

Town of Aurora Commercial Design Standards

1.) Introduction

~~(a)~~ Any development or redevelopment should continue ~~The the~~ existing commercial character of the immediate area, ~~should be continued~~ with attention given to architectural design and signage. Modifications and additions to existing buildings should be harmonious with the character of the existing building.

~~(b)~~ (b) -The architectural designs and site layouts should complement surrounding land uses to improve the character and provide for a positive image of the area and should not be overly intrusive to adjacent residential neighborhoods.

~~(c)~~ (c) Landscaping should be implemented to improve the visual characteristics of the area. Landscape treatments and plantings should be designed as an integral part of the entire development plan. The landscape plan should complement the existing streetscape design.

~~(d)~~ (d) All lighting fixtures should be of an appropriate size and scale, and aesthetically designed, so as to improve the overall quality of the area.

~~(e)~~ Building plans and elevations should show how any proposed structure and/or exterior renovation conforms to and enhances the character of the neighborhood and, if applicable, meets the specific requirements of any overlay district.

~~(e)~~ (e) ~~Modifications and additions to existing buildings should be harmonious with the character of the existing building.~~

2.) Building Design Standards

(a) Building designs should incorporate traditional building materials such as masonry, stone, brick, and other natural-appearing materials. Materials should not be reflective.

(b) Large buildings should have height variations to give the appearance of distinct elements.

(c) Long blank walls and other dead or dull spaces at the street level should be avoided. In general, at least 35% of any side of a nonresidential building that faces the street should consist of windows.

(d) New building forms and elevations should be detailed and articulated to create interesting rooflines and strong patterns of shade and shadow.

(e) Building designs should incorporate measures to prevent falling snow and ice onto walkways.

(f) Buildings should be enhanced, where appropriate, to improve public access from parking lots and to improve views to surrounding residential properties.

(g) Franchise, trademark, and prototypical buildings that identify the owner or occupant by a trademark architectural style are prohibited.

3.) Site Design Standards

(a) Landscaping should relieve the stark, blighted appearance of paved surfaces, provide shade, and improve the general appearance of the built environment. Unnecessary clearing and disturbance of land is discouraged. The use of trees and plantings and the preservation of natural areas is encouraged, and can result in the overall improvement of scenic quality and the stabilization and enhancement of property values and the business environment.

(b) On all lots along any lot line adjacent to a residential use or residential zone, the applicant should incorporate the area with shrubs and trees, and natural berms or screen fencing.

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~~(c)~~ Trash containers, dumpsters, storage areas, and HVAC and mechanical equipment should not be located within the required front yard, or the side or rear yard setback areas.

~~(d)~~ Outdoor dining should not be in any required side yard or rear yard setback area.

~~(e)~~

~~(d)~~~~(e)~~ All external lighting, security lighting, and other building lighting sources should be designed and shielded to avoid interference, ~~and~~ direct glare, ~~and trespass~~ onto adjacent streets and properties. Building-mounted security lighting should be shielded and directed downwards.

~~(e)~~~~(f)~~ Parking area lighting fixtures ~~sh~~~~ould~~ be ~~dimabled~~~~dimmmable~~ between the hours of 10 p.m. and 6 a.m.

~~(f)~~~~(g)~~ The use of LED lighting is encouraged.

~~(g)~~ The intensity of light at the perimeter of the site shall not exceed 0.1 footcandle.

~~(h)~~ Outdoor dining should not be in any required side yard or rear yard setback area.

Notes:

~~Keep for WF: Preserving and enhancing this area is essential to maintaining the character and identity of our community. 3) Building designs which: a) are indifferent to the defining features of our town and to surrounding context; b) do not consider the quality of the pedestrian environment; c) introduce design elements which are incompatible with our traditional character; d) aggressively seek the attention of passing motorists; or, e) are erected at very low cost without due concern for aesthetics, harm our community, depress property values, and degrade our quality of life. 4) While subjectivity and judgment are invariably part of reviewing architectural designs, generally accepted principles of good design among design professionals schooled in traditional architecture provide guidance. 5) Well-crafted architectural standards promote building design that is functional, economical, attractive, and harmonious. Quality design and sustainable economic development are not mutually exclusive; rather, they are interdependent.~~

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