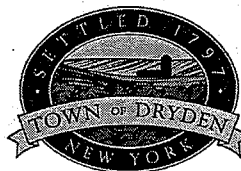


APPENDIX E

Town of Dryden Zoning Ordinance

HAMLET OF VARNA DESIGN GUIDELINES & LANDSCAPE STANDARDS



CHARACTER OF THE BUILT ENVIRONMENT

The Varna Development Plan process revealed that visitors and residents alike often drive through the hamlet without ever feeling they have “arrived”. This is due to the lack of common architectural and streetscape design, pedestrian activity, and undeveloped properties— all detracting from the Varna atmosphere. The design process further revealed that despite physical appearance, the character of Varna is defined by a variety of building and lot forms, patterns, and configurations which contribute to the resident’s sense of community. Through the community-based process, it was recognized that improving the overall image of the hamlet is essential in preserving the rural, neighborhood feel of Varna. Town Planners, the Varna Advisory Group, and residents alike agreed that common design guidelines were necessary to help the hamlet retain its rural character while leaving room for appropriate, compatible uses.

The design guidelines apply across the hamlet, and through the design guidelines it is hoped to achieve both a standard for development, as well as consistency. These will need to be updated periodically, or as necessary. The design guidelines will provide samples of signage and other elements, and as the community sets certain standards for different physical elements of the hamlet, these can be integrated into the design guidelines to ensure consistency.

The character of a hamlet is different from that of modern, conventional developments. Unlike conventional developments, hamlets typically retain housing and development patterns similar to many nineteenth-century neighborhoods—unintentional varying lot sizes and setbacks. Common hamlet characteristics include a commons or central green, dominant civic/institutional buildings (such as a church, court house, etc.), with predominantly single-family residential homes and limited mixed-use buildings adjacent to the community center. New buildings that are not compatible with surrounding uses in a hamlet can disrupt the harmonious nature of the community, exposing it to future undesired development. The photograph below is an example of common hamlet characteristics.

The following guidelines describe how the character of the community should be retained both in its landscape and building forms for existing and new development as outlined in the goals of this plan. The plan includes four primary sections with accompanying guidelines:

1. Site Layout and Lot Configuration
2. Building Design and Appearance
3. Sidewalks and Streetscape
4. Gateways

Each section contains a brief description of the design issue/background, bullet-point list of guidelines, community values supported as identified through the public process, and examples.

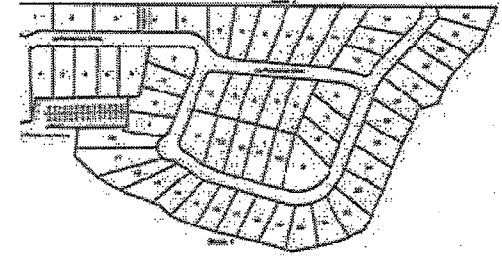
SECTION ONE: SITE LAYOUT & LOT CONFIGURATION

GUIDELINES FOR BLOCK AND LOT CONFIGURATION

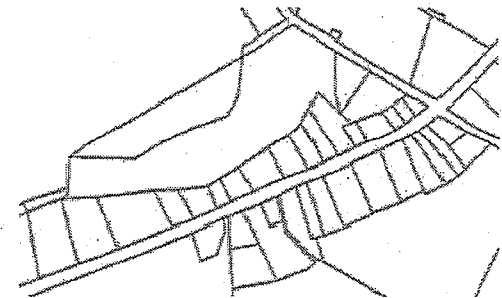
A distinct characteristic of the Hamlet of Varna are the random lot patterns which allow for a variety of lot frontages and streetscapes. Uniform lot configurations are a common characteristic of contemporary suburban developments—monotonous and arranged along cul-de-sac or grid patterned streets (which are not common characteristics of a hamlet). Allowing for varied lot configurations will limit continuity while maintaining the existing and historic development patterns throughout the community. It will further enable homes of varying widths to be built, ultimately preserving the overall aesthetic integrity of the block and neighborhood.

Guidelines

- Vary lot frontages and depths within each streetscape to maintain the hamlet's random lot pattern.
- Allow adjacent lots to vary in lot configuration with no more than four consecutive lots having the same frontage. Over four consecutive lots, allow adjacent lot frontages to vary by 50%.
- Ensure that lot sizes allow for the safe and effective installation/connection of sanitary services per current regulatory requirements.
- Utilize a range of street/block types including irregular blocks, short orthogonal blocks, and winding streets to preserve the varied character of the hamlet street system.



Uniform lot lines commonly found in a contemporary suburban development



Random lot patterns allow for a variety of lot frontages and streetscapes

GUIDELINES FOR SETBACKS

The buildings along the Varna streetscape maintain a variety of front and side yard setbacks. Communities that conform to consistent setbacks on village and hamlet streets are often uninteresting and aesthetically displeasing. By establishing a variety and range of setbacks that are commonly found in traditional hamlets, houses and buildings can be creatively positioned to form interesting and dynamic interrelationships with the surrounding environment.

Guidelines

Front & Side Yard

- Encourage flexibility of front yard setbacks to maintain the variety of setbacks found on hamlet streetscapes.
- Ensure that no front wall of a house shall be set further back than half the length of the adjacent house to maintain privacy of rear yards.
- In the presence of an alley, lots are allowed to maintain no street frontage at all.
- Steps leading to the porch or front door may begin at the front lot line.
- When possible, garages and residential parking should be located at the rear of the lot.



A variety in setbacks are a common characteristic in hamlets.

GUIDELINES FOR PARKING

Route 366 in the hamlet maintains a width that's appropriate for a complete street design. This would include sidewalks and bike lanes in addition to the two-lane road; accommodating multiple users including pedestrians, cyclists, motorists and transit-users. As a major connection to Ithaca and the surrounding vicinity, it is important to keep traffic moving through the hamlet. On-street parking could slow traffic, and conflict with oncoming cyclists. For this reason, it is important to provide parking for local retail and small businesses that are set back from the main road for ease of access and safety. A central parking lot would serve the hamlet due to its limited, compact size. Having a central parking lot would reduce impervious surface and the number of curbcuts needed to service tenants.

Guidelines

- Where possible, an off-street central parking lot should be developed to fulfill parking requirements and needs.
- Whenever possible, shared parking should be provided between adjoining properties. This serves to limit the amount of parking required to reduce the need for multiple curbcuts.
- Where possible, use detached garages that are located at the rear of the lot to minimize the number and visibility of cars in front of properties.
- Where possible, develop alleys behind residential properties to reduce the number of vehicles on the street and in front of residential properties.



Parking lots behind buildings help minimize traffic congestion on the main route.

SECTION TWO: BUILDING DESIGN AND APPEARANCE

GUIDELINES FOR EXISTING BUILDINGS

Existing buildings can provide a sense of place, continuity, and memory for long-time members of a community. Deteriorating buildings are often viewed as a nuisance or “eye sore”, and in some instances are posted against occupancy. These buildings, whether they retain historic value or not, help provide a foundation for the regeneration of our local communities. Through reinvestment and restoration, these properties can reinforce the sense of community for residents, make contributions to the local economy, and be a catalyst for area-wide improvements. For this reason, it is important to preserve and incorporate existing buildings into new development when possible.

Guidelines

- Existing, character-establishing structures should be incorporated into development plans, and/or adaptively reused, where feasible.
- Retain key façade features of existing buildings (e.g. windows, trim, ornamental details, doors)
- Allow for alternate uses for existing buildings if original use is no longer appropriate or relevant (e.g. existing building can serve as a coffee house, local business, etc.)



When appropriate, existing buildings should be adaptively reused to maintain a sense of history and character in the hamlet.

GUIDELINES FOR NEW COMMERCIAL CONSTRUCTION

Varna is a small, rural hamlet with few commercial stores. Because new commercial development at any scale will have a visual impact on the community, it is important that each new retail/mixed-use building be compatible in size, scale, setback, and materials and retain continuity with the surroundings. New buildings and developments should encourage and promote design continuity throughout the community, and contribute to the intimate atmosphere and quality of the streetscape that is defined by hamlet character. The guidelines for new commercial construction are established to ensure that building frontage and design are created in a way that will help Varna evolve into a compact, mixed-use environment with quality public open space.

Guidelines

- Minimize commercial setbacks to encourage parking in a common lot.
- Orient new commercial building frontages at or close to sidewalks.
- Integrate new, mixed uses into the community while retaining its small-town feel. Ground floor commercial (office/retail) is encouraged along principal roads.
- Create buildings that complement historic and iconic buildings within the community (i.e. the church).
- Design buildings that reflect Upstate, New York and New England villages and hamlets (i.e. Colonial Revival, Greek Revival, and Arts & Crafts styles).
- Limit commercial facilities that are incompatible and intrusive on the landscape.
- Avoid signage that is glaring, oversized, unprofessional or detracts from the quality of character of Varna.



New buildings should promote design continuity throughout the community. This can be accomplished through design that reflects local architecture and iconic buildings in the community.

GUIDELINES FOR BUILDING SCALE

It is important that all physical elements in the hamlet are designed to match the size and proportions of the people who utilize the space. The degree to which public spaces are spatially enclosed (by buildings, trees, walls, etc.) has a significant impact on sense of place, pedestrian perceptions of safety, and quality of life for residents. Structures that are built too tall or set back too far from the street (within the local context) can reduce a pedestrian's sense of security, discouraging them from using or entering a space. Therefore, buildings and development should be proportionate to people to maintain the intimate feel of the hamlet.

Guidelines

- Buildings and public spaces should be proportional to pedestrians, as well as the buildings around them.
- Maximum building height for buildings should be no more than three stories and 40 feet in height.



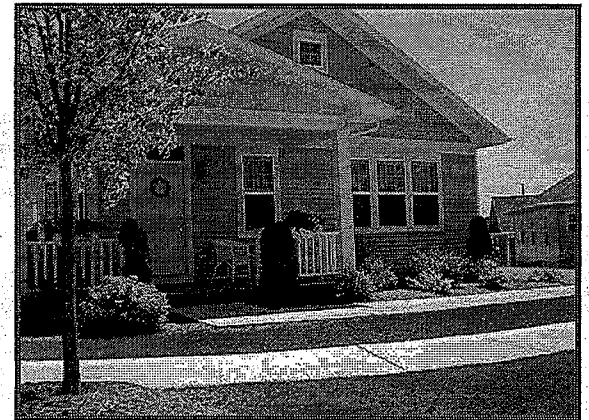
Buildings should maintain a "human scale" where height and size are proportional to human height.

GUIDELINES FOR ARCHITECTURAL DETAILS

Buildings that are of different historic styles, yet architecturally distinct, help maintain the overall aesthetic of the community. Architectural details such as roof shapes, materials, gable orientation, and façade features such as porches, shutters, and windows help build community character. Conventional developments often consist of few housing types with similar architectural features, making it difficult to distinguish one house from another. Strip developments, a linear pattern of retail businesses along a major roadway, can be characterized by large signs, mass buildings, and extensive parking lots. These housing and retail developments, also known as “cookie cutter” developments, are built with little consideration for architectural details such as paint color or siding material. “Cookie cutter” housing and strip development can detract from the distinctive qualities of the hamlet. Therefore it is important to utilize many historic architectural styles that are of quality materials and visually appealing.

Guidelines for Residential Areas

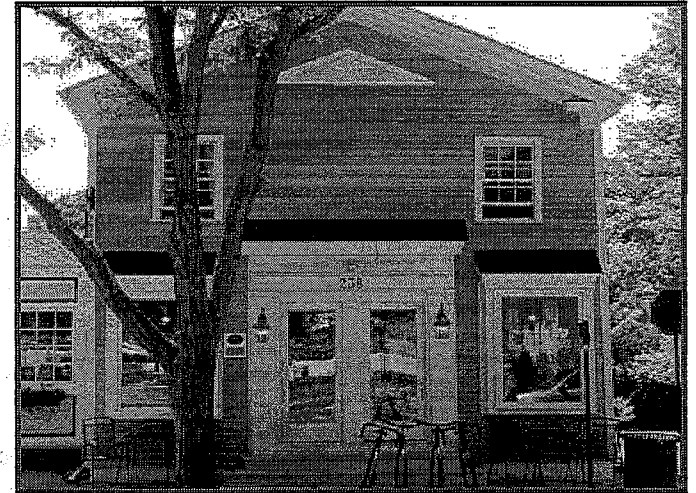
- Where possible, original or significant materials and/or features of a structure should be maintained and repaired rather than replaced.
- Spatial features including porches, balconies, benches, water features, etc. should be incorporated to make each property unique and distinct.
- Maintain a mix of housing types of different historic styles to retain the architectural feel of the hamlet.



Spatial features such as porches (seen above) help make properties unique and distinct.

Guidelines for Retail/ Mixed Use Areas

- Building frontages, including windows, entrances, and other architectural features should be active spaces and enhance the pedestrian scale and experience.
- Awnings on retail establishments should reflect the overall design of façade organization of the building and surrounding buildings. Awnings should be appropriately sized and proportional to the entrance.
- Buildings should have a roofline that distinguishes between the top of the building and lower floors.
- Buildings should have transition lines that distinguish between the top floor and lower floor.
- New buildings should be constructed using brick, stone, or other materials that are compatible with the surrounding architecture.



Non-residential buildings should front sidewalks and public spaces that are welcoming for pedestrians.

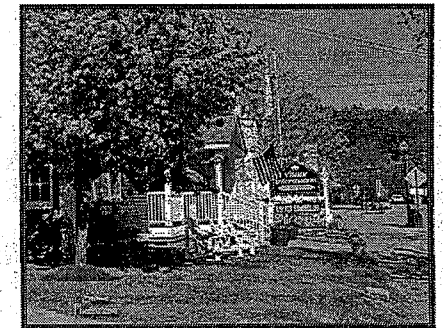
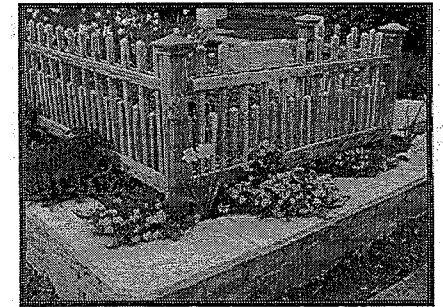
GUIDELINES FOR LANDSCAPE

The visual quality of the landscape can help instill sense of place, community pride, and provide countless benefits to the environment. Aesthetic improvements to the landscape can help create a better living and working environment, leaving a positive impression of the community on visitors and residents alike.

Landscape design guidelines are an important to aesthetically enhance residential and commercial properties, streetscapes, screen objects from view, and to help further protect ecologically sensitive landscapes. The following established landscape design guidelines can help maintain and improve the quality of life in Varna, preserve the surrounding natural areas, improve the visual character of the community, and increase environmental protection.

Guidelines

- Landscape residential properties using native plants to increase biodiversity, improve stormwater management, control flooding, and connect residents to original landscaped areas of the community.
- Landscape commercial properties using native landscaping around building foundations for aesthetic purposes. Replace traditional "turf" with native landscaping in shade areas, on parking lot islands, and around trees to improve and minimize surface runoff and improve water quality.
- Where possible, utilize permeable paving materials to reduce surface runoff that leads to flooding and drainage problems.
- Create landscapes that complement the built and natural environment.
- Integrate landscape elements such as fences that indicate property boundaries.
- Preserve the balance between development in the hamlet and adjacent natural lands.
- Preserve existing vegetation in stream corridors, wetlands, and floodplains.
- Carefully develop around existing trees and vegetation to create "instant" landscaping.



Landscaping can enhance the aesthetic feel of a community while contributing to sense of place and community pride.

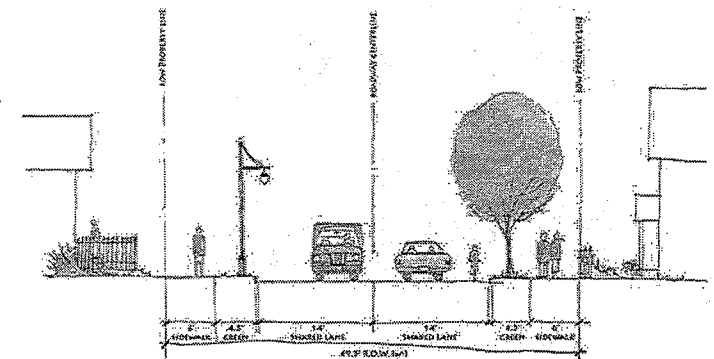
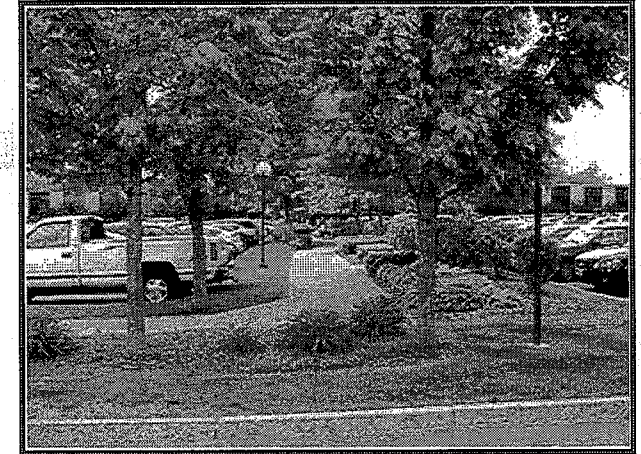
SECTION THREE: SIDEWALKS AND STREETSCAPES

GUIDELINES

The Hamlet of Varna has many characteristics of a walkable community – compactness, mixed residential and commercial uses, and interesting and attractive architecture that can be enjoyed at a pedestrian pace. However, it is missing the most basic pedestrian infrastructure that would make walking a safer and more inviting alternative for residents and visitors.

Guidelines for Sidewalks and Curbs

- Sidewalks should be located on both sides of NYS Route 366 within the central “Main Street” portion of Varna as identified in the Varna Community Development Plan.
- Sidewalks should have a minimum width of five (5) feet, however six (6) feet is more desirable where right-of-way width allows.
- Sidewalks must be ADA (Americans with Disabilities Act) compliant – where sidewalks cross driveways, the sidewalks should maintain a consistent grade.
- Sidewalks should be separated from the curb by a planting/amenity strip. The width of the planting/amenity strip will vary depending on right-of-way constraints, however the cross-sections seen right should serve as a guide.
- Except near crosswalk locations, the planting/amenity strip should have a permeable surface such as grass and/or low maintenance plants.



Sidewalks, either directly along Route 366 or through indirect pathways are critical for the community by providing a safe environment for pedestrians.

Guidelines for Crosswalks

- Crosswalks should be designed for high visibility using alternative paving materials and/or stripping patterns consistent with NYSDOT requirements. Where the crosswalk meets the curb and sidewalk, ramps should be designed to ADA standards.

Guidelines for Lighting and Aesthetics

- Establish features that strengthen the character and identity of Varna such as signage, plantings, and public art.
- Pedestrian scaled, ornamental streetlights and suitable species of street trees should be located in the planting/amenity strip at appropriate intervals. Lighting should be designed to meet Dark Sky Association guidelines.



Crosswalks are necessary where there are busy streets. These indicate to motorists to slow down for pedestrians crossing the street.



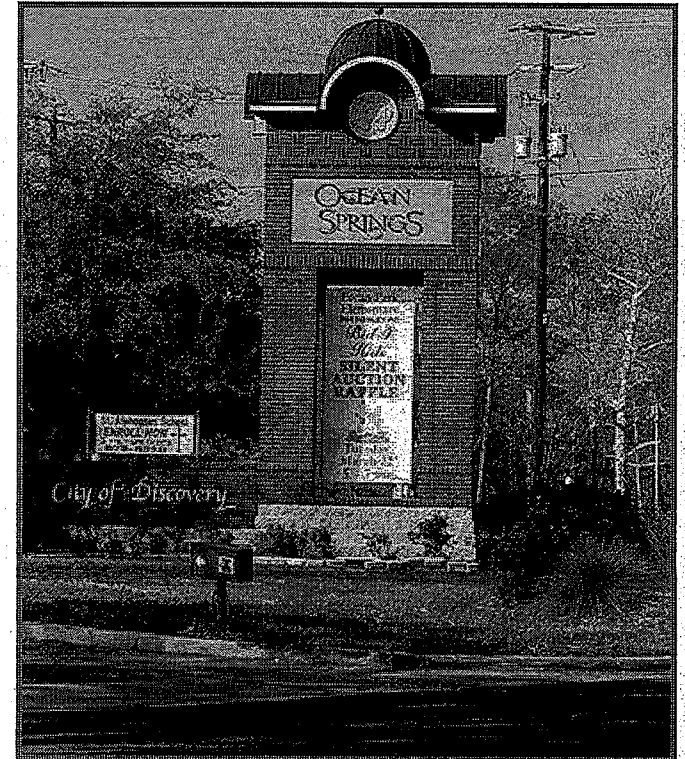
Street furniture allows for pedestrian interaction on a main street, and a place to rest.

GUIDELINES FOR GATEWAYS

Gateways help define the edge of a community, providing a point of entrance for pedestrians and motorists. Gateway features, such as a unique signage and plantings, are important to establish at these entrances to let the traveler know they have “arrived” in the community. They further help define a boundary for the community, which is essential for unincorporated settlements, such as a hamlet. These guidelines are designed to help provide a well-defined edge for Varna to help strengthen the image of the community.

Guidelines

- Establish features that strengthen the character and identity of Varna such as signage, plantings, and public art.
- Highlight and preserve the rural character of the gateways and entrances into Varna.
- Slow traffic and capture attention and interest at the four entrances into the hamlet, as well as the Four Corners.
- Appeal to the pedestrian and reinforce the downtown experience.



Gateway treatments and monuments (above) help define the boundaries of a community and indicate to motorists and pedestrians that they have “arrived” in a place.