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## Sec. 113-134. Town Center District Overlay.

- (a) *Purpose and intent.* The following guidelines are established to maintain high quality and sustainable development; to promote a consistent and traditional architectural identity; to promote the economic success of the downtown core of the Town; and to provide guidance on the establishment of an active village atmosphere in the Town of Tyrone town center. The objectives include:
- (1) To encourage a variety of attractive and innovative building designs which combine the best of contemporary and traditional design;
  - (2) To emphasize the compatibility of building form, scale, massing, and materials such that new structures will improve the aesthetics of street and built environments
  - (3) To encourage harmonious and attractive streetscapes through attention to exterior architectural quality and through provide accessible and sufficient parking in an unobtrusive manner;
  - (3) To encourage safe, pedestrian-friendly streetscapes that preserve the efficient use of road frontages while encouraging consistency in design and placement of buildings that address the roadway and foster pedestrian activity and liveliness;
  - (4) To assist builders and developers in the preparation of acceptable building designs; and.
  - (5) Provide increased vehicular and pedestrian access through a grid of streets that maximizes connections with extensions of existing streets.
- (b) *Application of guidelines.* These guidelines shall apply to all new development occurring in the ~~town-center area of the Town of Tyrone which town-center area is~~ Town Center and In-Town Residential Future Land Use Character areas as delineated on the ~~map attached hereto as exhibit "A".~~ Town's adopted Future Development map.
- (c) *Facade requirements.*
- (1) Building materials. For principal structures, allowable building materials (not including trim/accent) along the front and side facades are limited to the following:
    - a. Brick (preferred);
    - b. Brick veneer;
    - c. Stone;
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    - d. Natural wood and/or cement based wood siding such as hardiplank.
    - f. Exterior materials shall be natural in appearance, with preference given to brick; such materials shall be wood, wood siding, stone, stucco, or to contemporary materials and details closely replicating such traditional materials.
  - (2) There shall be no more than two building materials used (not including trim/accent materials).
  - (3) Colors. Colors for the building materials shall be limited to earth tones, nonreflective pastels, and/or neutral tones. The accent and trim must consist of a contrasting color.
  - (4) Entrances.
    - a. Covered main entry features help promote safe, socially-interactive and pedestrian-friendly streets by providing outdoor amenity areas which allow for views along the street and by providing a linkage between the public and private realm. In addition to providing shelter,

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covered main entry features located closer to the street can help to diminish the impact of the garage within the streetscape.

- b. Covered main entry features are required and may include one of the following:
  - 1. Front porches;
  - 2. Porticos;
  - 3. Verandas; or
  - 4. Recessed entries.
- c. The following design criteria for covered main entry features will apply:
  - 1. Covered front porch and/or veranda sizes should be maximized wherever possible. A minimum depth of five feet is required;
  - 2. Porch column styles and widths should be consistent with the character of the house;
  - 3. An exposed beam/frieze is required at the top of the support columns on the underside of the soffit; and
  - 4. Entrances shall be oriented to the street. A building entrance may be located to the side of the building when a direct pedestrian walkway is provided between the building entrance and the street right-of-way.

(5) *Fenestration.*

- a. Windows shall be used at regular intervals to divide a façade that fronts a public right-of-way
- b. The building shall have a consistent spacing of similar shaped windows with trim on all building stories.
- c. Large ground floor windows are encouraged, where feasible
- d. All windows shall have window trim consisting of a head, jam and sill.

(d) *Building & Site requirements.*

(1) *Massing.*

- a. Horizontal massing shall not exceed a height/width ratio of 1:3 without substantial variation that includes a change in height and/or projecting/recessing element. These changes shall relate to entrances, integral structure or interior organization, not merely as a cosmetic effect.
- b. No wall that faces a street shall have an uninterrupted length exceeding 20 feet without at least two of the following: change in plane; change in texture or masonry pattern; and windows, or an equivalent element that subdivides the wall.

(2) *Roof material and pitch.*

- a. Roofs shall be limited to architectural dimensional grade asphalt singles, roofing membrane systems (flat roofs only) natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal or similar material that is in harmony with surrounding buildings. Dark roofing materials are preferred.
- b. A flat roof pitched to the rear of the building shall be concealed by a parapet wall. Non-residential development assuming residential forms may also use gabled, hipped, or pyramidal roofs, as is appropriate to the majority of surrounding buildings.

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- c. Parapets must wrap around the corner of a building for a minimum of one bay to ensure continuity of the streetscape. The parapet shall be constructed of the same material as the exterior wall.
  - d. The pitch of a roof shall not exceed the average wall height of the building.
  - e. Rooftop-mounted equipment should be physically screened from the road and/or sidewalk. Screening shall meet the following specifications:
    - 1. Shall be at a height that is as high or higher than the rooftop equipment being screened;
    - 2. Have evenly distributed openings or perforations not exceeding 50 percent of the surface area;
    - 3. Should be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projections;
    - 4. Shall be provided in a manner that is architecturally integral to the overall appearance of the building.
    - 5. The number of vents and flues shall be incorporated into the architectural features or painted to blend with the roofing material (August 7, 2003).
    - 6. Chain link, barbed wire, vinyl, or wire mesh are inappropriate screening uses.
- (3) Loading docks and dumpsters shall be entirely screened from view of any public open space or sidewalk area, with a dumpster pad enclosure. Dumpster pad enclosure is required, constructed of the same materials, and matching the architecture of the principal structure. Doors and gates shall be opaque and must remain closed while not in use. Chain-link is not an acceptable material.
- (4) Exterior Storage Screening
- 1. Exterior storage shall be screened with a minimum six (6) foot screening fence or wall, and shall not be visible from the Right-of-way or adjacent properties.
  - 2. Screening may be masonry, metal, polyvinyl, wood, or a combination thereof; however, chain link fences are prohibited for required screening.
  - 3. If Exterior storage is located entirely behind the building and is not visible from the right-of-way or adjacent property, then no screening is required.
  - 4. Exterior storage requirements shall not apply to seasonal displays or advertisements of goods placed out during business hours.

(e) *Parking, Garage, Driveway, and Access Requirements*

- (1) Angled or parallel on-street parking on both sides shall be permitted.
- a. Forty-five (45) degree angled parking shall require parking space length of nineteen (19) feet and two (2) travel lanes width of ten (10) feet.
  - b. Sixty (60) degree angled parking shall require parking space length of twenty (20) feet and two (2) travel lanes width of eleven (11) feet.
  - c. Ninety (90) degree angled parking shall require parking space length of eighteen (18) feet and two (2) travel lanes width of twelve (12) feet.
  - d. Parallel parking spaces shall be eight (8) feet deep and twenty-two (22) feet long.
- (2) Bicycle and golf cart parking spaces are required as follows:

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- a. All new nonresidential uses shall provide one (1) such space for every twenty (20) automobile spaces, provided that no such uses shall have fewer than two (2) such spaces or be required to exceed thirty (30) spaces.
  - b. Such spaces shall be located within the sidewalk landscape zone a maximum distance of one hundred (100) feet from the primary pedestrian entrance, or shall be located at least as close as the closest automobile space, except for handicapped parking spaces.
  - c. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
- (3) Detached and attached garages shall both be permitted. Attached garages shall have decorative doors which shall be located in an inconspicuous location, so as not to be a main architectural feature on structures on lots that are front-loaded. The architecture of detached garages shall match and compliment the primary structure. Garages located behind principal structures or accessed by a rear alley are strongly preferred.
  - (4) No parking shall be permitted between a building and the street without an intervening building.
  - (5) Properties adjacent to public parks must provide a direct pedestrian connection by way of multi-use trail, patio connections, gardens, or other adequate design element.

(f) Street and Sidewalk Area Requirements

- (1) New streets and improvements to existing streets in the Town Center District shall conform to the street typology examples depicted in the Town's latest adopted Comprehensive Plan and Downtown Master Plan to the highest degree possible.
- (2) Planned grid streets and connections shall be incorporated into developments. Grading at ends of streets shall be prepared for the easiest future connection by neighboring properties.
- (3) A sidewalk area shall be located along all streets and shall consist of a sidewalk landscape zone with street trees no less than eight feet in height and of three and one-half inch caliper, and an unobstructed sidewalk clear zone as indicated in the Town's latest adopted Comprehensive Plan and Downtown Master Plan to the highest degree possible. Changes to the configuration of the sidewalk area may be granted by Planning Commission if there are existing trees, overhead or underground utilities, or existing buildings present in the required sidewalk area locations.
- (4) Any paving including concrete, special or decorative paving within the sidewalk landscape zone, sidewalk clear zone, or sidewalk supplemental zone shall continue across any intervening driveway.
- (5) Dead-end and cul-de-sac public streets shall be avoided.
  - a. Should a proposed street extension accompany a rezoning request, the street extension will be evaluated and considered in conjunction with the rezoning request, following the zoning process as outlined in this ordinance.
  - b. Cul-de-sac consideration shall be given to situations involving environmental constraints or where connections cannot be made due to physical barriers.
- (6) All on-street parking spaces must be delineated by five-inch white traffic striping. Parallel parking spaces must be a minimum twenty-two (22) feet in length.

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(g) Downtown Commercial Development Regulations – the purpose of these development regulations are to supersede those found in the Town’s C-1 (Downtown Commercial) zoning classification in order to encourage more flexibility in developing walkable, village-style buildings within the Town Center District.

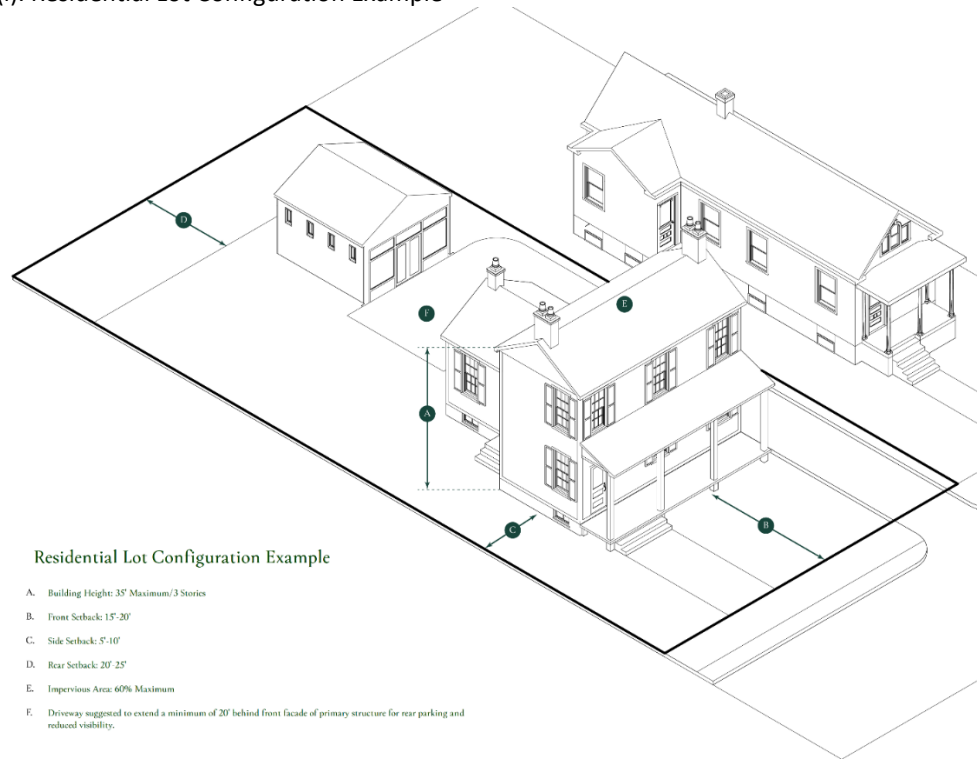
- (1) Minimum Building Lot Area: 7,000 s.f.
- (2) Maximum Building Footprint Size: 15,000 s.f.
- (3) Front Setback: 15’ Maximum
- (4) Side Setback: 5’ Minimum
- (5) Rear Setback: 30’ Minimum
- (6) Maximum Building Height 40’ not to exceed three stories.

(Revised January 24, 2013)

(h). Commercial Lot Configuration Example

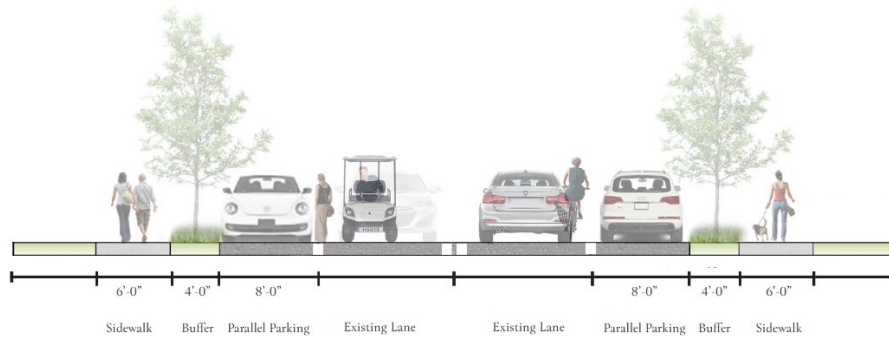


### (i). Residential Lot Configuration Example

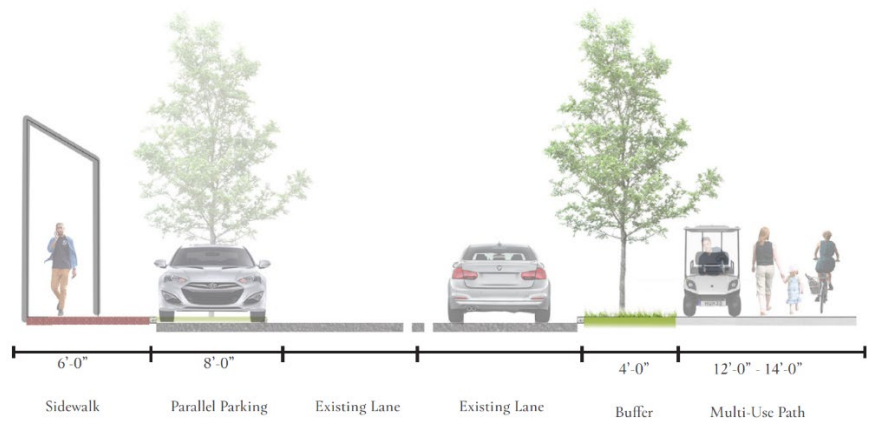


### (j). Street Typologies

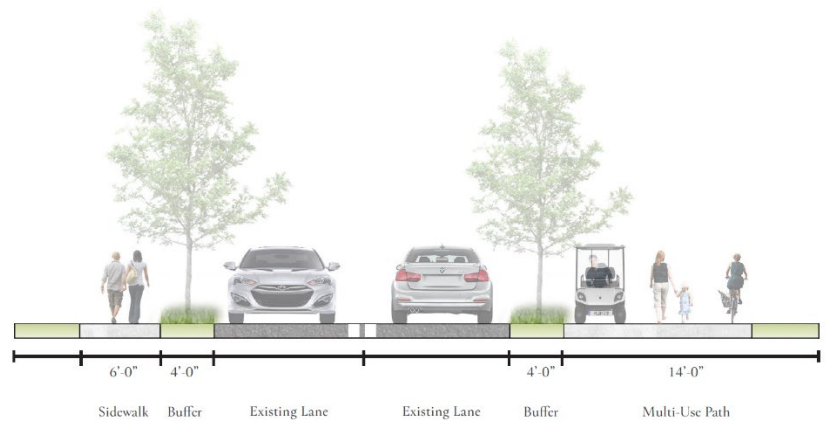
#### (1) Road Typology 1 – Main Street with two-lane on-street parking & sidewalks.



(2) Road Typology 2 – Main street with one lane on-street parking & multi-use path.



(3) Road Typology 3 – Residential Street with multi-use path.



(4) Road Typology 4 – Multi-use Greenway

