SECTION 68

Neighborhood Pattern & Building Design

68.0 Purpose

As vacant land in Old Saybrook approaches "build-out", there is a need to guide market investment in re-"growth" that honors the integrity of neighborhood patterns by harmonizing with the varied composition of the town. Buildings in most neighborhoods in Old Saybrook are relatively small, built at a human scale and relative to one another functionally, whether commercial, residential, or mixed-use. While these existing relationships characterize the town, there are methods to maintain and strengthen its character as infill and redevelopment occurs. New, large-format uses especially require forethought in layout and design – in context with existing surroundings and for long-term adaptability to future changes in use.

See Preamble to Article VI Town-wide Design Standards for use of illustrative photographs, images and other graphics.

68.1 Neighborhood Pattern

Any new development or any redevelopment, excluding any *single-family* residential use on a lot, *will* not only reinforce the desirable pattern of the existing neighborhood but *will* also complement and enhance through the following guiding principles:

68.1.1 Guiding Principles

A. **Implementation of town plans.** Old Saybrook plans for use of the town's land in corresponding strategies – the first being *long-range planning* via implementation of the Plan of Conservation & Development and its supplements (Sidewalk Plan, Coastal Management Plan, Open Space Stewardship Plan, etc.), which is "proactive" to municipal needs, and the second being *current planning* via regulation of property owners' site-specific initiatives, which is "reactive" to market forces. *Integrated master planning funnels top-level, consensus-based goals, supported by a series of policies that reflect time-tested preferences in practice, into a specific set of action items – municipal improvements, programs, standards – which are then implemented by measurable or verifiable criteria for decision-making.*

review for consistency with Town plans

view of Lynde and Saybrook Points

neighbors to The Back River

Saybrook Junction and Estuary Transit District

Wastewater Management District

The WPCA reviews any necessary installation, upgrade or replacement of a septic system within any portion of the Wastewater Management District (WWMD) as designated by the Town and the Connecticut Department of Environmental Protection pursuant to Conn. Gen. Stats. §7-247.

Therefore, in any development, it is incumbent upon both the Town and the applicant to honor years of hard work by elected and appointed leaders to effectively articulate what characterizes "Old Saybrook" in an effort to comprehensively protect the integrity of its built and natural environments.

B. **Sustainable development.** Old Saybrook maintains a framework of smart growth principles inherent to its overall comprehensive plan of zoning. *Such opportunity for sustainable development protects and enhances the overall health, natural environment, and quality of life of the community*. Therefore, in any development, both the neighborhood pattern and building design should result in efficient use, reuse and recycling of resources, including energy, water and construction materials.

C. **Compact development.** Old Saybrook has diverse density of development much of which is compact due to the natural resources surrounding many cottages or small houses on smaller *building* lots, planned residential developments, open space subdivisions, as well as apartments that are accessory to existing *single-family* homes. *Compact development results in more efficient use of land, reduced dependency on vehicles for travel, and lower costs of providing public infrastructure and services*. Therefore, in any development, similar density of development should conserve natural resources and incorporate a variety of building forms including multifamily buildings, and mixed-use development.

D. **Multiple modes of transportation.** Old Saybrook is one of several "hubs" of transportation along the shoreline. *Multiple modes of transportation provide an interconnected network of circulation systems that facilitate walking, bicycling and driving*. Therefore, in any development, streets should be designed to establish a satisfactory level of service for vehicular travel, and promote the safe and efficient use of alternative transportation modes.

E. **Existing infrastructure.** Old Saybrook is a town where adaptive reuse and renovation of existing *buildings* is celebrated and new construction is increasingly complementary to the traditional architectural form of buildings in town. *Existing infrastructure – utilities, transportation access and suitable community facilities –makes a neighborhood suitable for infill, redevelopment or rejuvenation*. Therefore, in any development, new development should emphasize the conservation of building or groups of buildings that have architectural or historical significance, or are listed within public plans or

policy documents as contributing to the character of Old Saybrook.

F. **Neighborhood gateways.** Areas of Old Saybrook reflect its progression from early settlement to colony to town with subsequent eras of development locally known as individual beach communities, districts, subdivisions and developments. *The initial visual impression of any neighborhood is important to articulate a sense of place but also to reinforce the sense of belonging to a larger identity of community identity*. Therefore, in any development, a prominent, attractive gateway should be an organizing principle to identify a neighborhood or to transition between unlike areas.

Elaborately detail a corner *building* to fulfill an otherwise unspoken, but well-understood, responsibility to contribute something remarkable to Old Saybrook.

G. **Mix of uses.** Old Saybrook is most dynamic at those focal points where dwelling units exist above, adjacent to or within walking distance of commercial uses, such as shops or offices. *Mixed uses create alternatives in housing types and sizes or accommodate households of a broad range of ages, sizes, incomes and physical abilities*. Therefore, in any development, mixed uses should also complement residential land uses in design and scale.

second-story windows sized for future residences

> *See*: **Section 33** Restricted Business B-3 District, **Section 35** Marine Commercial MC District, **Section 53** Home Occupation in a dwelling unit or Professional office in a dwelling unit, **Section 54** Incentive Housing Zone, or **Section 56** Open Space Subdivision.

H. **Human scale.** Old Saybrook is based around a town center and a series of neighborhoods where residential, commercial and civic *buildings* or open spaces in close proximity to one another encourage people to walk among the various destinations. *Development designed for the human scale takes into account the relationship between the dimensions of the human body and the proportion of traveled ways, public spaces and buildings*. Therefore, in any development, the height of buildings, the design of street lights or signs, the materials for sidewalks or other features should be based on creating an inviting environment for the pedestrian at street level.

street trees and street-side area

open space boundary markers

I. **Connection to the landscape.** Old Saybrook has a well-dispersed series of natural, recreational, cultural and civic spaces that not only support social and community interaction but really put the town "on the map". *Open spaces and landscaping should continue to be arranged in such a way as to act as a unifying element among buildings, roads, pathways and outdoor places*. Therefore, in any development, smaller landscaped areas and pocket parks should be integrated throughout the development with an emphasis on functionality – giving opportunity to experience one's natural surroundings – and not simply aesthetic appeal.

68.1.2 Harmony in Scale, Massing and Organization

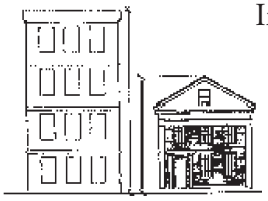
☐ Does the improvement relate to the human scale?

In areas with a mixed visual character, design buildings to help define, unify and contribute positively to desirable visual context.

When designing a façade, create window sill lines and sign lines as if extending the same from the neighboring building onto the façade of the new building.

The Commission *will* consider the essential and traditional character of that portion of the streetscape or neighborhood in which it seeks to harmonize the scale, massing or organization of a new *building*, addition or renovation of an existing *building*.

A. **Height.** The height of any *building* or *structure will* be as allowed within each district.



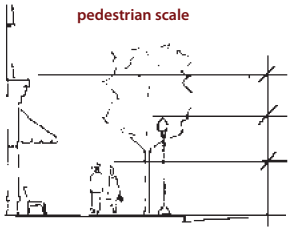
no harmony in height

Infill *buildings* in the town center or at *pedestrian nodes* along the Boston Post Road should reflect the height of *buildings* in the neighborhood to avoid creating a gap in the streetscape of more than five feet (5′) in height, whether by being constructed to the same height as an adjacent *building* or by use of complementary horizontal design elements. Elsewhere, the height of new *buildings* should be within one (1) story of the height of adjacent *buildings*.

Set new buildings right on the sidewalk in the town center or a pedestrian node of the Boston Post Road.

*B. **Building Setback.** No building or structure will extend within less than the minimum distances of any *street line, rear property line*, other property line or Residence District boundary line as specified in the *district*, subject to the following exceptions and additional limitations:

1. **Maximum setback.** To the extent possible within the current minimum for the streetline setback, the main facade of any new principal *structure will* be located at a depth of no more than five feet (5′) of the depth of the main facade of the principal *structures* on adjacent properties.



pedestrian scale

A new principal structure may be set back inconsistent from neighboring principal

structures if the streetline setback area is to be used for a well-landscaped public space or if the distance of the main façades of the neighboring *structures* are set back greater than ten feet (10′) from each other, in which case the main facade of the new *structure will* be no more than ten feet (10′) from the minimum streetline setback.

Where greater front setbacks are approved, design elements such as a wall, fencing or landscaping of a minimum height of three (3) feet should be used to reinforce the street line.

2. **Setback for parking in pedestrian node.** In any *pedestrian node*, the Commission may allow, or may require, that any non-residential use, *building* or *structure* be set back:

From Street Line	10 feet
From Rear Property Line	10 feet
From Other Property Line	10 feet
Minor Accessory Building or Structure	10 feet
Projections into Setbacks	1½ feet

Any parking area *will* be located at least ten feet (10′) farther from the street line than that portion of the principal *building* that is closest to the street.

*3. **Additional setback.** In any *district*, any portion of a *building* or other *structure*, which portion exceeds thirty-five feet (35′) in *height*, *will* be *setback* from any *street line*, property line or Residence District boundary line by an additional two feet (2′) for each foot or fraction thereof by which the portion exceeds thirty-five feet (35′) in *height*, unless otherwise specified.

*4. **Narrow street.** The required *setback* from a *street line* of a *street* having a width of less than fifty feet (50′) *will* be increased by one half (1/2) of the difference between fifty feet (50′) and the actual width of the *street*.

Within the *pedestrian node*, do not locate a parking area or access driveway to, or connecting parking areas between, a non-residential *building* and the street line.

In applying this section, consider:

- the Plan of Conservation & Development
- any supplemental Town-sponsored corridor study
- the width of the street right-of-way
- the distance between proposed improvements and the paved portion of the street
- the location of other pysical features, such as existing sidewalks, trees, landscaping or above-ground utility line
- sight-line distances

Face the finished or "good side" of a fence, wall or terrace toward the adjoining properties or the street.

Consider a gate in a fence or stone wall between properties so that children and neighbors can visit each other in the yard.

*5. **Railroad.** In Business, Marine or Industrial Districts, no *setback* is required from the right-of-way of a railroad.

*6. **Fence, wall or terrace.** *Setback* distances *will* not apply to a *fence* or wall six feet (6′) or less in *height* nor to a retaining of less than six feet (6′) in height that is not classified as a *shoreline flood and erosion control structure* nor to an unroofed terrace; but no *fence*, wall or terrace *will* be located within the right-of-way of any *street*, and no solid fence, wall or terrace more than four feet (4′) in height *will* be located closer to the street line than the front façade of the principal building.

*7. **Sign.** Certain permitted *signs*, as specified in Section 62, may extend within lesser distances of a property or *street line*.

*8. **Minor Accessory structure in a residence district.** In a Residence District, an unattached *accessory structure* that is twenty feet (20′) or less in *height* and four hundred square feet (400 s.f.) or less in *gross floor area* may meet the lesser *setback* requirement for minor *accessory structures* as specified in the *district*.

Any minor *accessory structure* that is ten feet (10′) in *height* or less and one hundred twenty square feet (120 s.f) or less in *gross floor area* located on a *lot* less than twelve thousand five hundred square feet (12,500 s.f.) may reduce the rear or other property line *setbacks* for minor *accessory structures* by one half (1⁄2).

*9 **Special setback from tidal wetlands.** No *building*, *structure*, patio, *deck* or platform six inches (6″) or more in height from existing grade or filling or grading or excavation is permitted within fifty feet (50′) of a *tidal wetland*, except:

a. Construction, filling, grading or excavation when associated with the installation of a Health Code compliant septic system when no other suitable land is available. Fill *will* not exceed the absolute minimum required to meet the Health Code.

Seek a permit to construct a storage shed as a "permanent" minor *accessory* structure.

shed beside Plum Bank Creek

b. The minimum amount of filling or grading permissible to meet minimum Building Code requirements for frost protection when:

(1) A foundation is adjacent to the special setback;

(2) A variance is obtained to encroach within the setback.

(3) A *structure* is elevated to meet the Flood Plain Management Ordinance of the Town.

c. Residential docks when constructed solely for access to the water.

d. *Buildings* or *structures* used in association with a permitted *use* in the MC District approved by the Commission as a Special Exception.

e. Uses customary or incidental to the use or enjoyment of property that typically do not require a Certificate of Zoning Compliance or require minimal or no anchoring to the land, including, but not limited to, bird house, clothesline, mailbox or play equipment.

f. Uses customary and incidental to public recreation or environmental protection.

g. Maintenance of public roads or drainage systems.

Harvey's Beach

view from Founders Memorial Park

Conservation or preserve open space for other functions – ecosystem, aesthetics, economics or public health and safety – pursuant to these regulations.

Exclude any commercial active recreational use or private area associated with any individual dwelling unit from the calculation for the area to be permanently dedicated as open space, including any driveway, parking, or accessory facility or area.

Be purposeful in accommodating outdoor space for public gatherings, small crowds, festivities, bonfires, fairs, block parties, etc.

Landscape the entrance road or drive to any major development with an approach that accommodates multiple users and distinguishes the property as a destination.

Avoid gated areas or enclaves other than for campuses where used for security purposes.

Place identification and directional "way-finding" signage, an interesting interpretive "education station" or site furniture, such as a bench, trash receptacle or lighting of the pathway or parking.

Sidewalk Plan

Old Saybrook considers a "complete street" as more than a place through which people pass – the movement is an occasion to stay awhile and interact with others.

68.1.3 Outdoor space

- ☐ Is permanent access to abundant light, air and views somewhere nearby?
- ☐ Is the outdoor space designed as comfortable and welcoming to attract and retain visitors?
- ☐ Are conservation areas identified to encourage awareness, stewardship and a local "sense of place"?
- ☐ Do public spaces include as many seating opportunities as possible?
- ☐ Can residents, patrons and visitors monitor and control the areas around their homes and places ofwork to deter criminals and to reduce crime?

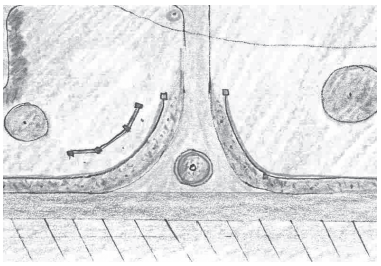
Outdoor space, whether public or private in ownership, is type of open space that ranges in scale and character, as deemed appropriate by the Commission, for the active or passive use for which it is intended. Methods of fulfilling this requirement include but are not limited to:

A. **Public, common or shared place.** Any development proposed to create a new neighborhood or significantly contribute to the pattern of an existing neighborhood, including an incentive housing development, open space subdivision, planned residential development or two-family dwelling, will provide public, common or shared open space as required by these regulations for recreation, leisure, socializing or interfacing with mixed uses. The area of any series of open spaces on any property will average at least one-half (1/2) acre in size.

1. **Boulevard.** Any development located along U.S. Route 1, including that portion terminating at Ferry Point, will contribute to the overall scheme of a tree-lined canopy over either side of the connector strip, including the pedestrian and bicycle corridor; the boulevard runs between a series of intersections identified as pedestrian nodes and surrounded by higher density mixed-use development and green outdoor spaces.
2. **Access or circulation drive.** Designate all residential drives as available for public use and not gated.
3. **Sidewalk or path.** Any development may make use of its proximity to a public sidewalk or its own on-site paths to create an outdoor space by

bumping out a space of not less than eighteen square feet (18 s.f.) on either side of the walkway such as for a bench or picnic table.

4. **Park or green.** Any development further than one-quarter (1/4) mile from an existing park, green, square or plaza may provide or allocate adequate space of at least seventy-five hundred square feet (7,500 s.f.) in area with a maximum width of seventy feet (70′) and a minimum length of one hundred fifty feet (150′) for the same purpose.



5. **Playfield or sports field.** Any development further than a one-half (1/2) mile from an existing facility or more than one-quarter (1/4) mile from a recreation center, gym or park with outdoor active recreational facilities may provide or allocate at least one (1) acre in size for the same purpose.

6. **Tot lot or play area.** Any development, other than an age-restricted development, further than one (1) mile from an existing playground may provide or allocate adequate space of at least at least seventy-five hundred square feet (7,500 s.f.) in area for the same purpose.

7. **Coastal access.** Any development within the coastal boundary, other than a single-family residential use on a lot, proposing a non-water dependant use *will* mitigate that consequential adverse impact on future water dependent development opportunities or activities by providing or allocating meaningful public

Use a rectangular shape in creating a plaza or green such that one can recognize the face of a person entering from the other side; extend the other dimensions such that a loud voice can just barely be heard.

To the extent possible, keep outdoor space to the south of the building with which it correlates; avoid a band of shade between the building and sunny part of the outdoors.

Design active open space facilities in a manner to adapt to each use at different times of the day or year, and install durable, vandal-resistant and low maintenance equipment.

Use low walls, fences or dense plantings as a visual boundary for areas intended for families without visually secluding the space from a sidewalk or other shared spaces so that there is a sense of safety.

Connecticut Coastal Management Act

The responsibility lies with the Zoning Commission, Planning Commission and Zoning Board of Appeals to uphold the policies of giving high priority and preference to uses and facilities that are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters.

Make access to open spaces easy with on or near site parking, walkways through the site or connections to public sidewalks, and gentle slopes.

Provide fencing, watering systems, soil or garden bed enhancements, secure storage shed, and pedestrian access.

Capture any opportunity to provide a comprehensive view from which to reassess the shape and scope of the surroundings.

Sufficiently separate a contemplative space away from privacy conscious neighbors, dogs, industrial activities or other noise or visual distractions.

Create a progression of landscape thresholds that people pass through to gradually reveal the features of a site.

Create walls with fences, sitting walls, screens, hedges or the exterior walls of the building itself.

balcony at Eden Harbor

Build each private outdoor space with enough enclosure to take on the feeling and comfort of a private room even though it is open to the sky or only partially roofed.

Separate public and private outdoor space via plantings, fences or adequate space between public and private activity areas.

access in a strip of land along the water's edge with amenities sufficient to access the water, such as a fishing pier, transient boat slip, car-top boat ramp, open-air kayak, canoe or dinghy rack, or scenic overlook, as determined appropriate by the Commission or the Zoning Board of Appeals.

8. **Community garden.** Any development may provide or allocate growing space, such as a neighborhood farm or community garden, where sufficient solar access exists, and related facilities, such as a greenhouse, on the basis of no less than ten (10) square feet of growing space per dwelling unit.

   Greenhouses are prohibited from front yard areas that face a street.

9. **Scenic overlook.** Any development with access to vistas of particular note, whether a man-made townscape, natural resource or a point of interaction between, may provide or allocate an area or series of areas sufficient to give residents, visitors or patrons an opportunity to view from a public, common or shared area.

10. **Landmark or sacred site.** Any development encompassing any geographic area or sequence of spaces that is locally known as a place, landmark or site of some cultural distinction to be preserved may provide or allocate sufficient adequate outdoor space and make appropriate improvements to promote its public meaning.

B. **Private area.** In any incentive housing development, open space subdivision, planned residential development, mixed-use development or *two-family* dwelling, a private area for each dwelling unit *will* be dedicated as deemed appropriate by the Commission. Any balcony, porch, patio or terrace should be at least six feet (6′) deep and, wherever possible, partially recessed into the façade of the *building* for privacy.

68.1.4 **Facilities for Community Amenities.** In any incentive housing development, open space subdivision, planned residential development, mixed-use development or *two-family* dwelling, facilities for on-site amenities *will* be grouped as a central feature and organized as mutually supportive in accommodating similar functions, social patterns or hours of use.

Comparable amenities within one-quarter (1/4) mile of any organized area of activity may be substituted for provision on-site if pedestrian paths between uses are made as direct as possible.

1. **Community building.** A community *building* may be dedicated for public, common or shared uses, including but not limited to, laundry, social gathering, maintenance, meeting room, kitchen or craft room, on the basis of no less than fifteen square feet (15 s.f.) per dwelling unit or commercial use as deemed appropriate by the Commission.
2. **Information station.** One (1) free-standing kiosk or covered bulletin board of no more than six square feet (6 more than forty-eight square feet (48 s.f.) total of all sides may be installed within fifteen feet (15′) of any grouping of on-site shared amenities listed in this section.
3. **Mailboxes.** Mailboxes may be unobtrusively centralized in an outdoor location so as to be handicap accessible, convenient for residents or protected from the weather yet accessible to the mail service and large enough to accommodate receipt of packages.
4. **Storage.** Provision for attached, sheltered, secured storage, such as a detached shed, automobile garage or utility closet, for each dwelling unit *will* be provided and setback from property lines in accordance with these regulations. Any in-*building* secondary storage facility in a multi-family development *will* be made handicapped accessible.
5. **Garbage, trash compactor or recycling.** Any dumpster or large bin to remain outside for garbage collection or recycling *will* be in a permanent location on a concrete pad with enclosures suitable to screen it from view.

Locate service areas, such loading, delivery, trash compaction, etc., away from the entry or private outdoor space for the residential component of a mixed-use development.

Include backs and arms on outdoorseating for the elderly, and place as observation points of activity.

Design all amenities for safety, handicapped accessibility, ease of supervision and proximity to other shared spaces.

Consider providing handicapped accessibility and protection from weather for mailbox holders.

Anticipate the need for retailers to bring outdoor display materials into the store for the night without blocking emergency access ways.

Use the north or shady side of a *building* to keep the car, garbage, storage, shed or interior parts of a *building* that do well without sunlight.

6. **Utilities.** Utility lines, such as for gas, sewer, electric, cable or fiber-optics, *will* be located underground, except as otherwise required by FEMA, fire or *building* codes, and should be metered separately for each residential dwelling or commercial tenant unit.

68.1.5 Outdoor illumination

Use outdoor illumination for safety, security, convenience and comfort of human habitat without interfering with the reasonable enjoyment of adjacent properties, the viability of the environment or the character of the neighborhood.

- ☐ Does the operation plan incorporate on-going energy conservation measures?
- ☐ Does the site lighting avoid interference with surrounding habitat?
- ☐ Are wall-mounted emergency egress lights recessed and shielded?
- ☐ Are the security lights motion-sensitive? On a timer? Using a photo-cell?
- ☐ Lights extinguished after business hours?

Exterior lighting of *building* facades, points of access/egress, landscape features, pathways or vehicular drives via site or *building*-mounted luminaires *will* be designed and maintained to be consistent in performance and uniform in quality.

Maintain a:

"dark zone"
for a park or rural setting;

"low zone"
for a residential area;

"medium zone"
for a commercial, industrial or high-density residential area

"high zone"
for public facilities and high activity uses

A. **Maximum illuminance density**. Exterior lighting should produce a maximum illuminance density at the edge of each "zone" of no more than:

	horizontal & vertical footcandles
Dark	0.01 fc max
Low	0.10 fc max
Medium	0.20 fc max
High	0.60 fc max

*See also: **Section 61** Performance Standards.

1. **Natural habitat.** The maximum lighting power density *will* be that of a dark zone within fifty-foot (50′) of any tidal wetland or tributary of the Connecticut River or within one hundred feet (100′) of an inland wetland or watercourse. Light poles may be located at that distance from the resources as long as the neither the horizontal nor the vertical cast of the light spills toward the resource.

Operate exterior luminaires for public or shared space via photocell controls; for private space, operate by interior switches.

2. **Public, shared or common space.** The maximum lighting power density of any zone above that is required for exterior lighting in shared or common portions of any development may be reduced for safety and comfort to no more than eighty percent (80%) for site illumination, such

See also: **Section 62** Access, Circulation, Parking and Loading and **Section 63** Signs.

as for pathways or vehicular drives or fifty percent (50%) for illumination of *building* facades or landscape features.

B. **Site illumination** All exterior luminaires for site illumination *will* be down-cast with full cut-off shields/shrouds directed inward towards the site and away from oncoming motorists.

1. **Floodlight.** Floodlights from *buildings* to locations on-site *will* be directed inward from the property line towards that portion of the site needing illumination. Flood lighting of private property from a luminaire mounted on a utility pole is prohibited.

2. **Pathway.** A luminaire mounted on a light pole, bollard or fixture of no more than fourteen feet (14′) along any pedestrian sidewalk, walkway or path may be other than a cut-off fixture if the light source is shielded.

3. **Sports or outdoor recreation.** A court for tennis or other outdoor paddle sports may be illuminated no later than one (1) hour after the end of activities; seasonal use of municipal ice-skating or miniature golf may be illuminated no later than eleven (11 P.M.). Illumination of a golf course or practice area is prohibited; illumination of a playing field is prohibited.

4. **Outdoor display area.** Illumination of display area of exterior sales or special activity at a temporary event with a termination date and time as approved by the Commission.

C. **Building Illumination**

1. **Façade.** The façade of a public *building*, *structure* or monument or those *buildings* designated as historic on the State or Federal Register of Historic Places may be illuminated as-of-right; elsewhere the Commission may permit outdoor illumination of any non-residential *building* by Special Exception only.

   Exterior illumination of any landscape feature or the façade of any non-residential or mixed-use *building will* be extinguished before eleven in the evening (11 P.M.).

Down cast, shield and direct light inward from the property boundary.

United States Flag Code

Observe the universal custom to display the flag only from sunrise to sunset and on a stationary flagstaff in the open; however, when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.

Avoid the poorly-placed and limitless glare of utility-pole mounted security lights especially found in commercial areas.

Engage a practical low-end brightness for holiday/seasonal lighting while being mindful of light spillage passing over property lines.

Install motion sensitive devices on security lights for energy conservation.

Avoid a "wall pack" wherever possible other than a shielded safety light at egress service doors.

Consider installing non-reflective window tint to reduce interior light spill outward and energy costs of cooling solar gain in summer months.

2. **Canopy**. Luminaires or fixtures under any commercial or industrial canopy (e.g. gas station), portico, porte cochere or other overhead *structure* (e.g. drive-through window) *will* by recessed and shielded such that the source of any light is not visible from outside the property line.
3. **Wall**. Non-shielded wall-mounted fixtures are prohibited on any *building* except for a temporary event with a termination date and time as approved by the Commission.
4 **Interior**. Interior illumination of operations or activity in non-residential structures *will* be reduced sufficiently to appear closed for business within one (1) hour of closing or after-hours business activity, such as re-stocking, excluding twenty-four (24) hour commercial uses.

68.2 Building Design

- ☐ Does the architecture maintain a balanced relationship between prominent natural land features, prevailing vegetation patterns and adjacent land use development with regard to organization, visibility and character?
- ☐ Are the patterns and the architectural features of the development compatible with the visual character of the surrounding buildings?
- ☐ Are advertising iconic images or motifs on buildings or signs minimized so as to not detract from the coherent and distinctive identity of Old Saybrook?

The architectural plans for any new construction, addition or renovation of an existing development will be of a character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property values and to preserve and enhance the appearance and beauty of the community.

* Single-family dwellings that are not a part of any incentive housing development, open space subdivision or planned residential development are exempt from this section of the regulations.

68.2.1 **Building Type**

In accommodating the use for which it is constructed, design of a *building* or *structure will* take into account the context of the types of *buildings* that define the surrounding neighborhood, as well as the long-term adaptability of its configuration for growth or for different uses also permissible in the district.

Standardized *buildings* or *structures* that identify the owner or occupant by a trademarked architectural style are regulated pursuant to Section 3 Signs.

Proposals for new building construction that use a particular historical style should utilize accurate elements of that style.

Harmonize buildings and operations of franchise businesses with surrounding architectural styles.

single-family residential

duplex / two-family residential or accessory apartment

townhouse

mixed-use

commercial

multi-family residential

marine

institutional

industrial

68.2.2 Exterior Materials

- ☐ Do the building materials provide visual interest or texture to the building?
- ☐ Is the life cycle of existing building stock extended, resources conserved, waste reduced or environmental impacts of material manufacturing and transport eliminated by using recycled or salvaged materials?
- ☐ Is the reuse of a historic building encouraged to preserve its historic materials and character?

The Commission may require exterior materials that complement and enhance those already common to the neighborhood; exterior materials should be consistent across a majority of the entire exterior of a *building*.

Use materials appropriate to the *building's* style:

Use wood as the time-honored tradition of shoreline *structures* whether as siding or trim materials – shiplap, shingle, clapboard or board and batten.

Construct institutional uses of brick in the town center; full-size brick veneer is preferable to brick tile.

Mortar a masonry veneer and usebullnose pieces to give theappearance of structural masonry.

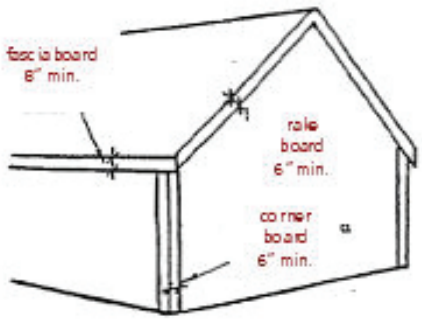
Wrap masonry around corners; terminate only at an interior corner to transition materials.

wood

brick

stone

Rake and corner boards *will* be a minimum nominal width of six inches (6″); fascia trims, eight inches (8″).



Use stone and stone veneers as a special material for wall panels or sills in combination with other materials.

Use tile, stucco or metal wall surfaces sparingly as they are not typical *building* materials in Old Saybrook but may be acceptable for small *buildings* or limited areas of larger *buildings*.

Avoid synthetic siding materials unless detailed in a manner of traditional siding (corner board, rakes, fascia, etc.)

Detail any poured-in-place or pre-cast concrete as a basic *building* material or finished with special consideration in formwork, pigments or aggregates that can create rich surfaces to be compatible with surrounding *buildings*.

Trim & Details

With approval of the Commission, modify the width of trim detail on new or exterior alterations to be compatible with surrounding architecture.

68.2.4 Façade

- ☐ Are windows and doors balanced in their placement on the facade?
- ☐ Is the facade embellished in such a way as to make new development compatible with the surrounding architectural context
- ☐ Is the facade of the large building articulated to reflect and reinforce the architectural rhythm of traditional, smaller buildings in the neighborhood?

A new *building*, addition or renovation of an existing *structure will* reflect or reinforce the proportions, rhythm or attention to detailing established by the facades of *structures* on lots with two hundred feet (200′).

Uninterrupted means without windows, doors, changes in wall plane, surface ornamentation, or other treatments that cause *building* facades to be treated as fronts that are related to the street frontage.

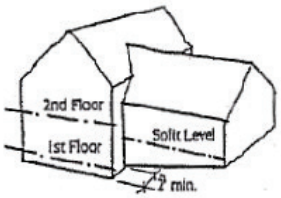
Evoke the rhythm of historic shop fronts or mixed-use town center, add visual character, and maintain the pedestrian scale of the streetscape.

Carry windows, wall panels, pilasters, *building* bays and storefronts across otherwise windowless walls to relieve blank, uninteresting surfaces.

Articulate side and rear facades in a manner compatible with the design of the foremost façade.

Though literal symmetry is not necessary, a general balance between façade elements is harmonious to the eye.

A. **Articulations in facade.** Any *building* façade with an uninterrupted length that is greater forty feet (40′) in length and visible from a street, adjacent property, publicly-owned land or designated common area, such as a parking area, *will* be articulated into a smaller elements or "bays" the average length of which each *will* be no greater than thirty horizontal feet (30′) nor exceed forty percent (40%) of the façade's total length, whichever is less.



B. **Recesses in facade**. Recesses *will* be a minimum of two feet (2′) feet deep. Between full *stories*, there *will* be no change of floor level without a minimum two-foot (2′) change in the façade.

Across building frontage, incorporate recessed entries; recessed or projecting bays; expression of architectural or structural modules and detail; or variations, such as surface relief, expressed joints and details, color and texture.

Maintain bay windows, porticos, porches or historical façade pro jections as subordinate in proportion to the size of the façade

*C. **Projections into setback.** Pilasters, belt courses, sills, cornices, marquees, canopies, gutters, overhangs, awnings, eaves, similar architectural features or open fire escapes may project into an area required for *setback* from a *street line*, property line or Residence District boundary line as specified for the *district*.

Balconies and bay windows are encouraged.

Arcades should not reduce the sidewalk width to less than four feet (4′).

Whenever on-site paths run along the edge of a *building*, use an overhang, awning, canopy, etc. to shade or shelter pedestrians or use continuous arcades, pergolas, etc. to connect *buildings* to one another.

Include windows, doors or other signs of human occupancy on any side of a building that has frontage on a sidewalk or street.

Affix a front porch or balcony to enhance architectural interest and create an opportunity to visit for both pedestrians and occupants.

Where buildings adjoin in a commercial or mixed-use setting, consider creating or maintaining a visual distinction between upper and lower floors of multi-story buildings.

Secondary entrances located on rear alleys or parking lots are encouraged.

Avoid creating facades in which the second or third story overhangs the first story.

In order to modulate its scale, separate the base, middle, and top, of a multi- story building by articulating with cornices, string cornices, step-backs or other features.

D. **Street-level story.** Exposed foundation walls *will* be minimized. The sill of any window on a *building* intended for residential use should be at least five feet (5′) above the street or at a height high enough to be private. Where a *building* is set behind the front lot line on other than a narrow street, an unenclosed porch may encroach into the required front yard by one-half (1/2) the required setback distance.

E. **Upper stories.** For *buildings* or *structures* greater than one and one-half (11/2) stories in height, a strong horizontal treatment (e.g. cornice line or frieze) *will* occur at the first story. Divisions of ground and upper floors *will* be consistent across a *building* frontage.

Wherever feasible, upper-level offices or apartments *will* be accessible from functional entries on the sidewalk.

68.2.5 Entry

All principal *building* entrances *will* be oriented toward and visible from the street or provide direct access to sidewalks or pathways.

A. **Functioning entry.** Each principal *building* or each individual *building* occupant on the street side of any *building* will be provided with a public entrance or a shared public entrance vestibule on the street side of the *building* or on the side of the *building* readily accessible by pedestrians from public sidewalks along the street.

No principal *building* or individual *building* occupant should have its only functioning public entrance located farther than three hundred feet (300′) from the street line, measured along the route of pedestrian access from the street sidewalk.

B. **Transition space.** A development may transition the entry from the street or a parking area to the front door of any dwelling unit or group of front doors by recessing the space or locating it along the side of the *building*.

Give the main entrance of a building a bold, visible shape that stands out at a point where it can be seen immediately from the main avenues of approach.

Secondary back entries or entrances from courtyards that face the street are encouraged to supplement the principal functioning entry.

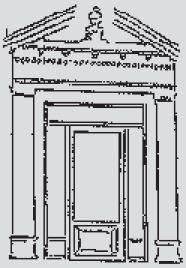
Wherever possible, maintain "visitability" by handicapped persons and a defensible field of visibility.

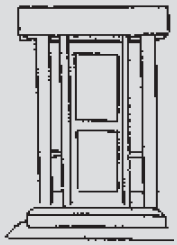
Mark any transition space along any path that connects street and entrance through a transition space with a gateway or a change in direction, surface, grade or view.

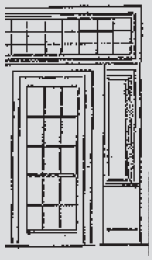
One-story porches of any size are encouraged, including entry porches, full front porches or wrap-around porches.

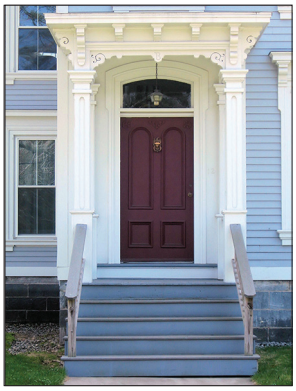
Doorways to upper floors will be visually separated from street-level shop entries, and doorway location and design should seek to minimize confusion.

C. **Entry style.** Doors *will* be common to the neighborhood.









68.2.6 **Window**

☐ Are the building's outdoor spaces made safe by overlooking windows?

☐ Do all exterior walls have windows, especially if they face the street or any public or semi-public space?

A. **Window placement.** Windows should be inset a minimum of three (3) inches from any masonry wall surface to add visual relief to the wall.

Align windows vertically on the top and bottom floors.

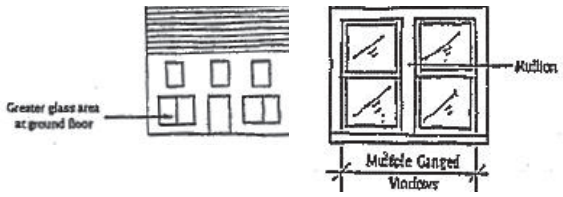
B. **Window ratio of facade.**

1. No less than twelve percent (12%) and no more than thirty-five percent (35%) glass area *will* be employed on the foremost front-facing façade of a *building*.
2. Generally, accrue no more glass at upper floors than at the ground floor.
3. No more than thirty-five percent (35%) glass area *will* be employed on other facades.

Measure glass area per façade as inclusive of muntin and sash, but exclusive of casings.

Windows on upper floors should not be larger than windows on the first floor.

C. **Window trim.** All windows and doors *will* be framed with a minimum casing width of three-and-a-half inches (3½″).



Singly-cased windows are encouraged; multiple ganged window configurations are acceptable.

Avoid sliding glass doors or reflective glass, and continuous strip windows without major vertical divisions on front *building* facades.

Maintain a human scale.

On the upper floor of any building, place operable double-hung, casement, awning or pivot windows, or a combination of any two types.

Break the expanse of main floor display windows with muntins.

Maintain the aspect ratio of the window panes proportionate to the dimensions of the window itself.

In general, all windows should be taller than they are wide. This is true of windows on the first as well as upper floors.

D. **Window width.**

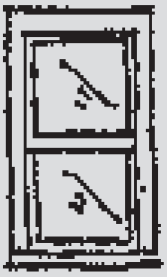
1. On the entry levels of commercial uses, windows *will* be no greater than six feet (6′) wide.
2. Avoid windows wider than three feet (3′) in residential, upper stories of mixed-use *buildings* or transitional settings.

E. **Window size.**

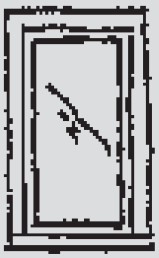
1. Except on storefronts, windows *will* be vertical in proportions ranging from a 1:2 to a 3:5 ratio of width to *height*.
2. Shaped windows and windows of a 1:1 ratio are acceptable within the triangle created by converging floor planes and at decorative entries and where combined in a Palladian configuration.
3. Elliptical "eyebrow" windows of a 1.5:1 to 3:1 ratio range are acceptable just below the roof eaves.

F. **Window style.** Windows *will* be common to the neighborhood and consistent across a majority of the entire exterior of a *building*.

Use windows appropriate to the *building's* style:



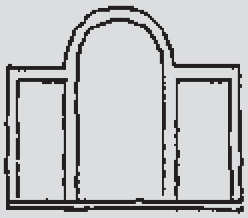
double-hung



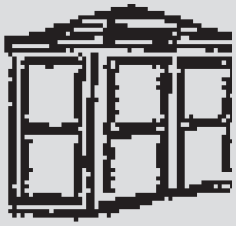
casement

half-round

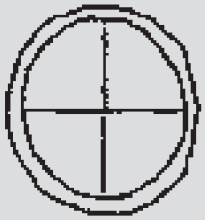
elliptical



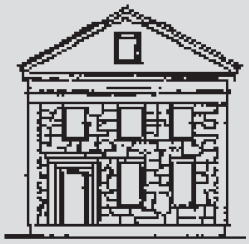
Palladian



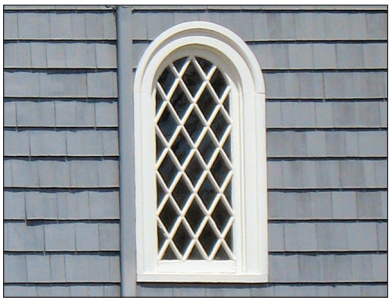
bay



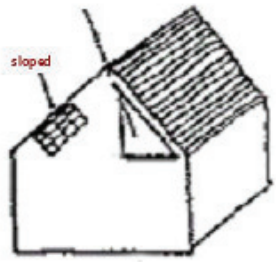
round



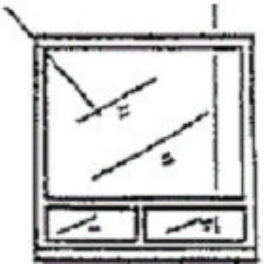
other



triangular



picture awning



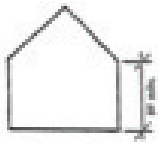
Avoid triangular, sloped, picture or picture / awning combination windows.

68.2.7 **Roof**

- ☐ Does rehabilitation of any existing building identify, retain and preserve the roof or the functional or decorative features that define the overall historical character of the building?
- ☐ Are additions to existing buildings, such as for residential, office or storage space; elevator housing; decks or terraces; dormers or skylights, located so as to not damage or obscure character-defining features of the building's roof?
- ☐ Can mechanical and service equipment, such as air conditioning, transformers or solar collectors, be located so as to be inconspicuous from the public right-of-way or adjacent properties?

A. **Roof eave.**

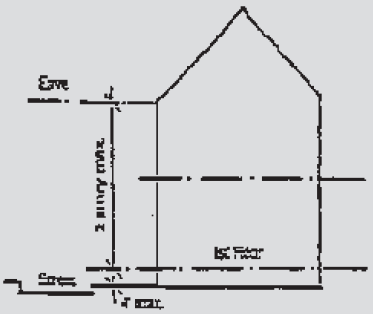
1. A maximum two-*story* eave *height* is encouraged and should compare to those within 200′ of the lot. The first floor level of a two-*story* façade *will* not exceed a *height* of four feet (4′) above the grade at the *street* face of a *building*.
2. The roof eave on a main roof *will* be a minimum of ten feet (10′) above the grade at the *building* front entry.

   Habitable

   Non-habitable

   The main roof of non-habitable accessory *buildings*, such as pump houses and tool sheds, *will* be a minimum of four feet (4′) above grade.
3. Mechanical equipment, including metal chimneys and elevator penthouses at grade, attached to, or on the roof of a *building will* be screened from view from streets or adjacent properties or *will* be integrated into the overall design of the *building* by use of materials, placement, roof shape or form or by other means.
4. Any *building* or *structure* more than forty feet (40′) in length *will* vary its roof line at the eaves a minimum of one foot (1′) at intervals averaging no more than thirty feet (30′).



Retain story *heights* within the range of those in surrounding *buildings*.

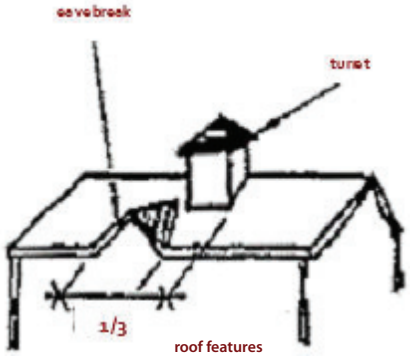
Two-story mixed-use *buildings* are encouraged.

Shield heating, ventilation or air-conditioning equipment so as not to be visible from the street.

B. **Roof detailing.**

☐ Are the roof features consistent with the period styling of the building?

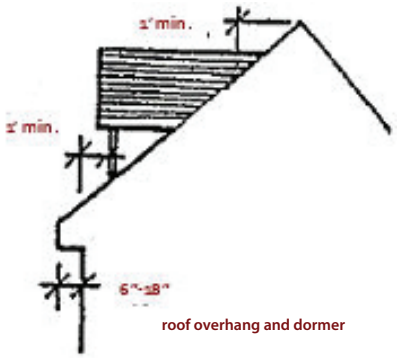
Add dormers, lanterns, turrets, eave breaks or skylights in proportion to the overall size of a roof.



roof features

1. Roof features cumulatively may interrupt the roof plane no more than one-third (1/3) of the length of the eave.

The roof pitch of a gable dormer should match the roof pitch of the primary roof.



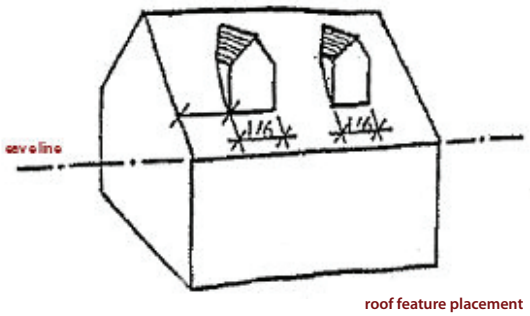
roof overhang and dormer

2. A dormer roof *will* connect to the primary roof at least one foot (1′) below the primary roof ridge line.

   A roof may overhang by six to eighteen inches (6″-18″).

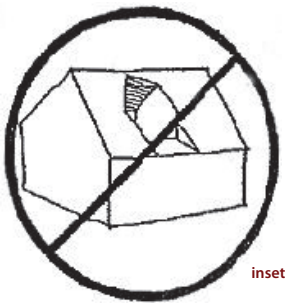
The face of a dormer should be minimal in height and made up mostly of window area.

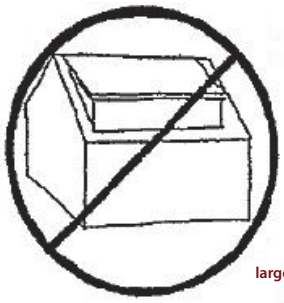
3. A dormer *will* be set back from the face of a *building* by at least one foot (1′) and from the sides of a *building* by at least three feet (3′).



roof feature placement

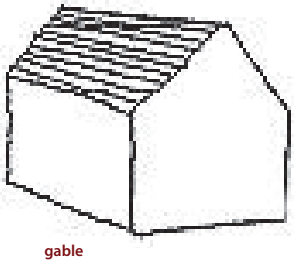
Avoid a shed dormer that is inset orenvelops the primary roof slope.


inset dormer


large-sized dormer

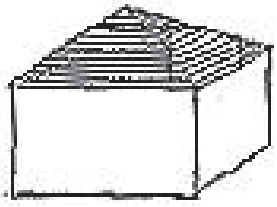
C. **Roof style.** The shape of the roof *will* compare to the majority of roofs within the neighborhood.

Flat roofs without cornices are prohibited.

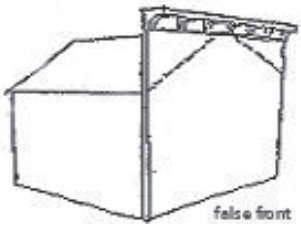


gable

flat



hip



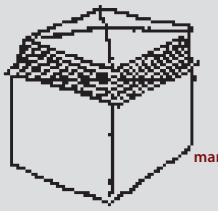
false front

The roofs of party wall *buildings* should be simple gable or flat roofs with cornices rather than interrupted by complicated or dominating roof designs visible from the street.

Reinforce the line of party wall *buildings* with parapets, projecting cornices or decorative roof overhangs.

The two roof types that are predominant and encouraged in Old Saybrook are gable or hip for a main roof.

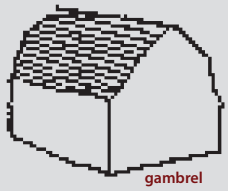
Although there are few examples of a false front in Old Saybrook, use this roof type (preferably attached to other *buildings*) for *infill* development in the town center.


mansard

Avoid a mansard roof type because it is not common to Old Saybrook's commercial or mixed-use development, except in its modern ability to act as a screen for rooftop mechanical systems.

octagon

saltbox

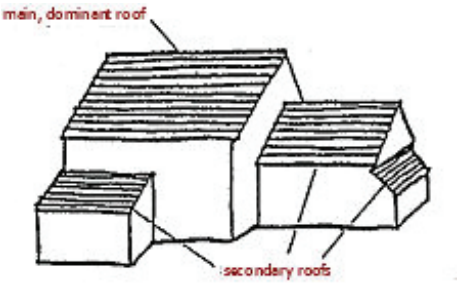

gambrel

Vary roof forms within a block or even within a building, incorporating parapets, decorative cornice treatments, belt courses or window bays.

D. **Roof massing.**

- ☐ Is the main or dominant roof of a small building a simple roof consisting of a single roof type?
- ☐ As a building's size increases, can it remain in character with its surroundings?

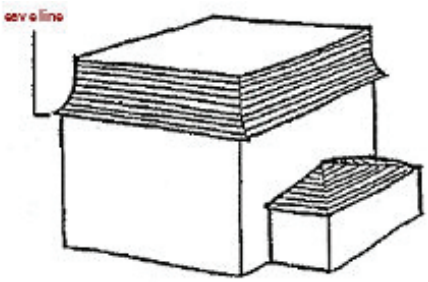
Roof forms *will* complement the principal *building* in terms of style, detailing and materials.



shed and gable additions to gable-roofed buildings

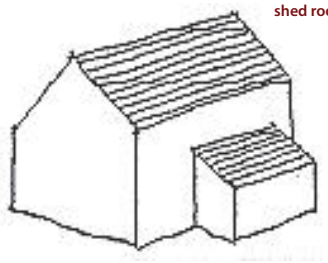
Make the main roof of a large building complex by the addition of lower, intersecting secondary roof types.

Combine any main roof with a secondary or subordinate shed, gable or hip roof.



hip-roofed addition to a mansard-roofed building

Combine a mansard main roof only with a secondary shed or hip roof than lower than the mansard eave. Use a mansard roof with a second empire or Italianate style of architecture.

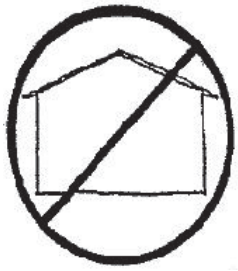


Attach the highest roofline of the shed roof as a secondary roof to the dominant building mass.

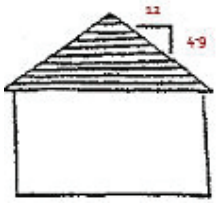
Avoid a flat roof except when used to maintain consistency between adjacent facades. Otherwise, include cornice, balustrade, ornamentation or other variation of silhouette.

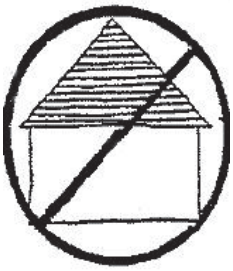
E. **Roof pitch.**

1. A gable roof may vary in pitch from 7:12 to 14:12. Avoid pitches below 8:12 on a primary gable roof.



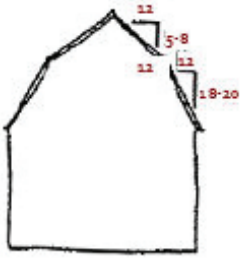
2. A hip roof may vary in pitch from 4:12 to 14:12.

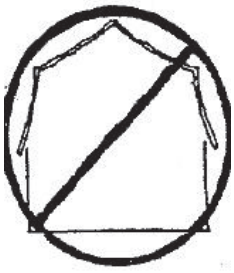




Gambrel roofs have different pitcheson their upper and lower roof planes.

3. Upper roof pitches may vary from 5:12 to 8:12 while lower pitches may vary from 18:12 to 20:12. The most typical and harmonious arrangement is an upper roof pitch of 5:12 and a lower roof pitch of 20:12.

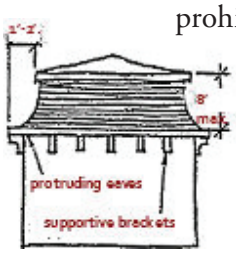


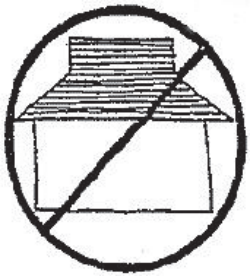


The height of a mansard roof should be in proportion to the size of the façade below.

Dormers are encouraged on a mansard roof, but skylights are not.

4. A mansard roof may not exceed eight feet (8') in height from eave to ridge. Modern imitations that lack the proportions of historic mansards are prohibited.





5. A shed roof may vary in pitch from 4:12 to 14:12.

F. **Roof materials.**

The following roofing materials are encouraged:

slate

Colors should be neutral in tone.

wood shingles or shakes

Asphalt roof shingles are acceptable.

standing seam metal