ZONING LAW APPENDIX A:

TOWN OF WARWICK

DESIGN STANDARDS

FOR COMMERCIAL AND MIXED USE DEVELOPMENT

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Revision History

Date	Version	Description
4/5/2010	Draft	Draft for review – John R Starks
6/7/2010	Draft-2	Incorporated review comments from initial ARB review
7/20/2010	Draft-3	Added Appendix (LEED) and other comments from 6/8 review
9/14/2010	version 1.0	official release
11/15/2010	version 1.1	Incorporate Town Planner modifications - Ted Fink

1. INTENT

The purpose of this Design Standard ("The Standard") is to augment the existing Town Zoning Law and Design Guidelines with a set of defined architectural and site design standards and specifications that apply to all commercial structures within the Town of Warwick, New York. The Standards shall apply to commercial and mixed use buildings including new construction, additions, and renovations. The Standards require a basic level of architectural variety, compatible scale, and pedestrian amenities and orientation. One of the major goals of The Standard is to mitigate the potential negative impacts of large-scale commercial development.

This document was prepared at the request of the Warwick Town Board by the members of the Architectural Review Board (ARB), with additional input by the Town Planner, Ted Fink, AICP of GREENPLAN Inc.

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The ARB wishes to thank John Starks for all his time and effort in compiling these standards.

2. TABLE OF CONTENTS

This document is organized by individual design feature (entryways, facades, roofs, parking, etc.) Each design feature has and individual section. The sections may be further subdivided into Mixed Use - Commercial and Large Commercial sections.

This document is not intended to be read end to end, but rather as a reference standard to help builders, developers and homeowners gain knowledge of The Standard.

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3. OBJECTIVES

The goal of this document is to specify the rules and standards deemed appropriate to foster a community of commercial and mixed use buildings that together are more than the sum of their parts. The goal is to harmonize new construction and renovated buildings with the rural character of the Town of Warwick, the Villages of Warwick, Florida and Greenwood Lake and the hamlets of Amity, Edenville, Bellvale, Pine Island, New Milford and Sterling Forest. The Standard is not intended to be restrictive; rather the intent is to provide detailed specifications for attaining the characteristics that the people of Warwick have defined as consistent with their desire and philosophy. We, the people of Warwick, believe that these policies, specifications and guidelines will encourage variety, appropriateness and long-term value and nurture community spirit while preserving our history and community individuality.

4. ARCHITECTURAL PRINCIPALS OF THE TOWN OF WARWICK

The following six principles are fundamental to the values and perspectives of the Warwick Design Standards. These principles are a summary of the values that Warwick's residents found to be most important in establishing and maintaining the character of the town.

1. **Maintain the character of the public realm.**

   The public realm is that space occupied both in physical and visual terms by the public. It is created by such elements as the parts of the building that are visible from the street, the front yard, the sidewalk, street trees and lighting, and the roadway itself. The historic, rural, residential and commercial areas of the Town of Warwick comprise the character of Warwick. Although the architecture of this area is diverse, it is held together by a strongly defined public realm. In the historic village, the public realm is clearly delineated by the consistency of narrow streets, mature street trees, sidewalks and the setback of buildings. The rhythm of houses and side yards provides another dimension of unity. The public realm in all areas of the Town of Warwick needs to have similar delineation, although the particular dimensions and details are scaled to new kinds of buildings and lot patterns.

2. **Buildings shall maintain a high level of architectural quality.**

   Architectural quality does not refer to specific style or details, but to the general level of composition, materials, and design integrity. Attention must be paid to the building as a whole, all elevations, not just the front facade. These Standards are not meant to encourage or discourage any particular style of building within Warwick. Quality building design is a complicated matter which needs to balance many competing requirements.

3. **The site plan and building shall respect the land and the environment in which they are placed.**

An attractive community includes commercial development that respects and takes advantage of its natural setting. Buildings should be sited, organized, spaced, and scaled to respect the site and any neighboring structures and natural view corridors, and to take advantage of natural features, including water, rock, terrain, mature trees, contour and habitats.

4. **There shall be architectural variety within a defined framework.**

   The historic village displays a high degree of variety in its buildings. The overall environment is none the less coherent because of the strength of the urban framework and a general uniformity of building scale. Variety within this coherent framework enriches the public realm. New developments should be scaled to the neighborhoods in which they are located.

5. **New buildings and alterations shall respect the existing context and framework.**

   The design of any new building shall be judged in reference to its site and the character of its surroundings, not as an independent object. The site plan for all new buildings shall be prepared with a clear understanding of the framework that exists or is being created in a particular area, through development standards, zoning and other regulations. Additions must be respectful of the existing building. Alterations and renovations shall enhance the building features and be respectful of the original building's contextual surroundings.

6. **Environmentally Responsible Design is a shared and common core value:**

   All projects should include sustainable design goals, with green building certification (highest level achievable) as the basis for design. Any new building that will become a permanent addition to Warwick should consider the entire life cycle in both short term and long term environmental impacts on the micro and macro scale and shall demonstrate best efforts to achieve a minimum green rating Certification as per the green rating systems listed in the appendix.

   The Town of Warwick encourages the wise use of all resources by promoting energy savings, water efficiency, CO_2 emissions reduction and improved indoor environmental quality and responsible stewardship of natural resources. Commercial developments should incorporate green building technologies and provide evidence that each building has been certified as compliant with one or more of the following green building standards: "LEED", the "Green Residential Building Standards" of the New York State Energy Research and Development Authority (NYSERDA) or an energy and environmental design standard deemed equivalent by the Planning Board. Evidence should be provided to the Building Department prior to the issuance of a Certificate of Occupancy.

5. OVERVIEW

Following is a broad overview of the two primary commercial topologies: Mixed Use and Large Footprint Commercial.

5.1 COMMERCIAL MIXED USE

It is the desire of the community of Warwick, to nurture development in the Town's commercial and mixed-use Zoning Districts, in a way that is compatible with the historic character and pedestrian orientation of Warwick Village. This standard requires commercial development to enable the safe circulation of pedestrians with minimal vehicle-pedestrian conflicts, softens the auto-dominated nature of a poor design, and develops a village aesthetic which invites the pedestrian into commercial establishments.

The primary difference between multifamily structures and mixed-use buildings is the inclusion of commercial uses with residential occupancy somewhere in the building. A mixed or singular commercial use, depending on the Zoning requirements for the use, may be built as a residential-appearing structure. The mixed-use building may also be primarily commercial in form with upper floors that could function as offices or residences.

Town of Warwick defines mixed-used commercial buildings in §164-46.J (13) of the Zoning Law. Mixed use buildings require an additional component of open green space for the residential occupants to utilize. Buildings shall be designed for interactions between pedestrians and the building, and shall de-emphasize the interaction between vehicle and buildings. In addition, dedicated green space shall be designed and designated for pedestrians as separate from vehicle areas. Landscape areas shall divide the parking from the buildings, with visible pedestrian access at regular intervals.

5.2 LARGE SCALE COMMERCIAL

Large-footprint commercial developments should strive to be designed for people, not for vehicles. While the passenger automobile will be the dominate form of transportation to these facilities, the pedestrian traffic within the parking lot and between buildings must be properly addressed. This includes matters of safety, practicality, comfort and aesthetics. The pedestrian right of way should be well established and enhanced by use of varied road surfaces, buffer zones and lower impact lighting.

Drive-through lanes should be located in a manner that traffic in these lanes does not disturb the movement of pedestrians on site or block the movement of vehicular on/offsite traffic. These lanes should be adequately buffered to adjacent sidewalks and planted with screening to avoid a bleak looking appearance of the site.

6. CONTEXTUAL DESIGN

The most important determinant of whether a proposed building fits into its existing context is how it relates to the public realm. The public realm is the open space framed by buildings facing

An example of a mixed use building with mercantile occupancy on the first floor and residential occupancy on the second floor.

each other across a street. It consists of the carriage way, the sidewalk, street trees and their planters, and the front yards of buildings that line that street. The character of the public realm is determined by the width of the carriage way and its adjacent sidewalks, the street tree type and size, and the setbacks, height, massing, frontage, and style of the buildings that line the public realm.

Relationship to Public Realm: Buildings should be oriented to positively define and frame adjacent public streets, and/or public or common spaces, while promoting the collective form of neighborhoods by:

- Matching or complementing adjacent building setbacks;
- Matching or complementing adjacent building heights and massing;
- Include means for pedestrian access through sidewalk and/or bike path connectivity;
- Completing the streetscape pattern of the street they front

Parking: In order to maintain the public realm, parking must be located behind buildings, underground, as parallel parking along the street or at the interior of the block.

Corner lots: Buildings on corner lots should be designed to positively define and frame the public realm of both streets they front.

Ground floors: In order to maintain a relationship between the building interior and the public realm**,** ground floors of new buildings should be at grade. Ground floor retail uses should be at the same grade as the adjacent sidewalk. Ground-floor residential uses convey an identity of a private residence. The exterior of each building or dwelling should reflect its intended use.

Holistic design: The constituent parts of new projects (building, open space, landscape, and parking) should be internally integrated in image and form, while relating compatibly to those of neighboring buildings.

Incorporate an Arcade within the design, which can serve as a public realm within a structure. It is a passage or walkway covered over by habitable space that is supported by a colonnade. Arcades may be applied to mixed-use or residential buildings. On mixed-use projects, colonnades may be set back just behind the curb of the street, such that the sidewalk is enclosed within the building volume, between the colonnade and the ground floor occupiable space. The arcade shelters the pedestrian and shades the storefront glass from glare.

- All architectural elements of an arcade should be consistent with the character and style of the building to which they are attached.
- For mixed-use applications, arcade columns or piers should correspond to the shop front openings.

- Encouraged uses: outdoor dining, fund raising, entertainment, gathering place.
- Discouraged or prohibited uses: storage or sales displays

An example of holistic design with an old structure, a newer structure, landscaping, and open space.

Incorporate a gallery into the design. A gallery is also a portion of the public realm that is within the structure. A gallery is a roof or deck projecting from the façade of a building supported by a colonnade that may be located just behind the curb of the street. Galleries shelter the sidewalk, but unlike arcades, the space above them is unenclosed. Like arcades, galleries may be applied to both mixed-use and residential buildings.

- Galleries may be one or more stories in height and may provide covered or uncovered outdoor space at the second and third floors.
- The roof or deck projecting from the facade may be accessed from the interior of the building.
- All architectural elements of a gallery should be consistent with the character and style of the building to which they are attached.
- For mixed-use applications, the arcade columns or piers should correspond to the shop front openings.

7. BUILDING ARRANGEMENT AND ORIENTATION (MIXED USE)

While all types of buildings may occur within a short walking distance of each other in a mixed-use development, some building types are not naturally compatible enough in scale and character to be located next each other. A mixed-use district should provide subzones composed of compatible building types.

Arrange buildings to orient to and help define the street, to frame corners, to encourage pedestrian activity and define public spaces.

1. Compact building arrangements should be used in commercial districts to reduce the feeling of seas of parking, encourage pedestrian activity and define public space.
2. Building arrangement should be contiguous along street faces to avoid large breaks between buildings.
3. Site new buildings so that they relate to adjoining buildings and developments.

   a. If existing buildings front the street, new buildings should have similar orientation.
   b. Relate setbacks of new construction to setbacks of surrounding existing buildings or developments.
4. Orient a portion of retail or office development to adjoining neighborhoods and to local streets leading into the adjoining neighborhood including provisions for pedestrian connectivity.
5. Provide breaks in large developments and building masses to allow pedestrian connections between developments.
6. Around common open space and plazas, use buildings to define edges and provide comfortable scale.
7. Buildings should be arranged so as to provide an attractive termination of vistas.
8. Avoid orienting service areas toward primary elevations of adjoining developments, streets, or the public realm.

8. EXTERIOR FENESTRATION

Buildings should have thoughtful and cohesive architectural features and patterns that provide visual interest, at the scale of the pedestrian, reduce massive aesthetic effects, and recognize local character. The elements in the following standard should be integral parts of the building fabric, and not superficially applied trim or graphics, or paint.

8.1 EXTERIOR MATERIALS AND COLORS (MIXED USE AND COMMERCIAL)

Materials and Colors: Exterior building materials and colors comprise a significant part of the visual impact of a building. Façade colors shall be low reflectance, natural color or consistent with the vernacular colors used in the surrounding area or neighborhood. High intensity colors should be used with care and discretion.

All color palettes shall be submitted with material samples to the ARB for review and recommendation to the Planning Board. Following approval by the Planning Board, approved samples shall be submitted by the ARB to the Building Department upon final project approval prior to issuance of a building permit. In addition, any revisions or changes during the construction process must be submitted to the ARB for review and recommendation to the Planning Board.

1. Predominant exterior building materials shall be high quality, durable materials. These include, but are not limited to, the following materials:
   a. Brick
   b. Fieldstone

c. Other native stone
d. Tinted, textured, concrete masonry units
e. Stucco-treated and stained wood (including cementous board materials – hardi-plank)
f. Other materials may be employed if used correctly. These specifications are less focused on the material palette and more concerned in how materials relate to the design, are applied, and executed. Sustainable design often requires the use of more modern materials such as in PV panels or other recyclable or recycled materials. Metals for example, may be applied creatively to a modern structure.

2. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors should be used with care. All color palettes shall be submitted with material samples to the ARB for review and recommendation to the Planning Board. Following approval by the Planning Board, approved samples shall be submitted by the ARB to the Building Department upon final project approval prior to issuance of a building permit.

3. Building trim and accent areas may feature brighter colors, but neon tubing is prohibited for building trim or accent areas. All building and site lighting shall be designed in compliance with the Town of Warwick Zoning Law.
4. Predominant exterior building materials as well as architectural accents: Material samples shall be submitted to the ARB for review and recommendation to the Planning Board. Following approval by the Planning Board, approved samples shall be submitted by the ARB to the Building Department upon final project approval prior to issuance of a building permit.

Warwick Town Library dedicated 2009. Materials Used:

- Field Stone
- Board and Baton Siding
- Clapboard Siding
- Window Trim on all windows
- Fascia, Soffit and Rake Trim

8.2 MIXED USE

Building façades shall include a repeating pattern that shall include no less than three of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall transition at intervals of no more than thirty (30) feet, either horizontally or vertically.

1. Color change
2. Texture change
3. Material module change
4. Expression of architecture or structural bay through a change in plane no less than eighteen (18) inches in width, such as an offset, reveal, or projecting rib.
5. Height change

   Buildings with storefronts should have windows and entryways that front directly on to the street. Avoid long, uninterrupted walls along street frontages and pedestrian pathways. Storefronts along pedestrian pathways are to have between 50% and 80% windows (and/or doors) with sill heights of approximately three feet higher than grade along the length of the façade. Clear glass is preferred to smoked or reflective glass.

   a. Use canopies and awnings along storefronts where appropriate to shade the window area and serve as covered walkways for pedestrians. Awnings should be compatible in size, scale, style and color with the structure on which they are located and adjacent to.
   b. Use fabric awnings that blend with the Town's rural character and refrain from using metallic or plastic materials that are generally considered visually incompatible with Town character.

c. Main entryways (both front and rear) to the building should be visible from the street or public pathway or parking area. These should be clearly identifiable through the use of architectural detailing such as arches, canopies, porticos, overhangs, or moldings over the door. In large retail developments, main entrances to principal buildings should be highlighted through the use of canopies, porticos, planters, etc.
d. Utilize traditional building materials such as fieldstone, brick, wood, or stucco for façade treatment. Façade treatments for new buildings should be consistent with those of traditional buildings in the area. Avoid excessive usage of glass in buildings that provide an urban appearance.
e. Use colors that blend with the surrounding natural environment and surrounding traditional buildings. Avoid the use of high intensity colors and/ or metallic or fluorescent colors. Color samples shall be submitted with material samples to the ARB for review and recommendation to the Planning Board. Following approval by the Planning Board, approved samples shall be submitted by the ARB to the Building Department upon final project approval prior to issuance of a building permit. See appendix for a list of required submittal documents.

8.3 LARGE SCALE COMMERCIAL

Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of buildings and instead provide visual interest that will be consistent with the community's identity, character and scale. The intent is to encourage a more human scale that residents of Warwick will be able to identify as having compatibility with their community. The resulting scale will ensure a greater likelihood of reuse of structures by subsequent tenants.

The following architectural specifications apply to exterior walls and facades:

1. Buildings with façades less than one hundred (100) feet in linear length:
    a) Buildings with façades less than one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of two (2) feet in depth and a minimum of twenty (20) contiguous feet within each sixty (60) feet of façade length.
    b) Forty percent (40%) of the street level façade shall use animating features such as arcades, display windows, entry areas, or awnings.
2. Buildings with facades one hundred (100) feet or more in linear length shall incorporate wall projections or recesses a minimum of three (3) feet and a minimum of twenty (20) contiguous feet within each one hundred (100) linear feet of façade length and shall extend over twenty percent (20%) of the façade.
3. Seventy percent (70%) of the façade shall use animated features such as arcades, display windows, entry areas, or awnings.

9. ENTRANCEWAYS

9.1 MIXED USE ENTRANCEWAY

Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The standards identify desirable entryway design features.

1. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than four (4) of the following:
    a. Canopies or porticos
    b. Overhangs
    c. Recesses/projections
    d. Arcades
    e. Raised corniced parapets over the door
    f. Peaked roof forms
    g. Arches
    h. Outdoor patios
    i. Display windows
    j. Architectural details such as tile work and moldings which are integrated into the building structure and design
    k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting or relaxing.

9.2 LARGE SCALE COMMERCIAL ENTRANCEWAY

Retail establishments that exceed 8,000 square feet of floor area shall be designed to exhibit the physical design characteristics of pedestrian-oriented shopfront-style shopping streets and should feature multiple entrances. Multiple public building entrances reduce walking distances from automobiles, facilitate and encourage pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments in a store. Multiple entrances also mitigate the effect of the unbroken walls and neglected areas that often characterize building façades that face bordering land uses.

1. All sides of a principal building that directly face an abutting public right-of-way shall feature at least one (1) customer entrance. Where a principal building directly faces more than two (2) abutting public rights-of-way, this requirement shall apply only to two (2) sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street.
2. The number of entrances for the principal building shall be addressed during the review of the preliminary site development plan. Where additional

An image of an inviting entranceway incorporating a variety of materials, entranceway configurations, and detailing.

stores or offices will be located in the principal building, each such store shall have at least one exterior customer entrance, which shall conform to the above requirements.

3. The rear or sides of buildings often present an unattractive view of blank walls, loading areas, storage areas, mechanical units and meters, garbage receptacles, and other such features. Architectural and landscaping features should be utilized to mitigate these impacts. Any back or side of a building visible from a public street or residential district shall be designed in accordance with provisions governing front facades of buildings relative to facades and exterior walls, detail features, roofs, and materials and colors.
    a) Where the façade faces adjacent residential uses an earthen berm shall be installed, no less than six (6) feet in height, containing at a minimum, a double row of evergreen trees planted at intervals of fifteen (15) feet on center or as required by other specific provisions of the Zoning Law. Deciduous trees may only be used for visual interest on the berm.
    b) Additional landscaping may be required by the Planning Board, based upon the recommendations of the Architectural Review Board, to effectively buffer adjacent residential land uses as deemed appropriate.

Large-scale commercial with features to reduce the scale and continuous horizontal dimension

10. ROOFING

10.1 MIXED USE AND COMMERCIAL

Roofs – Variations in roof lines should be used to add interest to, and reduce the massive scale of large buildings. Roof features should compliment the character of adjoining neighborhoods.

1. Roof lines shall be varied with a change in height every one hundred (100) linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top mechanical equipment from public view. Alternating lengths and designs may be acceptable upon recommendation by the Architectural Review Board and approval by the Planning Board.

10.2 MATERIALS

Roof Materials – Roof materials shall compliment the building architecture. Architectural shingle, metal, and other forms of metal roofing are considered acceptable roofing materials for non-residential construction applications. Rubberized membrane roofing is acceptable so long as it is not visible from the public right-of-way or adjoining residential properties. All flat roofing materials shall be in compliance with USGBC LEED requirements for light reflectance or use green (vegetated) roofs, which are strongly encouraged.

11. SITE DESIGN (COMMERCIAL AND MIXED USE)

Warwick's overall vision for good site design in the Town's commercial and mixed use districts can be summarized by the Town Comprehensive Plan as well as the following statements. The Design Standards are directed at moving Warwick's commercial districts into walkable areas featuring quality architecture, sidewalk amenities and

generous landscaping as shown in the progression of photos illustrating how a commercial strip can be redesigned.

A.. Existing Conditions

B. Public Street Improvements

C. Sidewalk-oriented shopfronts

D. Mixed-use buildings at sidewalk

1.Consolidate entrances to a few main driveways with internal service (marginal access) streets based on a block system to connect businesses in between;

2.Help unify the streetscape with continuous street trees, high quality landscaping, and, where possible, planted medians and/or roundabouts to prevent unlimited left hand turns;

3.Build sidewalks and crosswalks throughout the area to create connections to shared parking, public transportation, walking between stores and to nearby housing;

4.Fill in the fronts of existing large parking lots with small, closely spaced or attached storefronts to build a street frontage with parking hidden;

5.With buildings up front, attractive architecture, wall signs and sidewalks can be featured along the frontage, not parking lots, the backs of buildings, drive-throughs and dumpsters;

11.1 STREET TREES

Refer to The Town of Warwick Design Guidelines for a list of acceptable and recommended plantings. Street trees are required along all streets and roadways. Street trees shall provide both a continuous, shaded environment along roadways and a physical and visual barrier between a pedestrian on the sidewalk and vehicles on the roadway. Alleys and service drives shall not be considered streets or roadways for the purposes of this standard.

11.2 SCREENING

Screening requirements for mechanical, and utility systems, outdoor storage and trash collection areas – These and all areas that may exert visual and noise impacts on surrounding properties should be located as much as possible in remote areas not visible from the right-of-way or adjacent properties. These areas, when visible from adjoining property and/or public streets, should be screened, recessed or enclosed. While screens and recesses can effectively mitigate

impacts, the selection of inappropriate screening materials can exacerbate the impacts to adjoining property.

Rules:

1. Unattractive elements such as outdoor storage, trash collection or compaction, truck parking and loading areas are to be located out of public view from streets, adjacent residential property, and other highly visible areas such as parking lot access drives.
2. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located in a side or rear yard within twenty (20) feet of any sidewalk or pedestrian way.
3. Refuse collection areas shall be fully enclosed and screened from public view on all four 4 sides with a six (6) to eight (8) foot high opaque screen of masonry or equivalent material similar to the primary building material used on the principal structure and shall be supplemented with evergreen trees and shrubbery that blend into the overall landscape treatment for the development. Best practices for pest control shall be incorporated into the design of these structures.
4. Outdoor storage, utility meters, HVAC and other mechanical equipment, trash dumpsters and receptacles, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustical impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscaping.
5. Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities' meter banks and coolers shall be screened from public view with landscaping or with an architectural treatment compatible with the building architecture.
6. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors of the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building.
7. All roof-top equipment shall be screened from public view with an architectural treatment which is compatible with the building architecture and integral to the overall appearance of the building. The methods of screening of rooftop equipment include, but are not limited to, encasement or partition screens. Equipment screens shall be required at a height that is as high as or higher than the equipment being screened. After submittal of justification and careful analysis (i.e., site line visibility study), the Architectural Review Board may grant exceptions to the screening requirements if one of the following exception criteria is valid
    a) A building is located at a high elevation in relation to surrounding properties and it is demonstrated that rooftop equipment will not be visible.

b) A building is located in the middle of a commercial or office development and the rooftop equipment is not visible from arterial or collector right-of-ways, residential properties, nor will it have a negative impact upon any sensitive areas or scenic view or vistas.

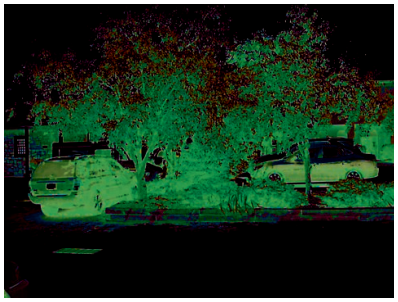
c) A building is sited in a manner where the location and setback of rooftop equipment from the building edge in relation to the elevation and visibility of surrounding properties is such that the equipment will not be visible from any distance and additional screening measures are not required.

An example of successful screening

11.3 PARKING AREAS

1. Parking areas in front of the buildings have a negative impact on the streetscape. Instead, place parking to the side or rear yards of buildings that are effectively screened with landscape or by the building itself.
2. The impact of parking areas should be minimized. One strategy involves dividing large parking areas into smaller, "mini" parking areas that are distributed conveniently around the site. These "mini" parking areas work well on the perimeter of the site because they allow for convenient store-specific parking and avoid creating large and unattractive parking lots.
3. When larger parking areas are used, place landscaped islands at regular intervals within the parking lots to soften visual impact.
4. Larger perimeter islands (minimum of 10 feet wide) provide for better plant growth and should be used whenever possible.
5. Break up large expanses of parking lots into smaller modules and provide pedestrian walkways that link these to one another and to buildings on site.

6. Large expanses of paved surfaces should be landscaped to soften visual impact and should incorporate pedestrian walkways and landscaped areas as much as practical at prominent locations on site.
7. Use landscaped buffers (minimum 10 feet wide) and natural stone walls between highway/roadway frontages and buildings/parking areas and adjacent properties



8. Place commercial buildings at street corner locations to hold and develop corner street frontages—avoid placement of off-street surface parking on corner lots

11.4 STORM WATER

The Town of Warwick's Stormwater Management regulations apply to all development that requires subdivision, site plan or special use permit approval and such regulations can be found in §164-47.10 of the Zoning Law. In the event of a conflict with the Design Standards, the Stormwater Management regulations shall apply.

Whenever practical, the use of storm water from parking lots should be used to water plants within the parking islands and perimeter planting areas.

1. Site drainage (storm water) management systems should be designed to return as much runoff as possible to the natural environment. Strategies include the use of detention ponds, swales and infiltration basin that store water quality volume before it is infiltrated into the ground.
2. All detention/infiltration elements shall be integral to the site design. For example, swales can also serve as green buffers where they are needed and ponds can provide an attractive landscaping focal point on a site.
3. Retention and drainage features should resemble natural features such as the streams and ponds found throughout the Town. Manmade looking drainage features should be avoided unless they contribute to the overall aesthetic quality of the site's design.
4. Drainage features that hold water and which may be deemed a hazard, should be fenced with aesthetically pleasing fencing constructed of high quality materials such as wood (recycled plastic fencing may be acceptable) that fits in with the surrounding natural environment.

11.5 OPEN SPACE

1. Incorporate courtyards and open seating areas in site designs of commercial and neighborhood shopping centers. Well-designed and landscaped open areas appear welcoming, soften visual impact, and promote social interaction.

2. Orient landscaped seating areas generally to the southern or western portions of the site and plant deciduous trees to allow sunshine through in the winter and provide shade in the summer.
3. Encourage social interaction by furnishing open areas and pedestrian routes within commercial establishments with benches and trash receptacles.
4. Open spaces must consist of pleasing proportions (not too narrow, like an alley, etc..).

11.6 PEDESTRIAN FLOW

Wherever practical, connect adjacent commercial establishments and surrounding neighborhoods through the provision of paved sidewalks.

1. Where buildings are required to be setback from the street at a considerable distance, they should be connected to the street edge and transit locations by pedestrian walkways.
2. Where pedestrian pathways cross internal vehicular routes, they should be distinguished by a change in paving material, color, and texture. Additionally, crosswalks may be identified through striping for improved safety of the pedestrians.
3. Create a hierarchy of open spaces on large commercial sites through the provision of pedestrian walkways, plazas, outdoor sitting and dining areas. Provide pedestrian sidewalks with a grass median along the street perimeter of the commercial development.
4. Consider use of various pavement treatments for sidewalks such as unit pavers and other natural hard surfaces or concrete edged with granite.
5. If fences are to be incorporated in site design, use fieldstone walls or natural indigenous stone walls up to a maximum of three feet high along site perimeters: use trees and landscaping to provide additional screening. In some instances, especially where privacy is of concern, installation of high quality wood or recycled plastic fencing may be used.
6. Use landscape buffers in addition to walls and/or fences to soften the visual impact between parking areas, commercial buildings, street frontages, and adjacent properties.
7. Pedestrian walkways, sidewalks, and open/semi-open sitting areas are recommended for low-density uses such as coffee shops, cafes, antique stores, etc., based on their location on the street.

11.7 SIGNS

Signs are subject to the Town Sign Regulations found in § 164-43.1 of the Zoning Law as well as the standards identified herein. In the event of a conflict with the Design Standards, the Sign regulations shall apply.

1. Specific Standards for Window Signs, Projecting Signs, and Ground Signs
    a) *Window Sign:* Permanent window signs should be comprised of individual letters, logos, or design elements that are not encompassed by a solid opaque background so as not to obscure the view through the window.

b) *Projecting Signs:* The size of the lettering and graphics on a projecting sign should be appropriate for viewing by pedestrians.

c) *Ground Signs.* The design and placement of ground signs and associated lighting fixtures should complement the overall visual appearance of the site:

(1) Ground signs should be designed to relate to and share common design elements with the building and the sign(s) attached to the building.

(2) Approved year-round landscaping shall be used around the base of the sign to screen lighting fixtures and sources.

(3) Signs on structural supports attached to the building are more appropriately located in front of buildings located closer to the street.

2. Size and Shape

The size and shape of the sign shall be in proportion to the space the sign is to occupy:

a) A sign (whether comprised of a panel or individual letters) should not exceed approximately 70% of the height and length of the signable area of the building.

3. Lettering

a) The lettering within a sign panel should not exceed approximately 70% of the height and length of the sign panel.

4. Elements

a) Elements of the sign should create an overall cohesive design, reflect simplicity, avoid visual clutter and ensure legibility. Each sign shall be framed, constructed, and erected so as to complement the overall appearance of the building and site as well as the overall appearance of the sign.

5. Graphics

a) A sign's graphic elements shall be executed in a professional manner.

5. General Sign Construction.

a) All signs shall be constructed, and erected in a professional and workmanlike manner.

b) Signs shall be structurally sound and located so as to pose no threat to pedestrian or vehicular traffic.

6. Materials

a) Signs should be fabricated on and of materials that are of permanent quality, good durability and are complimentary to the building of which they become a part.

b) Materials used should be those materials that weather well and reduce maintenance.

c) Signs should have a matte finish, not have a glossy or reflective finish.

An example of an appropriate sign

7. Framing And Supports

a) Visible frames or supports for freestanding or projecting signs should be:

(1) In scale with the size and character of the building;

(2) Designed either as a key element of the sign or minimized so as not to detract from the sign.

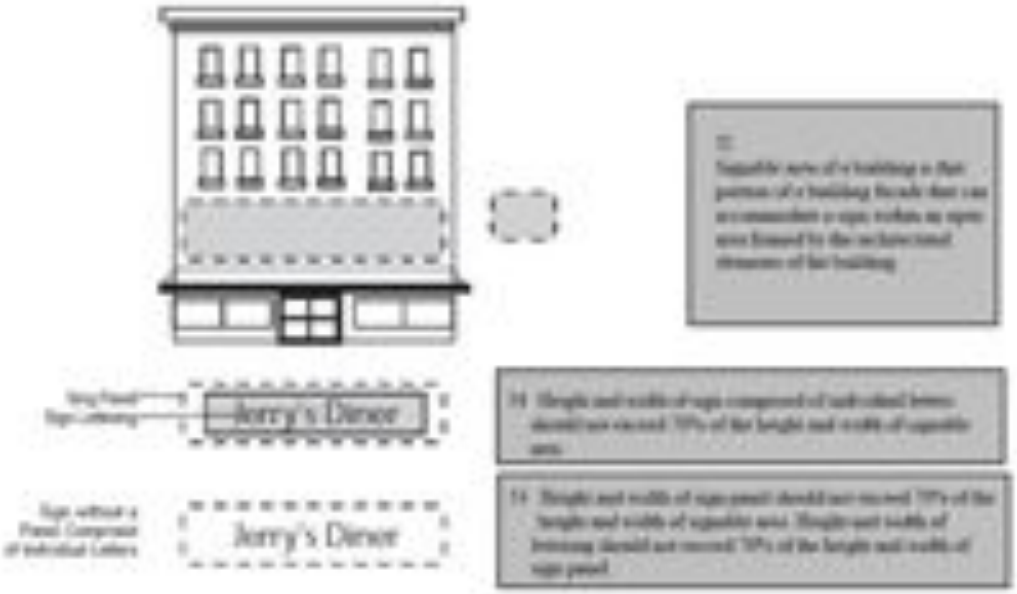
(3) All signs attached to buildings shall be attached in a manner that preserves the historic integrity of the building.

While temporary signage may be appropriate in certain situations (sale, grand opening, etc.), it is undesirable for any extended period of time.

(4) No part of any sign shall be revolving, oscillating or otherwise designed to move to attract attention.

8. Illumination

a. Internally illuminated or uplighted signs are prohibited in the Town of Warwick. Also prohibited are signs with flashing, blinking, intermittent, or moving lights, or any artificial light which is not maintained stationary and constant in intensity and color at all times when in use, except for signs displaying time and/or temperature.



12. INTERPRETATION AND GOVERNANCE

Any internal discrepancy in The Design Standards is to be resolved by the Architectural Review Board by a simple majority vote. The Architectural Review Board will determine the outcome, and decisions are binding. Any conflict between the Town of Warwick Zoning Law with the Town of Warwick Design Standards is to resolved by the Planning Board in consultation with the Architectural Review Board.

Applicants may request a meeting with the Architectural Review Board to review their proposed designs and discuss options and alternatives for complying with The Design Standards. For large or complicated projects, it may be advisable to schedule a joint meeting of the Planning Board and Architectural Review Board to discuss all pertinent issues.

13. GLOSSARY

Arcade – an area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

Articulate – to give emphasis to or distinctly identify a particular element. An articulated façade would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height.

Berm – a landscaped earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining land uses. *Breezeway* – a structure for the principal purpose of connecting a main building or structure on a property with other buildings.

Buffer – see also "screen". An area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesired views, noise and glare effectively providing greater privacy to neighboring land uses. A typical buffer consist of materials that serve this purpose and include, but are not limited to, plant materials, walls, fences, earthen mounds, and/or significant land area to separate land uses.

Buffer Strip – a portion of a lot or property used to visually separate one use from another through the use of vegetation, distance or other approved method.

Building Face, Public – any building face, which can be touched by a line drawn perpendicular to a street (public or private).

Building Mass – the building's expanse or bulk and is typically used in reference to structures of considerable size.

Design Standards – statements and graphics intended to direct the planning and development of the built environment in a particular manner or style so that the end result contributes positively to the overall development and continuity with the surrounding community.

Dormer – a window projection set vertically from a sloping roof.

Façade – That portion of any exterior elevation on the building extending from the finished grade to the top of the parapet, wall or eaves and extending the entire length of the building.

Front Yard – the portion of the front yard extending the full width of the lot and measured between the front lot line and the parallel line across the front of the building. Corner and double lots shall adhere to the front yard setback(s) for each frontage.

Gable – a triangular wall section at the end of a pitched roof, bounded by the two roof slopes.

Hip Roof – A roof without gables that typically sloping on all sides often with a continuous fascia line.

Parapet – the portion of a wall that extends above the roofline.

Pedestrian Oriented Development – development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and buildings/structures rather than on auto access. The buildings/structures are generally located close to the public or private right-of-way and the main entrance(s) is(are) oriented to the street sidewalk. There are generally windows or display cases along building façades. Although parking is provided, it is generally limited in size and location to side and rear portions of this site.

Pedestrian Walkway – a surfaced walkway, separated from the travel portion of a public or private right-of-way or parking lot/driving aisle.

Portico – a porch or walkway with a roof supported by columns, often leading to the entrance to a building.

Public Right-of-Way – any public road or access easement intended to provide public access to any lot or development, but excluding any internal driving aisles (i.e., within parking lots).

Screen – see also "buffer". The sole purpose of a screen is to block views. A screen should be constructed of opaque materials and be of sufficient height to effectively obstruct unwanted or undesirable views. Screen materials may include, but are not limited to, evergreen landscaping materials planted in an intertwined manner, fences, and/or walls.

Setback – within these standards, the term also refers to the minimum distance and area measured from the property line to the interior of a parcel where buildings may be constructed, the required distance and the area between the edge of the parking lot pavement/curb and the property line or buildings/structures, and placing a building face on a line to the rear of another building line.

Streetscape – all elements of a development or area that in view from other points along a street.

14. CREDITS

1) Architectural Design Standard
City of Hudson, Ohio
Issue date: November 2005

2) Commercial Design Standard
City of Lakeland, Tennessee
Issue date: 2007

3) Design Guidelines
Town of Newburgh, NY
Issue date: July 2007

4) Design Guidelines
Tuxedo Reserve, Tuxedo NY
Issue Date: March 2009

5) Commercial and Mixed Use Architectural and Site Design Standards
Port Townsend, Washington
Issue Date: 2007

6) Mixed Use Design Standards
Overland Park, Kansas

Issue Date: July 2009

7) Design Guidelines for Neighborhood Commercial & Multi-Family Districts.
City of Pasadena, California
Issue Date: October, 2009

8) Architectural Design Standards for Commercial and Industrial Developments
City of Sandy City, Utah
Issue Date: January 2004

15. APPENDIX

15.1 APPENDIX: ENVIRONMENTALLY RESPONSIBLE DESIGN

15.1.1 GREEN BUILDING RATING SYSTEMS

1) Leadership in Energy and Environmental Design (LEED)

Administrated by the US Green Building Certification Institute (USGBCI): http://www.gbci.org

Applicable according to the LEED rating system categories:

- LEED for New Construction
- LEED for Schools
- LEED for Core and Shell
- LEED for Commercial Interiors
- LEED for Existing Buildings
- LEED for Neighborhood Development

2) Green Building Assessment Protocol for Commercial Buildings (Pilot Program)

Administered by the Green Building Initiative (GBI)
http://www.thegbi.org/green-globes/ansi-gbi-standard.asp

3) International Green Construction Code (IGCC) (Pilot Program)

Administered by the International Code Council (ICC):
http://iccsafe.org/cs/IGCC

Applicable to all commercial buildings; new construction and existing renovation

4) **National Green Building Standard (NGBS)**

Administered by the National Association of Home Builders (NAHB) / American National Standards Institute (ANSI) / International Code Council (ICC)
http://www.nahbgreen.org/

Applicable to Single Family and Multi-family and Neighborhood Developments. Not applicable to commercial or mixed use.

15.1.2 APPLICATION AND APPROVAL PROCESS OUTLINE

See the Town Planning Department for a packet of information on the application approval processes, which shall be subject to modifications from time to time in the form of a Town Board resolution.

15.1.3 REQUIRED SUBMITTAL DOCUMENTS AND MATERIALS

Required Design Phase Drawings. See §§ 164-46.F and 164-46.G of the Zoning Law for a complete list of all materials required to be submitted for site plan and/or special use permit approval. For proposed subdivisions, see Chapter 137 of the Town of Warwick Code.

1. Scaled Site Plan in accordance with the Zoning Law requirements
2. Scaled Landscape Plans in accordance with the Zoning Law requirements
3. Scaled Floor Plans for all levels
    a. Entrances, exits, stairways, elevators
    b. Major spaces
    c. Minor spaces if known (if not a speculative building)
    d. Corridors, hallways, and access between tenants, if applicable
    e. Service corridors
    f. Common Spaces (Hallways, Mechanical, Electrical, Communications, etc)
4. Scaled Elevations of all exterior walls of the building
    a. Depicting all materials, openings, overhangs, canopies, awnings, signage, etc.
    b. Utilities and service locations
    c. Elevations of all sides of accessory buildings include garbage enclosures, sheds, outbuildings, etc.
5. Written narrative for the project
    a. Describe the features of the design
    b. Describe local historical precedents if applicable
    c. Describe all green features, including if the project will attempt to obtain certification from any green rating systems.
    d. Describe any additional features or design aspects that are pertinent to the project
6. Material samples: Unless listed otherwise, all samples must be in the actual proposed color, texture, proportions, and locations must be indicated somewhere in the drawings
    a. Roofing material and color
    b. Metal Panel
    c. Stucco
    d. Siding and or shingle material, color and exposure
    e. Stone
    f. Concrete Block
    g. Trim
    h. Gutter and Leader colors
    i. Window and Door colors

j. Other opening materials and colors (Ex: vents & louvers)
k. Trim material and color
l. Glazing colors
m. Exterior Lighting cut sheets with colors indicated
n. Concrete pavers
o. Any textured or colored concrete, asphalt, or other paved surface
p. Awning colors and fabric type
q. Any additional materials to be incorporated in the design not listed above

15.2 BUILDING PERMIT SUBMITTAL PACKAGE

1. Complete Construction Document set as necessary to apply for building permit for construction.
2. Colored elevations or renderings depicting all portions of the building above grade with landscaping. All materials must be shown.
3. Elevation drawings or renderings of all accessory buildings.
4. Any of the material samples that have been added, changed, or removed from the project must be included in the permit submittal package in File box with project name, design professional name and contact information, and a verbal description of the materials that have been changed, revised, added and deleted. Material samples may be retained until issuance of certificate of occupancy.

15.3 ARCHITECTURAL REVIEW BOARD AUTHORITY

The Warwick Architectural Review Board derives its authority and operating procedures from Chapter 5 of the Code of the Town of Warwick. Reference is made herein to Chapter 5. Applicants are encouraged to consult Chapter 5 for a complete understanding of their responsibilities with regard to the Architectural Review Board. The Warwick Town Clerk can provide copies of Chapter 5 or they can be viewed online at the General Code Publishers website.