

ARTICLE 12

DESIGN STANDARDS

Section 12.1 Purpose

Caneadea is located in an area of natural beauty. The fusion of an attractive natural and built environment contributes to the appeal of the area for both residents and visitors. As the economy of the Town of Caneadea and the region in general, moves from an agricultural base to a tourism-based economy, preserving an attractive natural environment is essential. The purpose of these standards is to encourage innovation and excellence in design, while allowing flexibility to meet site specific conditions and personal preferences. The architectural style and materials used in new construction and remodeling should be harmonious with the other structures in the vicinity. In areas of denser development, new buildings should complement existing buildings in the vicinity in proportion and scale. The use of energy efficient design and high quality materials is strongly encouraged, as well as the use of clean energy technologies such as geothermal, solar, and wind.

The residents of the Town of Caneadea believe that providing safe, accessible and efficient connections between home, school, work, recreation and retail destinations for all users will promote and support economic growth and community stability and appeal. All development including roads, sidewalks, recreational walkways, crosswalks and parking areas should be designed in keeping with the Complete Streets ideal; to accommodate multiple types of users to the maximum extent practicable. Providing stable surfaces, appropriately situated curb cuts, wide road shoulders, clear signage, and specially designated transportation areas are encouraged as a means of accommodating all users, including pedestrians of all ages and abilities, bicyclists and other non-motorized vehicles, as well as users of public transportation, and traditional private and commercial modes of transportation.

Section 12.2 Applicability

These standards shall apply to all projects that require discretionary approval from the Town, including Variances, Special Use Permits, and Site Plan Review. These standards are advisory for detached single family homes and other buildings that do not require any discretionary approvals. These design standards are in addition to any height, setback and other dimensional regulations contained in Article 3, and to any other applicable regulations in this Law.

Section 12.3 General Design Standards

A. Architectural Style

1. The Town of Caneadea has a diversity of architectural styles, and this diversity is encouraged. However, new development is encouraged to maintain a scale of development that does not overwhelm the site and the neighborhood in which it is located. In areas where there is a well-established, consistent architectural and/or design character, new developments should be consistent with the general character of that development. The existing proportional relationship between buildings, open space and building setbacks should be maintained. New development should be compatible with the color, height, materials, and design of the predominant style of existing buildings.
2. When a development contains more than one principal structure, the overall design should have a clarity and coherence that unites the development. To achieve this, individual buildings within

a single development should have complementary mass and bulk, height and roof style, window and door openings, colors and materials, and setback from any access roads. However, repetition of identical floor plans, exteriors, and elevations should be avoided within a development or subdivision in order to promote variety and visual interest.

3. Architectural detailing through the use of different textures, complementary colors, shadow lines, detailing, and contrasting shapes to create an appealing façade is strongly encouraged.
4. Long blank façades should be avoided. Window shape and placement that breaks long expanses of blank wall are encouraged, as are porches, decks and other façade features. The front facade should contain window and door openings, to make the buildings inviting.
5. Attention shall be given to the design and appearance of all sides of the building project, not just the "front" façade. Particularly when these façade are in view of areas of public use and or interest. Examples of areas of public interest include: the Genesee River, the Genesee Valley Greenway, Land Conservation areas, parks, schools, and State Roads.
6. Roof pitch should complement building style. Dormers, gables, or variations in roof planes are encouraged.
7. Garages, whether attached or separate from the primary structure, should be consistent with the architectural design, style and materials of the home or building itself. The garage should not be the most prominent architectural feature of the front façade.
8. Signage should be complementary in size, type, and placement on the structures and pursuant to Section 11.1 of this Law.

B. Massing and Scale of Development

1. Buildings should not overpower the surrounding buildings, uses and landscape.
2. Projects should be sited to respond to site conditions and the natural features of the site. Site grading for new construction should blend in with surrounding site grades to the maximum extent possible.
3. New buildings should relate to the surrounding environment with regard to texture, scale, massing, proportion, and color. A strong visual relationship between the building, the site, and adjacent development is vital for overall design compatibility.
4. Buildings should be constructed to achieve a human scale and interest. Clusters of smaller buildings of varied size and orientation are encouraged, instead of vast single buildings.

C. Pedestrian Access

1. Sidewalks or other forms of pedestrian access shall be provided within a development to connect buildings, parking lots, and other features of the development. For all developments, walkways in conformance with Universal Access standards and Complete Streets shall be provided.
2. Pedestrian access from new development to areas outside the development shall be required. Where existing sidewalks are located in the public right-of-way, the new development shall be required to connect to that sidewalk.
3. All pedestrian access shall be in conformance with Universal Access and Complete Street standards of accessibility.

D. Parking

1. Parking areas accommodating greater than eight (8) motorized vehicles should be located behind or on the side of the building which it serves. Larger parking areas in the front of the building may be approved if the parking area is buffered from the road/sidewalk by a landscaped area.
2. In large parking lots, landscaping should be used as screening and to break up large areas of asphalt or gravel.
3. Parking areas shall be in conformance with Complete Street design standards, to include accessibility and walkability.
4. Parking provision should be made for alternative types of transportation such as bicycle, horse and buggy, and electric vehicle.
5. Parking areas shall be designed such that they do not impede access by emergency vehicles.
6. Surface parking shall be located to be convenient to the buildings or units which they are intended to serve.

E. Landscaping

All developments shall be landscaped in accordance with the provisions of Section 11.7 of this Law.

F. Mechanical Equipment/Loading Docks/Garbage Dumpsters

1. Rooftop mechanical equipment should be screened from public view by the use of architecturally compatible materials.
2. Ground level mechanical and service equipment (such as air conditioning units and utility boxes and meters) should be screened from public view by the use of landscaping, walls, fencing or other design treatment compatible with the architectural style and materials of the principal structure.
3. Heating/air conditioning units should be located to have the minimum visual and noise impacts on adjacent units and properties.
4. Garbage dumpsters and receptacles should be placed out of view from adjacent properties, pedestrian ways (trails and sidewalks), and adjoining public roads. They should be screened from view and or enclosed in perimeter fencing. Debris and odors shall be minimized by careful monitoring and upkeep.
5. Loading docks should be located to the rear of the building and screened from view.

Section 12.4 Design Standards Specific to Commercial Development

In addition to the general design standards above:

Commercial development, which generally includes stores, hotels, banks, and similar office and retail land uses, is highly visible and, by its very nature, heavily used by the public. Therefore, these types of land uses, in particular, should be designed to be attractive and welcoming to its users and to be an asset to the entire community.

No franchise or corporate architecture should be allowed, unless the project proponent can show that the particular style is in general conformance with the Town's Comprehensive Plan and with the purposes of this Law. The Planning Board may require modifications in a typical corporate design scheme to ensure that it complies with this provision.