

EXHIBIT B

# Town Center Overlay



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 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) To 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 and in-town residential future land use character areas as defined on the town's most recently 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;
    - d. Natural wood and/or cement-based wood siding such as hardiplank.

- (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, 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 shall 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 any facade 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 and 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 shingles, 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 the surrounding buildings.
- 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.
- (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.
  - a. Exterior storage shall be screened with a minimum six foot opaque screening fence or wall, and shall not be visible from the right-of-way or adjacent properties.
  - b. Screening may be masonry, metal, polyvinyl, wood, or a combination thereof; however, chain link fences are prohibited for required screening.
  - c. 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.
  - d. Exterior storage requirements shall not apply to seasonal displays or advertisement of goods placed out only during business hours.
- (g) *Downtown commercial development regulations.* The purpose of these development regulations is to supersede those found in the town's C-1 (community 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 square foot
- (2) Maximum building footprint size: 30,000 square foot
- (3) Front setback: 15 foot maximum.
- (4) Side setback: 5 foot minimum.
- (5) Rear setback: 30 foot minimum.
- (6) Maximum building height: 40 foot not to exceed three stories.
- (7) Impervious surface maximum: 80 percent.

(Revised January 24, 2013; Ord. No. 2022-03, § 1, 4-7-2022; Ord. No. 2023-03, § 1(D), 2-16-2023)