

*Provided by Vice Mayor
Callaghan on September 24, 2025*

PROPOSED NEW ORDINANCE SECTION AS PART OF SEC. 34-116

APPEARANCE REVIEW FOR SINGLE-FAMILY DETACHED DWELLINGS THAT ARE NOT WITHIN AN APPROVED PLANNED UNIT DEVELOPMENT

No construction of any single-family detached dwelling that is not within an approved Planned Unit Development may begin in any district prior to review and approval of an Appearance Review Application by the town Planning and Zoning Department.

Review of the Application, including the Application Checklist and associated plans, will be based on the following criteria:

1.

Is of a design and proportion which enhances and is in harmony with the area.

The concept of harmony shall not imply that buildings must look alike or be of the same style. For applications received prior to October 2027 the concept of harmony shall not imply that buildings must have greater setbacks, lower maximum heights, smaller tower areas, smaller maximum building dimensions, greater landscaping area requirements, or smaller maximum coverages than those listed in the District Regulations for Residential Single-Family Zoning Districts (i.e. Rs-1 thru RS-5).

Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, and landscaping. For the purpose of this section, the comparison of harmony between buildings shall consider the buildings or structures within the same zoning district as the proposed site;

2.

Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment including elevator and mechanical penthouse protrusions shall be concealed; and garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

3.

Shall have on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) that are compatible in design, materials, and color;

4.

SUGGESTED CODE CHANGES (add the **BOLD UNDERLINED**, delete the ~~STRIKETHROUGH~~)

Sec. 34-116. - Required; criteria – **other than single-family detached dwellings that are not within an approved planned unit development**

No construction or clearing of land may begin in any district prior to review and approval of the site plan and appearance. The review shall consist of:

(1)

Consideration of the application by the development review committee (DRC), which may recommend approval, denial, or approval with modifications and/or conditions;

(2)

Consideration of the application by the town planning and zoning board, which may recommend approval, denial, or approval with modifications and/or conditions; and

(3)

Final review and approval or denial, or approval with modifications by the town council. ~~Single-family detached dwellings not located within an approved planned unit development shall be subject to appearance review and approval or denial, or approval with modifications by the town planning and zoning board, with site plan review by the town planning and zoning department.~~ Single-family dwellings within an approved planned unit development shall be subject to site plan and appearance review and approval only by the town planning and zoning department in accordance with the established design criteria. The criteria to be used in this review shall be to ascertain that the proposed site plan for new development meets the following criteria:

a.

Site plan criteria.

1.

Is in conformity with the comprehensive plan and is not detrimental to the neighboring land use;

2.

Has an efficient pedestrian and vehicular traffic system, including pedestrian, bicycle, and automotive linkages and proper means of ingress and egress to the streets;

3.

such as glass, steel, iron, and concrete; and the use of natural light through large and expansive windows;

2.

Is of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the ~~preponderance of~~ buildings or structures within 300 feet from **the same zoning district as the** proposed site ~~of the same zoning district~~;

3.

Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

4.

Shall have all on-site structures and accessory features (such as but not limited to light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

5.

Shall have a design in which buildings over 40 feet in height shall appear more horizontal or nondirectional in proportion rather than vertical, accomplished by the use of architectural treatments as described in these criteria;

6.

Shall locate and design mechanical equipment with architectural treatments so that any noise or other negative impact is minimized;

7.

Complies with the town's community appearance standards (see article IV, division 14 of this chapter).