

(b) Roofing Materials. Any of the listed acceptable roofing materials as defined in this section.

(4) Tier 3 Architectural Design Zone.

(a) Exterior Materials.

- 1) Acceptable Exterior Building Materials shall cover 33 percent or more of wall surfaces facing a street yard and side yard. Windows and doors, including overhead doors, shall not be included in the total wall surfaces area calculation.
- 2) Those areas deemed to be of limited exposure to the general public percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.
- 3) For those uses that require the location of exposed overhead or coiling doors, and not allow for the aggregate percentages to be achieved, acceptable building materials may be decreased to accommodate their necessity for the building use, so long as the intent of this provision is maintained. The Town Board has the authority to approve additional landscaping, acceptable material in other areas, screening, environmental and energy efficiency provisions, a reduction in the number of doors and building location within the parcel to maintain the aesthetic value of the area and maintain the intent of this provision.

(b) Roofing Materials. Any of the listed acceptable roofing materials as defined in this section.

(5) Existing Structures. It is the intent to improve the architectural design of existing development governed by these standards.

- (a) Principal buildings or structures that have been erected or constructed prior to the effective date of adoption of these provisions are allowed to make minor improvements to these structures.
- (b) These improvements must make significant efforts to conform to the intent of the architectural design standards.
- (c) Any additional square footage added to these structures must be in full compliance to the architectural design standards.
- (d) Percentages of Acceptable Exterior Building Materials may be decreased to allow for consistency in architectural design with the existing structures.

(6) Infill Development. It is the intent to preserve the existing architectural image of the community. For that purpose, developments that will "infill" between adjoining developed properties shall be compatible in massing, scale, use of exterior materials and general aesthetic design in such a manner to enhance the overall appearance of the entire grouping of properties.

(7) Accessory Buildings.

- (a) Accessory buildings shall be located on the site per requirements of the zoning district, and shall maintain the same theme and material selections as the principal building.
- (b) The Town Board has the authority to direct additional landscaping and screening and building location and orientation within the parcel to maintain the aesthetic value of the area.