

Additions are UNDERLINED, Deletions are ~~CROSSED OUT~~.

§ 280-15-11 **Design standards.**

Any development on a parcel that is located in a Design District Overlay Zone, except for a single family home or demolition of an existing structure, shall require review and recommendation to the Planning Board, Site Plan Review Committee, Planning Director, and/or Code Enforcement Officer by the Design Review Committee.

A. Intent. This section provides design standards which, if followed, will be considered evidence of meeting the appropriate performance standards of **Article XVI**, Site Plan Review, and **Chapter 275, Subdivision of Land**. Proposed site plans, ~~and~~ subdivisions, and exterior improvements and/or changes not in compliance with the design standards of this section may be considered, but the applicant shall have the burden of proof to provide clear and convincing evidence that demonstrates it is not possible to comply with the standards, the proposed design shall meet the intent of the standards to the greatest extent practicable, and all other zoning, site plan and subdivision, and building performance standard(s) codes, and statutory criteria shall be met.

B. Design districts defined.

(1) In the Sanford Downtown Design District Overlay Zone and the Springvale Village Design District Overlay Zone, design standards apply to new development, redevelopment, and change of use. The two (2) Design Districts are defined on a map in the Planning Office. These areas are on well-traveled routes most often seen by the public, where it is crucial to ensure that nonresidential development is in keeping with the character of the District Overlay Zones.

~~(1) Sanford Downtown Design District Overlay Zone, where the design standards apply to new development and redevelopment, includes the areas generally bounded by all or portions of Acorn Street, Bates Street, Bowdoin Street, Bodwell Street, Brook Street, Church Street, Cottage Street, Cross Street, Davis Avenue, Eastern Avenue, Elm Street, Emerson Street, Emery Street, Gowen Street, Hammond Street, Heritage Crossing, High Street, International Drive, Island Avenue, Kimball Street, Lebanon Street, Leighton Street, Mousam Court, Mousam Street, North Avenue, Pioneer Avenue, River Street, Riverside Avenue, Roberts Street, Russell Street, SB Emery Court, St. Ignatius Street, School Street, Sherburne Street, Shaw Street, Spruce Street, Thompson Street, Twombly Road, Washington Street, West Elm Street, Weymouth Street, and Winter Street, which are defined on a map in the Planning Department.~~

~~(2) Springvale Village Design District Overlay Zone, where design standards apply to new development and redevelopment, includes the village center, as well as the main road corridors, including Main Street, Pleasant Street, Payne Street, and Oak Street. These areas are most likely to see nonresidential development. They are well-traveled routes and are the face of the Springvale Village Design District Overlay Zone most often seen by the public where it is crucial to ensure that nonresidential development is in keeping with the character of the Springvale Village.~~

C. Sanford Downtown Design District Overlay Zone.

(1) Background. The focus of Sanford Downtown has shifted over time, toward an increased emphasis on serving a wider range of commercial activities and an increasing residential population. Sanford Downtown is evolving into a year-round destination. The success of much of Sanford's Downtown business district depends on the success of the visitor experience. That is why all aspects of development in Sanford Downtown shall be designed for both function and aesthetics. These design standards are intended to help assist the owner, developer, architect, and other consultants understand

the basic design goals set for development in of the Sanford Downtown Design District Overlay Zone and provide the City with a yardstick against which new projects can be measured. Applicants are invited to submit creative and imaginative projects which build on these standards and contribute to the overall form and character of Sanford's Downtown.

(2) Objectives.

- (a) Sanford Downtown Design District Overlay Zone offers visitors a focal point for services aimed at both visitors, and residents, and workers of the surrounding area. Sanford Downtown design standards are intended to promote the characteristic qualities of its historic setting. The following objectives shall be considered in all new development:
- [1] Insist on a high standard of urban design, architecture and landscape architecture for the downtown area, in order to make it attractive to visitors, residents, and workers ~~and visitors alike~~.
  - [2] Respond to the existing and future needs and interests of a broad range of visitors, and residents, and workers through the four (4) seasons.
  - [3] Preserve, where possible, and supplement the existing natural landscape. Abundant landscaping and floral displays are particularly important in the summer and fall months.
  - [4] Use design elements that are cohesive with the City's natural setting and desired architectural character yet still express individuality.
  - [5] Create an atmosphere in the Sanford Downtown Design District Overlay Zone that is open and friendly, that caters to pedestrians by providing open space amenities, including but not limited to outdoor seating areas, activity areas, site features, ~~etc~~.
  - [6] Accommodate New England climatic conditions.
  - [7] Encourage building design and orientations that maximize views and sunlight.
  - [8] Make preserving the historic character of the Sanford Downtown Design District Overlay Zone a priority.
  - [9] Encourage building design and site planning that ensures logical and functional patterns for the three (3) levels of traffic: pedestrian, automobile, and service and delivery.
  - [10] Insist on building design that reflects the community's desire for human scale, in terms of building placement, height, proportion, site features, roof shapes and building materials.
- ~~(b)~~ The design standards are not intended as a blueprint for design approval; rather they outline the important elements and features which shall be considered in designing or modifying the building, site or subdivision.

Note that these design standards do not negate or overrule the City's building codes. Applicants shall review the design standards and meet with the Planning Director at the outset of the design process to discuss the design objectives/issues for each property in Sanford's Downtown, if appropriate. ~~Each design will be reviewed in the context of surrounding development and specific design objectives~~

~~for the property.~~

D. Springvale Village Design District Overlay Zone.

(1) Introduction.

- (a) Purpose. The purpose of these design standards is to provide a tool to preserve the village character of Springvale and respect its sense of history for generations to come. These standards are intended to ensure that new, expanded, and rehabilitated development is designed and built in a manner compatible with the character of Springvale Village in terms of scale, aesthetic, and visual effect. They are meant to lead to the construction and layout of buildings and site improvements that are architecturally appropriate to their surroundings and to the Springvale Village, by helping property owners, developers, contractors and other professionals understand the community values which their designs shall satisfy to be acceptable to the City.

~~(b) Creating restrictions for Springvale Village Design District Overlay Zone. These design standards restrict private owners, but:~~

~~[1] In the big picture, these restrictions are placed on only a small portion of the City, while there are other parts of the City where development that is not village-appropriate can occur; and~~

~~[2] There are numerous benefits to regulating design within Springvale Village, from maintaining property values to enhancing economic development, that make the case for adopting these standards for the Springvale Village Design District Overlay Zone.~~

~~[3] Other performance standards.~~ The focus of these design standards is to maintain and improve, where appropriate, the visual and aesthetic character of the Springvale Village Design District Overlay Zone, as related to site layout, and improvement, architecture, and design of ~~Springvale Village Design District Overlay Zone~~ properties. This Design Review does not encompass all elements of site zoning, subdivision, or building code review. The City's ~~site plan zoning, subdivision and building code~~ review processes covers other performance standards, including but not limited to traffic, utilities, and environmental impacts, pertaining to nonresidential development.

(2) Springvale Village Design District Overlay Zone general standards.

- (a) Character. These design standards are a tool to help ensure future development and alterations to existing development are in keeping with the character of the Springvale Village Design District Overlay Zone. ~~Nonresidential or residential development~~ Development shall maintain or improve the visual and aesthetic character of the Springvale Village Design District Overlay Zone.
- (b) Context. A building's or site's context is important to gauging appropriate design. A building or site shall conform to the Springvale Village Design District Overlay Zone design standards and shall not appear out of place compared to abutting properties, buildings or the surrounding neighborhood. This is an important ~~review criteria~~ standard to consider, even though it may be difficult to quantify.
- (c) Existing structures.

[1] These standards also apply to the renovation or construction of existing buildings and/or sites

within the Springvale Village Design District Overlay District Zone.

[2] For existing structures:

- [a] Historic or original architectural elements, including but not limited to doors, windows, dormers, porches, balconies, and decorative features, such as cornices, columns, pediments, and railings, shall be retained to the extent possible. Alterations shall be carried out in a way that does not damage or hide these elements. New architectural elements shall match the old in design, color, texture, and, where possible, material; and
- [b] Architectural elements that falsify or confuse the history of a building shall be avoided. Replacement of original elements shall be substantiated by documentary and physical evidence. Building owners should find early photographs of their building to best identify its true historic style. These photographs can provide visual evidence of existing or preexisting architectural elements. ~~*It may also be possible to find physical evidence of an outline on the building surface that provides clues to original or important features. Careful study of other buildings built in the same period can provide guidance for appropriate historic architecture. For repair of historic buildings, architectural salvage yards can be a good source for period architectural elements. Reproductions can also be produced or purchased.*~~ Property owners are encouraged to consult with the Historical Society or Planning Department about the building and proposed modifications.

(d) Additions.

[1] Historically, a house was expanded incrementally as a family's space requirements grew. Over several generations, additions were added in a manner that was consistent with what had come before but reflective of its own period. Additions shall be designed so that the character of the existing building is not radically changed, obscured, damaged, destroyed, or rendered subordinate to the addition.

[2] Additions shall:

- [a] Be differentiated from the existing building with techniques, including but not limited to set backs or offsets from the existing wall plane;
- [b] Not obstruct the visual integrity of the original structure;
- [c] Be in harmony with the original in size, scale, style and materials; and
- [d] Be located where least visible from public view.

E. Sanford Downtown and Springvale Village Design District Overlay Zone standards.

(1) Site planning.

(a) General standards.

[1] Building siting, building placement, and setbacks.

[a] Preservation of natural features and vegetation is encouraged. Retain existing stands of trees and terrain where possible.

[b] Building siting shall consider adjacent development.

[2] Orientation to the street. In nearly all circumstances, the building and primary entrance shall be oriented parallel to and close to the street to encourage the creation and/or maintenance of an interesting streetscape and pedestrian activity.

[3] Front yard setbacks.

[a] The front setback of new buildings shall be consistent with neighboring buildings along the street and in the neighborhood; a new building shall not appear out of place because it is placed much closer to or further from the street than other buildings.

[b] If the appropriate front setback is uncertain, the general standard is to keep buildings close to the road, as is typical of traditional village and downtown development.

(b) Sanford Downtown Design District Overlay Zone site planning standards:

[1] Topography.

[2] Geology/soils conditions.

[3] Hydrology, drainage, and floodplain considerations.

[4] Vegetation.

[5] Solar orientation and microclimatic considerations.

[6] Access and circulation: pedestrian and vehicular.

[7] Seasonal differences.

[8] Snow management. (See § 280-15-11F.)

(2) Site design.

(a) Sanford Downtown Design District Overlay Zone general preferences.

[1] Ground-level interest. Variety at ground level contributes interest and vitality. Consideration of walkway and landscape detail, scale, and entries is especially important.

[2] Street furnishings standards.

[a] Street furnishings shall be placed in areas that do not impede pedestrian movement or building maintenance. Public seating and trash receptacles are encouraged.

[b] Bike racks shall be highly visible and accommodate locking mechanisms to reduce the risk of

theft.

- [3] Landscaping and other plant materials standards.
- [a] Landscaping shall use indigenous or similar hardy ~~material~~ plants. Native shade trees shall be the preferred planting along Main Street and major side streets, supplemented with ornamental trees, shrubs, perennials, and annuals to accent pedestrian spaces, building, and site design and to provide visual interest and seasonal color.
- [b] Sanford Downtown Design District Overlay Zone additional landscaping and other plant materials standards.
- [i] Design review may require up to ten percent (10%) of gross site area in landscaped open space in mixed use or commercial zones, up to twenty percent (20%) for residential uses.
- [ii] Coordinate landscape treatment with adjacent areas.
- [A] Coordinate the designs of arcades, steps, railings, streetlights, and plantings to achieve continuity on Main Street.
- [c] Sanford Downtown Design District Overlay Zone additional landscape elements.
- [i] All landscape elements adjacent to areas which require snow clearing by machinery shall be designed to resist damage by incorporating durable materials and rounded edges and eliminating unnecessary protrusions.
- [ii] Site features, such as water, public art, flags, banners, and graphics, are strongly encouraged, provided that they conform to the requirements of this chapter and Life Safety Codes.
- [iii] Planters consistent with the building design are encouraged. All post-construction disturbed areas shall be revegetated per landscape standards.
- [iv] Trees and plantings shall be protected from snow clearing operations.
- [v] Plant material located in snow dump areas shall be sufficiently durable to survive the effects of snow storage.
- [vi] Summer floral displays shall be strongly encouraged.
- [vii] Grass shall be a uniform turf of species hardy to the City.
- [d] Sanford Downtown Design District Overlay Zone additional irrigation standards.
- [i] All irrigation systems shall provide for on-site drainage.
- [ii] Underground, automatic watering systems shall be encouraged.

- (3) Servicing standards. Truck access, deliveries, utilities, storage and garbage concealment shall be considered in the design.
  - (a) Provide adequate space for garbage storage and recycling. Garbage and recycling storage areas shall be enclosed and hidden from public view and/or screened by fences and plants compatible with the architecture of structures on and in the vicinity of the site. Containers shall be made of durable materials and shall be easily accessible to garbage trucks. Adequate ventilation shall be provided.
  - (b) Sanford Downtown Design District Overlay Zone additional servicing standards.
    - [1] Service bays and loading docks shall be unobtrusive.
    - [2] Locate service bays within the building or parking structure. If exterior service bays are necessary, locations visible to front entries or commercial businesses shall be avoided. Provide permanent visual screening where exterior service bays are located.
  - (c) Springvale Village Design District Overlay Zone additional servicing standards.
    - [1] Service bay design shall be durable. Consider wear and tear on these areas. In order to allow winter garbage pickup, design service bay areas to prevent ice and snow buildup.
    - [2] If applicable, projects shall include an area for utility services, including but not limited to meters and propane tanks. The area shall be fully screened from the view of the public and adjacent property owners. Incorporate fire hose connections and utility meters in the building design to avoid. ~~Such protrusions are frequently~~ damaged during snow plowing. Confirm transformer location at an early stage of design process in order to minimize visual impact, especially with reference to adjacent properties.
    - [3] Sufficient truck storage shall be maintained on site to allow efficient delivery service without conflicts while that service is being performed.
    - [4] Delivery trucks shall be able to operate without blocking public rights-of-way. Pedestrians shall be able to access the development from existing pedestrian walkways with little or no traffic conflict.
- (4) Access, parking, and loading standards.
  - (a) The number of parking spaces shall conform with, but not exceed, the requirements of this chapter.
  - (b) Sanford Downtown Design District Overlay Zone driveway standards. Design driveways to a maximum of eight-percent (8%) and ideally less than six-percent (6%) slope. The slope on driveway approaches to City streets may be increased above eight percent 8% with the use of heat-tracing or a roof covering.
  - (c) Sanford Downtown Design District Overlay Zone service parking standards.
    - [1] Provide adequate areas for snow storage and drainage. These may be combined with islands of planting, sufficiently durable to survive the effects of snow storage, to break up large areas of

paving.

- [2] On-site parking areas located to the rear of buildings shall be strongly encouraged.
  - [3] Screen surface parking areas by a combination of walls, fences, landscaping, and berms at least four (4) feet in height.
  - [4] Where possible, provide separate pedestrian circulation routes within parking areas.
  - [5] Where possible, provide separate parking areas for buses and recreational vehicles.
  - [6] On-site parking shall be designed to allow vehicles forward entry and exit from the site, except as otherwise authorized under this chapter.
- (d) Springvale Village Design District Overlay Zone additional off-street parking standards.
- [1] On a building lot, parking shall be an accessory use to the principal structure, not a dominating feature of the site. Therefore, off-street parking lots shall be sited behind or to the side of buildings. Parking, whether formal or informal, in the front yard of a residential or nonresidential building is not appropriate and is visually detracting.
  - [2] Off-street parking that is located to the rear of buildings shall be identified with appropriate signage. The provisions of exterior lighting and landscaping, in accordance with this chapter, shall be encouraged.
- (5) Springvale Village Design District Overlay Zone site features and landscapeding pedestrian walkways standards.
- (a) Walkways shall provide a safe, handicap-accessible pedestrian connection between the building, parking, and the street. Connections to adjacent sites or developments shall be provided where appropriate.
  - (b) Asphalt surfaces shall predominant for sidewalks ~~walkways~~ in the Springvale Village Design District Overlay Zone, but brick, pavers, stamped concrete, stone, and other materials shall be considered to add character or; maintenance to prevent cracks or shifting bricks/blocks from becoming eyesores or safety hazards ~~shall be considered~~.
- (6) Springvale Village Design District Overlay Zone additional fence standards.
- (a) Traditional materials, including but not limited to wood, cast- or wrought-iron, or stone, shall be recommended. Metal or vinyl fencing that looks like traditional wood or iron fencing may be an acceptable alternative. Chain-link fencing is not appropriate and detracts from the character of the Springvale Village Design District Overlay Zone.
  - (b) When a fence is proposed in front of a building, it shall be open and low, not exceeding forty-two (42) inches in height, so as not to block views. Fences shall be compatible with the building and neighborhood in style and proportion and shall enhance the streetscape.
  - (c) More-solid, taller fences are appropriate to provide privacy or safety but should be located where

they have minimal visual impact appropriate to the structure and surrounding area. Five (5) to six (6) feet shall be the recommended maximum height.

- (d) Wherever fences are located, care shall be taken to modulate the length so as not to create a visual or pedestrian barrier. Landscaping shall be considered in combination with fencing to relieve the visual monotony of a long fence.
- (7) Springvale Village Design District Overlay Zone additional screening and landscaping standards.
- (a) The setback area between a building and the street shall be appropriately landscaped so as to contribute positively to the character and image of the Springvale Village Design District Overlay Zone. Lawn, planting beds, and/or plant containers shall be strongly encouraged. Native shade trees shall be the preferred planting along Main Street and major side streets, supplemented with ornamental trees, shrubs, perennials, and annuals to accent pedestrian spaces, building, and site design and to provide visual interest and seasonal color.
  - (b) Paved or gravel surfaces, even if not for parking, are not appropriate for the front yard/setback area.
  - (c) In addition to fences, stone walls and hedges shall be appropriate site amenities. Examples of walls or hedges found in Springvale Village Design District Overlay Zone provide visual guidance for appropriate design.
  - (d) Landscaping and fencing shall not block a vehicle's sight distance for a driveway or other service/access drive and shall allow for pedestrian access from the street to the building and access to off-street parking.
  - (e) Dumpsters and other trash bins shall be sited to the rear of the primary building, unless this area is environmentally sensitive, and Regardless of the location, dumpsters and other trash bins shall be adequately screened with fencing and/or landscaping, if not enclosed in a shed. Other unsightly site features, including utility equipment, shall be screened to the extent possible, without compromising necessary access for maintenance.
- (8) Lighting standards.
- (a) Illumination levels shall be of sufficient intensity to provide security but not overpower the nightscape. Illumination shall be low level, low glare, shielded, directed downward, and contained on the property. Warm shades of LED lights are encouraged.
  - (b) Sanford Downtown Design District Overlay Zone additional lighting standards.
    - [1] Provide exterior lighting to highlight landscaped areas, feature walls, and provide visual interest.
    - [2] Provide security lighting where appropriate.
    - [3] No flashing, blinking, or colored lighting, except for Christmas lighting, shall be permitted. Incandescent or other warm-colored lighting is preferred.
  - (c) Springvale Village Design District Overlay Zone additional lighting standards.

- [1] These lighting ~~design~~ standards shall apply to architectural and affect exterior light fixtures on a building, porch, deck, pathway, driveway, or on a post. ~~Landscape, sign, or architectural lighting also applies.~~
  - [2] The intensity and distribution of light shall be taken into account in applying these standards, particularly as it affects neighboring properties and the ambience of the neighborhood or district. ~~While good lighting is important to safety and visibility, overly bright, glaring lighting detracts from the character of the Springvale Village Design District Overlay Zone.~~
  - [3] Lamps and light bulbs, in general, shall be fully shielded inside the fixture so that the lamp/bulb itself is not visible from adjacent buildings, or by pedestrians, and or motorists. A carriage-lamp-style light shall have glass translucent enough to reduce glare.
  - [4] Springvale Village Design District Overlay Zone uplighting and facade lighting standards.
    - [a] Uplighting to highlight facades, signs, fountains, waterfalls, and landscaping shall be minimized to reduce glare and light pollution. Lighting of building facades and significant natural features shall be done judiciously, perhaps limited to special buildings or features that have architectural or cultural significance or character.
    - [b] For signage, lighting from the ground shall be adequately shielded such as with landscaping.
    - [c] Landscape lighting, such as wash lighting of trees, is not appropriate within the Springvale Village Design District Overlay Zone.
- (9) Sanford Downtown Design District Overlay Zone outdoor activity standards.
- (a) Outdoor activity areas are vital if the Sanford Downtown Design District Overlay Zone is to project a vibrant atmosphere.
  - (b) Outdoor activity areas should be created.
    - [1] Consider providing outdoor activity areas to accommodate a range of ages and activity levels.
    - [2] Seating areas and restaurants overlooking pedestrian, landscaped, and/or natural areas and other prominent viewpoints shall be encouraged.
    - [3] Outdoor seating areas are encouraged where appropriate and shall conform to the pedestrian right-of-way requirements in § 280-15-11F(2)(c)[2].
- (10) Sanford Downtown Design District Overlay Zone solar access standards.
- (a) Design shall preserve sunlight on neighboring outdoor or indoor spaces for uses intended for outdoor use/activities, particularly, including but not limited to. ~~Late late~~ afternoon sun ~~is most important for outdoor use/activities~~.
  - (b) The building design and placement should create sheltered sunny pockets in public spaces and on neighboring properties to encourage use in winter months ~~use~~.

(11) Signage standards.

(a) Sanford Downtown Design District Overlay Zone additional signage standards.

- [1] Comprehensive signage plans shall be required as part of the permit application on all new structures.
- [2] Signage shall be low-key and coordinated with the architectural features and finishes of each building.
- [3] Front-lighting of signs is encouraged, although some limited backlighting is permitted.
- [4] Exterior neon is subject to close scrutiny for its relationship to building design. Neon shall be subject to strict maintenance requirements.
- [5] Signage shall conform ~~to~~ with requirements of this chapter.

(b) Springvale Village Design District Overlay Zone signage standards.

- [1] Sign material, style and color shall complement the building facade.
- [2] Window signs or signs painted/etched onto a window shall not cover more than twenty-five percent (25%) of the window.
- [3] Font style shall be encouraged to be an historic/traditional lettering style; fonts and lettering that are overly ornate or otherwise unreadable shall be strongly discouraged.
- [4] The following sign styles or features are not allowed in the ~~appropriate for~~ Springvale Village Design District Overlay Zone:
  - [a] Internally illuminated or translucent plastic signs, flashing elements, or elements that move or change its brightness.
  - [b] Use of fluorescent or neon colors.
  - [c] Signs attached to or projecting from the roof.
  - [d] Signs that mask the architectural details of a building or whose design dominates the building facade.
- [5] The following sign styles or features are appropriate for the Springvale Village Design District Overlay Zone:
  - [a] Wooden signs, or a sign material that has the look of traditional wood signage, including but not limited to vinyl; ~~although not common in the Springvale Village Design District Overlay Zone,~~ as well as traditional wrought-iron signposts or brackets may be appropriate.
  - [b] Hanging signs, such as from a post or projecting from the building.

[c] Freestanding signs with two posts.

[d] Wall signs on building facades, placed just above the storefront and appropriately proportioned to the front facade.

F. Architecture standards.

(1) Building mass, scale and height standards.

- (a) New buildings or additions to existing buildings shall not be visibly out of scale with neighboring buildings or otherwise out of scale with Sanford Downtown or Springvale Village Design District Overlay Zones, respectively.
- (b) Building heights shall be compatible with adjacent structures.
- (c) The size or bulk of the building shall conform to those nearby; larger buildings shall be broken down architecturally to match the scale, rhythm and proportion of adjacent structures.
- (d) The following features, among others, shall be considered as potential elements to help break down building scale: projecting bays, projecting or recessed balconies, and gables and dormers, judiciously utilized to provide interest, individuality, and appropriate scale to new structures; distinct and multiple architectural roof forms, clearly pronounced eaves, distinct parapet designs and cornice treatments; porches, covered walkways, trellises or architectural awnings that provide varying degrees of shade and sun at ground level.
- (e) Springvale Village Design District Overlay Zone additional building mass, scale, and height standards. Two (2) to three (3) story buildings are more traditional in ~~downtowns and village centers, particularly serving mixed uses~~, and shall be encouraged in the Springvale Village Design District Overlay Zone.

(2) Architectural style/character standards.

- (a) Building designs and treatments that express corporate, franchise, or trademark identity shall not take precedence over these design standards; such development shall conform to the historic, site design, and architectural considerations in these standards. Corporate or franchise developments shall be compatible with the visual character of the Sanford Downtown or Springvale Village Design District Overlay Zones.

(b) Variation in design.

- [1] Sanford Downtown Design District Overlay Zone. Although there is some variation in architectural styles in the Sanford Downtown Design District Overlay Zone, new development shall be compatible with the general area.
- [2] Springvale Village Design District Overlay Zone. Although there is some variation in architectural styles in the Springvale Village Design District Overlay Zone, new development should be done in a traditional New England Village architectural style. See examples in the Planning Department.

(c) Sanford Downtown Design District Overlay Zone building design standards.

[1] Sanford Downtown Design District Overlay Zone building character and scale standards.

- [a] Facade design shall display ~~a~~ consideration of ~~the building's appearance on~~ all sides of the building.
- [b] The scale of a building shall be visually compatible with its site and ~~with its~~ neighborhood.

[2] Sanford Downtown Design District Overlay Zone walkways, entries, and overhangs standards.

- [a] Width of covered walkways shall span the sidewalk, if applicable, or be a minimum of six (6) feet wide and nine (9) feet high.
- [b] The weight of snow on top of and shed from covered walkways shall be planned for.
- [c] All building access shall be designed to provide convenient and safe access for disabled persons, the elderly, baby carriages, and others. Sidewalks and walkways shall be free of barriers.
- [d] All walkways shall be designed to maintain visual continuity of eave lines, materials at base, soffits, ~~and~~ fasciae, and grade at entry locations. New walkways shall be fully coordinated with adjoining walkways.
- [e] Shop facades shall be designed as individual entities, to strengthen their character and interest to pedestrians. Continuous linear shop fronts are discouraged.
- [f] Outdoor display areas shall be identified submitted as part of building permit applications. Such areas shall not interfere with pedestrian circulation.
- [g] Upper-floor design. Decks, balconies, and porches are strongly encouraged as they provide sunny, usable outdoor space and add life and interest to the street.

(d) Architectural details.

[1] Craftsmanship, ornamentation, and architectural details shall be strongly encouraged.

Architectural details shall include the design features of elements including but not limited to doors, windows, dormers, porches, ~~and~~ balconies, and decorative details such as cornices, columns, pediments, ~~and~~ railings, and similar features. Large or small, these details play a key role in defining the style and character of a building and deserve particular attention and respect.

[2] Detailing that relates to and reflects the character of the area shall be encouraged. Vernacular architectural features help tie together the character of the Sanford Downtown and Springvale Village Design District Overlay Zones.

[3] Roof design standards. Roof design is important for snow management and is a major contributor to design character. Roofscapes are important design elements that are viewed by pedestrians. Sloped roofs shed accumulated snow in avalanche fashion and can be dangerous to pedestrians below. The design of roofs and pedestrian areas below them is referred to as snow

management and is discussed in this subsection.

- [a] The angle of a sloped roof should be typical of traditional New England architecture, approximating (twelve to twelve) (12:12)~~a~~ pitch ~~of 12:12~~. A sloped roof with a flattened pitch is generally not appropriate for the ~~Sanford Downtown and~~ Springvale Village Design District Overlay Zones.
- [b] Sanford Downtown Design District Overlay Zone additional roof standards.
  - [i] Roof form shall be modulated and broken up with the use of dormers or other architectural features. The ridgeline shall not be continuous but shall be varied in height or broken with chimneys, cupolas, towers, or other features.
  - [ii] Roofs of connected buildings shall be fully coordinated with adjoining eaves, peaks, gables, and slopes. Consider the color of neighboring roofs to create a complementary roof palette: avoid selecting strongly contrasting colors.
  - [iii] Roof materials. Consider the effects of climate and snow management in selecting roofing materials.
  - [iv] Roof-mounted equipment shall be concealed. Satellite dishes, communications antennas and mechanical equipment shall be planned as part of the roof so they are concealed from all pedestrian viewpoints and ~~any~~ overlooking development.
  - [v] Where appropriate in Sanford's Downtown, a flat roof may be permissible if the building is multistory and of traditional downtown architecture and use, including but not limited to a retail/pedestrian-oriented first floor, office/residential upper floors, differentiated upper facade, articulated parapet, and decorative cornice. Existing buildings of this style shall be maintained for architectural and/or historic integrity.
- [c] Springvale Village Design District Overlay Zone additional roof standards.
  - [i] Sloped gable or hip roofs are most appropriate for the Springvale Village Design District Overlay Zone. Gambrel, shed, mansard, false mansard, or flat roofs are not allowed ~~appropriate~~.
  - [ii] Dormers are an effective way to break up the mass of a sloped roof and add architectural interest and are a typical feature of New England architecture. Dormers shall be of an appropriate proportion and size relative to the building.
- [4] Street facade standards.
  - [a] The front facade of both residential and nonresidential buildings, particularly the main entrance, shall be oriented to Main Street, or another primary street frontage if it does not front on Main Street. If an existing the main entrance is shall not be located along the primary street frontage, the front facade shall be appropriately designed to contribute to the pedestrian-friendly character.
  - [b] For buildings that are sited on a corner lot which fronts on more than one (1) street, the front

facade shall be oriented toward the primary street frontage, while a secondary entrance or other appropriate facade treatment is strongly encouraged for the side street.

[5] Entrance standards.

- [a] Principal building entrances shall be accented ~~accentuated~~, and easily visible from the street, to contribute to the pedestrian-friendly character. This may be achieved through the design of the doorway and doorway architectural treatments, by recessing the entry, ~~or~~ by adding a porch or pediment for the front door providing shelter, or by other means to enhance and enhancing the entrance.
- [b] Service entrances and loading facilities should be located at the rear or side of structures and screened from public view. Where buildings face more than one (1) public street, service and loading circulation shall may be located along secondary streets where appropriate. Where no off-street options are available, loading and service entrances located along public streets shall occupy the minimum space necessary and be compatible with the other uses of the street, including pedestrian activities and retail development.

[6] Proportion and spacing of openings, including but not limited to windows and doors.

- [a] Blank exterior walls without doors, windows, or other architectural features to break up a building's mass shall be avoided. Street facades in particular shall not be blank but have an appropriate rhythm of windows and doors.
- [b] Windows and doors shall be appropriately scaled, vertically oriented, and placed in a regularly spaced pattern. Symmetry of openings on the street facade is traditional, though not essential.
- [c] False windows are discouraged; however, where ~~Where~~ the interior layout or function of a building does not accommodate ~~or require~~ windows, the judicious use addition of false windows may be acceptable. The use of or other architectural or natural elements, including but not limited to, may be an alternative. The use of murals or plantings, which offer vertical contrast, ~~including but not limited to trees and shrubs for large blank facades,~~ may be an acceptable allowable alternative, ~~to adding windows or other architectural elements;~~ however, the quality, subject, and maintenance of murals should be carefully considered.

[7] Springvale Village Design District Overlay Zone windows and window treatments standards.

- [a] Avoid modern window styles that are not compatible with traditional New England architecture.
- [b] ~~Windows shall be~~ Square or vertical windows, with- ~~Use~~ divided panes to add scale to large window openings are preferred.
- [c] The style of window shall be consistent throughout the building or addition. Visual unity and harmony are usually achieved when the same window style and scale is used consistently on all visible facades.
- [d] Shutters shall reflect their original use. That is, their size shall be such that they will cover the

entire window if closed; arched windows shall have arched shutters. Shutters shall be hung so as to appear operable, and shutter dimensions shall be based on window dimensions. The slats shall point up when shutters are open, and down when closed over the window.

- [e] Awnings shall not detract from the form of the building or obscure its details. Traditional canvas awnings shall be encouraged; plastic or metal awnings shall be discouraged.
- [8] Springvale Village Design District Overlay Zone porch standards.
- [a] Size, proportions, style, detailing, decorations, and features such as columns and railings are important elements of a porch design. Whether on a residential or nonresidential building, the design shall be consistent with the architecture and scale of the rest of the building. Other porches found in the Springvale Village Design District Overlay Zone should provide visual guidance for appropriate architectural design and features.
  - [b] Decks and patios shall be located at the rear or side of a building and, if visible from a public way, shall be compatible visually with the design of the structure. Appropriate vegetative screening shall be provided.
- [9] Springvale Village Design District Overlay Zone exterior building materials.
- [a] Traditional exterior building materials, including wood clapboard, native stone, or brick, are most appropriate and strongly encouraged.
  - [b] Concrete block and metal siding are not allowed appropriate; the use of concrete should be restricted to foundations. ~~Shingle siding in the cottage style and stucco are~~ Stucco is not traditional for the Springvale Village Design District Overlay Zone and is not allowed shall be discouraged.
  - [c] Synthetic or imitation materials, including but not limited to vinyl siding, may be acceptable if they replicate traditional materials. As other new materials are developed that are indistinguishable from natural or traditional products, they may shall be considered more favorably.
- [10] Springvale Village Design District Overlay Zone paint and exterior color standards.
- [a] Traditional New England building colors shall be strongly encouraged. Bright or electric colors shall not be suitable for siding or trim. Softer or muted colors, light or dark, tend to be more traditional. ~~Many paint companies carry historic colors, and may offer assistance in choosing color, which may be a source of ideas when considering the exterior color palette.~~ Matching colors with neighboring buildings is not necessarily encouraged, but choosing a color palette that does not clash with adjacent buildings is shall be considered.
  - [b] A well-selected color palette can greatly enhance a building's character, in addition to architectural details. Appropriate accent colors shall be chosen for the trim, doors, and other architectural elements.
- [11] Springvale Village Design District Overlay Zone accessory structure standards.

Additions are UNDERLINED, Deletions are ~~CROSSED OUT~~.

- [a] Accessory structures, including but not limited to a garage or shed, shall be set back from the street further than the front facade of the principal structure so that the principal structure is more prominent.
  - [b] Adding trim, windows and other architectural details to accessory structures shall be strongly encouraged to bring them into scale and visual harmony with the principal structure. For example, a garage might feature the same siding, color scheme and trim, even window style, as the principal structure.
- [12] Springvale Village Design District Overlay Zone gas station canopy and drive-through standards.
- [a] New or replaced canopies over gas pumps shall be visually sensitive to the neighborhood in color and design. Use of bright colors shall be discouraged. Canopy design shall be encouraged to be architecturally compatible with the principal structure, if appropriate, and the preferred Springvale Village Design District Overlay Zone architectural character described in these standards.
  - [b] Canopies and drive-throughs shall be aligned to the building and sited to conform to all other setback and traffic circulation requirements.

~~[13] Springvale Village Design District Overlay Zone signage standards.~~

~~[a] Sign material, style and color shall complement the building facade.~~

~~[b] Window signs or signs painted/etched onto a window shall not cover more than 25% of the window.~~

~~[c] The font style shall be encouraged to be an historic/traditional lettering style; fonts and lettering that are overly ornate or otherwise unreadable shall be strongly discouraged.~~

~~[d] The following sign styles or features are not appropriate for Springvale Village Design District Overlay Zone:~~

~~[i] Internally illuminated or translucent plastic signs, flashing elements, or elements that move or change its brightness.~~

~~[ii] Use of fluorescent or neon colors.~~

~~[iii] Signs attached to or projecting from the roof.~~

~~[iv] Signs that mask the architectural details of a building or whose design dominates the building facade.~~

~~[e] The following sign styles or features are appropriate for the Springvale Village Design District Overlay Zone:~~

~~[i] Wooden signs, or a sign material that has the look of traditional wood signage, including but not limited to vinyl; although not common in the Springvale Village~~

~~*Design District Overlay Zone, traditional wrought-iron signposts or brackets may be appropriate.*~~

~~*{ii} Hanging signs, such as from a post or projecting from the building.*~~

~~*{iii} Freestanding signs with two posts.*~~

~~*{iv} Wall signs on building facades, placed just above the storefront and appropriately proportioned to the front facade.*~~