

## Section 6.5.9.0 APPENDIX B

### **PURPOSE AND APPLICABILITY**

The purpose of the standards that follow is to establish preferred patterns and designs for development in the rural residential village and rural shopping zone of the Town of Madison located in the vicinity of the Routes 79/80 traffic circle. These standards are intended to guide Town officials as well as private citizens in making land use and land management decisions.

- 6.5.9.1** The high quality of life enjoyed by the Town residents in North Madison results in large measure from the rural physical natural setting and low level, low density development. This pattern of development integrated with the natural setting characterized by an inviting and attractive street environment encourages an informal interaction among residents, merchants, and visitors. This interaction is enlivened by the closely interwoven combination of residential, retail service, office, and other non-residential uses built at a human scale and at a low density.
- 6.5.9.2** The economic and social vitality of the North Madison village depend upon maintaining the attractiveness of this street environment, the economic viability of local businesses, and a hospitable atmosphere for residential occupants.
- 6.5.9.3** The Madison Planning and Zoning Commission has determined that the existing mixed-use development patterns and building types found on Routes 79 and 80 on the traffic circle vicinity are desirable and should be preserved in order to maintain the quality of the buildings, public spaces and to preserve the rural residential character. These standards are therefore mandatory for all lots fronting on those two streets.
- 6.5.9.4 BUILDING AND SITE LAYOUT.** The areas along Routes 79 and 80 in the vicinity of the traffic circle have a distinctly rural, residential character enhanced by the low density single family detached houses integrated with the visual quality of beautiful tree canopied roads enhanced with outcrops of natural rock formations. These special qualities give the rural, residential village its distinctive character and should be maintained and enhanced.
- 6.5.9.5 BUILDING SIZE AND ENHANCEMENT.**
- Maximum building footprint on any new structure located in the RS Zone shall be 5,000 sq. ft. The maximum width (dimension of the building parallel to the road, village sidewalk or parking lot) of any building on such a lot shall be 60 feet.
  - Buildings should be small, detached and one to one and one half stories in height and should be placed on the site in such a pattern as to create a small village setting. Traffic flow between buildings should be by sidewalks to encourage pedestrian traffic with parking only in the rear or along the sides of buildings. In no case is parking permitted between any building and Routes 79 and 80. Buildings should have a well defined front façade with entrances facing the sidewalks and enclosed space. Departures from this pattern should be allowed only to terminate important vistas along sidewalks or to act as focal points for public spaces.<sup>3</sup>
  - The relationship between buildings and the enclosed sidewalks should be either parallel or perpendicular, not oblique or diagonal.

**6.5.9.6 FENCES, WALLS, AND LANDSCAPE SCREENS.** Fences, low walls, and hedges define walkways and give pedestrian scale to the site. They create a transition between public and private spaces, and sometimes screen and separate potentially incompatible uses.

**6.5.9.7 ARCHITECTURE.** These standards do not prescribe any particular architectural genre or style. Rather, they describe basic design elements that should be adhered to in order to maintain and enhance the largely harmonious architectural fabric that currently exists. Some modern architectural forms are consistent with these design elements, while others are not. For example, most types of “franchise architecture” and “ranch”, “raised ranch”, “A-frame”, and “split level” building types are not in keeping with the Town’s character and historical context. Most buildings covered by these standards are relatively small and built at a human scale. This quality needs to be maintained and preserve the rural, residential character of North Madison. New buildings should be similar in size, scale, and proportions to the current buildings in the village. They should be designed for a long-term adaptability and changes in use and should take advantage of natural daylight penetration. Specialized public buildings, such as fire stations, should adhere to these standards only to the extent practical, considering their unique functional requirements..

**6.5.9.8 BUILDING MATERIALS.** Preferred building material are brick, stone, and wood. Limited use of concrete and concrete block is acceptable if detailed and finished to be compatible with surrounding buildings. Corrugated concrete and “cinder block exteriors are not appropriate. Tile, stucco, and metal wall surfaces are not typical building materials in the Rural Shopping District, but may be acceptable in limited applications. The use of vinyl siding is discouraged and, where unavoidable, should blend with traditional wood construction. Asphalt and asbestos wall surfaces are not permitted. Newer types of building materials, of compatible in appearance with surrounding buildings, may be acceptable. Such materials should be able to be maintained so that they do not deteriorate with age.

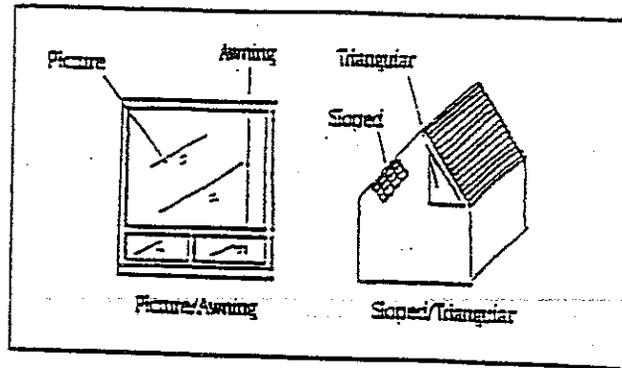
## FACADES

### Window Style

#### Guideline

The following window styles are *discouraged*:

Picture  
Combination Picture/Awning  
Triangular  
Sloped



*DISCOURAGED*

Display windows in commercial uses are encouraged at the main floor. The use of muntins to break the expanse of glass into smaller panes is encouraged.

## FACADES

### Details

#### Guideline

All windows and doors should be framed with a minimum casing width of 3.5".

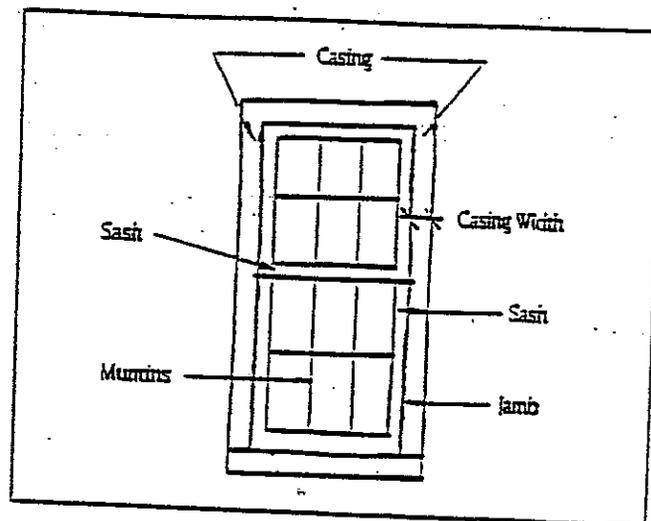
Small paned windows divided by muntins are encouraged.

The following wood siding and trim materials are encouraged:

Wood, Clapboard, Shiplap, Board and Batten, and Shingle.

Brick and stone walls are also encouraged.

Vinyl, asphalt and other synthetic siding materials are discouraged.

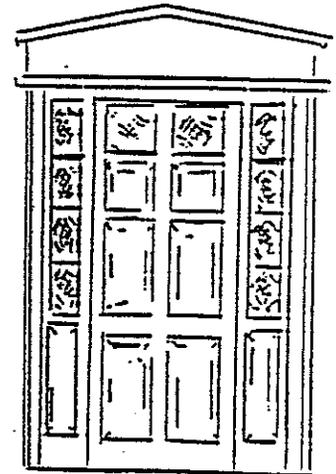
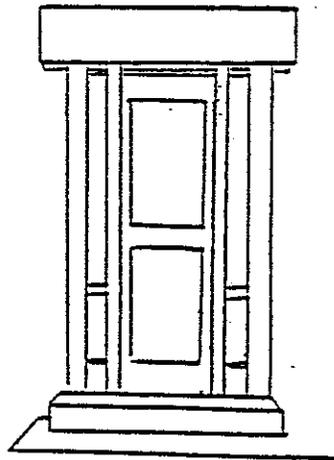
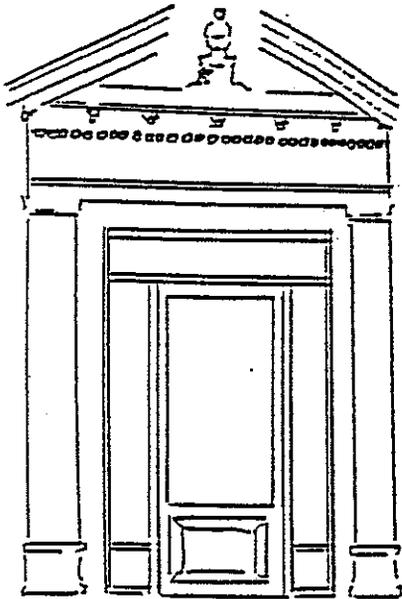
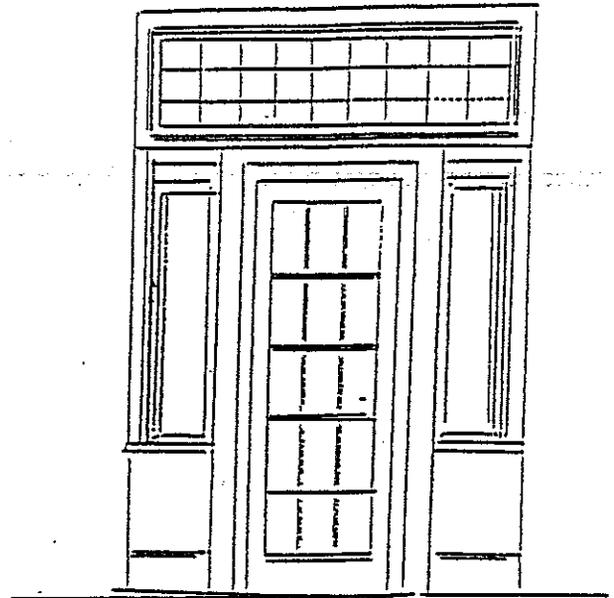
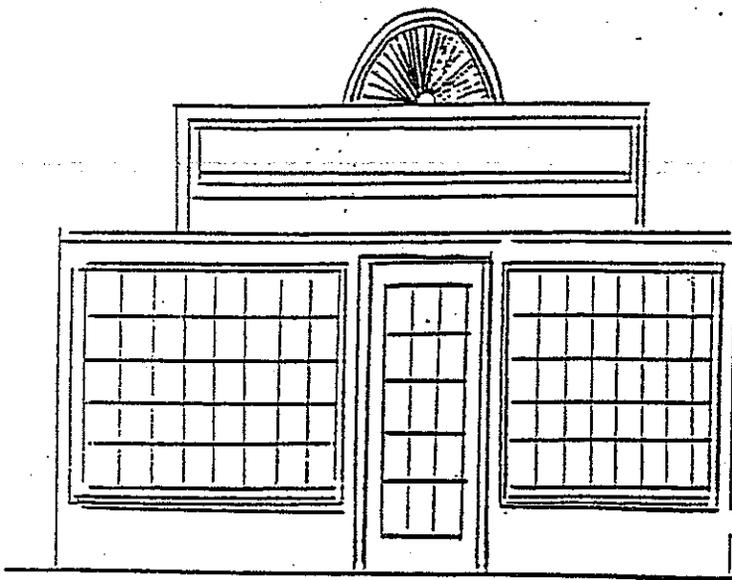


6 Over 6 Paned Double Hung Window

A report entitled "The Town of Madison Charette Report" by the Yale Urban Design Workshop (1996) provides the basis for many of the design standards in this Appendix and should be consulted in connection with the application of the standards herein.

## DOORS

The following are examples of encouraged doors and entry areas.



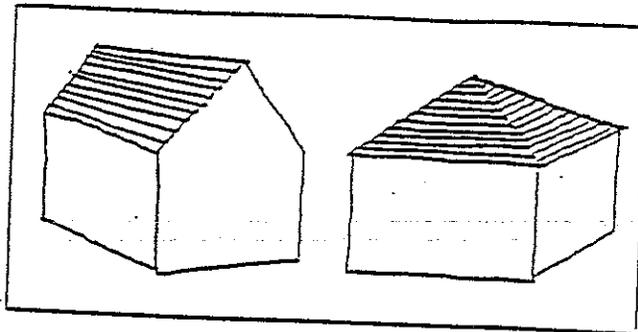
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# ROOF

## Roof Types

### Guideline

The two roof types that are predominant and encouraged in the town are *Gable* and *Hip*. Main roofs should conform to these shapes. The *Gambrel* and *Mansard* roof types are derived from the *Gable* and *Hip* respectively and are generally not encouraged.

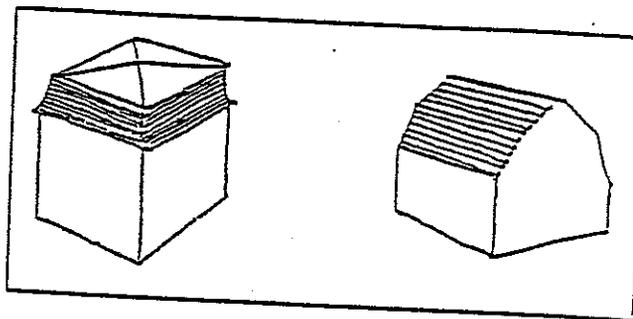


Gable Roof

Hip Roof

### Discussion

Because there are only a few examples of the *Gambrel* and *Mansard* roof, their prolific use is discouraged. However, limited use of these roof types will lend variety.

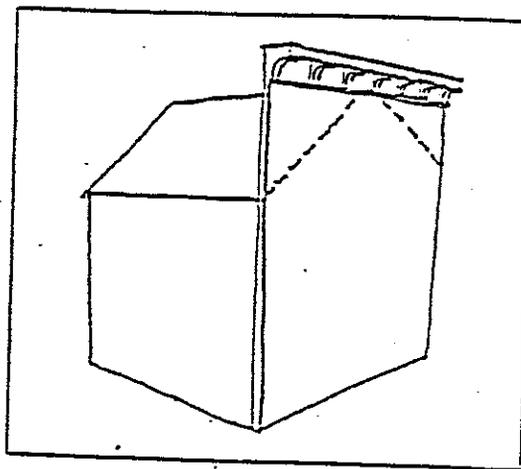


Mansard Roof

Gambrel Roof

### Guideline

A fifth roof type is acceptable for commercial buildings: the *false front*. It consists of a front façade extended upward to mask the main sloped roof behind. It is characterized by a level overhanging cornice with a large frieze board and/or supporting brackets. Eave breaks are permitted at the cornice.



False Front

### Discussion

Although presently there are very few examples of the *False Front* in Madison, as areas are infilled with new commercial development, this roof type (preferably attached to other buildings) would be appropriate for the densest commercial core areas.

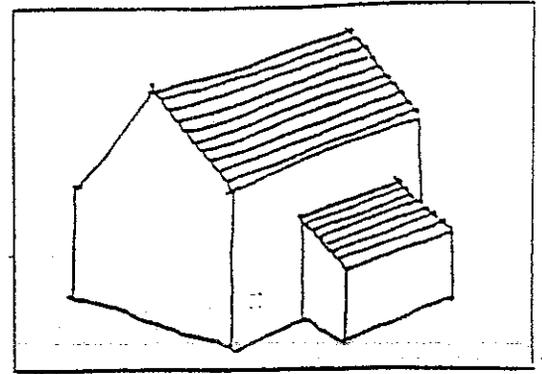
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## ROOF

### Roof Types continued

#### *Guideline*

*Shed Roofs* are acceptable as secondary roofs but discouraged as main roofs. The highest roofline of the Shed Roof should be attached to the dominant building mass.



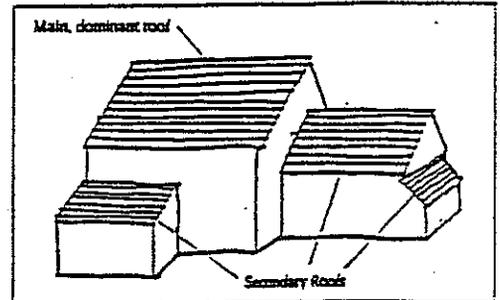
Shed Roof

#### Roof Massing

#### *Guideline*

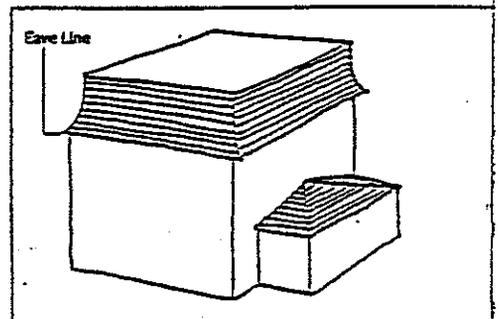
Simple roofs consist of a single roof type.

More complex roofs consist of a main roof type that is dominant with attached secondary roof types that are smaller and lower than the main roof ridge line.



Shed & Gable Additions to Gable-Roofed Buildings

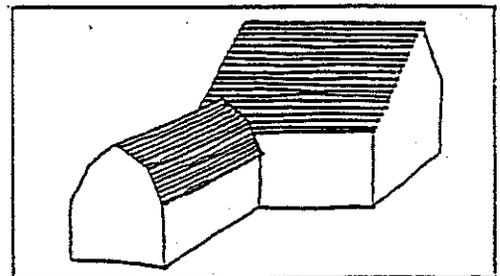
Although simple roof types are encouraged on small buildings, roofs of larger buildings should be more complex and should combine a main roof with lower, intersecting secondary roof types rather than use only a single hinge roof.



Hip Roofed Addition to Mansard Roofed Building

*Secondary Sheds, Gables and Hips* may be combined with any main or secondary roof type.

Combining *Mansard* with any other roof form other than a *Secondary Shed* or *Hip* is discouraged. All such additions should not extend above the *Mansard* eave line.



Gambrel Addition to Gable Roof Building

*Secondary Gambrels* should be combined with *Main Gambrels* and *Gables*.

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## ROOF — Roof Massing continued

### *Discussion*

As a building increases in size, more complex roofs are necessary to enable the building to remain in character with its surroundings. Historically, many large buildings grew by adding new sections similar in massing and proportion to existing structures.

### ROOFS — Party Wall Buildings

- Party wall buildings create continuity in the street wall, which should not be interrupted by complicated or dominating roof designs visible from the street. Simple gable roofs or flat roofs with cornices are appropriate for party wall buildings.
- Parapets, projecting cornices, or decorative roof overhangs are encouraged, since they reinforce the line of the building wall. Flat roofs without cornices are prohibited.
- Heating, ventilation, and air conditioning equipment on the roof should not be visible from the street.

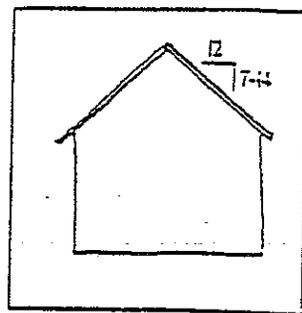
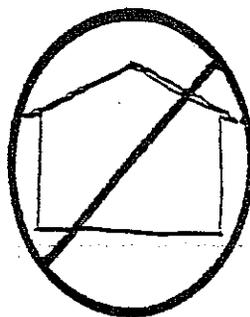
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# ROOF

## Roof Pitch

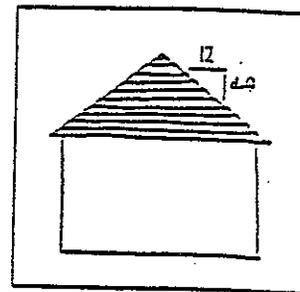
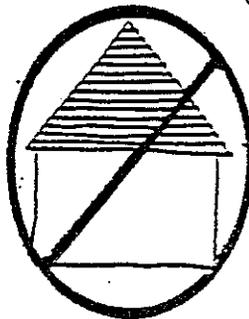
### Guideline

*Gable Roofs* may vary in pitch from 7:12 to 14:12. Roof pitches below 8:12 on main roofs are discouraged.



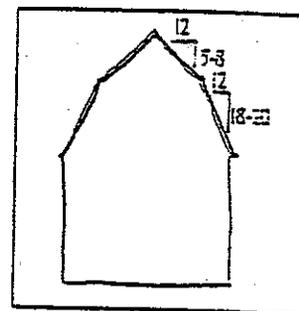
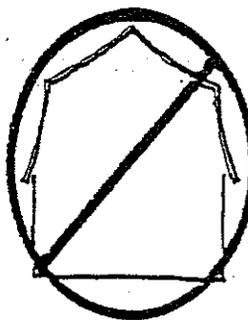
Gable Roof

*Hip Roofs* may vary in pitch from 4:12 to 14:12. Roof pitches steeper than 9:12 on main roofs are discouraged.



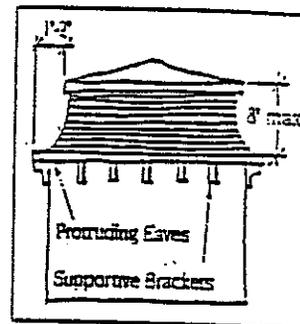
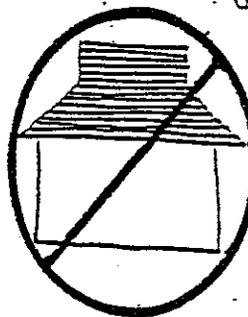
Hip Roof

*Gambrel Roofs* have different pitches on their upper and lower roof planes. 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.



Gambrel Roof

*Mansard Roofs* are built with a concave curve and they are characterized by protruding eaves and ridges and support brackets below the eave. They may not exceed 8' in height from eave to ridge. The height of *Mansard Roofs* should be designed in proportion to the size of the façade below. Though dormers are encouraged on *Mansard Roofs*, skylights are not. Modern *Mansard imitations* that lack the proportions of *historic Mansard roofs* are not permitted.



Mansard Roof

*Shed Roof* additions may vary in pitch from 4:12 to 14:12.

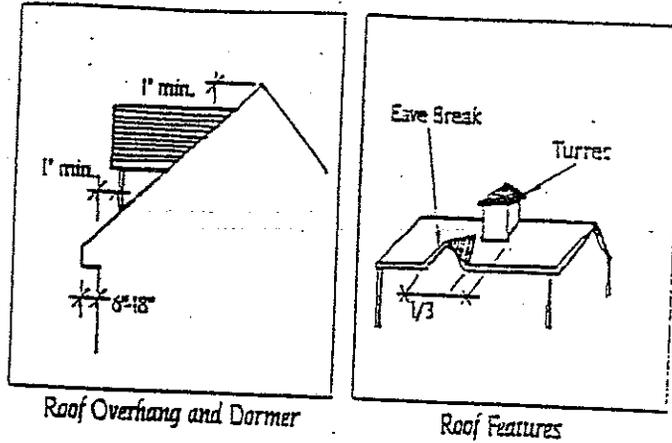
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## Roof Roof Details

### Guideline

Roof overhangs of 6" to 18", exclusive of gutters, are encouraged.

Details consistent with the period styling of the building as discussed in the introduction are encouraged.



## Roof Roof Features

### Guideline

Dormers, lanterns, turrets, eave breaks and skylights may be added in proportion to the roof's overall size. Cumulatively they interrupt the roof plane no more than 1/3 of the length of the eave line.

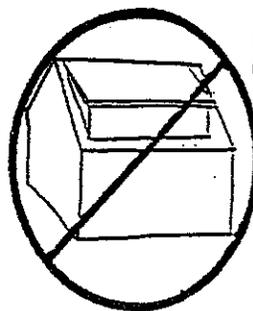
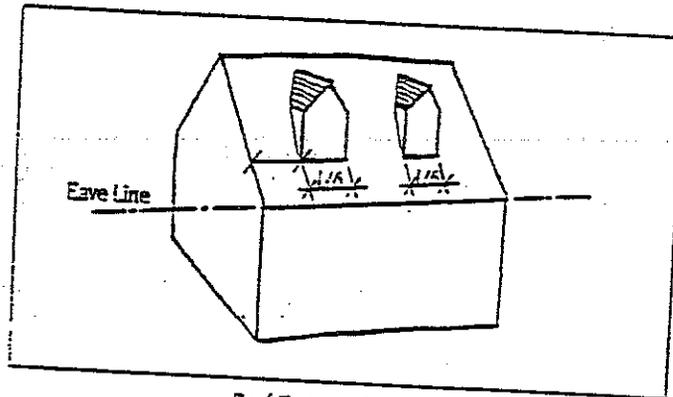
Dormers should be set back from the face of the building at least 1' and from the building sides at least 3'.

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

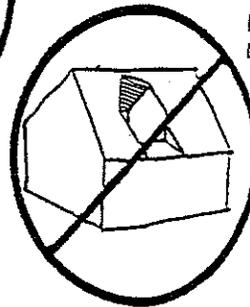
The dormer roof should connect to the main roof at least 1' below the main roof ridge line.

The roof pitch of gable dormers should match the roof pitch of the main roof.

Shed roof dormers that envelop the main roof slope are discouraged. Inset dormers are also discouraged.



Large Sized Dormers  
Not Encouraged



Inset Dormers  
Not Encouraged

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