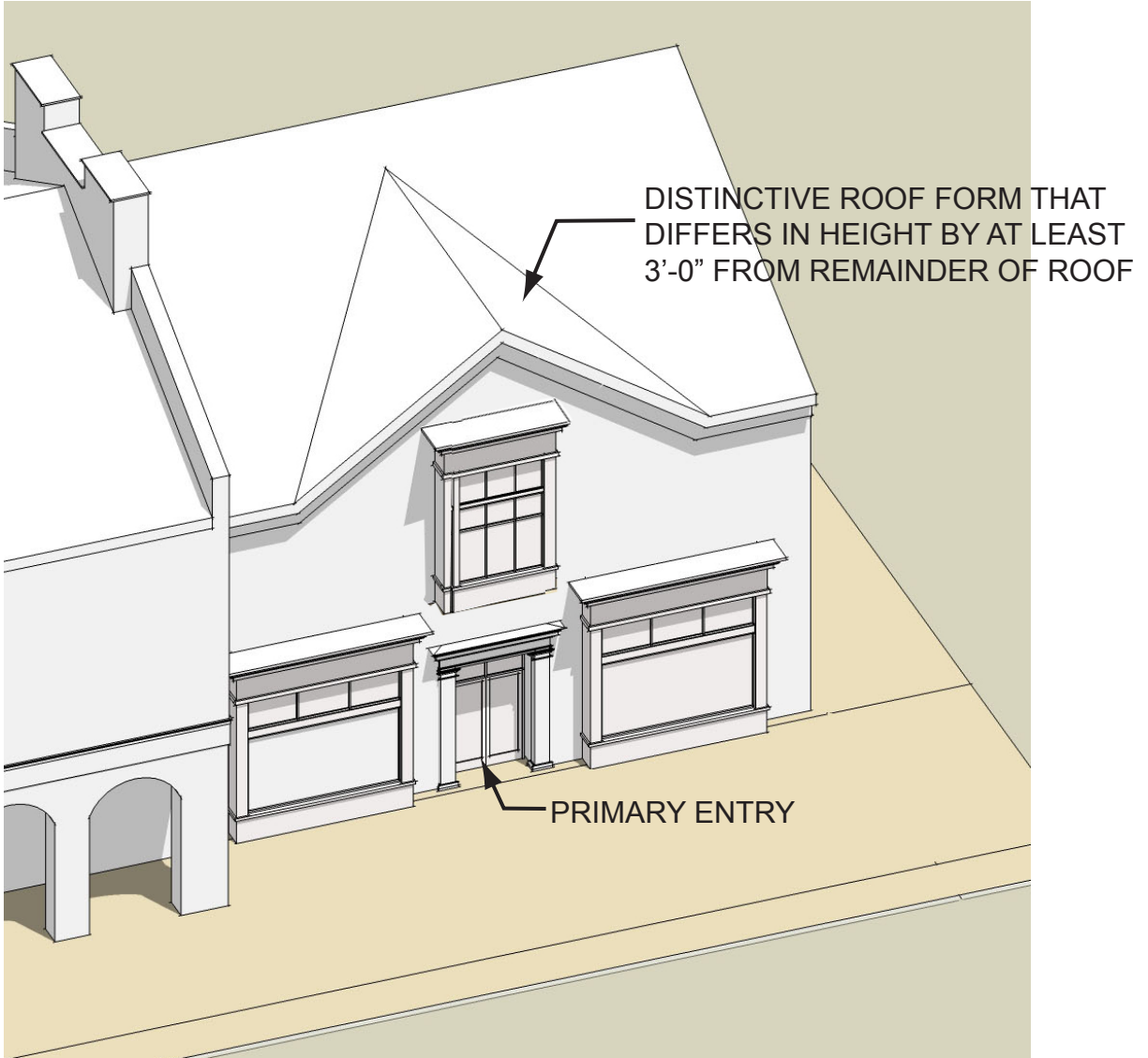


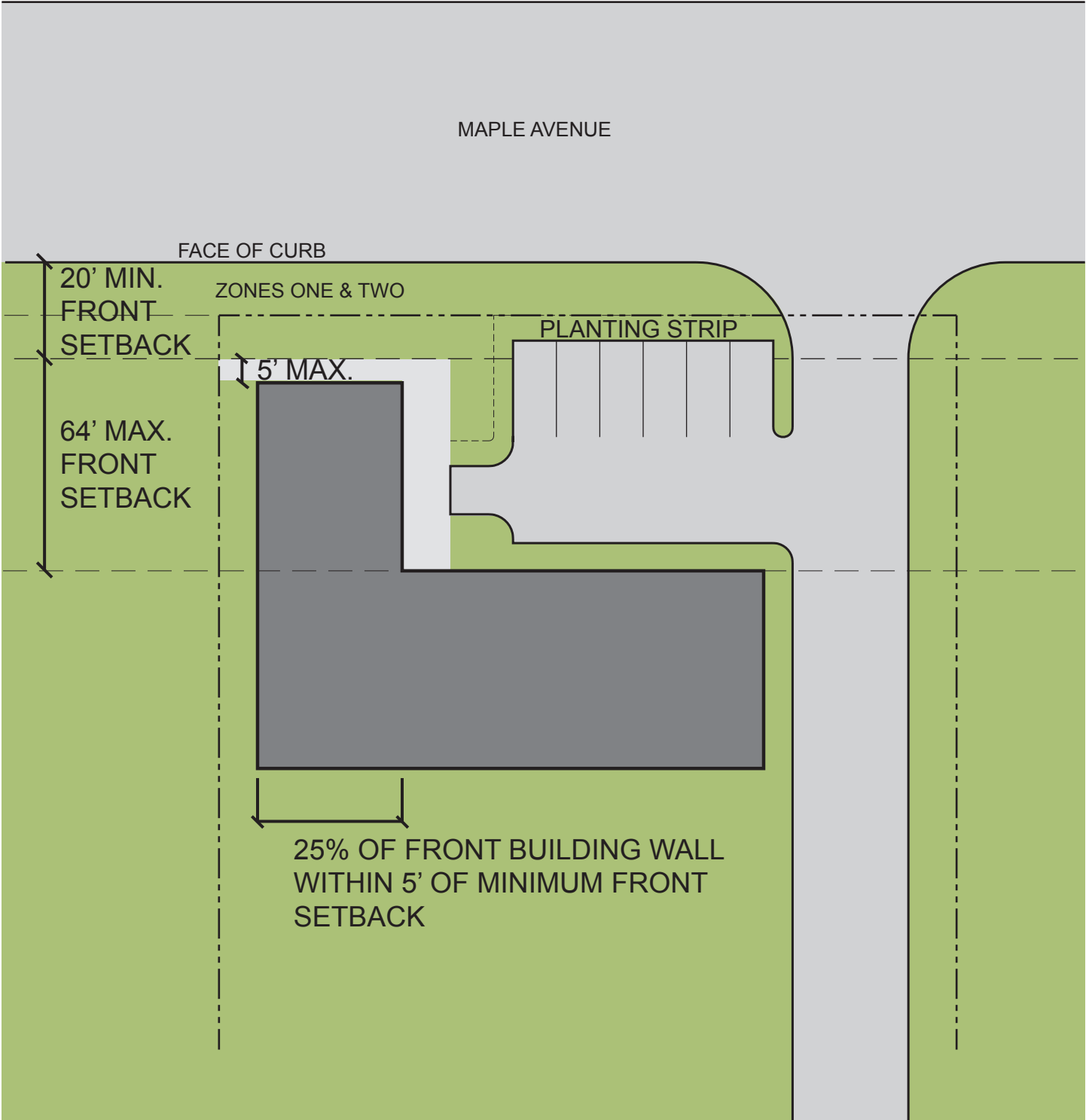
MULTIPLE BUILDING DEVELOPMENTS SHALL BE ORIENTED IN ONE OF THE FOLLOWING FORMATS:

- (a) CORNER BUILDINGS DESIGNED TO FRONT BOTH SIDES OF AN ADJACENT STREET INTERSECTION OR ENTRY POINT OF THE DEVELOPMENT IN AN “L” CONFIGURATION;
- (b) BUILDINGS FACING EACH OTHER ACROSS A RELATIVELY NARROW VEHICULAR ACCESS AREA WITH PEDESTRIAN AMENITIES IN A “MAIN STREET” CHARACTER;
- (c) BUILDINGS FRAMING AND ENCLOSING AT LEAST THREE SIDES OF PARKING AREAS, PUBLIC SPACES, OR OTHER SITE AMENITIES, OR;
- (d) BUILDINGS FRAMING AND ENCLOSING OUTDOOR DINING OR GATHERING SPACES FOR PEDESTRIANS BETWEEN BUILDINGS.



- (P) PRIMARY ENTRANCE
- (S) SECONDARY ENTRANCE





MAPLE AVENUE

ZONE ONE

ZONE TWO

ZONE THREE

AWNING

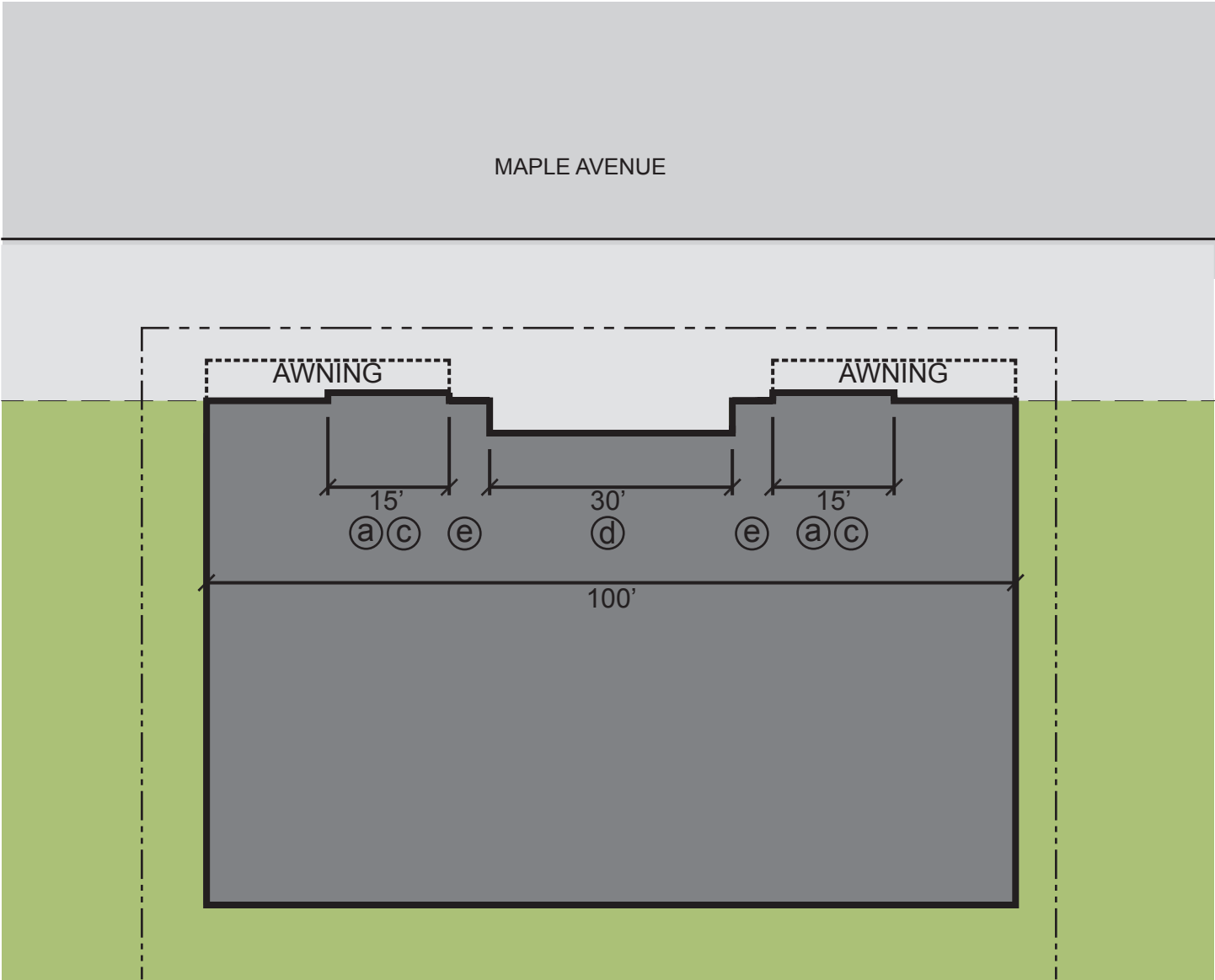
4' MINIMUM

AWNING

30'

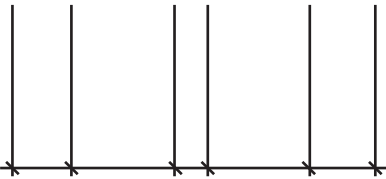
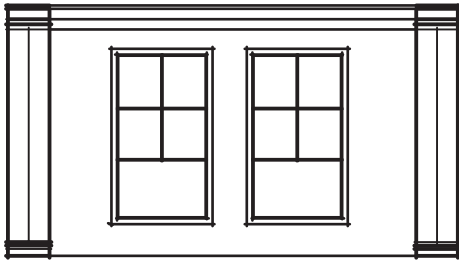
30'

100'

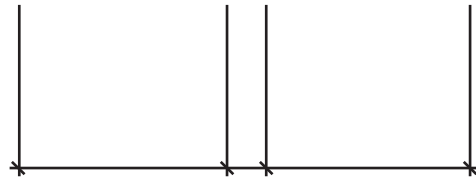
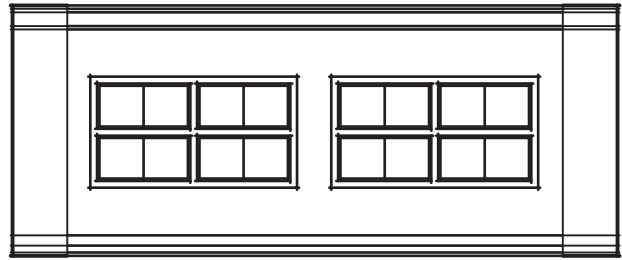


BUILDINGS OF MORE THAN 10,000 SQUARE FEET IN FLOOR AREA SHALL BE CONFIGURED SO THAT AT LEAST 60 PERCENT OF THE FRONT WALL IS DIFFERENTIATED ARCHITECTURALLY BY THREE OR MORE OF THE FOLLOWING FEATURES:

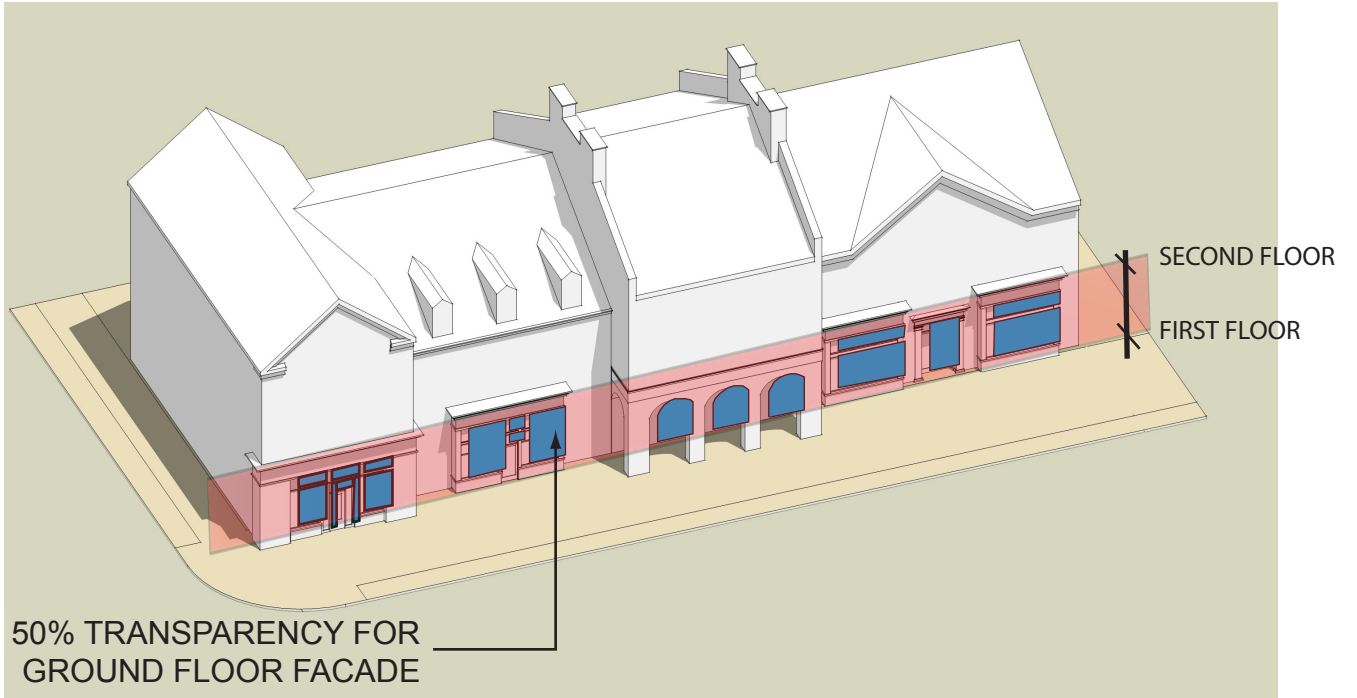
- (a) RECESSED OR DISPLAY WINDOWS;
- (b) OFFSET SURFACES, NICHEs, INSETS, PROJECTIONS, OR BAS RELIEF WITH A MINIMUM DEPTH OF FOUR INCHES;
- (c) WINDOW INDENTATIONS THAT INCORPORATE A DIFFERING BUILDING MATERIAL, TEXTURE, OR COLOR, ALONG WITH AN AWNING OR OVERHANG;
- (d) DIFFERENTIATED PIERS, COLUMNS, OR PILASTERS;
- (e) TEXTURED MATERIALS
- (f) PUBLIC ART

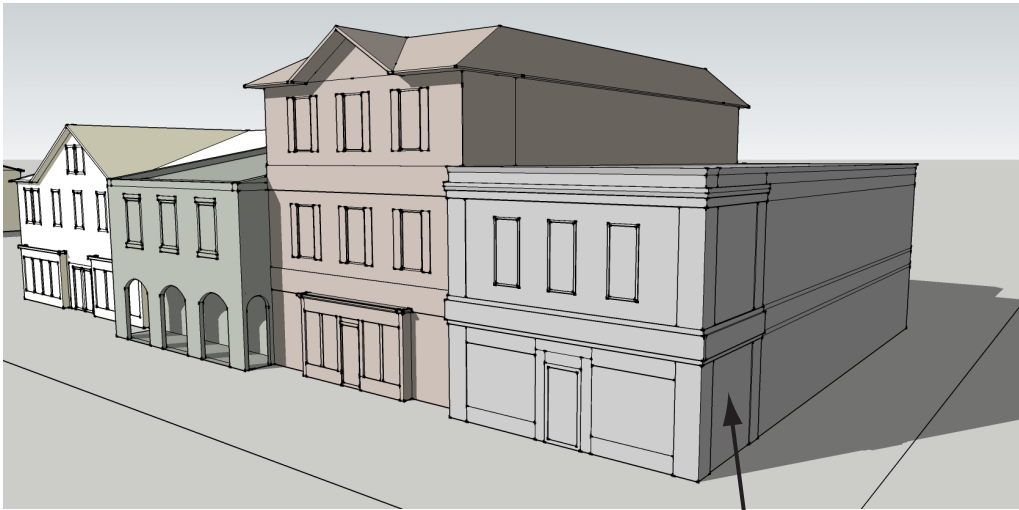


VERTICAL ORIENTATION
(HEIGHT OF ELEMENTS ARE
EMPHASIZED OVER WIDTH)



HORIZONTAL ORIENTATION
(WIDTH OF ELEMENTS ARE
EMPHASIZED OVER HEIGHT)





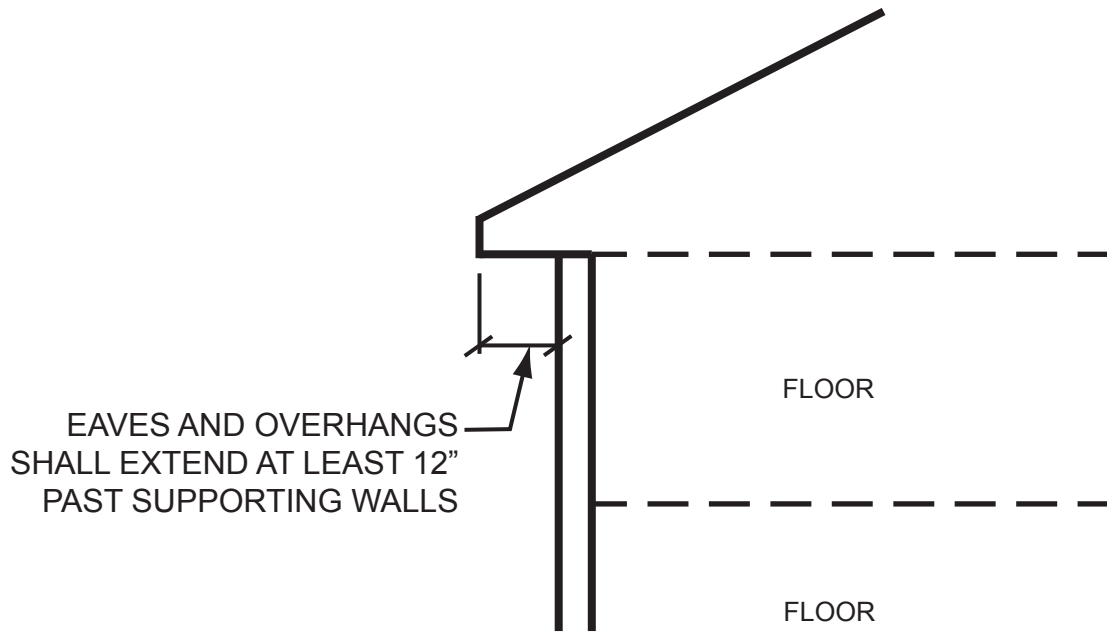
PRIMARY FACADE MATERIALS SHOULD WRAP AROUND THE CORNER TO A LOGICAL POINT OF CONCLUSION

MATERIAL CHANGES CAN OCCUR FOR ACCENTS AROUND DOORS, WINDOWS OR CORNICES

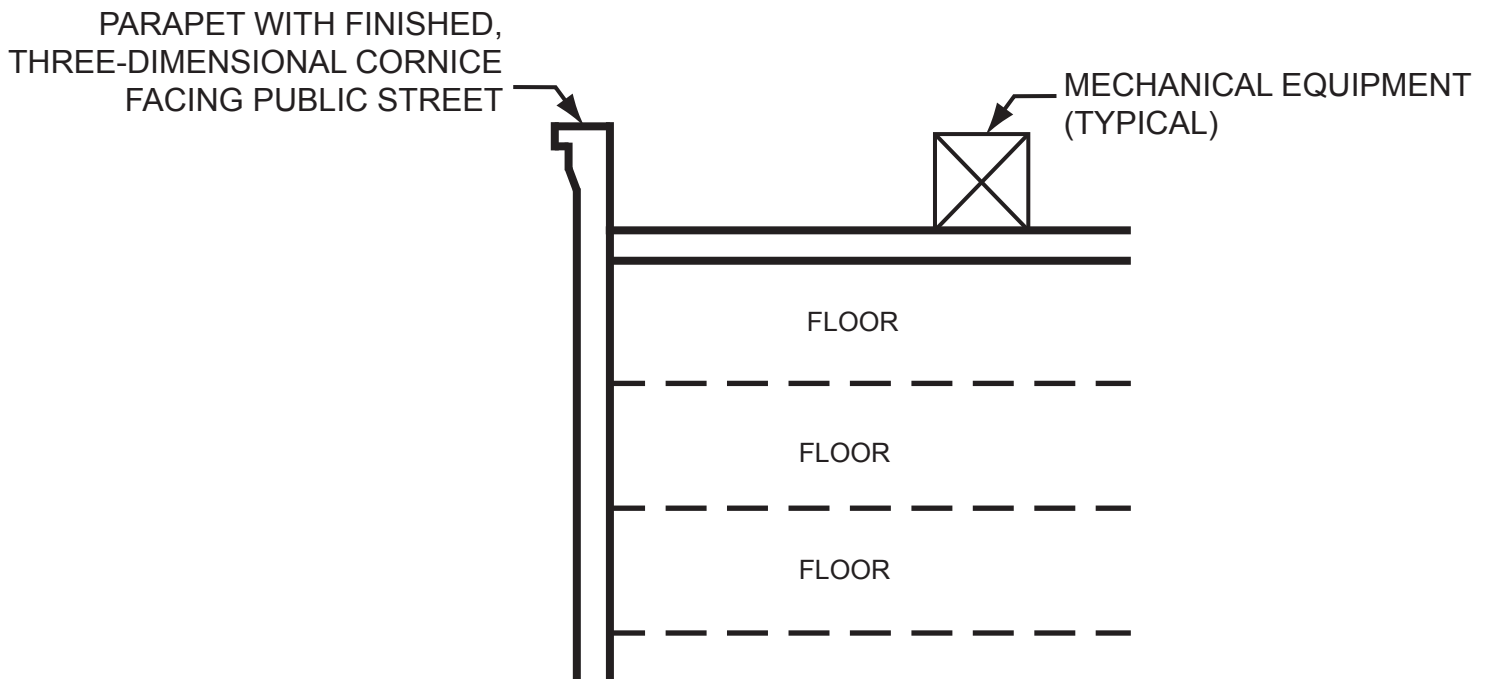


MATERIAL CHANGES SHOULD OCCUR ALONG A HORIZONTAL LINE OR WHERE TWO FORMS MEET

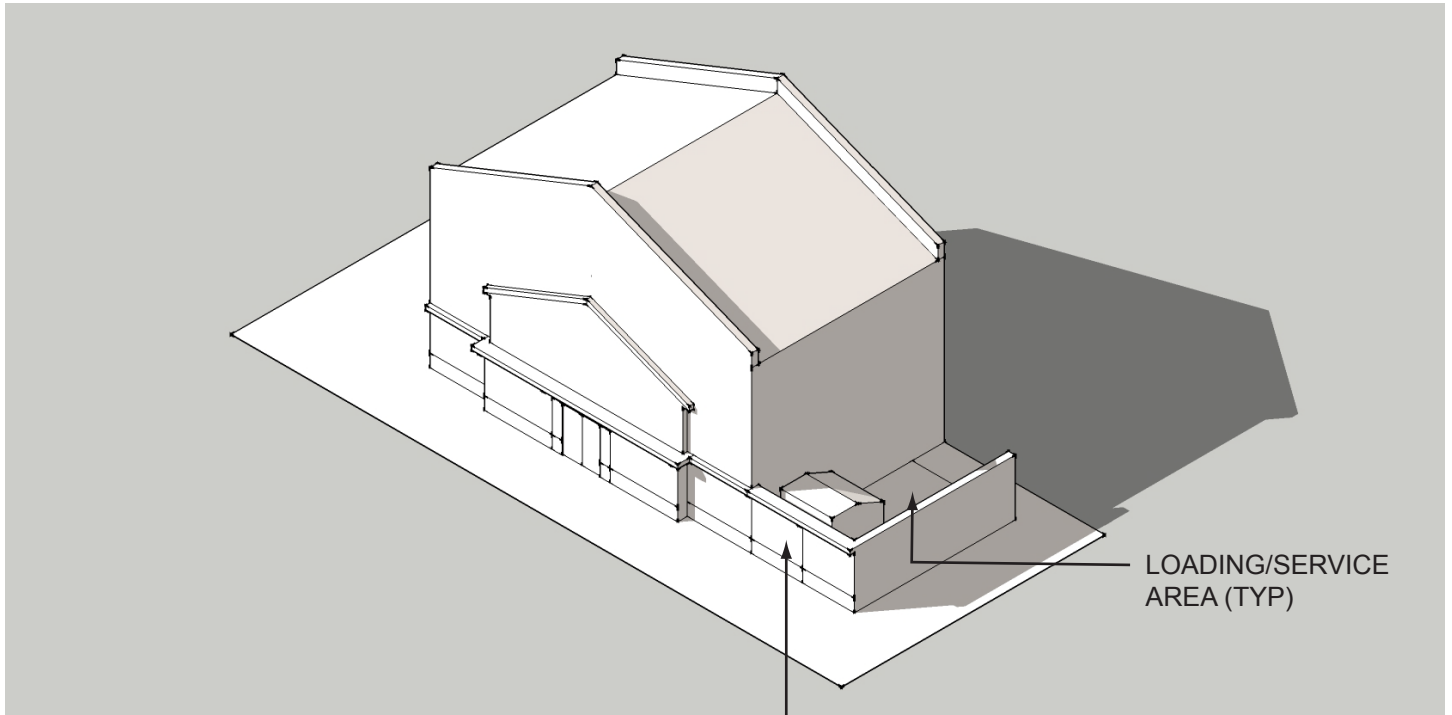
HEAVIER MATERIALS SHOULD BE LOCATED BELOW LIGHTER MATERIALS (BRICK BELOW STUCCO)



18-95.14.10 EAVES AND OVERHANGS

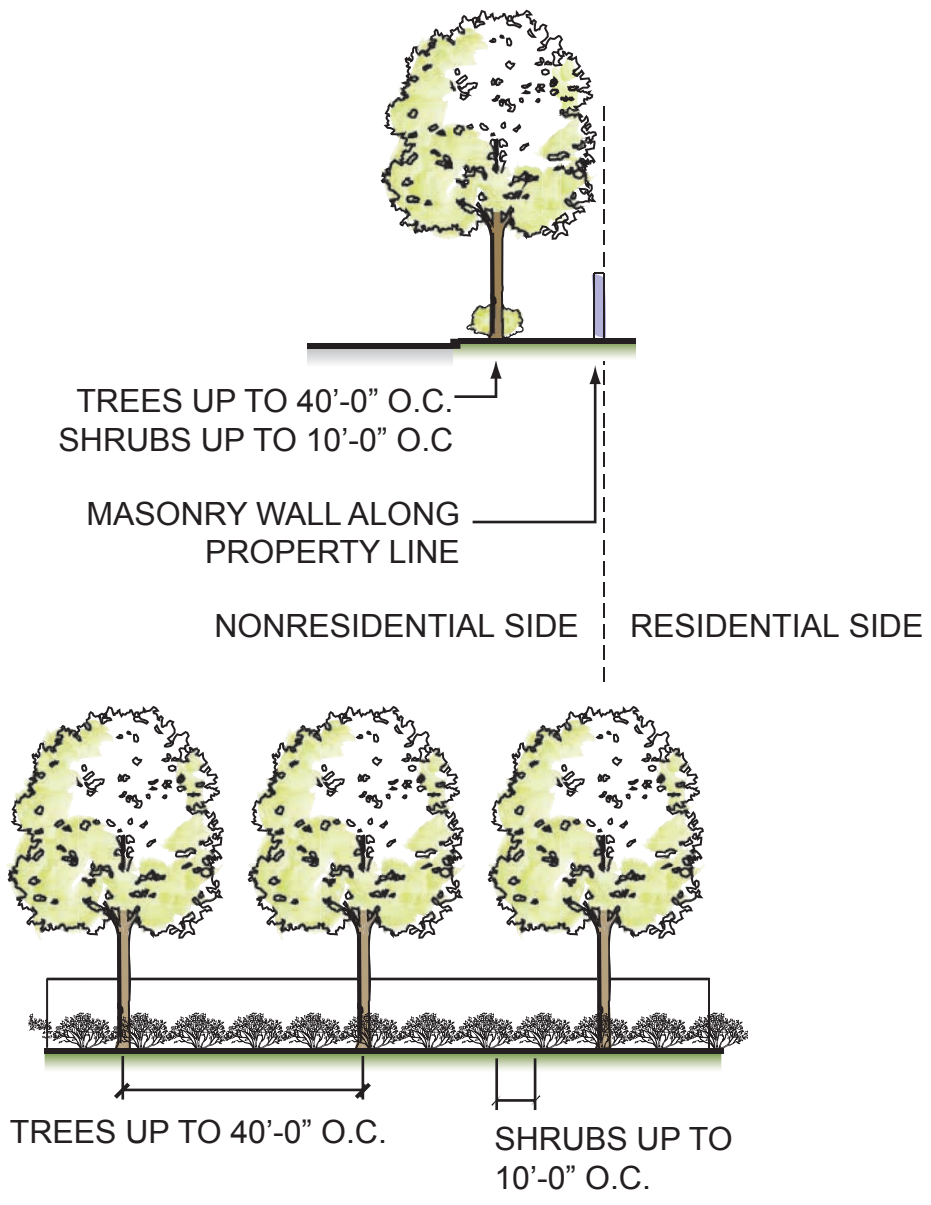


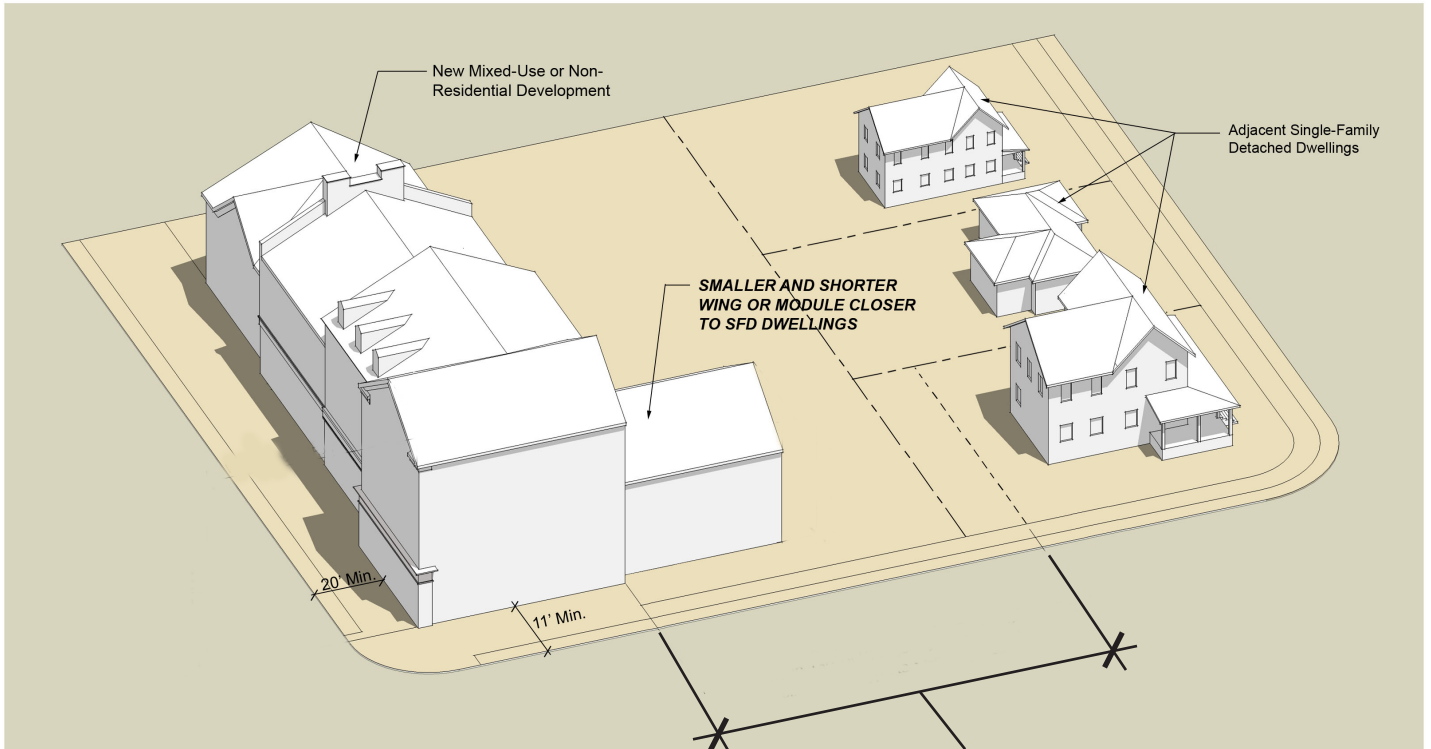
18-95.14.11 PARAPET WALLS



LOADING/SERVICE
AREA (TYP)

LOADING, SERVICE AND
EQUIPMENT AREAS SHALL BE
ATTACHED TO AND INTEGRATED
WITH THE BUILDING AND SHALL BE
SCREENED WITH SIMILAR
ELEMENTS AND MATERIALS





ROOF TYPE SIMILAR TO SFD REQUIRED

