

# Guidelines for Community Site and Architectural Design

Hebron, Connecticut

November 2013

Adopted: December 10, 2013



***"I look forward to an America which will not be afraid of grace and beauty...which will preserve the great old American houses and squares and parks of our national past, and which will build handsome and balanced cities for our future."***

-John F. Kennedy

***"It is within the legislative power to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled."***

-The United States Supreme Court: *Berman v. Parker*, 348 US 26, 33 (1954)

# Community Guidelines for Site and Architectural Design

## Hebron, Connecticut

### Acknowledgments

The Community Guidelines for Site and Architectural Design Guidelines were prepared through a collaborative planning process and with assistance from the following:

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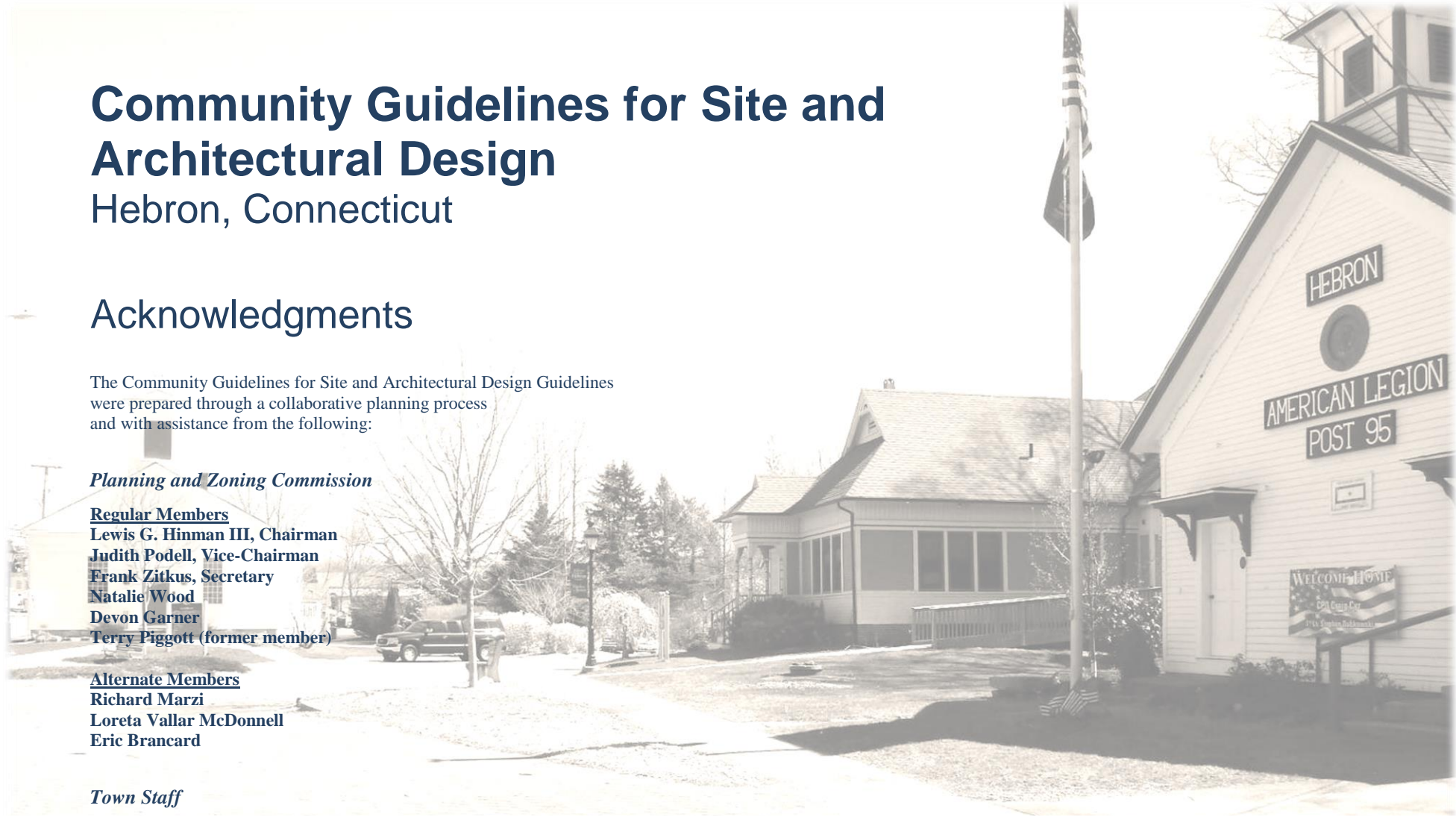
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## *Preamble & Authority*

**T**he Guidelines for Community Site and Architectural Design were funded by the Home Connecticut Program.

These Guidelines are a component of the Zoning Regulations and therefore, are a regulatory tool to be used by the Commission, Staff and Applicants.

Both American and Connecticut law has long recognized the importance of design standards in protecting property values, preserving our natural resources, and protecting the environment. These Design Guidelines are intended to accomplish this in the Town of Hebron. They are an important part of the regulations that will guide growth in a way that permits and encourages new development, while protecting but in a way that protects the special character and the special place that Hebron has been for generations. To preserve and enhance the “sense” of a place of a town is a significant purpose of all land use agencies.

The basis of such regulations is well founded in our traditions and the law. Connecticut General Statute §8-2 authorizes the adoption of zoning regulations that “promote health and the general welfare;” that “provide adequate light and air”; that “such regulations shall be made with reasonable consideration of the character of the [zoning] district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout” the Town; that “such regulations may be made with reasonable consideration for the protection of historic factors;” and that “such regulations may also encourage energy-efficient patterns of development . . . and energy conservation.”

Our courts have upheld visual appearance as a substantial governmental interest that would justify the regulation of signs, *Burns v. Barrett*, 212 Conn. 176, 182, cert. den. 493 U.S. 1003 (1989). They have upheld aesthetics as one criteria, among others, for regulating uses of land and the appearance of

structures, *Murphy, Inc. v. Town of Westport*, 131 Conn. 292, 297 (1944); *Town of Farmington v. Viacom Broadcasting, Inc.* 10 Conn. App. 190, 196, cert. Den. 203 Conn. 808. Protection of views and vistas was upheld in *Glendenning v. Conservation Commission of Fairfield*, 12 Conn. App. 47, 55-56, appeal dismissed 205 Conn. 802 (1987); as well as design considerations in subdivisions, *Carlson v. Fisher*, 18 Conn. App. 488 (1989), *Smith v. Greenwich Zoning Board of Appeals*, 227 Conn. 71 (1993). Protecting the character of a community was upheld in *Central Bank For Savings v. Planning and Zoning Commission of Cromwell*, 13 Conn. App. 448, 456 (1988).

These design regulations seek to implement these powers in order to preserve Hebron’s history and character as a rural New England community, to protect its natural resources, and to encourage energy efficient development.

The United States Supreme Court said it well in the case of *Berman v. Parker*, 348 US 26, 33 (1954), “It is within the legislative power to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.” This was cited with favor in *Schad v. Borough of Mt. Ephraim*, 452 U.S. 61, 76 (1981), “The Borough of Mt. Ephraim did nothing more than employ traditional police power to provide a setting of tranquility.”

Because some of the Design Guidelines may conflict, and certain standards may not apply to every project, it is necessary to identify the particular issues related to a project to use this document effectively.

With regard to a particular application, the Commission will designate which design guideline will have priority where guidelines are inconsistent or conflict with each other. With approval of the Commission, an applicant may substitute different measures to achieve comparable objectives to the requirements stated in the regulations.

The Commission may choose to eliminate certain requirements of the Guidelines where topography, existing structures or other physical features or characteristics of the site, or established patterns of development in the immediate vicinity of the site, make the imposition of a requirement contrary to achieving the stated purposes.





# Integration

*“A hundred years after we are gone and forgotten, those who never heard of us  
will be living with the results of our actions.”*

*Oliver Wendell Holmes, U.S. Supreme Court justice*

## 1.1 Intent: Designing for the Human Scale

***PURPOSE:** The Guideline for Community Site and Architectural Design conveys the design ideals appropriate for Hebron. It is a tool to assist town staff and the Planning and Zoning Commission to evaluate all land use applications. In addition, the Design Guidelines shall be used by developers, land owners, architects and engineers and other land use professionals to assist with planning and design, integrating a project within a neighborhood, and promote quality construction to create people-oriented places. The Design Guidelines foster the creation of unique, vibrant, and pleasant spaces that encourage social interaction, a healthy community, and pride throughout Hebron's citizens.*

The *Architectural and Site Design Guidelines* (the Design Guidelines) are not intended to inhibit or restrict innovative and creative design solutions. Rather, the intent is to achieve a cohesive vision for development that appropriately applies techniques compatible with styles and ideals that define Hebron's historic charm, community values and future growth. The Design Guidelines provide this essential regulatory tool for planning and design of development proposals by encouraging a sustainable and prosperous economic environment.

These guidelines complement and support policies already in place within the Town. They guidelines share similar goals and objectives with various regulatory and planning documents, but focus on the building and spaces between them to create unique, compatible, comfortable and safe environments. The Design Guidelines also assist the Planning and Zoning Commission with the implementation and enforcement of their primary function and responsibility— to protect the public's health, safety and welfare – the core objective of Hebron's Plan of Conservation and Development (the POCD). The POCD shall be used in conjunction with the Design Guidelines, will help ensure that long range land use and economic development objectives are achieved. With this in mind, the following objectives shall be a priority for all development:

- Ensure prosperous economic development within a vibrant, traditional and rural New England setting
- Design to the human scale

- Create architectural styles that are compatible with each other and harmonious with the surrounding architecture, rural character of the town and adjacent neighborhood fabric
- Create a unique sense of place that promotes pride and social interaction among residents and visitors
- Ensure that the community is open and accessible to all Hebron residences and promotes a healthy lifestyle

The Design Guidelines promote high quality architecture and compatibility within existing neighborhoods, new developments and consistency in style throughout the Town. Where the Commission approves an application that is inconsistent with these Design Guidelines, such approval shall be deemed to be a waiver or modification of the Design Guidelines, whether or not expressly stated in such approval motion.

The Design Guidelines are not intended to dictate one particular architectural style, prohibit new types of development, or discourage the use of progressive sustainable materials or new technologies. They are intended to be a guide during the preliminary planning, design, permitting, and construction phases. The Design Guidelines foster well designed, livable, visually appealing neighborhoods.

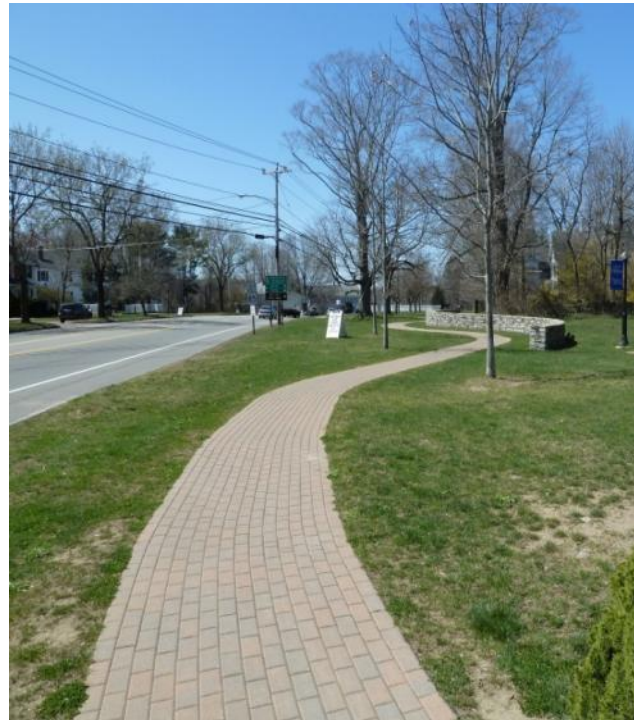
Buildings define public spaces such as streets, courtyards, and greens where people go to socialize, relax, and refresh. The most comfortable public spaces for such activity are built at a human scale. The human scale is therefore an important aspect of creating a livable and pleasant residential community.

The assistance outlined within the Design Guidelines is directed at ensuring a human scale is matched to the appropriate character of Hebron. Each project shall take into consideration the proposed development's location, context, proposed uses, intended residences, and project goals must be carefully integrated with the criteria of the Design Guidelines.



### Explaining Human Scale Design

*In general, Human Scale design incorporates site and architectural elements, details and form at a scale and texture identifiable and comparable to that of the individual. This encourages the pedestrian's use of exterior and street spaces adjacent to structures, promotes positive social interaction and a sense of place compatible with Hebron's character. Higher-intensity development, by its nature, places buildings and site features in closer proximity to one another. Therefore, the details, patterns, scale, and rhythm of one building and site are directly impacted by those of nearby structures. Harmony and discernible spaces becomes of utmost importance.*



To accomplish this, the Design Guidelines are organized around five thematic topics:

- Integration
- Sense of Place: Celebrating Community Identity
- Master Planning & Design Considerations
- Streetscape & Site Design
- Architectural Design

The overriding intent of the five themes, each the basis of the five chapters of the Design Guidelines, are as follows.

## GUIDANCE

1. *Chapter 1: Integration* – It shall be recognized that each property contributes to the future of Hebron, regardless of size, scale and use, and shall be planned through a collaborative process with staff, land use commissions and the public.
2. *Chapter 2: Sense of Place: Celebrating Community Identity* – All applications shall respect Hebron’s unique assets and integrate styles and elements of design that complement the community’s identity and contribute to its vibrancy and vitality.
3. *Chapter 3: Master Planning & Design Considerations* – It shall be recognized that building and site must be designed cohesively so as to relate building and site elements to each other, thus creating a unified environment that is balanced with nature, and in a manner that complements adjacencies, considers future town objectives, and enhances the experience and safety of the pedestrian.
4. *Chapter 4: Streetscape & Site Design* – Streetscapes and sites are interrelated and shall be designed with the pedestrian at the forefront, to create an environment that is safe, pleasant and complementary to Hebron’s character. Site design and related architecture shall focus on reinforcing the historic charm of the town by bringing buildings and pedestrian amenities closer to the street with a reduced emphasis on parking visibility.
5. *Chapter 5: Architectural Design* – Buildings shall be appropriately designed with traditional New England village styles, be appropriately

appointed with detailing to reinforce the human scale, create interest in architectural design and reinforce the streetscape and pedestrian spaces. Buildings and related site/streetscape elements shall be the focal point of the community with parking screened behind structures.

## 1.2 The Guideline's Organization

*PURPOSE: The structure of the Design Guidelines states the complementing methods, philosophies or technologies of planning and design principles, assisting staff, commission members, applicants and design professionals achieve Hebron’s preferred future vision.*

The Design Guidelines are organized into five chapters, each providing recommendations for specific themes and corresponding design elements.

## GUIDANCE

1. Obtain an understanding of all themes and design elements through review and project specific evaluation. (see facing page).
  - a) Purpose
  - b) Intent
  - c) Guidance
  - d) Illustrations

## 2.8 WALKABLE STREETS

**PURPOSE:** To create streets that are safe pedestrian and bike friendly, promote alternative means of transportation, and create vibrant and economically successful places.

Streets and public rights of way serve several purposes beyond the utilitarian use of vehicle movement. Streets and rights of way are social spaces that allow pedestrians to recreate, socialize, and travel on foot or bicycle. Streets are also the primary means of presenting a place to visitors through “gateways” that visually identify arrival at a community. It is essential that new roads and improvements to existing roads consider these contextual considerations. Narrowing roadway widths and reducing turning radii shall be promoted when they are proven not to comprise public safety. Social spaces and pedestrian-scale features such as lighting, textured crosswalks, street trees, pole-mounted banners and other site amenities shall be incorporated.

### GUIDANCE

1. Incorporate the City of New Haven Complete Streets Design Manual.
2. Sidewalks shall be provided and constructed of a durable all weather material such as concrete or smooth, modular paving materials.
3. Provide crosswalks when all walks lead to a street. Walkways shall be continued on the opposite side and shall meet ADA requirements.
4. No dead end sidewalks shall be constructed.
5. Horizontal and vertical roadway alignments shall be design to take advantage of views.
6. A landscape architect shall provide a streetscape planting plan that meets the City’s site plan standards.



**Walkable Streets** are created by several interrelated elements, each contributing to a vibrant public realm. The scale of buildings, space between street walls, site furnishings, landscaping and the materials and colors of facades work cohesively to make streets safe, pedestrian friendly and at the Human Scale.

**Design Element:** Each chapter is based upon a specific design theme. Within each theme design elements are identified. Each element plays a contributing role to the successful design of a site or building, whether it is a small scale project or large single or mixed-use development.

**Purpose:** The purpose states the overriding objective of the given theme, signifying its importance to creating a sense of place and preserving community character.

**Intent:** A general discussion is provided to expand upon the design element’s objective and clarify its significance and importance of the design theme.

**Guidance:** Numerical design criteria is provided to assist the applicant, town staff and commission with processes or concepts that help incorporate design ideas into a site’s or building’s design. Applying these criteria help achieve the stated design element’s objective.

**Illustrations:** Strengthening and complementing the narratives are diagrams and images representing either appropriate application of various concepts or, in some instances, the least desired styles of design elements.

### 1.3 What the Guidelines Apply To

*PURPOSE: The Design Guidelines are intended to be used for all new, infill or adaptive reuse development within the Town.*

These Guidelines apply to commercial, mixed use and residential development in any mixed use, Incentive Housing Zones or higher density residential project – whether solely residential developments or as part of a mixed use development of any scale. This includes commercial, single family, duplex, townhomes, mixed use and multifamily dwellings primarily, the Design Guidelines will be applied in the following Zoning Districts:

#### GUIDANCE

1. The Design Guidelines shall apply to the following:
  - a) All uses allowed within the corresponding zone including but not limited to: franchises, commercial, office, retail, restaurants, cafes and mixed use development
  - b) Residential development regardless of style and density and as required by staff
  - c) New development on vacant lots
  - d) Renovations and additions regardless of size
  - e) Infill on property with existing buildings that will remain
2. The Design Guidelines shall be applied to the uses noted above and within the following zoning districts, current or future overlay zones and forms of development allowed by the zoning regulations:
  - a) Incentive Housing Zones
  - b) Mixed Use Zones

- c) Planned Residential Developments
- d) Neighborhood Convenience
- e) General Business
- f) Hebron Green
- g) Village Green
- h) Open Space Subdivisions (exclusive of single family homes)
- i) Amston Village
- j) Commercial Industrial

### 1.4 Related Documents

*PURPOSE: To ensure the use of the Design Guidelines complement existing Town ordinance, policies and planning documents.*

The Design Guidelines have been developed to complement policies, ordinances, and documents prepared by the Town to regulate or guide development patterns throughout the Town. In the event a conflict is found between regulations and Design guidelines, the regulations will prevail. The user of the Design Guidelines shall consult the following documents:

#### GUIDANCE

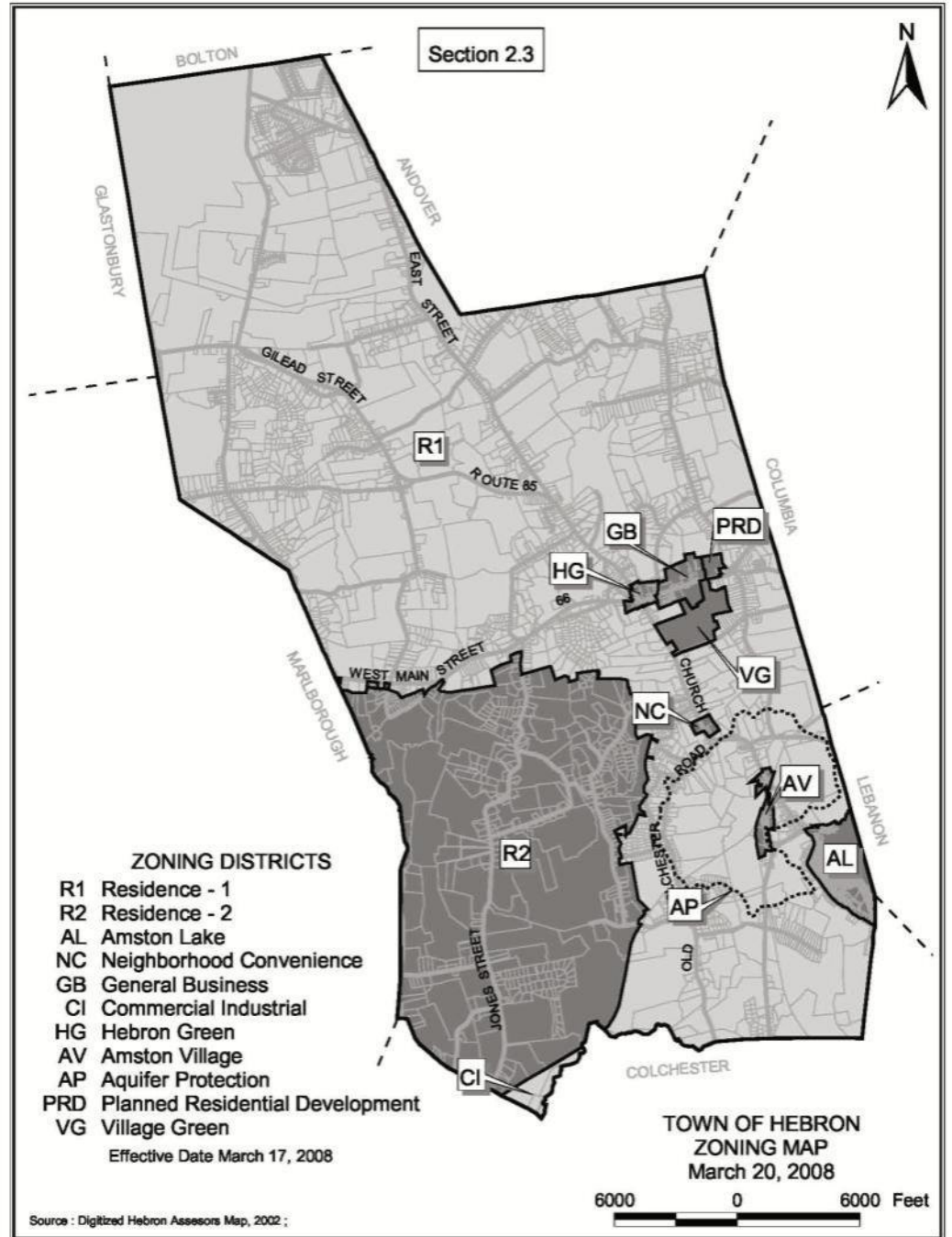
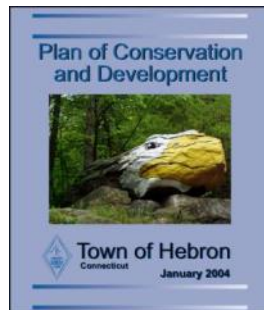
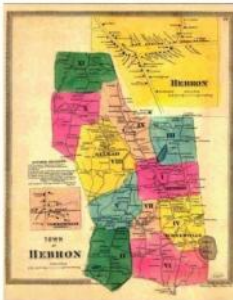
1. Review applicable land use documents and regulations including but not limited to:
  - a) Plan of Conservation and Development
  - b) Zoning Regulations
  - c) Subdivision Regulations
  - d) Inland Wetlands and Watercourse Regulations

Integration with the Hebron Zoning Regulations

*The Design Guidelines are part of Hebron's Zoning Regulations. Therefore, they are not optional planning and design criteria and shall be applied to all applicable development.*



Zoning Regulations  
Town of Hebron, Connecticut



## 1.5 Design and the Preliminary Review Process

**PURPOSE:** *To encourage a comprehensive plan review process that promotes applicant/commission collaboration.*

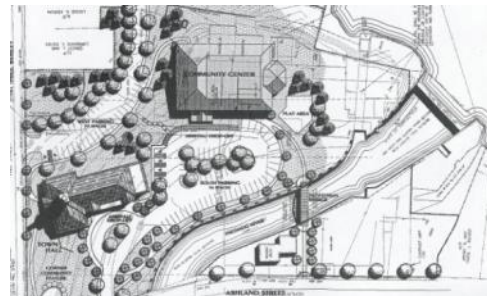
Design review assists both applicant and town to ensure the design guidelines outlined within this document are appropriately applied. Preliminary design review is encouraged to occur at the conceptual design stage and prior to site plan approval.

### GUIDANCE

1. All land use regulations shall be consulted to gain an understanding of the requirements which apply to the property and proposed use.
2. The Plan of Conservation and Development shall be reviewed and applicable goals and objectives addressed into the proposed development.
3. Thoroughly review the Design Guidelines to understand the design themes and elements which likely apply to the proposed development.
4. Meet with land use staff to obtain an understanding of how to apply the regulations specific to the proposed development.
5. Conduct an inventory as described in 3.2 *Site and Building Analysis* and Analysis, and develop a plan as outlined in 3.3 *Developing a Master Plan and Concepts*.
6. At the discretion of the Town Planner, continue to collaborate with staff as the plan develops and the Design Guidelines to ensure the zoning regulations are appropriately applied.
7. When mutually agreed by applicant and staff, schedule an informal design review with the Planning and Zoning Commission.
8. Move forward with necessary land use applications.

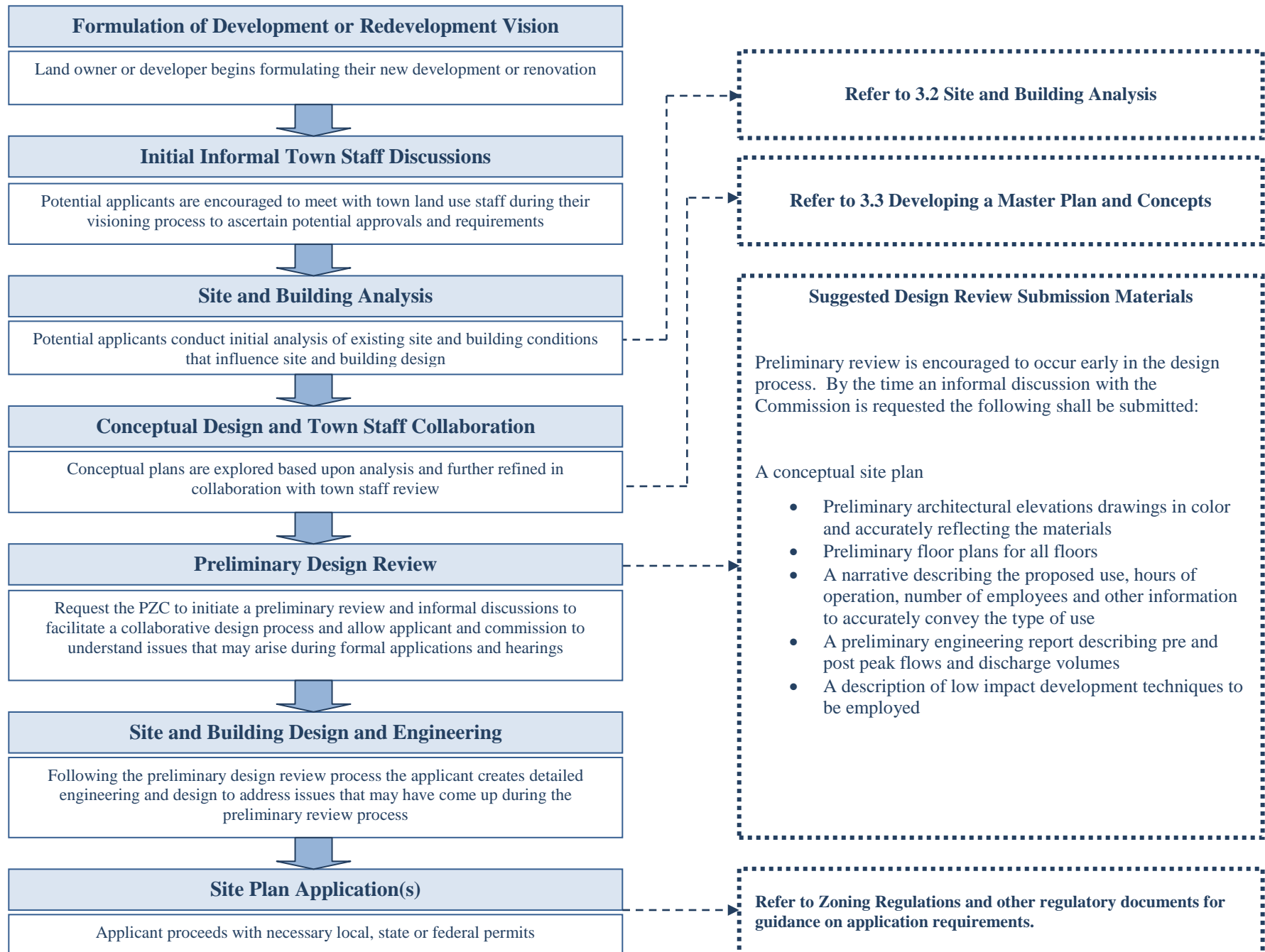
### Engaging Neighbors and the Public

*Although not specifically mentioned within the design review process, engaging the public may be an essential element to a successful project. At minimum, abutting land owners may be contacted for informal discussions in order to understand concerns during the initial planning stages. This will allow an applicant to address concerns at the forefront, incorporate design solutions and assist with creating a smoother permitting process. The amount and type of public outreach will likely vary based upon many factors including proposed use, scale of development and number of people that may be impacted.*





# Design and the Preliminary Review Process





## Celebrating Community Identity

*“A (town) is not an accident but the result of coherent visions and aims.”*

*Leon Krier, The Architecture of Community*

## 2.1 Context: Sense of Place

**PURPOSE:** To ensure building and site design respects and is compatible with the historic styles and rural character of the Town of Hebron.

Hebron enjoys a rich history, an intact inventory of historic buildings, farms, woodlands and scenic vistas. Instrumental in the settlement and independence of the United States, Hebron strives to preserve its heritage and architectural character while promoting economic growth. All applications shall be compatible with the historic nature and celebrate the community's heritage and unique qualities by:

### GUIDANCE

1. Development (site and building) shall respect the architectural styles prevalent within the community.
2. Understand the significance of historic events at or near the development site and integrate such information into the naming, branding, and design of the development.
3. Wherever feasible, interpretive panels or markers that bring awareness to the town's culture and heritage shall be integrated into the planning and design.



## 2.2 Preserving Place: The Town of Hebron

**PURPOSE:** Embracing the rich heritage of the community and integrating elements of the past into a project's design celebrates and preserve what has made Hebron a great town to live, work and play.

The design and planning of both site and building elements shall be reminiscent of Hebron's heritage and respect cultural resources.

### GUIDANCE

1. Consult the *National Park Service: The Secretary of the Interior's Standards for the Treatment of Historic Properties* for the construction or modification of all new, renovated and additions of structures whether or not the building is considered historic or within a historic district.
2. Existing stone walls shall be preserved or rebuilt when their preservation is not feasible.
3. Site amenities shall blend with the indigenous character of the landscape or character of the community and surrounding development.
4. When development is proposed upon or near a site of significant historical events or uses, the development shall celebrate its history by integrating design patterns or commemorative monuments within the plan.
5. Architectural style shall complement the existing character of Hebron, a small New England community, with a vibrant Town Center and a surrounding rural residential community.



Place

*Hebron's distinctive style reflects the rural New England charm of Connecticut while balancing economic growth with planned and complementary architecture and site design.*



## 2.4 Preferred Styles of Development

**PURPOSE:** *To ensure all development (residential and commercial and mixed use) especially those within higher density developments, is planned and designed in a manner that is consistent with traditional styles and their associated architectural features.*

Residential development is encouraged to complement the historical architecture of Hebron. These dominant styles in Town include Federal, Greek Revival, Cape Cod and colonial/farmhouse. Ranch and contemporary styles are also present. Residential development is encouraged to follow the principals of these styles in order to ensure compatibility with existing neighborhoods. The criteria of the styles are provided below for guidance to ensure that the significant characteristics of each style are met. They shall be applied in conjunction with the guidelines discussed throughout this document. In case a style is proposed and not listed within this document, it is recommended that an applicant provide to the commission a description of the proposed style in a similar format.

With today's construction, it has become common practice to implement only one or two of the common characteristics of a style. Therefore, careful consideration shall be taken when selecting materials, details, form, and colors. Each shall resemble the characteristics of the style and avoid the appearance of a hybrid mix of details from separate styles, or low quality materials. In addition, sufficient details shall be applied so that the final structure does not appear to be an imitation, but rather an accurate style.

The following descriptions are brief overviews of the details of each architectural style. If a contemporary style building is proposed or a style is not listed below, the applicant shall provide guidelines that define the overall style and demonstrate how they are achieved within the design. The commission may request additional information for all styles from the applicant to support the proposed design's relevance to the individual style. For development within the Town Center the Federal, Greek Revival and Colonial style shall be employed. Ranch and contemporary styles are not recommended.

Style choices shall be carefully considered. This is of high special importance when development is executed in higher-density configurations (i.e., in lots smaller than 1/2 acre). When homes are placed closely together and styles are not correctly interpreted, the historic nature of a traditional village or neighborhood setting can be greatly diminished.

### GUIDANCE

#### 2.4.1 Greek Revival

This style is an adaptation of the classic Greek temple front employing details of Doric, Ionic, or Corinthian order. Greek revival structures are generally white and most have porches supported by prominent square or rounded columns in the aforementioned orders. Gables are commonly along the front and rear facades of the residence, but in this style, roofs are sometimes hipped. Both roof types are of low pitch. Other common features of the Greek revival style include:

1. Strong cornice line of main roof and porch roofs emphasized with wide band of trim
2. The entablature is made of 3 elements: cornice, frieze and architrave
3. The cornice shall project a dimension equal to its height
4. The frieze is located under the cornice
5. The architrave is located under the frieze
6. The face of the frieze and the architrave shall align
7. The face of the supporting column shall always align with the frieze (not the column cap)
8. Pedimented gable
9. Front door surrounded by narrow sidelights and a rectangular line of transom lights above with pilaster
10. Vertically proportioned windows and doors
11. Window sashes most commonly with six-over six glazing. Proportions of the glazing panels are vertical, not horizontal
12. Small frieze-band windows, set into the wide trim beneath the cornice (attic), are frequent
13. Symmetrical shape
14. Bold, simple moldings
15. Entry porch with columns, Columns are generally larger and square or round



**Federal Style**



**Greek Revival**



**Colonial**

## 2.4.2 Colonial and Farmhouse

The Colonial and Farmhouse styles are used to describe buildings constructed late in the 1800's thru today. However, Colonial is often used as a general term to express such styles as Adams and Federal and that draw inspiration from the historic styles of the late 1700's and early 1800's. The homes are generally 2 – 2 ½ stories, and symmetrical in design, Roofs are generally gable, hip or gambrel style. A single dormer centered along the front façade may be present as a focal point. Two or three small gables arranged in line with the windows below are also common. Farmhouses are typically arranged in the front-of-house, back-of-house, and barn configuration. This means a principal building containing the main living quarters. The 'back-of-house' is proportionally smaller than the front-of-house with roof configurations that complement the main structure. This will generally lead to the 'barn' which in modern terms serves as the garage. Additional characteristics of both styles include:

1. Vertically proportioned windows (avoid windows that are nearly square). Height shall be at minimum 1 2/3 the width of the window (i.e. 3' wide x 5' tall).
2. Windows and doors are arranged symmetrically and in line with one another to divide the front façade in 1/4s. This is generally accomplished by 2 rows of 3 and up to 2 rows of 5.
3. Main entry is centered along the front façade and doors are typically 6 panel.
4. Windows can be 1 over 1, 2 over 2, 6 over 6, or 12 over 12.
5. The overall structure has straight forward massing – generally rectangular.
6. Front porches or stoops are sometimes present. Farmhomes generally have full wrap around porches.
7. Clapboard and brick are common exterior materials.
8. Roofs have a pitch of 6:12 or steeper.
9. Shutters are optional features.

## 2.4.3 Federal Style

Federal style architecture is one of the most common styles incorporated into residential architecture today. However, the details, proportions and materials have been lost by false interpretation and incorrect application. A proper Federal style residence is likely to have curved lines and decorative flourishes. Buildings are simple in shape. Gables are most often at the sides of the building. The roof ridge is parallel to the front elevation. Building walls are generally clapboard or Flemish bond brick. Each row of Flemish Bond has alternating headers (ends) and stretchers (sides). The exterior surface was usually clapboarded and typically painted soft beige, off-white, pale yellow or green. Other common features of the Federal Style include:

1. Low-pitched roof, or flat roof with a balustrade.
2. Windows arranged symmetrically around a center doorway.
3. Semicircular window over the front door and side windows.
4. Narrow side windows flanking the front door.
5. Decorative crown or roof over front door.
6. Horizontal siding or brick walls.
7. Front facing gable (pediment) above front door.
8. Tooth-like dentil moldings in the cornice.
9. Palladian window.
10. Circular or elliptical windows.
11. Masonry lintels at brick wall openings.
12. Shutters.
13. Decorative swags and garland.
14. Oval rooms and arches.
15. Cupola at main roof.



## 2.4.4 Cape Cod

The Cape Cod style home was commonly constructed until the mid-1800's and then found resurgence in the mid-1900's. Traditionally, Cape Cod styles were of simple massing, are 1 ½ stories and consist of a front door centered along a symmetrical front façade. Chimneys were located in the center of the home. Shed roofs faced the front façade and incorporated dormers arranged along the same symmetrical pattern as the windows and door. Side wing additions are common for additional living space or garage. Full dormers become a modern feature and are along the rear façade to maintain the traditional front. Other traditional features of this style include:

1. The front façade divided into four equal sections by the arrangement of the windows and door.
2. Windows are 1 over 1, 2 over 2, or 6 over 6. 6 over 1 is less common.
3. Doors are six panel.
4. Side lights at the front door was common.
5. Doors were framed with 4 ½" trim along the side and 6 ½" trim at the top. Pilasters and pediments were also incorporated into the door detail
6. Dormer roofs are 12" run and 10" rise.
7. Stoops consisting of 2 – 3 steps or covered porches slightly wider than the door are common.
8. Shutters are optional.
9. Siding was traditionally 3" clapboard.

### Traditional Cape Cod Style



## 2.4.5 Additional Architectural Styles

Ranch and contemporary styles are used to describe a type of housing that is relatively new. Their styles continue to evolve and often take upon elements of various styles or progressive design form, material and color. For instance, ranch styles have evolved from the traditional low, one-story home constructed in the 1950's, to become home to empty nesters and seniors. The architectural features employed in this development are often reminiscent of Cape Cod, colonial or Victorian styles and can be designed and constructed in a manner compatible with a community's identity. When another style of housing is proposed and is not discussed above, the applicant shall submit to the commission a description and proposed guidelines that explains at minimum the proposed styles intent, historical references, common elements that unify a building(s), compatibility with nearby properties and other elements deemed necessary by the commission.



SOMETHING SIMPLE  
EST. 2002  
CAFÉ

SOUPS · SALADS · SANDWICHES

COFFEE · TEA · SWEETS

Timeless  
Beauty

Timeless  
Beauty

Are you  
invested  
property? Get  
a second  
opinion.  
Edward Jones

# Planning & Design Considerations

3

*"If you don't know where you're going, you might not get there."*

*Yogi Berra*

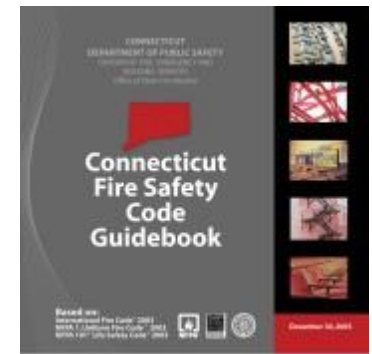
### 3.1 Overview

**PURPOSE:** *Master Planning and Design Considerations addresses design elements that influence initial visioning and plan creation that is applicable to all forms of development, regardless of project scale and use.*

Development impacts neighborhoods and natural resources, influences quality of life, and affects the public's health, safety and welfare. The planning, design and construction industry has increasingly become aware of how decisions regarding development influence these various aspects. New standards, rating systems, methods, and permitting policies continue to evolve in an attempt to mitigate the impact development has on natural and financial resources and quality of life. *Chapter 3: Master Planning and Design Considerations* discusses some of the evolving strategies that have applicability to development within Hebron and identifies elements commonly found within a development that influence quality of life for residents – regardless of project scale and use.

#### GUIDANCE

1. Protect the natural, historic and cultural resources.
2. Respect the existing patterns and features of the built environment such as street patterns and building walls.
3. Preserve and enhance views and vistas.
4. Appropriately respond to slopes and landforms.
5. Protect mature and specimen vegetation.
6. Protect and preserve stone walls.
7. Provide linkages to open space and recreation.
8. Offer active recreation options to promote physical exercise and 'healthy neighborhoods.
9. Respect existing building lines along existing and proposed streets.
10. Protect the historical context of the community by enhancing existing neighborhoods and creating new neighborhoods using traditional village styles.
11. Utilize access management to reduce curb cuts and promote linkages between properties.
12. Provide clear and organized pedestrian connections within parking areas and the linkages to the development it serves – including integrating connections to the public right of way and other nearby properties the Commission feels is in the best interest of all nearby development.
13. Provide parking and storage for bicycles and other nonmotorized forms of transportation.
14. All proposed improvements shall consider the human scale; lighting, building facades and materials, landscaping, and hardscape shall be selected based upon their appropriateness for a pedestrian oriented environment.
15. Work with town staff and commissions to integrate newer methods and technologies as planning and design philosophies evolve of time.
16. Preserve and protect street trees.
17. Plant canopy trees within parking areas to provide shade to reduce heat gain.
18. Implement LID techniques to pre-treat stormwater from all surfaces (i.e., parking, roofs and landscape areas).



## 3.2 Site and Building Analysis

**PURPOSE:** To thoroughly understand the limitations and opportunities that exist and which influence development of a particular site(s) – regardless of project scale and use.

Understanding and documenting existing site and building conditions assists an applicant, town staff and land use commissions to understand the opportunities for development and how natural systems, topography, streetscape and adjacent land uses/patterns influence design. Inventory and analysis should not simply focus upon the area within property lines, but shall also take into account adjunct properties and the neighborhood as a whole. This will help to protect the overall integrity of a neighborhood.

### GUIDANCE

1. Compile base mapping of the site that accurately depicts property lines, topography, wetlands, vegetation, and other natural and existing features. Conduct a legal boundary survey and topographic survey, if applicable (see item 3. below).
2. Visit the site, inspecting accessible areas to gain an understanding of the topography and opportunities. Photo-document features as necessary.
3. During the site visit, note on a site plan important features including but not limited to,
  - a. Stone walls
  - b. Suitable sight lines for access/egress
  - c. Rock out croppings
  - d. Steep slopes (20% or greater)
  - e. Vegetation, Including woodlines, mature and specimen species
  - f. Unique land forms
  - g. Views and vistas
  - h. Drainage patterns
  - i. Adjacent property uses
  - j. Existing building locations
  - k. Wetlands and watercourses
  - l. Adjacent building lines
  - m. Neighborhood context and architectural themes
4. Document, delineate and locate, through generally accepted standards and methods of testing all sensitive natural resources including but not limited to wetlands, watercourses and vernal pools. Certified wetland scientists, biologist, botanists, herpetologists, soil scientists or other appropriate professional shall evaluate the functions and values of the corresponding resource and mitigating measures, including avoidance, shall be implemented.
5. For sites with existing buildings not used for residential housing or sites previously disturbed determine past uses and conduct a Phase One Environmental Site Assessment to ascertain if there is a potential for hazardous material contamination.
6. If applicable, understand any remediation requirements. Remediate to all local, state and federal standards prior to site development or integrate any remediation requirements into the overall design of the site and building.
7. Consult the CT Natural Diversity Database (NDDB). Refer to 3.4 *Natural Resource Conservation*.
8. Utilize geographic information systems (GIS) to understand neighborhood and regional influences including:
  - a. Views into the site
  - b. Existing open space corridors
  - c. Greenways or trail systems
  - d. Parks and recreation facilities
  - e. Residential developments
9. Create a *Site Analysis Summary Map* summarizing the findings of the inventory and synthesize how it may impact the site's development.
10. Identify buildable land envelopes, site access points and corresponding sight lines (including sight distance measurements).



### 3.3 Developing a Master Plan and Concepts

**PURPOSE:** To promote collaboration with town staff and land use commissions during the initial stages of design and accurately convey the full development potential of a site(s).

Conceptual designs are graphic representations of initial ideas for the use of existing or proposed buildings and sites. They are developed following inventory and analysis discussed in the previous section and should be based upon the *Site Analysis Summary Map*. The amount of detail shown on concept design and master plans will vary, but is generally limited because of their preliminary nature. Concepts are meant to test ideas and convey a thought process. Master plans are similar in nature, but typically relate to a development that may be constructed in more than one phase or has the potential to provide additional development at a later date. Both conceptual designs and master plans are encouraged as a starting point and, in conjunctions with elevations, section perspectives or models (physical or computer generated) are encouraged to be utilized as a discussion point with town staff and land use commissions. It should be expected that the plans will change as an applicant continues through the *Design Review Process*.

#### GUIDANCE

1. Concept design and master plans shall be based upon a *Site Analysis Summary Map* to convey to town staff and commissions how it responds to existing site conditions.
2. Concept designs and master plans should address each design element of chapters 1-3 of the Design Guidelines. Design elements of chapters 4 and 5 should, in general, be considered at this stage and shall be addressed leading up to site plan application.
3. A concept design(s) or master plan shall be prepared to show the general location of future buildings, parking lots, vehicular and pedestrian circulation, common open spaces, utilities, service areas, stormwater systems and other components of site development.

4. For developments that have future development opportunities or planned to be constructed in phases, a master plan shall be prepared to convey the vision and potential.
5. The proposed use shall be noted on the plan. For mixed and multi use developments, the type and location of each shall also be noted on the plan.
6. Multiple site elevations, sketches and/or perspective drawings are encouraged to be included in the earliest stages of the review process and the preliminary site analysis and viewshed review.
7. The plan(s) shall illustrate the measures that will be taken to preserve significant natural or cultural features such as wetlands, specimen trees or stone wall.
8. If to be constructed in phases, the sequence of development and the steps to be taken to ensure compatibility between proposed and future activities.
9. All elevations of proposed buildings shall be evaluated as part of the design review and shall be consistent with the architecture to be built and accurate in context with the environment.







**Master plans and concepts**, which demonstrate response to a site analysis, help convey initial development ideas and promote collaboration amongst the applicant, staff and commission, prior to conducting detail design and engineering, thus being respectful of financial resources.



### 3.4 Natural Resource Conservation

***PURPOSE:** To integrate ecological systems and unique features that contributes to a thriving natural environment.*

Worldwide, natural habitats are lost or impaired on a daily basis by human actions. Development of the landscape is one influence that changes our habitats, in some cases altering them permanently. Initial planning of a site should be aware of how its alteration may influence nearby ecological systems. This starts with the initial inventory of the site and region and creating the appropriate mitigating measures to conserve habitats and other resources.

#### GUIDANCE

1. Consult the town's Inland Wetland and Watercourse regulations.
2. Integrate recommendations and strategies of Hebron's Plan of Conservation and Development.
3. Review the Natural Diversity Database (NDDB) to ascertain if there is a potential for threatened or endangered species located on or adjacent to the site. If a potential exists, appropriate requests to state authorities shall be made to determine the species. Further inventory by a licensed biologist or wildlife expert may be warranted.
4. If habitats for unique, threatened or endangered species are believed to be present, the site design shall respond to the locations and be preserved.
5. Incorporate appropriate stormwater management techniques, including Low Impact Development, to appropriate control the rate, quantity and quality of run-off.
6. Preserve sensitive resources by incorporating them into open space corridors that are protected in perpetuity. Open space corridors shall respond to wetlands and other sensitive, unique or wildlife habitats to maximize the preservation of our ecosystem.

### 3.5 Connectivity: Neighborhoods, Adjacent Properties & Open Space

***PURPOSE:** To integrate development into the existing fabric of the Town, nearby development and open space corridors to help reduce dependence upon the automobile and conserve wildlife corridors.*

The fabric is the physical form of a community and is defined by interwoven and related physical elements. This form organizes, defines, and characterizes a place. Properly designed, a fabric contributes to creating a vibrant walkable place that is integrated into the existing fabric of its surroundings.

#### GUIDANCE

1. When feasible, cul-de-sacs or dead-end streets shall not be designed except when planned for future extension.
2. Grid pattern development and aligned intersections shall be used with existing roadway networks when public safety is not compromised.
3. When vehicular access is not feasible between neighborhoods, plan for pedestrian corridors to maintain connections between new and established neighborhoods.
4. To minimize curb cuts, drives, walks and parking shall be designed to promote connections between adjacent properties.
5. All sidewalks shall connect to other walkways. When a walk terminates at a property line and at a point for a future walk, a paved handicap accessible walk surface shall be provided to the edge of an existing paved public right of way.
6. Integrate bike lanes and bike/pedestrian paths into all public rights of ways and corridors of travel. Design lane and path alignments with consideration for planned greenways and trails.
7. Plan open space so it connects to existing or planned public or private open space systems and provide trails for walking or biking.

**Master Plan**



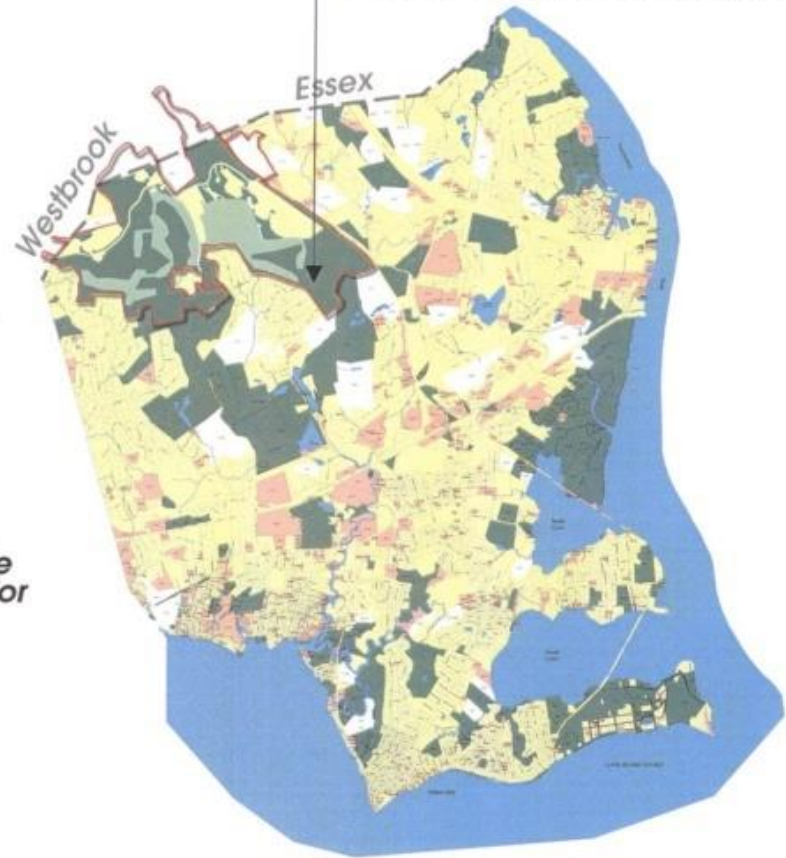
**Open Space Master Plan - 606 AC.**

**Master Plan**



**Vernal Pool Analysis - 77.6% Productivity**

**Concentric Public Open Space**



**Regional Open Space**

**Connectivity** applies to many factors, both proposed patterns and existing adjacent conditions and include walkways, trails, open space, habitats and streets.

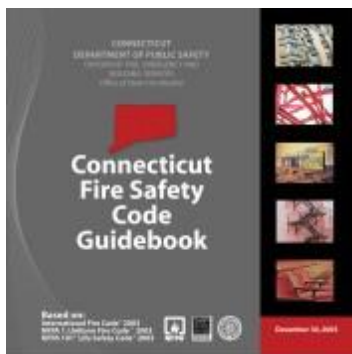
### 3.6 Public Safety

**PURPOSE:** To protect the health safety and welfare of the community.

All planning and design of site and buildings shall take into account the needs of public safety providers and current applicable building and fire codes. This consideration shall begin at the early stages of planning by incorporating the necessary public safety professionals into the master planning and design process. This includes understanding the requirements of fire access and protection, visibility to promote a safe and secure property and the efficient movement of vehicles and equipment throughout the property and within buildings. The appropriate means of fire protection shall also be incorporated into the design. This includes cisterns, hydrants (where public water is provided), stand pipes or other means as deemed necessary by local officials.

#### GUIDANCE

1. Employ the appropriate licensed professionals.
2. Collaborate with town staff and public safety officials.
3. Follow all applicable local, state and federal codes.



### 3.7 A Building's Relationship to Site and Street

**PURPOSE:** To ensure building architecture is planned and designed to enhance the community, is in character with the rural nature of Hebron and integrated into the design of the landscape and pedestrian spaces and circulation.

When a building's design and location responds to the particular opportunities of a site and respects the streetscape and neighborhood context, it reduces development costs, contributes to landscape preservation and becomes integrated into the existing built environment. Together these achievements enhance and complement the character of the community and assist both the financial viability of business and quality of life residents.

#### GUIDANCE

1. Buildings shall be located at the established build-to-line.
2. When a build-to-line is not delineated, and if present, understand and delineate where the existing building wall is located and place the buildings in relation to it and within the restrictions of the zoning regulations.
3. When no building wall is present, consider the establishment of a future building wall by appropriately placing the building.
4. Review the topography of a site to orient and configure the building to minimize topographical disturbance and earthwork costs.
5. In most instances, a building shall be placed so the front is parallel to the street.
6. Place the building to allow on-street parking (current or future) and sidewalks with widths to accommodate pedestrian traffic generated by the proposed and nearby uses.
7. Take into account the rhythm created by existing and proposed building locations and site features as outlined in 3.8 *Rhythm: Building and Landscape Elements*.

### 3.8 The Orientation of Buildings and its Uses

**PURPOSE:** To create pedestrian-oriented and active places by promoting ground-floor uses that are outwardly focused to the street or other visible areas and that are pedestrian oriented.

The uses of buildings and how they are oriented to the streetscape or landscape and each other has a profound impact upon how a visitor, resident or employee experiences a place. In conjunction with rhythm and the spaces buildings create, the angle of facades, changes in façade depth and the location of uses within a building work together to help create a successful and memorable destination. Uses and orientation also have a direct impact on the economic success of a development and can contribute positively to the local economy. While uses within a building impact all developments, it is perhaps the most important element of a mixed-use development.

#### GUIDANCE

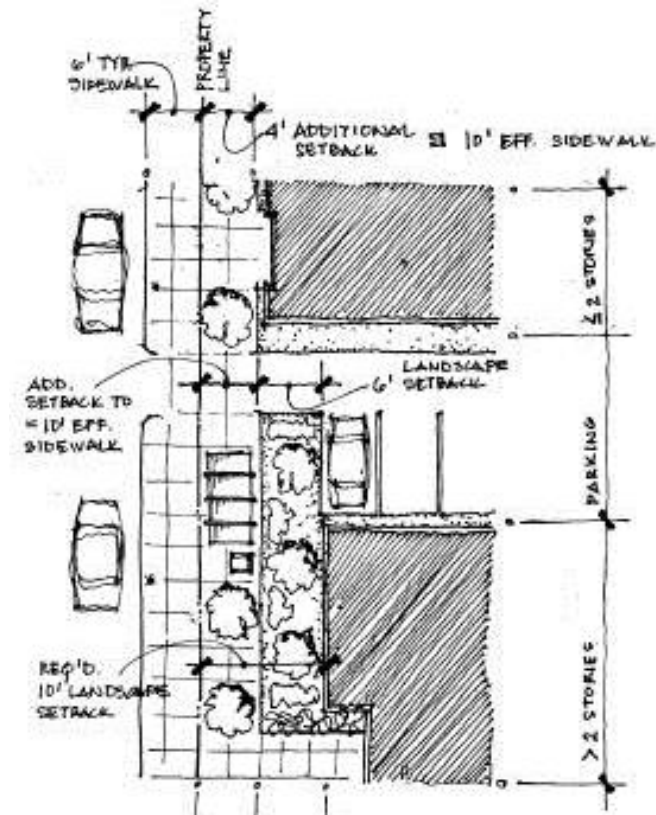
1. Consideration shall be given to the type of uses within a mixed-use environment to minimize non-compatible uses.
2. Uses located on ground floors of all buildings should promote pedestrian activity and may include, retail, restaurant, cafes, bakeries etc.
3. Along streetscapes, particularly public rights-of ways or main drives and within a mixed-use environment, ground floor residential and office space is strongly discouraged.
4. Residential uses shall be located on the second floor or above.
5. In most circumstances, building facades shall be parallel to streets and drives, with a focus upon promoting pedestrian movements between and among buildings.
6. Outdoor dining along sidewalks that are visible to the street is strongly encouraged.

### 3.9 Location of Parking Areas

**PURPOSE:** To integrate parking into the overall design, reduce large parking fields and allow the architecture of a building to contribute to the streetscape.

#### GUIDANCE

1. Parking between a building and an existing or future street right-of-way is strongly discouraged.
2. Parking areas shall be located to the rear of buildings or as on-street parallel parking and integrated into the design of the streetscape.





*Parking Location*

On street parking, canopy trees and buildings placed closer to streets and drives create a traffic-calming effect and enhance the pedestrian experience.

**Discouraged**



**Encouraged**



### 3.10 Rhythm: Placement of Building and Landscape Elements

*PURPOSE: To integrally locate features so they relate to one another in form, spacing and texture, creating a unifying and understandable pattern along a street, building façade or within a site.*

Rhythm is a principle that creates a repetitive and unified design. It can occur within the landscape or throughout one or more buildings. Architectural facades, building spacing, and site features shall be designed to create a discernible and consistent pattern that organizes the streetscape or other space.

#### GUIDANCE

1. If present, and consistent with the requirements of the town zoning regulations, maintain the proposed development building wall.
2. Rhythm shall complement existing nearby features and architectural scale and proportion.
3. Along a street wall or edge, create rhythmic patterns in massing and detail which use similar proportions, scale of opening, and design elements. This can be accomplished by integrating entries, porches, material and detailing to create variety and interest within a larger, unified design.
4. Rhythm can be broken to draw attention to certain features such as entries, corners, major landmarks or other site or building focal points.
5. Integrate site design features such as pavement patterns, benches, and landscaping into the design of the facade to unify site and building and continue rhythm into and throughout the landscape.
6. Take into consideration the design of existing adjacent building placement, fenestrations, and details as well as site features.



### 3.11 Focal Points

**PURPOSE:** To add diversity to a building, site or place by reinforcing any combination of the following: the sense of place, entryways, landscape gateways, public spaces, streetscapes, or buildings.

Focal points are features specifically and deliberately located and designed to focus a person's attention upon it. They are used to reinforce important locations, places and destinations. Focal points are essential elements to the design of most buildings and sites as they add diversity and help avoid monotony along facades, streetscapes and throughout the landscape. If attention to scale, color, or details of a focal point are not carefully considered, the element can be lost in the landscape, rendering it ineffective. Conversely, a focal point can overwhelm a space and detract from the experience of place. Examples of focal points include but are not limited to towers, clocks, fountains, windows, doors, or color change along a building.

#### GUIDANCE

1. Buildings and site elements located at corner lots shall evaluate the appropriateness for incorporating focal points into the prominent edge of a building or the creation of pedestrian plazas at the lot corner.
2. The view of focal points shall be appropriately framed with trees, buildings, architectural elements or a combination of the two.
3. Signs shall never become the dominant feature of a focal point or a focal point in and of itself.
4. Focal points shall be used to break the rhythm of building facades, streetscapes or throughout the site so as to add diversity and interest.
5. Landscape features and amenities should complement and reinforce a focal point.
6. Pavement patterns shall assist in linking the focal point to the landscape.





### 3.12 Pedestrian-Oriented Streets and Spaces

*PURPOSE: To create pedestrian oriented streetscapes, plazas and spaces that are at a scale appropriate for the location and accommodates multiple modes of transportation.*

Streets and public rights of way serve several purposes beyond the utilitarian use of vehicle movement. Streets and rights of way are social spaces that allow users to recreate, socialize, and travel on foot or bicycle. Streets are also the primary means of presenting a place to visitors through “gateways” that visually identify arrival at a village or community. It is essential that new roads and improvements to existing roads consider these contextual considerations. Narrowing roadway widths shall be promoted when appropriate. Pedestrian-scale features such as lighting, textured crosswalks, street trees, pole-mounted banners and other site amenities and social spaces shall be incorporated.

#### GUIDANCE

1. Incorporate ‘complete streets’ concepts – plan for vehicle, bike, and pedestrians.
2. Position buildings to create safe and comfortable pedestrian spaces. Building height shall be considered to ensure confined spaces are avoided.
3. Create inviting and well landscaped linkages between buildings to allow safe and pleasurable passage from front to back – particularly when parking is located in the rear of buildings.
4. Use focal points within the landscape to create areas for gathering and social interaction.
5. Connect the right of way to open space via signage and linkages
6. Sidewalks shall be provided and constructed of a durable all weather material such as concrete or decorative pavers. Bituminous or stone dust walks are strongly discouraged except in natural settings such as walking trails in open space areas.

7. Provide crosswalks when all walks lead to a street. Walkway shall be continued on the opposite side (no dead end sidewalks shall be constructed) unless future sidewalks are planned on adjacent undeveloped parcels.



### 3.13 Stormwater Management

**PURPOSE:** Utilize Low Impact Development (LID) techniques to reduce the burden on infrastructure, reduce heat island effects, mimic natural drainage patterns and rates and quantities of flows, promote groundwater recharge and treat stormwater prior to discharge.

Without appropriate management of surface water runoff and infiltration, groundwater and surface water quality can be compromised. In addition to the local, state and federal requirements to manage stormwater, the evolving techniques of low impact development (LID) can reduce stormwater management footprints on the landscape and assist in preserving water quality and natural systems. These techniques reduce stormwater management area footprints, reduce overall disturbances, enhance stormwater quality and reduce quantity.

#### GUIDANCE

1. Site development shall conform to the Hebron Zoning Regulations, Hebron Center Stormwater Study and referenced Connecticut Department of Energy and Environmental Protection Stormwater Quality Manual, Guidelines for Soil Erosion and Sediment Control.
2. Hebron is a member of the Salmon River Partnership – a watershed wide partnership committed to reducing impacts of development of the waters leading to the Salmon River. New development shall utilize techniques recommended by the partnership.

### 3.15 Sustainable Design Integration

**PURPOSE:** To reduce energy consumption, create walkable communities, reduce dependence on the automobile, and conserve natural resources.

Applicants are encouraged to employ sustainable and energy-efficient planning, design, and construction methods. Planning for solar: gain; rooftop solar power; recapturing rain water; using recycled materials and locally manufactured products; utilizing indigenous materials; planting native flora for landscaping; and using energy-efficient foundation and wall insulation that meet or exceed code requirements are strongly encouraged.

Various planning and design guidelines exist that can help prioritize and plan for these methods including LEED, LEED-ND, and EnergyStar. It is encouraged that these documents be consulted and, when appropriate, incorporated into the planning and design of renovations and new construction.

#### GUIDANCE

1. Consult various sources as noted above and in collaboration with town staff and the planning and zoning commission to determine the appropriate certifications, principals and criteria to be implemented. Attempt to incorporate as many of the concepts and principals into the development of building and site as feasible.
2. Roof and pavement material shall be of high reflective value to reduce heat gain.
3. Buildings shall be oriented buildings and landscape materials placed to maximize solar gain in cooler months and provide shade during warmer seasons.
4. Plumbing fixtures shall be selected to reduce water consumption.
5. Interior and exterior lighting shall be high efficiency.
6. All buildings regardless of use shall promote recycling by integrating into its design space for adequate storage for separated recycled materials.

Islands within parking areas promote infiltration, when soil conditions allow.



Swales within parking areas and landscaped areas assist in treating stormwater run-off.



Cisterns can capture rainwater for reuse within the landscape – specifically irrigation.



### 3.14 Handicap Accessibility and Universal Design

**PURPOSE:** To create an environment that provides access to public spaces, buildings and homes for all individuals regardless of any physical or mental handicaps.

In addition to the required handicap accessible requirements mandated by state and local building codes, developments are encouraged to take into consideration how the disabled or physically challenged visit a building and circulate throughout and between sites. The concept of ‘visitability’ promotes development - specifically housing - that accommodates the needs of everyone, even if the dwelling unit is not specifically designed to be handicap accessible. Visitability helps to promote social interaction by allowing neighbors to be capable of and comfortable visiting other neighbors. Visitability can be accomplished by incorporating simple design elements into the development.

#### GUIDANCE

1. In residential design make at least one entrance and one bathroom handicap accessible if not required by code.
2. In residential design allow handicap accessible access between the main living areas and dining spaces.
3. Make public spaces and recreation areas handicap accessible and reduce barriers throughout.
4. Landscape with the elderly and disabled in mind (i.e. accessible garden spaces, containers, etc).
5. Provide accessible play areas for children that are integrated with all play equipment.
6. All public gathering areas shall be accessible from handicap parking spaces and public rights of way. For spaces expected to provide outdoor events, provide designated handicapped seating/wheel spaces with appropriate signage designated its reserved function.

### 3.16 Active Design

**PURPOSE:** To promote the design of healthy buildings, streets and public spaces that facilitates physical activity during daily routines. Increased physical activity helps to combat obesity and related diseases and facilitates healthier lifestyles.

Active design is the process of designing features within the landscape and buildings that promotes physical activities in daily lives by discouraging sedentary behavior. Obesity and related diseases have significantly increased during the past decades and have been shown to correspond to design trends that promote the use of automobiles and mechanical means to move pedestrians move amongst spaces.

#### GUIDANCE

1. Create people oriented places and spaces, designed at the human scale, to promote walking, cycling or other non-motorized transit.
2. Develop and maintain mixed land use in Town neighborhoods.
3. Improve access to plazas, parks, open spaces, and recreational facilities, and design these spaces to maximize their active use where appropriate.
4. Improve access to full-service grocery stores and fresh produce.
5. Design accessible, pedestrian-friendly streets with high connectivity, traffic calming features, landscaping, lighting, benches, and water fountains.
6. Facilitate bicycling for recreation and transportation by developing continuous bicycle networks and incorporating infrastructure like safe indoor and outdoor bicycle parking.



*Gina Marie's*  
RESTAURANT

Breakfast • Lunch • Dinner

EMERGENCY  
FITNESS  
FOR WOMEN

OP



# Streetscape and Site Design

*“The best way to predict the future is to create it yourself.”*

*Abraham Lincoln*

## 4.1 Overview

**PURPOSE:** Each property is unique and shall be developed with careful understanding and considerations to its characteristics and nearby properties while improving the visual character, safety and function of the area.

Streetscape design and site development shall respect the uniqueness of each property and reinforce Hebron's historic character and sense of place. It shall create an attractive, functional and safe environment that is beneficial to businesses, and encourages walking and cycling to, and within, the area by providing safe, interconnected development. Site design shall also include access management to increase public safety, promote streetscape continuity and protect abutting residential properties through sensitive site planning, buffering, and architectural designs.

### GUIDANCE

1. All plans for development/redevelopment shall be designed by appropriate licensed professionals (i.e. architects, landscape architects, civil engineers, traffic engineers) with the training and relevant experience to balance design, client needs and public health, safety and welfare.
2. It shall be recognized that overlap in design theory and its application exists between different development types, such as solely residential, commercial or within a mixed use environment.
3. Planning and design of streetscapes, sites and buildings are interrelated and shall be executed in a cohesive manner, regardless of the fact the Design Guidelines are organized in a manner that separates the two.

## 4.2 Setbacks: Streetscapes and Pedestrian Spaces

**PURPOSE:** To create pedestrian scale streetscapes and spaces defined by building massing and detailing, along with landscape and site elements, which emphasize the human scale and community while safely accommodating traffic volumes and land uses.

Building placement and the relationship among architectural styles contribute to defining a human scale streetscape and other pedestrian spaces. Buildings can be used to calm traffic by creating "street walls" on either side of the right of way. The narrower the street wall, the greater sense of enclosure and the more likely that vehicle will travel more slowly, contributing to the pedestrian's safety and quality of experience. Development in existing neighborhoods must be integrated with existing adjacent architectural walls.




### GUIDANCE

1. Building location shall meet the required bulk standards of the Zoning Regulations.
2. When a build-to line is proposed the proposed building(s) shall be located at the line.
3. When no build-to line is delineated, buildings shall be placed up to the front yard setback and parking designed in conformance with 4.6 *Parking*.





Common building walls at **Setbacks** or build-to-lines, with diversity in materials and colors in complementary architectural styles, reinforce a streetscape and contribute to the human scale and walkability of a street and neighborhood.

-  CORRECT
-  INCORRECT
-  TYPICAL BUILDING



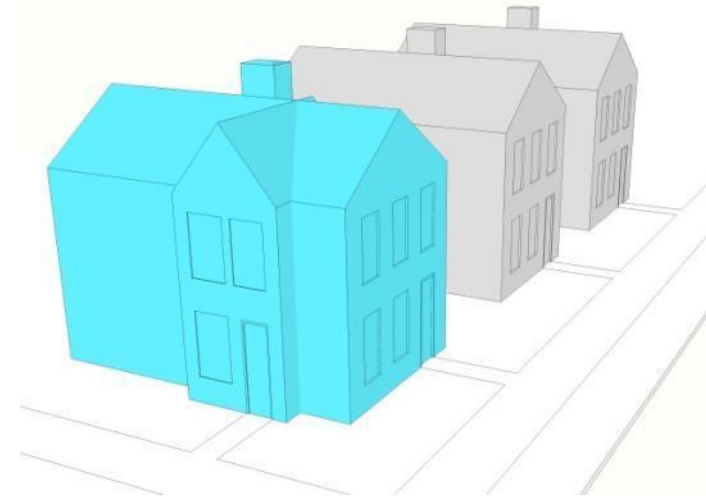
### 4.3 Corner Lot Development

**PURPOSE:** To protect the integrity of the streetscape and create focal points at visible and appropriate locations.

Buildings on corner lots require special design consideration. Corner lots are highly visible and sometimes transition between uses and neighborhoods. Corner lots, regardless of the type of street at each frontage, require buildings to be carefully located and designed.

#### GUIDANCE

1. Building(s) shall be located up to the corner of the lot and the facades shall reinforce the street wall. (refer to 3.2 Setbacks: *The Scale of Space*).
2. All building facades with street frontage shall be treated with an equal quality of materials and similar level of architectural detailing as the context and shall be visually appealing.
3. Use special architectural and site features to emphasize important locations such as gateways or view corridors and as outlined in 3.9 Focal Points.
4. For residential development, design side facades to include features that provide for architectural continuity as main facades. Consider elements such as grouped windows, wrap around porches and/or continuity of primary facade materials.
5. Side windows shall be located to maintain privacy for adjacent residents across side yards.



**Corner Lot Development** requires special design considerations. Since more than one façade contributes to the streetscape, and the building corner becomes a focal point that projects into the public realm, materials, details and colors of both visible facades shall be equal in quality and design regardless of the street hierarchy.



## 4.4 Multi Building and Phased Developments

**PURPOSE:** To ensure coordinated design between architectural and site features to organized pedestrian oriented spaces and physical and visual linkages.

Developments with multiple buildings shall exhibit a high degree of coordination in master planning by incorporating pedestrian linkages between buildings, overall architectural design, and site design and site details. All components shall be designed to complement an overall plan.

### GUIDANCE

1. A Master Plan shall be prepared in conformance with 3.3 *Developing a Master Plan and Concepts*.
2. All buildings shall be oriented to create usable, safe and attractive pedestrian spaces and circulation, preserve significant site features and minimize the appearance of parking areas.
3. A limited number of buildings or other elements shall be designed as focal points. These structures shall be visually more prominent, enhanced by height, massing, distinctive architectural treatment, lighting, landscaping, or other distinguishing features.
4. The development shall include outdoor use areas such as greens, plazas and courtyards. Buildings may be oriented toward open spaces provided they have a major entrance on the outdoors space as well as secondary entrance(s) oriented to the parking area. Outdoor spaces shall be coordinated with the master plan's pedestrian circulation plan to encourage pedestrian use, with provisions for seating and outdoor activities. Outdoor spaces shall be separated from vehicular traffic with landscaping, grade changes and other site features.
5. The building and site plan shall emphasize pedestrian access.
6. The master plan shall include a master signage plan detailing how graphics will complement and unify the proposed development.

See the Signage section of these Design Guidelines and Hebron's Zoning Regulations.

7. Site lighting shall be coordinated with all other elements of the site and with the Lighting section of these Design Guidelines and Hebron's Zoning Regulations.
8. Plantings shall complement proposed buildings, reinforce circulation paths, help define pedestrian use area, highlight entrances, provide shade and add seasonal interest. The use of a landscape architect is highly recommended.



## 4.5 Pedestrian Circulation

**PURPOSE:** *To design with the pedestrian at the forefront, creating a pleasurable and walkable experience that encourages the visitor to park once and travel by foot.*

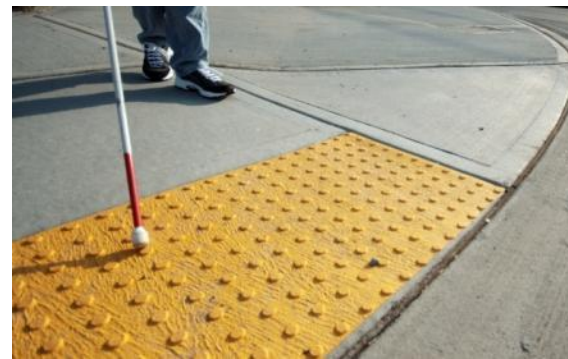
Commercial properties shall provide attractive, safe and functional walkways and pedestrian spaces. Entrances to buildings shall be designed to provide outdoor spaces for a variety of uses, seating/resting, displays and aesthetic enhancement, to create a pedestrian friendly environment.

### GUIDANCE

1. Continuous internal walkways/sidewalks shall be provided to each customer entrance.
2. Walkways shall be provided along street frontages and integrated into a vibrant streetscape. Walkways shall connect with adjacent properties in addition to those provided along streetscapes.
3. Walkways shall frame and assist in defining public open spaces such as village greens and plazas.
4. Walkways shall be located where motorists can anticipate pedestrians and react accordingly.
5. Crosswalks shall be designed to give the pedestrian a full view of oncoming vehicles, with minimal interference from trees, shrubs and parked cars.
6. Walkways shall avoid drive-through lanes, access and service drives and other high-traffic routes. Traffic control signs, light fixtures, trees or other potential obstacles shall be located far enough from walkways to prevent interference with pedestrian movement and vehicular sight lines.
7. Walkways in parking lots shall be aligned with the main entry or focal point on the building, whenever possible, to assist in wayfinding.
8. Walkways shall be a minimum of five feet wide to allow two people to pass comfortably. Additional width may be necessary in certain areas such as those with heavy pedestrian traffic or where cars may overhang walkways.
9. Areas adjacent to walkways shall be landscaped with trees, shrubs, benches, flower beds, ground covers, or other such material.
10. Walkways shall not be located where snow storage is anticipated.
11. Where walkways cross vehicular paths, the crosswalks shall be marked by a change in pavement material, texture, pattern or color to maximize pedestrian safety. The material selected for crosswalks shall be highly durable and low maintenance, and to allow safe bicycle movement across the surface.
12. For roadways and drives greater than 24' integrate bump outs or raised medians with integrated flush pedestrian staging area at crosswalks.
13. Locate signs to call attention to crosswalks as determined by the Institute for Traffic Engineers standards or if deemed appropriate by town staff or the planning and zoning commission.
14. Sheet flow of stormwater across walkways shall be avoided.
15. All internal walkways shall be designed to facilitate maintenance by the property owner. The site plan shall coordinate the location of walkways with utilities, plantings, drainage and other site elements that could affect long-term maintenance.
16. In addition to the requirements of the State of Connecticut building code, internal walkways connecting all building entrances shall be located, designed and detailed in full compliance with the Americans with Disabilities Act (ADA), as revised.



The public realm, and private, intimate spaces complemented by accessibility provisions help create great public spaces and destinations.



## 4.6 Walkable Streets

**PURPOSE:** *To create streets that are pedestrian safe and bike friendly, promote alternative means of transportation, and create vibrant and economically successful places.*

Streets and public rights of way serve several purposes beyond the utilitarian use of vehicle movement. Streets and rights of way are social spaces that allow pedestrians to recreate, socialize, and travel on foot or bicycle. Streets are also the primary means of presenting a place to visitors through “gateways” that visually identify arrival at a community. This is uniquely true for Hebron’s Main Street which is intended to be an active pedestrian oriented and attractive street. It is essential that new roads and improvements to existing roads consider these contextual considerations. Narrowing roadway widths and reducing turning radii shall be promoted when they are proven not to comprise public safety. Social spaces and pedestrian-scale features such as lighting, textured crosswalks, street trees, pole-mounted banners and other site amenities shall be incorporated.

### GUIDANCE

1. Incorporate Complete Streets design concepts.
2. Sidewalks shall be provided along street frontage and constructed of a durable all weather material such as concrete or smooth, modular paving materials.
3. Provide crosswalks when all walks lead to a street. Walkways shall be continued on the opposite side and shall meet ADA requirements.
4. No dead end sidewalks shall be constructed.
5. Horizontal and vertical roadway alignments shall be designed to take advantage of views.
6. A landscape architect shall provide a streetscape planting plan that meets the Town’s site plan standards and incorporates a New England street tree effect.

7. In addition to the travel way of a street, building placement and the relationship among architectural styles can define a human scale streetscape. Buildings can be used to calm traffic by creating “street walls” on either side of the right of way. The narrower the street wall, the greater sense of enclosure and the more likely that vehicle will travel more slowly. Single-family development in existing neighborhoods must be well integrated with existing adjacent architecture.



**Walkable Streets** vary depending on the location and scale. But all have similarities in that each designs for the human scale with amenities and features that are attractive and easy to recognize by the pedestrian.

## 4.7 Pedestrian Spaces and Recreation

**PURPOSE:** To provide opportunities for physical exercise, private reflection and promote social interaction.

Pedestrian spaces shall be provided to promote social interaction, relaxation, and recreation. Pedestrian spaces contribute to the health and well-being of a community. Coupled with active design principles incorporating outdoor recreation and places for personal solace, such spaces allow for more tranquility in our fast-paced society.

### GUIDANCE

1. Spaces shall be a combination of hardscape and landscape.
2. There shall be site lighting for safety; and benches, shade trees, and focal points to attract the pedestrian.
3. The space shall be visible to the public right of way to promote security and reduce vandalism.
4. Recreational opportunities shall be provided in addition to passive spaces. This can be accomplished by providing walking paths, tennis or basketball courts, or unstructured, flat and open lawn spaces that are conducive to active sports.
5. The quantity and size of the spaces shall be planned in consideration to the density of the proposed development and nearby neighborhood to ensure adequate opportunity is provided for residents and visitors.
6. The National Parks and Recreation Association shall also be consulted for guidance for such open spaces.



## 4.8 Site Furnishings & Amenities

**PURPOSE:** To reinforce the overall design quality, create pedestrian friendly and oriented places, and increase the vibrancy of the destination.

Site amenities complement a development and add a pedestrian scale to streetscapes and public spaces. Together they help to create walkable streets and neighborhoods.

### GUIDANCE

1. Utilize site and street furnishings to add to the vibrancy of a place and contribute to creating the pedestrian scale.
2. Site furnishings shall be unified in design styles and complement building architecture.
3. When present, streetscape and site furnishings shall be compatible with existing street or site furnishings.
4. Benches and seating areas shall be provided to create an inviting pedestrian space.
5. Furnishings that accommodate the needs for handicapped individuals shall be provided and integrated throughout all furnishings.
6. Bike racks or storage lockers shall be provided at main entrances. Quantity and location shall be dependent upon the land use.
7. Wayfinding signs shall be provided within larger development and infill projects.
8. Encourage property owners to add flowers, flowering shrubs, window boxes, planters and other decorative elements to their street frontage.





## 4.9 Site Access & Vehicular Circulation

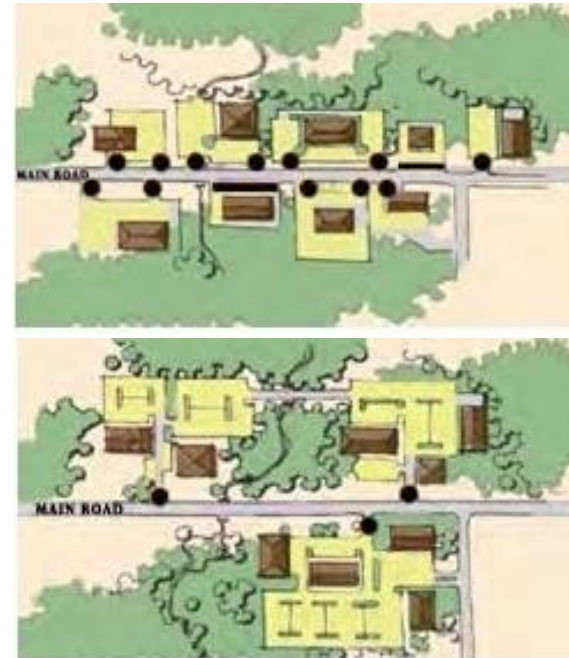
**PURPOSE:** To create a safe, logical and efficient circulation pattern that plans for pedestrian movements and minimizes unnecessary impervious surfaces.

Vehicular circulation into and throughout a site is a significant factor in creating a safe and pleasurable pedestrian experience. Reducing curb cuts, providing safe vehicular and pedestrian movement, encouraging vehicular access between parcels help minimize roadway trips.

### GUIDANCE

1. Site plans shall be designed to minimize the number of curb cuts onto town and state roads to increase vehicular and pedestrian safety.
2. Entrances to abutting commercial properties shall be combined whenever possible and linkages between parcels provided.
3. The site plan shall be designed to provide pedestrian safety by separating vehicles from pedestrian areas to the greatest extent possible.
4. Parking spaces, directional arrows, crosswalks, and other ground markings shall be delineated with pavement paint or other suitable material to ensure safe circulation.
5. The site plan will be designed to discourage speeding within the site and between abutting properties. Calming techniques that can be used include speed tables, raised crosswalks, on-street parking, street-side plantings and curbed islands.
6. Where feasible, connections between parking lots and driveways on abutting properties shall be provided. The site design will also anticipate possible future connections to abutting undeveloped properties. Intra-connections shall provide a safe, direct access between adjacent lots in a manner that prevents them from becoming a shortcut between roadways.

7. Safe pedestrian and bicycle connections between abutting land uses shall be provided where possible to encourage foot and bicycle traffic and minimize vehicular traffic.
8. When there is a conflict with pedestrian circulation, signage, lighting, raised crosswalks, changes in paving, or other measures shall be used to create motorist awareness.
9. For all driveways greater than 24 feet wide, a 5 ft minimum width pedestrian island shall be installed at the crosswalk for pedestrian refuge.
10. For safe pedestrian movement within the site, service and delivery drives shall be separated from internal walkways, parking areas or pedestrian use areas by landscaped islands, grade changes or other devices.



The top illustration shows a typical commercial development pattern, the black dots and wide black lines are the entry/exits from the parking areas. The bottom illustration has the same buildings, but through planning for access management and shared parking the road is much safer with far fewer entry points.

## 4.10 Parking Areas and Loading Zones

**PURPOSE:** *To promote on-street parking and create safe and attractive off-street parking areas not dominated by large 'fields' of pavement.*

Parking lots shall be designed to complement the building, adjacent buildings, and physical characteristics of the site and the character of the Town, and not be a dominant visual element in relation to the site and surrounding properties. The scale of the parking lot shall be reduced by minimizing the amount of paved surface and parked vehicles visible from the road.

Site plans shall be designed so the parking lots are inviting, pedestrian friendly places by giving careful attention to internal walkways, landscaping and lighting. Proper planning can ensure that parking lots balance the needs of both the vehicle and the pedestrian.

### GUIDANCE

1. Parking quantities and landscaping shall be provided in a manner specified in the Hebron Zoning Regulations and in this Design Guidelines.
2. Shared parking in mixed-use developments or locations (i.e. Town center) is strongly encouraged. When employed, shared parking calculations shall be based upon the Urban Land Institute and/or Institute of Traffic Engineers standards.
3. Dead-end parking or areas within a parking lot are strongly discouraged.
4. New developments are encouraged to be designed in a village style with vehicular circulation patterns that reflect streets with on street parking.
5. Parking areas shall be located at the rear of buildings. Parking to the side of buildings is acceptable.
6. Parking in front of buildings is strongly discouraged. Parking shall be located to the rear of structures. Secondary option is to place parking to the side of a structure.
7. When it is unavoidable that parking must be adjacent to a residential zone, the lot shall be sufficiently screened with evergreen trees, earth berms, fences or shrubs.
8. Parking location shall be coordinated with building entrances, proper lighting and landscaping.
9. When parking is located in the front or side of structures it shall be screened from the street by picket fences, plantings, earth berms, walls and/or other landscape elements to minimize the view of vehicles from streets, roads and drives, while still allowing the public to see the building. The appropriate material will be based upon surrounding land use patterns or other materials already in use.
10. Paved surfaces of parking area shall be separated from all buildings by landscaped area.
11. To reduce the visible scale of the parking lot, and to reduce the heat island affect, parking areas shall be broken up with landscaped islands and other appropriate features.
12. The lots shall be designed to facilitate safe vehicular movement throughout. Single entry parking lots are strongly discouraged, but where unavoidable, space shall be provided to safely turn a vehicle around and to avoid backing out.
13. Shared parking is strongly encouraged where appropriate, particularly where abutting land uses have differing hours of peak usage. Cross easements may be required to allow shared parking.
14. Provisions shall be made for snow storage in the design of all parking areas to avoid conflicts with landscaping, visibility, drainage or pedestrian safety. The area will be noted on the Site Plan.
15. The development of smaller commercial buildings on out-parcels within a large existing parking area is encouraged as a means to break up the scale.
16. Loading zones shall be separate from parking areas.
17. Loading zones shall not block crosswalks or pedestrian travelways.

## Discouraged



Incorporate LID techniques into parking areas landscaping as shown above to help separate pedestrian walks and screen parking. Large fields of parking are discouraged and should be broken into smaller landscaped lots.

## Encouraged



## 4.11 Site Lighting

**PURPOSE:** *To provide for a safe, secure and pleasurable experience, complement site and architectural design elements, protect adjacent properties and reduce light pollution.*

Lighting is a significant visual and functional element. Its vertical nature is a presence in the landscape during the day and its illumination can be a welcoming amenity after dark. However, light pollution and caused by inappropriate light fixture and luminaries selection and placement has become a common problem. Light pollution impacts quality of life and can be detrimental to natural ecosystem. Not properly designed and located, lighting can be a safety hazard, created glare or dark areas for motorists and pedestrians. The selection of fixtures is an essential component in creating human scale places.

*Note: All signs shall comply with the Hebron Zoning Regulations in addition to these guidelines.*

### 4.11.1 Streetscape and Area Lighting

#### GUIDANCE

1. All fixtures shall be approved by the International Dark-Sky Association (IDA) and shall be full cut-off.
2. Provide minimum lighting levels that offer safety to all users of the site.
3. Unify the environment with the selection of traditional style, appropriately scaled fixtures that complement the local architecture.
4. Light fixtures in driveways and parking lots shall be in scale with adjacent buildings and the human scale.
5. Pole heights and quantity shall be determined by a photometric plan prepared by a licensed professional engineer. Pole height and quantity

shall be selected in coordination with the luminaries' wattage and overall coverage of the landscape.

6. Layout of light fixtures shall be done in coordination with a photometric plan to ensure appropriate light levels and reduce dark spots or over-lighting areas. This includes evaluating light level onto or from adjacent properties.
7. Utilize LED fixtures to maximize efficiency.
8. Concrete bases shall not extend higher than six inches above finished grade.
9. Minimize distractions or hazards to motorists and pedestrians and skyglow by avoiding off-site spillover and glare to drivers on adjacent roadways. Bare bulbs are not permitted.
10. Incorporate banners and/or hanging planters to enhance the visual appeal.
11. In Hebron Center, match the existing streetscape theme lighting.
12. The location and design of the lighting system shall complement adjacent buildings, pedestrian amenities and site elements. Poles and fixtures shall be proportionate to the buildings and spaces.
13. Location of all fixtures shall be coordinated with the proposed landscaping plan and mature canopy size to reduce the plant material's obstruction of illumination.
14. Dark spots shall be eliminated by the coordination of the lighting and site elements.
15. Unique building or landscape features may be highlighted if the lighting does not create glare or distractions.
16. Any modifications, expansions or replacements to the light systems shall be consistent with the approved site plan and to these Design Guidelines.
17. Wherever practicable, lighting devices shall include timers, photo sensors, and other energy saving devices.
18. Uplighting to enhance plant material or other site and architectural features is strongly discouraged.
19. All fixtures shall complement the architecture, landscaping and other elements of the site in terms of form, color and style.

20. The alignment and spacing of fixtures shall follow a regular pattern that is coordinated with the layout of the buildings, landscaping and other site elements.

#### 4.11.2 Site Signage Lighting

##### GUIDANCE

1. Backlit signs shall not be utilized.
2. The illumination level on the vertical surface of externally-lit signs shall be bright enough to provide a noticeable contrast with the surrounding building or landscape without causing unnecessary glare or reflection.
3. Ground-mounted fixtures shall be screened or partially buried to minimize the view of the light source. Up-lighting may be used if the fixture can be aimed to prevent spillage beyond the sign.
4. Top-mounted lighting fixtures shall be used if they are directed downward in a manner that hides the light source.
5. Light fixtures for externally-lit signs shall be selected to complement the color and design of the sign and the architecture. Concealed light sources are strongly encouraged.



## 4.12 Planting Design

### 4.12.1 General

**PURPOSE:** *To strengthen and reinforce the landscape and architecture without detracting from the overall design or comprising safety.*

Plant material is an integral component of all site developments. Plantings can enhance and complement development through the use of properly selected and placed landscaping. They reinforce wayfinding by emphasizing entrances and circulation patterns, accentuate buildings, create a sense of identity and provide a human scale. Plant materials soften the appearance of parking lots by visually reducing their scale, provide shade and add seasonal interest and texture. Shade trees reduce heat gain caused by pavements. Appropriately selected plants provide screening for less attractive parts of a site and from residential properties. Color, texture, scale and rhythm can be used to add interest to the overall environment.

All landscaping shall be provided in a manner specified in the Hebron Zoning Regulations, Section 8.15 Landscaping and Buffers in addition to the guidelines.

#### GUIDANCE

1. All developments shall have a landscape plan as part of the site plan prepared by a licensed landscape architect.
2. All plant material shall be hardy for the most current North American Plant Hardiness Zone map. The microclimate, prevailing winds and soil conditions shall be taken into consideration.
3. Indigenous plant material is strongly encouraged.
4. Invasive plant material is prohibited.
5. Nonnative plant material is allowed only if it is hardy for the zone and not invasive.
6. The use of plant materials and landscape elements that require a low degree of maintenance is strongly encouraged. All plantings shall be resistant to insect infestations, drought, disease, roadside salt, urban conditions, and auto emissions and be suitable for Hebron's climate.
7. Plant material shall be selected with consideration to public health, safety and cleanliness. Plants to be avoided include those with excessive messy fruits, poisonous fruits, large thorns, or invasive growth patterns, or trees and shrubs that could provide hiding places along walkways or block the view of moving vehicles.
8. Selection shall include consideration for multi-seasonal interest, wildlife value, native origination and deer resistance.
9. The landscape plan shall illustrate how planting shall be coordinated with the location of underground and above-ground utilities and light fixtures. The plan shall include screening for transformers, propane tanks and similar mechanical elements.
10. Large spreading deciduous trees shall be planted in appropriate locations along all town/ state and private roads, drives and drive aisles within parking areas to define the edge of the travelway, lessen the visual impact of the development, clean the air and add scale to the corridor.
11. Wherever practical, existing or unique or other significant plantings shall be preserved.
12. Turf grass is strongly discouraged because of its high maintenance, water, and chemical / fertilizer requirements. Alternative plant material shall be utilized when feasible. When turf grass must be used, drought and disease resistance varieties with at minimum three varieties of seed shall be specified.
13. Live ground cover and plantings shall be used for large areas. Use of bark mulch is strongly discouraged.
14. Stone mulch is strongly discouraged.
15. Plant materials and other landscape elements shall be used to create suitable buffers between residential and commercial properties.
16. Trees and other plant material will be provided a sufficient area for root growth.

17. All lawns and plant materials shall be guaranteed for a period of not less than 2 years. The applicant shall submit a copy of a guarantee and a contract with the landscape contractor indicating the terms of the guarantee period, or a letter of credit or performance bond.
18. Unless otherwise required by site conditions, plant material shall meet the following minimum sizes at the time of installation:

Flowering Trees	2 – 2 ½” caliper (Balled and Burlaped)
Deciduous Trees	3-3 ½” caliper (Balled and Burlaped)
Evergreen Trees	5-7' height (Balled and Burlaped)
Deciduous Shrubs	24" height
Evergreen Shrubs	18" height
Perennials	1 gallon containers
Ground Covers	3" container

#### 4.12.2 Preservation of Vegetation

Treelines, shrub and tree massings and unique, mature and specimen vegetation helps preserve resources, maintains community character and enhances the overall design of a project.

##### GUIDANCE

1. Identify and locate treelines and specimen vegetation during the site inventory process and site survey.
2. Integrate specimen vegetation into the design of the site and building.
3. Storage of materials and construction debris within the drip line of a tree is prohibited.
4. There shall be no ground disturbance within the drip edge.

5. When specimen vegetation cannot be preserved it shall be transplanting.

#### 4.12.3 Parking Lots, Drives and Along Walkways

Landscaping is necessary in parking lots and drives to improve the visual appearance, reduce the visual scale of parking areas, define edges, provide shade, and add seasonal interest and textural variety.

##### GUIDANCE

1. Parking shall conform to the Hebron Zoning Regulations.
2. Landscaping shall be provided in a manner specified in the Hebron Zoning Regulations.
3. Landscape islands should be coordinated in the overall layout of the parking area. Islands are required at the end of each parking row.
4. Islands can also be used as a vegetative swale for stormwater.
5. Avoid plant material that can damage vehicles or are shallow rooted to reduce their impact on pavements.
6. Landscape material surrounding parking lots and in islands shall be able to tolerate large quantities of snow stored during winter months. The landscape plan shall integrate with the site plan that indicates the area for snow storage.
7. The branching habit of trees shall be considered in selecting plant material near pedestrian or vehicular areas; all branches below 7' shall be pruned at the time of installation.
8. Trees that may damage automobiles (dripping sap, messy fruit, or hard seeds such as acorns) are strongly discouraged in or around parking lots.

#### 4.12.4 Reinforcing Architecture, Circulation & Views

Landscaping can be used to enhance features of the building and direct a visitor's eye to an entry, focal point or destination.

##### GUIDANCE

1. Landscaping shall be carefully selected and located to complement the building elevations without blocking entryways, signs or lighting.
2. Plantings should be located as to not block sight lines along travelways.
3. Places of limited visibility in public gathering spaces shall be reduced to the greatest extent possible to increase security and safety.
4. Planted beds shall be used along building edges and foundations when exposed concrete or non-ornamental foundation material is utilized.
5. When a building is suitably detailed, and at the discretion of the commission, foundation plantings may be omitted.
6. Landscape materials shall be used to break up long building walls.
7. Plant massing shall be generally planted in large 'drifts' rather than individual specimens.
8. Use shade trees to increase pedestrian comfort in seating/gathering areas and along walkways.
9. Plantings shall frame views, vistas, entries and other focal points.
10. Planting rhythm shall complement details along buildings such as column spacing and window placement.

#### 4.12.5 Plant Maintenance & Irrigation

Proper maintenance assures the site continues to improve as the landscaping achieves maturity.

##### GUIDANCE

1. Irrigation is strongly discouraged. Drought tolerant plant material shall be utilized.
2. A written maintenance plan shall be provided for all plant material. The maintenance plan shall include details on initial installation, guarantee period, replacement policy, periodic and seasonal maintenance, special considerations, use of pesticides and fertilizers, irrigation and seasonal displays.
3. All plant material shall be allowed to achieve their natural forms without excessive pruning.
4. Shaping evergreen shrubs into tight geometrical forms are strongly discouraged except in formal gardens or public spaces.
5. The use of plant material and landscape elements that require a low degree of maintenance is strongly encouraged.
6. Planting characteristics to be considered include: drought resistance, salt tolerance, tolerant of urban conditions, and disease and insect resistance
7. Where plant materials specified on the planting plan do not survive or are damaged, they shall be replaced.





**Landscaping** reinforces views, guides pedestrian movement, contributes to streetscapes and slows traffic speeds to promote healthy neighborhoods and vibrant destinations.



### 4.13 Plant Material Selection

**PURPOSE:** To maximize the aesthetic and environmental benefits of plant material through proper selection associated with the intended use.

#### GUIDANCE

1. **Deciduous Trees for Streets, Drives and Parking Areas:** Refer to the University of Connecticut Integrated Pest Management’s Recommended Street Trees for Connecticut for plantings within parking areas, along drives and streets. It shall be noted that not all trees listed are appropriate for all applications and consideration shall be given to branching height, spread and mature size and in relation to nearby existing conditions and proposed development.
2. **Invasive Plants:** Invasive and Potentially Invasive Plants as determined by the Connecticut Invasive Plants Council in accordance with Connecticut General Statutes [22a-381a](#) through [22a-381d](#) are to be avoided. Refer to the University of Connecticut Invasive Plant Working Groups most current listing.
3. **Drought Tolerant Plants:** It is strongly encouraged to use drought tolerant plant material for woody ornamentals and perennial or annual plantings, especially when maintenance is a concern or not expected to be optimum. Refer to the most current recommendations of the University of Connecticut Cooperative Extension Office for appropriate planting list.
4. **Indigenous Ornamental Plants:** The use of indigenous plant materials is preferred. However, non-invasive ornamental plantings are appropriate. Refer to UConn’s Native CT Shrub List and other local guide publications for further considerations.

### Recommended Street Trees for CT (source: UCONN, 2008)

Scientific Name	Common Name
<i>Acer buergerianum</i> <sup>1</sup>	Trident Maple
<i>Acer campestre</i>	Hedge Maple
<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple
<i>Acer rubrum</i> 'Columnare'	Columnar Red Maple
<i>Acer rubrum</i> 'Northwood'	Northwood Red Maple
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple
<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple
<i>Aesculus octandra</i> (flava)	Yellow Buckeye
<i>Aesculus x carnea</i>	Red horsechestnut
<i>Aesculus x carnea</i> 'Briotii'	Briotii Red horsechestnut
<i>Celtis occidentalis</i> <sup>3</sup>	Common Hackberry
<i>Cercidiphyllum japonicum</i> <sup>4</sup>	Katsuratree
<i>Corylus colurna</i>	Turkish Filbert
<i>Crataegus x lavalleyi</i>	Lavalle Hawthorn

<i>Crataegus x mordenensis</i> 'Toba'	Toba Hawthorn
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Crataegus phaenopyrum</i> 'Fastigiata'	Fastigate Washington Hawthorn
<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn
<i>Fraxinus pennsylvanica</i> 'Marshall's Sdls.'	Marshall's Seedless Green Ash
<i>Fraxinus pennsylvanica</i> 'Newport'	Newport Green Ash
<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Green Ash
<i>Fraxinus pennsylvanica</i> 'Summit'	Summit Green Ash
<i>Fraxinus pennsylvanica</i> 'Urbanite'	Urbanite Green Ash
<i>Ginkgo biloba</i>	Ginkgo
<i>Ginkgo biloba</i> 'Fastigiata'	Fastigate Ginkgo
<i>Ginkgo biloba</i> 'Sentry'	Sentry Ginkgo
<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust
<i>Gleditsia tri. in.</i> 'Halka'	Halka Honeylocust
<i>Gleditsia tri. in.</i> 'Moraine'	Moraine Honeylocust
<i>Gleditsia tri. in.</i> 'Shademaster'	Shademaster Honeylocust

<i>Gleditsia tri. in.</i> 'Skyline'	Skyline Honeylocust
<i>Gleditsia tri. in.</i> 'Sunburst'	Sunburst Honeylocust
<i>Koelreuteria paniculata</i> <sup>4</sup>	Goldenrain Tree
<i>Liquidambar styraciflua</i> <sup>1</sup>	Sweetgum
<i>Maackia amurensis</i> <sup>4</sup>	Amur Maackia
<i>Malus</i> 'Adams'	Adams Crabapple
<i>Malus x atrosanguinea</i>	Carmine Crabapple
<i>Malus baccata</i> 'Jackii'	Jackii Crabapple
<i>Malus baccata mandshurica</i>	Manchurian Crabapple
<i>Malus</i> 'Baskatong'	Baskatong Crabapple
<i>Malus</i> 'Beverly'	Beverly Crabapple
<i>Malus</i> 'Bob White'	Bob White Crabapple
<i>Malus</i> 'Centurion'	Centurion Crabapple
<i>Malus</i> 'Donald Wyman'	Donald Wyman Crabapple
<i>Malus</i> 'Doubloons'	Doubloons Crabapple
<i>Malus</i> 'Evelyn'	Evelyn Crabapple

<i>Malus floribunda</i>	<b>Japanese Flowering Crabapple</b>
<i>Malus</i> 'Harvest Gold'	<b>Harvest Gold Crabapple</b>
<i>Malus hupehensis</i>	<b>Tea Crabapple</b>
<i>Malus</i> 'Jewelberry'	<b>Jewelberry Crabapple</b>
<i>Malus</i> 'Katherine'	<b>Katherine Crabapple</b>
<i>Malus</i> 'Liset'	<b>Liset Crabapple</b>
<i>Malus</i> 'Prairifire'	<b>Prairifire Crabapple</b>
<i>Malus</i> 'Prince Georges'	<b>Prince Georges Crabapple</b>
<i>Malus</i> 'Professor Sprenger'	<b>Professor Sprenger Crabapple</b>
<i>Malus</i> 'Red Jade'	<b>Red Jade Crabapple</b>
<i>Malus</i> 'Robinson'	<b>Robinson Crabapple</b>
<i>Malus</i> 'Selkirk'	<b>Selkirk Crabapple</b>
<i>Malus</i> 'Sentinel'	<b>Sentinel Crabapple</b>
<i>Malus sieboldii zumi</i> 'Calocarpa'	<b>Zumi Crabapple</b>
<i>Malus</i> 'Snowdrift'	<b>Snowdrift Crabapple</b>
<i>Malus tschonoskii</i>	<b>Tschonoski Crabapple</b>

<i>Malus</i> 'White Angel'	<b>White Angel Crabapple</b>
<i>Malus</i> 'Zumirang'	<b>Zumirang Crabapple</b>
<i>Ostrya virginiana</i>	<b>Hop Hornbeam</b>
<i>Phellodendron amurense</i>	<b>Amur Cork Tree</b>
<i>Platanus x acerifolia</i> 'Bloodgood'	<b>London Plane Tree</b>
<i>Pyrus calleryana</i> 'Aristocrat'	<b>Aristocrat Callery Pear</b>
<i>Pyrus calleryana</i> 'Chanticleer'	<b>Chanticleer Callery Pear</b>
<i>Pyrus calleryana</i> 'Redspire'	<b>Redspire Callery Pear</b>
<i>Quercus coccinea</i>	<b>Scarlet Oak</b>
<i>Quercus palustris</i>	<b>Pin Oak</b>
<i>Quercus robur</i>	<b>English Oak</b>
<i>Quercus robur</i> 'Concordia'	<b>Golden Leaved English Oak</b>
<i>Quercus robur</i> 'Fastigiata'	<b>Fastigate English Oak</b>
<i>Quercus rubra</i>	<b>Red Oak</b>
<i>Quercus x shumardii</i>	<b>Shumard Oak</b>
<i>Sophora japonica</i>	<b>Japanese Scholar Tree</b>

<i>Sophora japonica</i> 'Fastigiata'	Fastigate Scholar Tree
<i>Syringa reticulata</i>	Japanese Tree Lilac
<i>Tilia americana</i> 'Redmond'	Redmond American Linden
<i>Tilia cordata</i>	Littleleaf Linden
<i>Tilia cordata</i> 'Chancellor'	Chancellor Littleleaf Linden
<i>Tilia cordata</i> 'Glenleven'	Glenleven Littleleaf Linden
<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden
<i>Tilia tomentosa</i>	Silver Linden
<i>Tilia x euchlora</i>	Crimean Linden
<i>Ulmus</i> 'Homestead'	Homestead Elm
<i>Ulmus</i> 'Pioneer'	Pioneer Elm
<i>Ulmus</i> 'Urban Elm'	Urban Elm
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Zelkova serrata</i>	Zelkova
<i>Zelkova serrata</i> 'Halka'	Halka Zelkova
<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova

## 4.14 Site Signage and Wayfinding

**PURPOSE:** To ensure high quality, legible and harmonious signage is integrated into the development and does not detract from the streetscape or other spaces.

### 4.14.1 General

Signage is an integral part of a development and contributes to its financial success. Quality and successful signs are generally basic with clear information about the site's uses. When not designed appropriately, signs can create clutter throughout an environment and distract motorists and pedestrians. Signs have a significant impact on the character of a place.

#### GUIDANCE

1. All signs shall be in compliance with Hebron's Zoning Regulations.
2. When more than one sign is proposed, (i.e., façade and site or multi-tenant) a sign design theme shall be submitted for approval by the Commission. The theme shall set forth a design template that describes all signs as to placement, material, design, size, dimensions, font style, and other criteria as required by the Commission or staff.
3. Signs shall be designed by design professionals experienced in graphic design and environmental print.
4. Signs shall be designed to achieve a high level of visual compatibility with the building(s) and its surroundings through the use of similar detailing, form, color, font, lighting and material.
5. Pylon-mounted signs are strongly discouraged. Monument-style signs with landscaping and designed in manner that is compatible to the building's architecture are required.
6. The shape of the sign shall complement the architectural features on the building. Simple geometric shapes are preferred for all signage. Signs shall be trimmed and detailed to complement the building.

<sup>1</sup> Refer to 5.13 Signage: Façade Mounted and Windows for all signs to be located on buildings.

7. The street number shall be prominently displayed and incorporated into the primary sign to aid wayfinding for motorists and 911 emergency responders.
8. Signs indicating the entry, exit or wayfinding within a site shall complement the overall site design.
9. Provide signs to highlight public spaces, open space and recreation.
10. In Hebron Center, wayfinding signs shall be provided in the same style as the existing streetscape theme.
11. Signs used to identify a business shall be kept simple and direct in message and content. Telephone numbers on signs are strongly discouraged.
12. All sign colors shall be complementary to colonial color palettes as defined by the US Department of Interiors. Bright, glossy or fluorescent signs are prohibited.

### 4.14.2 Multi-Tenant Developments

Multi-tenant properties shall provide legible, attractive signs that help people identify the property without contributing to the visual clutter. Signage shall stress the identity of the place and de-emphasize individual tenants.

#### GUIDANCE

1. A hierarchy of signage shall be established to facilitate wayfinding and minimize visual clutter.
2. One identifying sign in a highly visible location near the main driveway entrance shall be used to convey an overall identity for the property.
3. One color shall be used to identify all tenants with the anchor tenant as the primary name. Text may match the font style of a business's logo but only one color, consistent for all tenants, may be used.
4. If individual tenants are also listed, the identification sign shall have a clear hierarchy in the display of information. Only the name of the individual tenants shall be displayed, in significantly smaller lettering.

Other information such as phone numbers, hours of operation, and slogans or tag lines are prohibited on the identification sign.

- Multi-tenant signs shall conform to a simple color and graphic palette in order to minimize the confusion and clutter of the sign.

### Discouraged



### Encouraged



## 4.15 Buffers and Screening

**PURPOSE:** To protect existing and future non-compatible nearby uses (i.e., residential vs. commercial) from unsightly views and noise.

Buffers and screening are integral parts of an overall design. The location of undesirable or nuisances that are functioning parts of a development require appropriate positioning in the overall design complemented with architectural and plant materials to reduce or eliminate the visual and acoustical impact they have within the development or to neighboring properties and the public right of way.

### GUIDANCE

1. Position all service, maintenance and refuse areas to the rear of buildings and away from adjacent properties. Refer to 4.13 Service and Refuse Areas.
2. If plant material is used it shall be deer resistant.
3. Diversity in plant species, including interspersing deciduous trees, is encouraged.
4. The selection of the proper type of buffer shall result from a thorough analysis of site conditions, distances to property lines, intensity of the proposed use and the degree of concern expressed by the Commission and abutting landowners. The requirement of a buffer or screen shall be incorporated into the initial site plan.
5. Buffers and screening shall be an integrated into the overall site design and architecture.
6. Stone walls, plantings, fencing, walls, earth berms, and other screening elements shall be similar in form, scale and appearance to other similar elements on the site.
7. Buffers shall be maintained to ensure their continued effectiveness. Where plantings do not survive, or are no longer an effective buffer, they shall be replaced to meet the intent of the approved plan.

8. Structural elements shall be maintained in good condition and repaired / replaced as needed.



White pines are discouraged as buffers as they readily lose limbs, especially their lower branches and do not age well.





## 4.16 Service and Refuse Areas

**PURPOSE:** To ensure service areas are integrated into the design of all buildings and adequately screened from view to reduce / eliminate the nuisances to nearby properties.

Building service and refuse collection areas are a necessary utilitarian function, especially within dense residential and commercial developments. However, they can significantly impact the safety and aesthetics of a property. When not properly maintained they can also have a detrimental effect on public health. Care shall be given during initial planning to ensure these areas are integrated into the design of the development.

### GUIDANCE



1. Refuse and service areas shall be located to the rear or side of a building. Overhead doors shall not be visible and shall not face public spaces or street right-of-ways.

2. Areas shall be appropriately screened with landscaping, fencing and building walls. The style shall be compatible with the site and building design. Chain link fence is discouraged, especially within residential or mixed-use developments.
3. Refuse and recycle collection areas shall be enclosed and secure to screen storage containers and secured from vandalism and to reduce litter.
4. Service areas shall be sized to fit the specific needs of the building's intended use. The smallest size to meet the building's future needs is encouraged.
5. Service areas shall be screened to minimize visibility from public and private streets, main entrances, abutting neighborhoods, public open spaces and walkways.
6. The overall material selected for screening shall complement the design of the architecture and site elements.

### Discouraged



## 4.17 Site Design for Residential Developments

The following applies to all residential developments and uses in mixed-use developments:

### 4.17.1 Driveways, Common Lanes & Garages

**PURPOSE:** To reduce curb cuts to create more opportunity for on street parking, increase the safety for pedestrians and create a more coherent and cohesive streetscape.

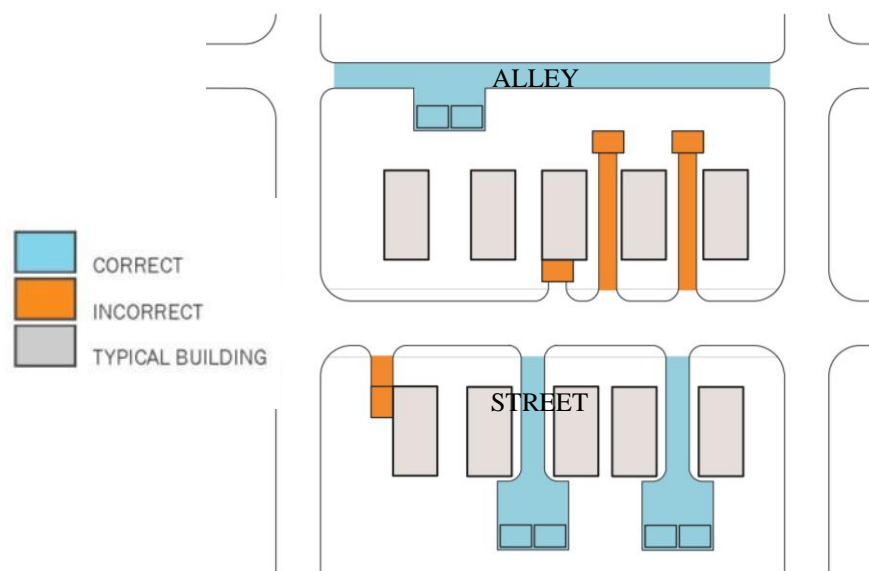
The location of drives, parking for residences and visitors, and garage locations shall be integrated into the overall design and not dismissed as mere utilitarian amenities. Driveways often interrupt streetscapes and the circulation of pedestrians and vehicles, which in turn leads to conflicts and creates safety issues. Parking vehicles outside of a garage—especially within a front yard—can detract from the architectural integrity of a neighborhood. When not properly located and integrated within the architectural style of the main structure, garages can overwhelm a site or a building’s façade. All three must be carefully integrated during the initial design phases and throughout the development process.

When used in tandem, common lanes and rear loaded garages eliminate or reduce the need for driveway curb cuts. They provide a ‘hidden’ service area for residences while providing private access to each unit’s garage. When alleys are utilized, it is recommended that each unit have frontage on a street. The street will create the public space and offer a location for visitors to park and enter through the front door.

Inappropriately located garages and accessory buildings can have a detrimental effect on the quality and value of personal property and the integrity of a streetscape. Garages located facing the street and stepped forward from the main facade shall not be allowed. When garages do face the main street, they shall be located at least 20 feet back from the sidewalk.

### GUIDANCE

1. Diligence shall be taken to utilize common lanes (alleys) to access rear loaded garages.
2. When common lanes are not utilized, shared driveways between two or more units are encouraged.
3. If neither of these options is possible, front loaded garages can be used provided that;
  - a. When either attached or detached front loaded garages are employed, every effort shall be made to locate the garage as far as possible to the rear of the principal structure and at least 20 feet away from the sidewalk.

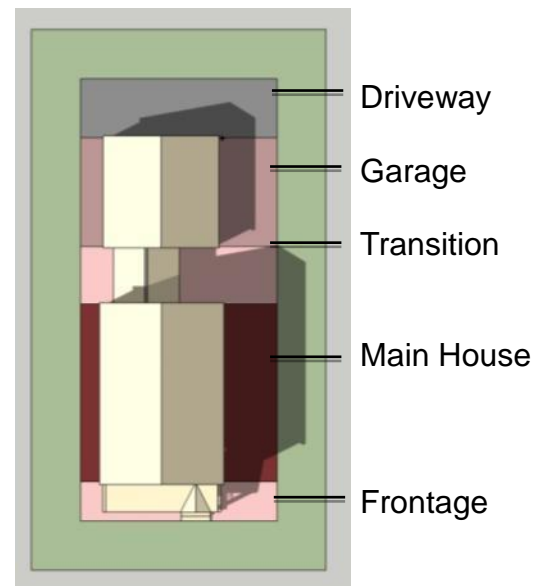
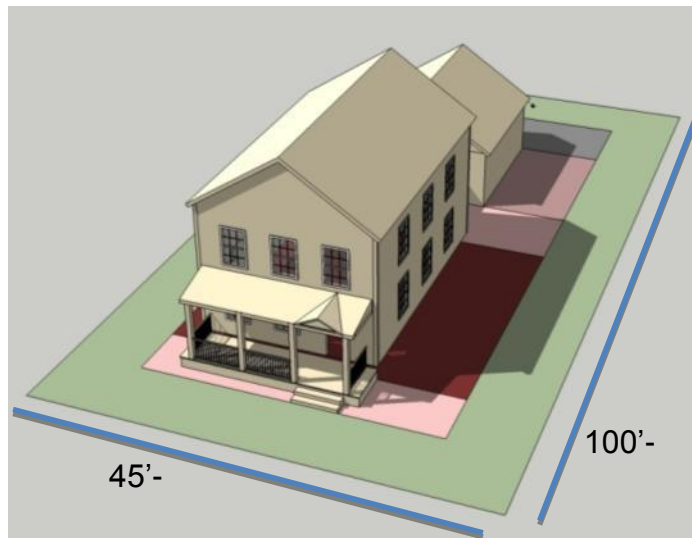


In residential developments, **Driveways, Common Lanes and Garages** should be carefully planned. Individual driveways are discouraged and common lanes (or alleys) are strongly encouraged. Reducing or eliminating curb cuts on main travel ways increases public safety, promotes on street parking for visitors and contribute to Walkable Streets.

### Example of Housing Configuration to achieve 6+ Units per Acre



Walkways, fences and other landscape elements help delineate private spaces, a necessity in higher density residential settings.



Placement of homes within lots requires careful consideration to the public realm and private spaces.

#### 4.17.2 Location of Accessory Structures

**PURPOSE:** To position accessory structures in a manner that reduces their visibility from the street and emphasizes the architecture of the principal structure.

Accessory structures, including sheds, barns, or other buildings can contribute to the design of a site and architectural style of a building(s). Not properly located or designed, an accessory structure can be detrimental to the overall quality of life, including that of abutting property owners or neighbors.

##### GUIDANCE

1. Shall be designed in the same architectural style or complementary style of the primary structure.
2. The location shall complement the principal building line, shall not be placed in front of the principal building line, and be sited in a manner that creates an organized arrangement.
3. Accessory structures shall be located to the rear or side of the principal building and shall not extend beyond the front building line of the principal structure.
4. The building walls of the accessory structure shall be parallel to the principal structure unless context dictates otherwise.
5. No accessory structure shall be larger or higher than the principal structure unless located at such a distance which the town staff determines the accessory structure will not negatively impact the visual characteristics of the principal structure.
6. The location of the accessory structure shall not substantially impede the views of nearby landowners.

#### 4.17.3 Outdoor Private Spaces

**PURPOSE:** To ensure that each residential structure / unit has an outdoor private space to allow the residents an opportunity to enjoy the outdoors.

Outdoor private spaces are essential elements of residential living for all building styles. They provide an opportunity to rejuvenate physically and emotionally as well as socialize with family and friends.

##### GUIDANCE

1. Lot and building design shall be designed in a manner that offers private spaces for residences by utilizing any combination of courtyards, porches, patios, decks or balconies.
2. When side-yard courtyards are provided, all efforts shall be made to ensure that the windows of adjacent residences are not located in direct view of the private space to ensure privacy.
3. Screening or buffers of fencing and landscaping shall be incorporated into the design.
4. Private front yards shall be delineated by a continuous row of street tree plantings, hedges and low fencing.
5. When fencing is used, the architectural character of the color, form, and material shall complement the architectural style of the residence it relates to.
6. The minimum for private spaces shall be approximately 400 SF for single family residential homes and duplexes and 200 SF for townhomes and multifamily developments.

**6 Units per acre**



**10 Units per acre**



**20 Units per acre**





Xtra FUELS

Xtramart

Xtra

Xtra

Xtra

Xtra

Xtra

Xtra



*“We must not build housing, we must build communities.”*

*Mike Burton*

## 5.1 Overview

**PURPOSE:** *To ensure building architecture is planned and designed in a manner that enhances the community, is in the small town New England character of Hebron and integrated into the design of the landscape, pedestrian spaces and circulation patterns.*

Building design shall be influenced by traditional New England examples and shall reinforce a human scaled environment through careful consideration of architectural form, massing, detail, material and color. These design standards establish criteria, but are not intended to dictate building styles. Development shall provide for a positive experience for the motorist and the pedestrian viewing the building up close. Building design shall exhibit a thoughtful consideration of scale, form, orientation, height, setback, massing, materials and architectural features, and provide a permanent, positive addition to the neighborhoods and be constructed of high quality, long lasting materials. Consideration shall be given to restoration and/or reuse of older buildings to maintain the character of Hebron. Replacement of historic buildings is strongly discouraged.

### GUIDANCE

1. New buildings shall be designed to fit the individual characteristics of their particular site and be influenced by traditional New England village patterns while meeting the needs of the intended use and users.
2. All building facades shall be designed of equal quality and to meet the intent of these Design Guidelines.
3. Buildings and site elements shall be designed to human scale. The forms, massing and openings of buildings shall be proportional to the size of a human figure.
4. The design of freestanding structures (such as ATMs, garages, canopies, storage units, recycling or trash enclosures, cart corrals, and the

like) shall coordinate with the primary building through the repetition of form, materials, details and color.

## 5.2 Renovations, Additions and Adaptive Reuse

**PURPOSE:** *To ensure building improvements (replacement of windows, doors and additions) are done in a manner that complements the existing building style and facade.*

In planning a building addition, it is important to pay careful attention to the architectural style of the existing structure. In many cases, additions can dramatically change the appearance of the building and, therefore, the character of the entire neighborhood. Additions, renovations, and site placement shall take into consideration the character of the nearby properties by respecting such elements as building lines, views, buffer, and streetscapes.

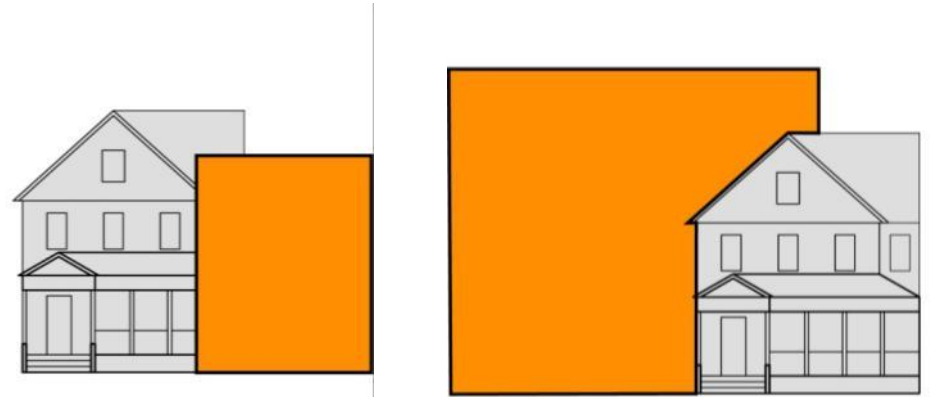
Similar principals apply to structures where the use is to be changed (adaptive re-use). More flexibility in interpretive design is possible so long as quality, scale, character and detail are consistent with and complementary to the existing structure.

### GUIDANCE

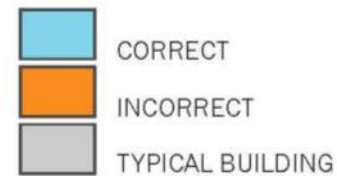
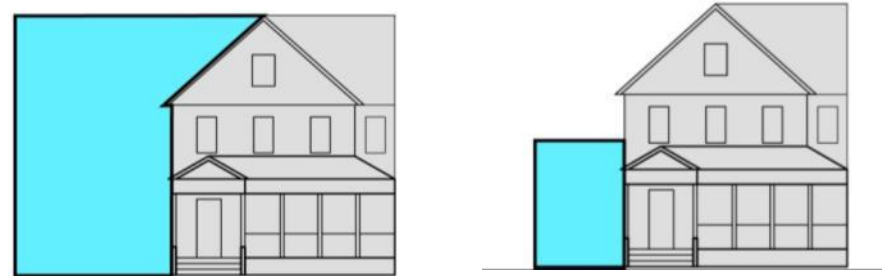
1. All additions, renovations and adoptive reuse shall meet the intent of the Design Guidelines.
2. Ensure that the scale and mass of the addition is sensitive to the character and scale of the original structure.
3. Historic buildings shall not be altered in a manner that is not consistent with its architectural style, including form, windows, doors and siding.
4. Strongly consider the location of additions so as not to disrupt established front building lines. In conjunction with historical guidelines, additions may occur to the side and rear of structures to preserve the privacy of the historical buildings.
5. Ensure that the addition's roof complements the design of the original structure.



6. Architectural elements, such as windows, shall respect the prevailing geometry and proportion of the original structure.
7. Ensure the materials used are compatible with those of the original structure.
8. Where the existing building currently meets the intent of the design guidelines, proposed renovations must be designed to complement the existing building.
9. Where the existing building does not meet design standards; the applicant shall enhance the building to meet the intent of these Design Guidelines.



**Additions** shall complement the existing building's mass and rooflines. Additions shall be set back from the primary structure or in line with secondary facades. Windows and other features should be used to maintain rhythm. The facades of additions as well as new construction should be articulated in a manner that considers **Building Size and Scale** to add interest and diversity to the building wall, while enhancing the streetscape.



### 5.3 Building Size and Scale

**PURPOSE:** To ensure building design is compatible with its surroundings, at the human scale, and appropriately applies the intended styles materials and details.

In some instances, new developments can often exhibit less style diversity than the existing context. This can result in a monotonous building facade and scale of articulation with little or no character or support for the human scale. To break up a long building façade it may be necessary to use architectural techniques that help create the illusion of a smaller structure. While all buildings shall follow the guidance set forth below, it is importance with larger structures.

#### GUIDANCE

1. Buildings in excess of 5,000 SF shall employ architectural techniques to reduce the scale of the building and make it appear to be a cluster of smaller structures.
2. Utilize forecourts, porches or stoops to break down the visual scale.
3. Articulate the massing such that forms modulate to respect those of surrounding structures.
4. Articulate the massing in conjunction with other features along the facade to develop a rhythm and scale that responds to the human scale and contextual precedents.
5. Use material or color changes to emphasize focal points, or to modulate the perceived scale of the structure.
6. Utilize landscaping to fill empty walls and large canopy trees to reduce the perceived scale of buildings and their edges.
7. The ground floor facade at each customer entrance shall have display windows adjacent to the entrance in a size complementary to the facade.

8. The entry to tenants shall be oriented to a public street; full windows are shall be used. Anodized aluminum storefront windows and doors are not permitted.
9. Large scale buildings shall enhance the pedestrian environment by providing some of the following:
  - a) patio/seating area
  - b) pedestrian area with benches
  - c) outdoor play area
  - d) water fountain
  - e) clock tower or other focal point(s)
  - f) other focal feature or amenities that enhance the pedestrian experience



## 5.4 Facades, Balconies and Decks

**PURPOSE:** *To create a human scale, high quality architectural façade that is in harmony with adjacent development and helps create a pedestrian-friendly streetscape or environment.*

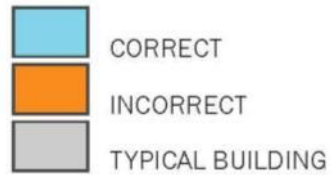
Facades are an integral component to the overall building design and affect its scale and mass. Facades define spaces including: streetscapes, plazas, walkways, courtyards and open gathering areas. The design of a façade must take into consideration many of the design elements discussed throughout the Design Guidelines.

### GUIDANCE

1. Facades shall be designed with consideration for the overall scale of the building, rhythm of the streetscape and adjacent buildings. The facade shall contain some of the following elements to add contribute to the overall design interest and human scale:
  1. canopy
  2. covered porch or arcade
  3. gables and dormers
  4. pilasters
  5. display windows
  6. outdoor seating area
  7. recesses or projections in keeping with the scale of the building
  8. peaked roof
  9. unique architectural details in keeping with the overall building design
  10. other features designed to add scale and visual interest to this facade

2. All facade elements must relate to each other and the scale of the building and form a harmonious overall design.
3. All windows and door openings shall be in scale with the facade; windows shall be vertical in orientation. If shutters are used, they must be sized to fit the opening and used for all windows on a given wall.
4. Downspouts and vents shall be incorporated into the facade design through detailing and color.
5. Meters, utility connections, HVAC equipment and other exterior service elements shall be contained in service closets, behind walls or located out of view from the public.
6. Any vending machines located on the exterior of the building shall be located so they are not visible from any public street or abutting property.
7. Balconies and decks shall not be incorporated in the front facade of a building unless they are consistent with the architectural style and integrated into the overall design.





Facades for residences and businesses shall be articulated with architectural treatments to break up mass and add interest. Awning shall provide shade and a transition space between indoors and out.

Monotype facades are **strongly discouraged**



## 5.5 Roof Treatments

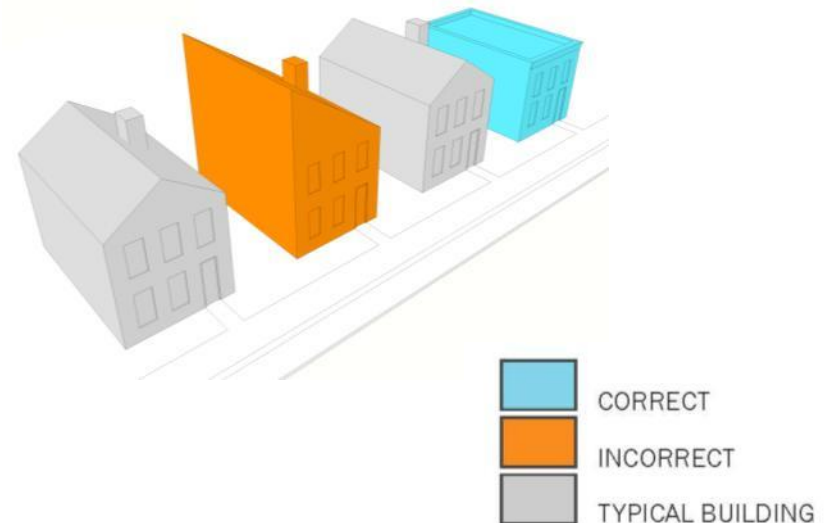
**PURPOSE:** *To ensure the color, form, and features are compatible with the architectural style of the principal building and appropriate treatments are utilized to mitigate the scale of large structures.*

In addition to the function of protecting the structure from outside elements, roofs contribute to the architectural diversity, interest and style of the neighborhood. In addition, roofs contribute to the rhythm and scale of the building.

### GUIDANCE

1. In the case of additions or alterations, roof pitches shall complement the building style of the principal structure. Roofs shall have a pitch that is consistent with and supportive of the intended architectural style or typically found sub-set roof forms (such as a flat roof porch on a gabled primary structure).
2. In the case of infill development, roofs shall have design and scale that are complementary to the surrounding structures.
3. In the case of new developments, careful consideration shall be given to roof forms to;
  - a. mitigate the impact of larger scale development in existing, smaller-scale neighborhoods
  - b. add to the architectural character and rhythm of the development.
4. Individual roofs may employ compatible colors and materials including tile, compositional, shake, or metal shingles.
5. Flat roofs, false mansard, A-frames and other non traditional roof forms are strongly discouraged.
6. When flat roofs are utilized, perimeter parapets shall be incorporated into the design to become a terminus to the facade.

7. Roof top mechanical, solar and other infrastructure systems shall be considered in the design of the roof and screened as further discussed in 5.10 Mechanical Systems, Solar Panels and Satellite Dishes.
8. Roof-Mounted Signs are prohibited.
9. Light colored roofs are encouraged to reduce the heat island effect.
10. In the case of infill development, roofs shall have design and scale that are complementary to the surrounding structures.
11. Roofs shall have a pitch that is consistent with and supportive of the intended architectural style
12. Dormers, gables, or similar variations in roof planes shall be used to break down a building's mass.



## 5.6 Awnings and Canopies

***PURPOSE:** To ensure the use of awnings and canopies complement the architecture of the building and does not detract from the overall appearance of the development.*

Awnings and canopies can enhance the appearance and function of a building by providing shade, shelter, shadow patterns and visual interest. Awnings shall complement building architectural styles and be coordinated with the overall facade design elements.

### GUIDANCE

1. If used, all awnings and canopies shall be integrated into the design and generally should be located over doors or windows.
2. An awning's or canopy's color and style shall complement the facade of the building.
3. Any graphics on awnings or canopies shall be considered signage, and must meet the sign requirements of these Design Guidelines and Hebron's Zoning Regulations.

## 5.7 Building Colors, Materials and Details

***PURPOSE:** To ensure selected materials, details and colors are compatible with the development's architectural character and are of a high quality to resist against fade, wear and weather damage.*

The thoughtful use of a building's (and site's) material, detail and color is an important way to provide a unified and harmonious living environment that respects the human scale. Materials shall be of high quality, and detailing shall be used for consistency and scale and keeping with traditional New

England architecture and the dominant styles of Hebron. Where strong historic context exists, materials, details and colors shall be selected to be compatible with the architectural style of surrounding structures.

### GUIDANCE

1. Materials shall be consistently applied and shall be chosen to work harmoniously with adjacent materials.
2. Traditional building material styles common to Hebron shall be used as the primary siding, color and detailing. Modern materials with comparable visual characteristics are acceptable.
3. Architectural details such as brackets, cornices, moldings, window and door surrounds, gable details, signs, and columns and porch posts are essential and shall be consistent with the architectural style of the building.
4. Colors, details, and materials shall be selected based upon the architectural style of the proposed structure. For example, Victorian brackets shall not be used on the Greek Revival style.
5. Color selection of paints and synthetic materials shall be selected based upon the historic character of Hebron. High gloss or reflective materials is strongly discouraged.

**Encouraged**



**Encouraged**



**Encouraged**



**Discouraged**



## 5.8 Vehicle-Oriented Establishments

**PURPOSE:** To recognize the unique needs of vehicular oriented businesses while integrating its design into the community character.

Service and gas stations, convenience stores, car washes, car dealerships, drive-thrus and other businesses which provide essential services and products primarily focused on customer convenience or vehicular needs are necessary to the daily needs of a community. By nature they need to be designed to allow for easy, short term, access into and out of the site or building. If not carefully planned they can have a significant detrimental impact on the character of a community, neighbors, and environment and require care in planning and design.

### GUIDANCE

1. Vehicle-oriented establishments shall be oriented and located as to not interrupt the street frontage or pedestrian environment of the public right of way.
2. All site features and accessory structures must coordinate with the building and meet these Design Guidelines.
3. To reduce the impact of the vehicular focus, the building structure shall be sited to face the street; all drive thrus, pump islands and canopies shall be located in the rear, or side.
4. Service and Gas Station canopies shall be visually compatible with the main structure through consistency in roof pitch, architectural detailing, materials and color. Pitched roofs and fascia trim are preferred for canopies. Bands of bold color on the canopy and backlighting inside the canopy are prohibited.
5. Storage of parts, vehicles or related equipment essential to the service provided shall be located to the rear of a building and screened on all sides.
6. Openings for car washes or service bays must be integrated with the design of the building and sited so they are not directly visible from a public roadway or adjacent residential area.

7. The drive-through shall be visually subordinate to the design of the main building and located to the rear.

### Discouraged



### Encouraged





## 5.9 Garages and Garage Doors

**PURPOSE:** *To protect the integrity of the streetscape by integrating the design and location of the garage in a manner that ensures the principal structure is the dominant feature and the garage is ancillary to it.*

Garages serve as an essential amenity for residential uses and a functional asset for vehicular-oriented establishments. Garages are generally highly visible because of the scale, size and configuration of their doors. When not appropriately located or integrated into the design of a building and site, they can be detrimental to a neighborhood or streetscape. When properly designed, garages can enhance the character of a place, particularly when designed in a traditional farm style that complements the principal structure.

### GUIDANCE

1. Garages, free standing or attached, shall be designed in a manner of equal quality to the principal structure and meet the intent of these Design Guidelines.
2. All efforts shall be made to place garages so they do not face the street. Every effort shall be made to place garages and doors to the back of a building
3. Garage doors shall resemble carriage doors or that of the style of the building and utilize strap hinges and handle.
4. If windows are incorporated into the garage door, they shall match the spacing and proportions of the main structure's windows.
5. No more than two garage doors shall be placed in a row. In case more than two garage doors are required, the facade shall be articulated to break up the mass.
6. **REAR LOADED GARAGES**
  - a. For residential design, shared driveways and alleys shall be utilized for access to garages and to reduce curb cuts.
  - b. Garages located behind the principal structure but accessible from the street shall be considered accessory structures and shall be consistent with the architecture and design of the principal structure. Consistency of design includes use of the same or compatible siding, roofing, trim, and colors.
7. **SIDE LOADED GARAGES**
  - a. Shared driveways may be permitted when two lots with parking located on the side are adjacent to one another.
  - b. Windows, doors, and roof treatments of the garage facing the street shall incorporate architectural detail expressive of a residence.
  - c. The garage shall never be the dominant architectural feature of a side façade.
8. **FRONT LOADED GARAGES**
  - a. When garages face the street, their facade, doors, and roof line shall be compatible with the architectural style of the home. Upper-level dormers are encouraged to de-emphasize the garage.
  - b. Porches or facades of the main house shall protrude at least five feet in front of garage doors.
  - c. Garage openings, trims, and color shall de-emphasize the visual impact of the garage in relation to the building as a whole.
  - d. Garages shall never be the dominant architectural feature of a front facade.

## Encouraged



The use of alleys in higher density settings help contribute to the creation of a community block that is walkable and pedestrian oriented.



Example of an alley in a residential setting.



When a garage faces the street it shall be placed to the rear of a structure to deemphasize its presence. Its architectural detailing shall complement and contribute to the primary structure.

## Discouraged



Even though these architectural examples utilize techniques to break up scale the prominence of the garage detracts from the facade.

## 5.10 Entryways and Porches

**PURPOSE:** To provide entries which are focal points of the principal building and coordinated with site design elements.

Entries and porches are often the focal point of residential buildings, particularly on the primary facades or main entrance. Together with their functional and decorative features, entries and porches can be extremely important in defining a building's overall architectural style, serving a social purpose, and providing an important function in mediating public and private space.

### GUIDANCE

1. Columns and detailing shall follow the architectural style being used.
2. Columns shall relate to fenestrations, not blocking the view of a front door, window, or other significant architectural detail.
3. Column and railing details shall follow the architectural style of the structure. For example, decorative scroll work and rails would not be appropriate for a Greek Revival or Federal style home.
4. Main entries shall be a focal point of a building. Building and site features shall emphasize the entry(s) location.
5. Entries shall be coordinated with site circulation patterns and desired path of pedestrian travel.
6. Consider sheltered areas (such as porches or canopies) to emphasize entries, provide protection from the elements and assist with the transition from exterior to interior spaces.
7. For residential development provide stoops or porches consistent with contextual precedent.
8. For mixed use or multifamily development, provide entry transition design that address concepts in item 4 above at an appropriate scale and form for the particular development.



## 5.11 Windows and Doors

*PURPOSE: To ensure windows and doors are designed in the character of the principal structure and their locations contribute to the overall design integrity.*

Windows and doors are important character-defining features. They establish the overall rhythm of a building and help to create a human scale in the façade beyond providing functional uses such as providing for entry into the building, light, fresh air and safe egress.

### GUIDANCE

#### Windows

1. Windows shall be used to modulate the scale of the facade.
2. Windows which be oriented towards a public street or pedestrian oriented walk/drive, shall be full length and in character with the architectural style.
3. Interior mechanical and storage spaces shall be placed at the rear of buildings to help maintain the application of transparent and operable windows and façade rhythm. If such interior spaces must be placed in the front of buildings, windows or doors shall be utilized in a manner that maintains the façade rhythm and frosted glass utilized.
4. Windows shall be proportioned and consistently scaled with the architectural style of the development or precedent context as appropriate including use of muntins, trim and detailing.
5. Windows shall be energy efficient and the light introduced to the interior shall enhance the experience of the resident/occupant.
6. When transom windows are used, their scale and detailing shall be carefully considered to ensure that they are in proportion to the overall building, windows and doors.

### Discouraged



### Encouraged



7. Window screens, storm windows, and storm doors shall be utilized to assist with energy efficiency. These items shall have minimal impact on the historic character or overall style of existing building.
  8. Dividers for storm windows shall match the meeting rails of the window sash.
  9. Windows shall be placed in a position and at the proportion that is consistent with the architectural style: this includes window panes, muntins, and trim.
  10. Window screens and storm windows and storm doors have become common and shall be utilized to assist with energy efficiency. These items shall have minimal impact on the historic context of the building.
  11. The style and color shall also complement the architectural style and shall not be anodized aluminum.
9. Appropriate moldings and trim shall be utilized as decorative features to frame the primary entry door and create a focal point for the building.

#### Doors

1. Doors shall be placed in the location compatible with the rhythm of windows and consistent with architectural character.
2. Main entry, operable doors shall be oriented to the street to encourage a vibrant streetscape and pedestrian oriented environment.
3. The style and color shall also complement the architectural style and shall not be anodized aluminum.
4. Appropriate moldings and trim shall be utilized consistent with the architectural precedent and to create a focal point for the building.
5. Transom windows are dominant focal points. Their scale and detailing shall be carefully considered to ensure that they are in proportion to the overall house, windows and doors. Shutters shall be used only if appropriate for the style.
6. Doors shall be placed in the location compatible with the rhythm of windows and architectural style.
7. Placement of the door shall take into consideration the visitor and shall complement site circulation.
8. The style and color shall also complement the architectural style.

## 5.12 Architectural Lighting: Facades and Windows

**PURPOSE:** To integrate building mounted lighting into the overall design of the site and structures.

Facade lighting is a way of highlighting special architectural features and increase awareness and safety at building entrances. It can increase the architectural character, enhance streetscapes and increase safety and security.

### GUIDANCE

1. All fixtures shall be approved by the International Dark-Sky Association (IDA).
2. Lighting of the building facade and other elements shall be part of an overall lighting plan to enhance certain key architectural elements or areas with attractive landscaping.
3. Wall mounted down lighting may be used to highlight architectural features or focal points. Up lighting is strongly discouraged.
4. All fixtures shall be properly sited, aimed, and shielded so that illumination is directed only onto the feature. Lighting fixtures shall not be directed toward adjacent streets, sidewalks or properties.
5. Fixtures that are mounted on the facade and designed to wash the face with even light in a downward direction are preferred. Lighting shall avoid spillover onto adjacent areas.
6. Neon tubes and internally illuminated bands of color as lighting fixtures are strongly discouraged.



### ***<sup>1</sup>5.13 Signage: Façade Mounted and Window***

**PURPOSE:** *To integrate the design of facade mounted signs into the architecture of the principal structure.*

Façade mounted signs assist in creating awareness for businesses and other uses. When appropriately designed and positioned, they can add interest to streetscapes and public spaces.

#### **GUIDANCE**

1. All façade-mounted signs shall conform to the Hebron Zoning Regulations.
2. Façade signs shall be considered an integral component of a streetscape or the creation of a human scale environment. Scale and mounting style shall take into consideration this essential function.
3. The architectural style of the building shall be the dominant feature. Façade signs shall be subordinate to the overall façade.
4. Façade mounted signs shall be designed as an integral element of the architecture. The shape and materials of the sign shall complement the architectural features on the building.
5. Along streetscapes, signs may be cantilevered from the building. Exposed hardware shall complement the architectural style of the building.
6. If applicable, facade mounted signs shall complement site signage design in color, form and text style.
7. Down lighting shall be used to illuminate façade mounted signs.
8. Backlit facade mounted signs are prohibited.
9. Internally illuminated signs and electric signs are prohibited.
10. Signs shall be located to enhance the architectural details on the building and shall not obscure any trim or other details.

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<sup>1</sup> Refer to 4.13 Site Signage and Wayfinding for additional and applicable design guidance.

## 5.14 Exterior and Interior Utilities

**PURPOSE:** To place visible infrastructure in locations that reduces visual and audible nuisance.

Modern mechanical systems for heating, air conditioning and other infrastructure systems are common components of buildings. Their placement can have a significant impact on the appearance of buildings and throughout the landscape. They can also be a nuisance when comfortable acoustical thresholds are exceeded, both indoors or out. This is especially true in the urban environment where people work, live and play in close proximity to each other.

### GUIDANCE

1. All mechanical equipment and associated accessory structures shall meet the requirements of Hebron's Zoning Regulations and these Design Guidelines.
2. Compressors, generators, and other mechanical systems shall be placed in the side or rear yards of structures or on roof tops and shall be screened from view of the public right of way.
3. Where units are highly visible, appropriate landscaping or fencing shall be used to screen the mechanical systems from public view.
4. Roof top units shall be screened with parapet or enclosed within architectural features complementary to the buildings architectural style.
5. Whether mechanical units are located upon rooftops or ground mounted, consideration shall be given as to views from adjacent properties and along public rights of way.
6. Interior mechanical and storage spaces shall be placed at the rear of buildings to help maintain the application of transparent and operable windows and façade rhythm. If such interior spaces must be placed in the front of buildings, windows or doors shall be utilized in a manner that maintains the façade rhythm and frosted glass utilized.





7. Exterior and interior acoustical mitigation for units shall be designed by the appropriate professional specializing in acoustics and ensuring appropriate decibel and vibration levels are within comfortable level for the surrounding environment.
8. When placing solar panels, consider orientation and visual impact. Building-mounted panels shall be integrated into the architectural design. Ground-mounted structures shall not be visible from public right of ways and screened with landscaping/fencing to minimize their visual impact.
9. Satellite dishes shall be located in such a manner that they are not highly visible. If attached to the residence, the dish or antennae shall be located to the rear or side of the building, preferably on the side or rear slope of the roof where it is not visible from the street or public space. If it is placed on the side of a building on a corner lot, or it is proven that the front yard is the only possible location, the dish must be screened with vegetation or other appropriate materials so that it is not readily visible from the right-of-way.
10. In renovations, re-use and additions, all un-used transformers, meters, wires and utility connections shall be removed.



# Resources

## 6.1 Design Terminology

### 6.1.1 Components of Building Facades



Gable

Pedimented  
Gable

Cornice

Entablature

Frieze

Architrave

Capital

Column

Pilaster

Vertically proportioned  
windows: Higher than width

6.1.2 Components of Windows and Doors

