

Village Center District October 24, 2014

The proposed Village Center District is presented in two parts—1) Definitions and 2) a new Zoning District. The definition section suggests either new or modified definitions that currently exist in Article VI of the Zoning Ordinance and are used in the proposed Village Center District. The Village Center District section proposes new language for a potentially new or added zoning district.

TO BE INSERTED IN ARTICLE VI, SECTION 602

Definitions:

These definitions are proposed as either new or modified definitions for those that already exist in the current Article VI of Zoning Ordinance

Dwelling, Multi-family: Any structure containing more than two (2) dwelling units as per RSA 674:43.I.

Family Group Day Care Home: - An occupied residence in which child day care is provided for less than 24 hours per day, except in emergencies, for 7 to 12 children from one or more unrelated families. The 12 children shall include all children related to the caregiver and any foster children residing in the home, except children who are 10 years of age or older. (RSA 170 E:2)

Group Child Day Care Center: - A child day care agency in which child day care is provided for preschool children and up to 5 school-age children, whether or not the service is known as day nursery, nursery school, kindergarten, cooperative, child development center, day care center, center for the developmentally disabled, progressive school, Montessori school, or by any other name. (RSA 170 E:2)

Inn: A building, which contains a dwelling unit occupied by an owner or resident manager, in which up to 10 lodging rooms or lodging rooms and meals are offered to the general public for compensation, and in which entrance to bedrooms is made through a lobby or other common room. “Inn” includes such terms as “guest house,” “lodging house,” and “tourist house.”

Replace:

Personal Service Business - *Includes kindergartens, barber shop, hair dresser, and businesses of a similar nature.*

With:

Personal services: An establishment which offers goods and services purchased frequently by the consumer. Including, but not limited to, barbershops, hairdresser/beauty shops, massage facilities, chiropractic clinics, garment repair, laundry cleaning, pressing, tailoring, shoe repair, and other similar establishments.

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Replace:

Restaurant: *A building or other structure used principally to provide refreshments or meals to the public for consumption, principally on the premises at tables, booths or a counter. It shall include cafes, lunchrooms, cafeterias, coffee shops, sandwich shops and the like. Take-out refreshments are only incidental to the main purpose of the establishment: Add the following: Definition of a restaurant does not include a building or other structure used principally to dispense prepared food and/or beverages to the public for consumption on or off the premises, the major attributes of which are assembly line preparation of food and speed of dispensing, self service by the customer by standing in line, and/or service to the customer in automobiles, and which generates a large volume and rapid turnover of entering and exiting motor vehicle traffic.*

With:

Restaurant: A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building or premises which does not include a drive-up window and where food sales constitute more than 50 percent of the gross sales receipts for food and beverages.

New Section of Article II--Village Center

TO BE INSERTED IN DEERFIELD ZONING ORDINANCE AS A NEW SECTION.

214 Village Center District

214.1 Purpose:

The Purpose of this district is to encourage the development and re-development of Deerfield Center in keeping with its historic pattern, including the size and spacing of structures and open spaces. Such development shall:

- Provide a mix of uses including a variety of housing styles and types;
- Encourage pedestrian-friendly amenities including safe routes for pedestrians and bicyclists, safe crosswalks, sidewalks, and quality landscaping;
- Preserve the existing historical and architectural character of Deerfield Center;
- Retain existing buildings with historical or architectural features that enhance the visual character of the community;
- Encourage a safe and aesthetic environment for vehicular travel;
- Provide opportunity for greater economic activity and vitality; and
- Provide consistency with Deerfield's master plan.

214.2 Applicability:

The Village Residential District is identified on the Town of Deerfield Zoning Map entitled Deerfield Village, February 3, 2014, as amended, and shall include the following properties: Tax Map 210, Lots 1 through 22 and lots 55 through 61; Tax Map 414, Lots 103, 104, 152; and Tax Map 415, Lots 1, 2, 3, 4, 6, 27, 28, 29, lots 31 through 39, 44, 45, 46

214.3 Permitted Uses:

1. Single-family detached dwelling
2. Two-family dwelling
3. Accessory use outbuilding
4. Multi-family housing not to exceed five units
5. Home occupation
6. Senior housing up to 20 units
7. Accessory apartment (or Accessory dwelling unit)
8. Bed & Breakfast
9. Art gallery
10. Professional or medical office
11. Municipal facilities
12. Public parks or open space
13. Bakery
14. Restaurant
15. Artist live/work space
16. Antique shop

17. Day care for no more than 3 children
18. Family Day Care Home
19. Family Group Day Care Home
20. Group Child Day Care Center
21. Pre-school and School Age Program—will need definition
22. Personal services

214.4 Conditional Uses:

1. Meeting hall
2. Multi-family housing greater than five units
3. Inn
4. Outdoor recreational facilities open to the public involving the construction of structures
5. Business and professional offices
6. Bank
7. Retail sales
8. Theater or cultural center
9. Neighborhood convenience store, excluding the sale of motor vehicle fuels and allowing a restaurant area of no more than 5 seats.

214.5 Conditional Use Standards

The planning board may issue a conditional use permit approving uses in Section D provided the planning board determines the following conditions are met.

1. The use is specifically authorized in this ordinance as a conditional use;
2. If completed as proposed by the applicant, the development in its proposed location will comply with the purposes and requirements of this Article;
3. The use will not materially endanger the public health, safety, or welfare;
4. The use will be compatible with the village area and with adjoining or abutting uses in the area in which it is to be located;
5. Architecture and landscape design shall contribute to the Purpose of this Article and comply with the Design Standards in the Site Plan Review Regulations;
6. The use will provide an environment to ensure both vehicular and pedestrian safety;
7. The use will be compatible with the natural, environmental, and historic resources of the town; and
8. The use will be adequately serviced by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

214.6 Dimensional Standards:

Developments in the Village Center District are subject to the following lot, dimensional and building separation requirements in Table 1.

Table 1. Dimensional Standards

Dimension	Standard¹
Lot Size ² :	Minimum of 20,000 sf
Frontage:	Minimum of 100 feet
Lot Cover:	Up to 50%
Height:	At least 1 ½ stories, but no more than three stories or 35 feet of habitable space except as provided for in Section 207.5: B and C
Set Backs:	
Front Yard:	10 feet minimum depth. A building with a business on the first floor shall have a front yard setback no less than 20 feet. Where there are buildings on adjacent properties, the set back shall be consistent with, but no closer than buildings on such properties.
Side Yard:	15 feet or no less than 25 feet between principal buildings on adjacent lots
Rear Yard:	15 feet or no less than 25 feet between principal buildings on adjacent lots
Off Street Parking:	
	No parking lot shall be located between the street and the front line of the principal structure of the lot.
	One (1) parking space per dwelling unit
	One (1) space/300 square feet of gross floor area for office or retail.
	Restaurants, cafes, church/meeting hall (public space) and bed & breakfasts/inns shall comply with Section 318 of this Zoning Ordinance
	Minimum of a 9 foot by 18 foot space

Notes:

1. The Planning Board may authorize variations from the above standards, except for any requirement provided by state regulation or mandated elsewhere in this ordinance, by up to 25 percent by a Conditional Use Permit issued pursuant to Section 214.5 for the purpose of providing flexibility in the design of the subdivision to meet the objectives of this section.
2. Minimum lot size will depend on compliance with the provisions found in the DES “Subdivision and Individual Sewage Disposal System Design Rules, Chapter Env-Wq 1000”, as amended and may be satisfied through the use of an off-site system that is specified through an easement and agreement between the owner/applicant for the proposed activity and the owner of the site on which the system is to be constructed. NH DES will employ a soil-based minimum lot size and where it determines that where the lot size is greater than 20,000 sf, then that will be a permitted lot.

214.7 Design Standards

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Any development or redevelopment within the Village Center District will be consistent with the design standards in (Town of Deerfield Site Plan Review Regulations or the Deerfield Village Design Guidelines Manual) and the following design principles:

- Buildings should be compatible with their surroundings and traditional New England architecture, expressing a dignified architectural identity.
- All building elements should be integrated into a coherent unified design.
- Buildings should be pedestrian-oriented and incorporate elements and site planning that create pedestrian interest and easy access.
- The reuse of existing buildings with special historical value is strongly encouraged. Additions to the side and rear should have compatible styles to the original building.
- All new uses should conform to the visual character and physical patterns of Deerfield Center.

Deerfield Village Center District Design Guidelines

These design guidelines are intended to complement Section 214, Village Center District, of the Deerfield Zoning Ordinance and specifically Section 214.7, Design Standards.

The built environment of Deerfield Village is comprised of a significant collection of residential, religious and municipal structures that largely date to the mid 19th century and earlier. These buildings are characterized by:

- Compact, mix of uses—residential, business, retail, religious, and civic;
- Steep pitched gable roofs some with small dormers;
- Vertically oriented double hung windows;
- Residential structures adapted over the years to accommodate business and office uses; and
- Buildings that are 1½ to 2½ stories in height.



Design Principles

- Buildings should be compatible with their surroundings and traditional New England residential architecture, expressing a dignified architectural identity.
- All building elements should be integrated into a coherent unified design and not appear to be tacked on.
- Buildings should help enclose the public space along the street and incorporate elements and site planning that create pedestrian interest and easy access.
- The reuse of existing buildings with special historical value is strongly encouraged.
- Circulation should include pedestrians and bicyclists, as well as vehicles. Design sites to allow at least three ways on and off each parcel.

In addition to adhering to traditional building styles and the above Design Principles, Figure 1 illustrates architectural characteristics found in Deerfield Center today. Applicants are strongly encouraged to incorporate the following types of features in their building and site designs.

- ♦ Main building facade facing the street: not to exceed 40 feet in width within a single plane. Longer surfaces can be broken up with offsets, gable roof extensions or ell.
- ♦ Fences and low hedges at front lot line should be encouraged.
- ♦ Buildings on the street corners should exhibit greater architectural detail due to their added visibility and prominence.



Figure 1: A well divided larger structure

Design Guidelines

A. Buildings

1. Front Building Setbacks:

Buildings should be set back from the public right of way consistent with, but no further back than buildings on adjacent properties. This means that they should be typically anywhere from 10-35 feet back from the principle roadway.

2. Building Scale and Massing:

The physical size and bulk (mass) of buildings need to be consistent with the rest of the streetscape. Larger building massing needs to be broken up into smaller visual elements to provide additional variety and depth.

- ♦ Buildings need to be of a pedestrian scale – meaning that facades need to be broken up into smaller elements. For example, storefronts should be no wider along the street than 20-40 feet± and building details (doors, windows, architectural highlights) be kept at a human scale.
- ♦ Building facades and sides should be broken up by doors, windows and architectural details.

3. Building heights and lengths:

- ♦ Most of the residential structures should be to 1 ½ or 2 ½ (35 feet) stories and approximately 40 feet in length. See Figures 2 and 3.



Figure 2: A smaller Greek revival



Figure 3: A classic colonial period home

- ♦ Institutional buildings, including churches, the old town hall, etc. can be somewhat taller – owing to their civic function. Steeples, cupolas and non-habitable space can be higher than 35 feet. See Figure 4.



Figure 4: Church in Deerfield Center

4. Windows/Porches:

- ♦ Windows should have vertical orientation (with proportions of approximately 3 units horizontal to 5 vertical), typically double hung. In general, window placement should be symmetrical. (Figures 5 and 6)



Figure 5: Windows laid out symmetrically

- ♦ Colonial period structures had a regular rhythm to the window and wall spacing. There are a number of these structures in Deerfield Center (See Figure 7) and throughout the Town of Deerfield. Such design is encouraged.



Figure 7: A classic colonial home in Deerfield Center

- ♦ Retail store windows should be broken up with smaller panes, which were prevalent in the early 19th century.



- ♦ Porches, dormers and bay windows should be encouraged.

Figure 8: A well defined and detailed Victorian design

5. Roofs:

- ◆ 30-45 degree slope (9:12 to 12:12 pitch) with 12-18 inch overhang, especially on the eave side, but not necessarily on the gable side. (See Figure 9)
- ◆ Varied roof angles to break up long uninterrupted surfaces.



Figure 9: A classic Greek revival with excellent signage

6. Wall Materials:

- ◆ Encourage traditional clapboard and shingle materials. (Figure 10)
- ◆ Architectural trim work and detailing to accentuate the front entry.



Figure 10: Traditional clapboard construction with architectural highlights.

7. Signs:

- ◆ Building signage should be located so that the sizes and shapes fit within defined wall spaces (e.g. between windows, doors, porches, roof lines, trim work, etc.). Signs should not be located above the bottom edges of the roof. The size of any sign should comfortably fit within the spaces defined by other architectural features. See Figures 9 and 11.



Figure 11: Sign between second story windows and front door.

8. Garages and Parking:

- ◆ Should be situated to the side or rear of the property, well back from the front building face and not in the front yard. Figure 12.

Figure 12: Traditional building with gables to rear



9. Exterior lighting:

- ◆ Directed toward the subject property so that glare does not reach beyond the property line. “Cut-off lighting” that directs light toward the ground should be used wherever possible.

10. Corner Buildings:

- ◆ Buildings on corner lots should have a higher level of design with obvious architectural detailing due to their added visibility and prominence. This may be achieved through the inclusion of building details (e.g., prominent bay windows and porches; roof overhangs) and color combinations.

11. Design Alternatives:

While these design guidelines provide useful standards for project review, they are not intended to preclude other design alternatives that are compatible with Deerfield Center’s architectural and building style. Compliance with these guidelines will be considered acceptable if the design can be shown to be compatible with currently existing building designs and there is an agreement between the applicant and the relevant approving authority for the Town of Deerfield. Figure 13 illustrates the town library with a distinct architectural style that is compatible with other institutional and residential buildings in Deerfield Center.



Figure 13: Philbrick-James Library

B. Circulation

To encourage a variety of modes of circulation in Deerfield Center, multi-use paths, including public pedestrian sidewalks and walkways, and bicycle friendly amenities such as access points and parking spots should be incorporated into any design for renovation or new construction.

C. Landscaping

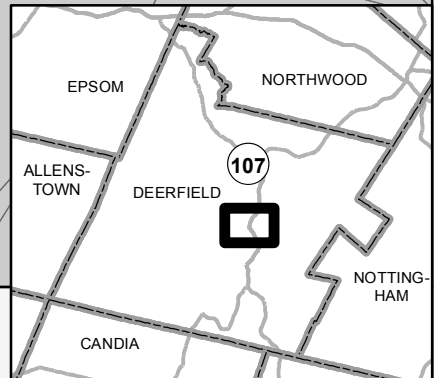
1. General Landscape Design

Create a site or lot with a variety of delineated spaces, attractive fencing, and seating areas integrated within a multi-layered, plant system-based landscaping strategy.

2. Plant Materials

Use of indigenous plant material is encouraged and plants that are recognized by the State of New Hampshire Department of Agriculture as invasive shall not be approved.

Questions regarding these design principles or alternatives should be brought to the Deerfield Planning Board for review and approval.



**Town Center
Deerfield, NH**



Potential Village District



Town-Owned Parcel



0 Feet 500
[Scale bar]

Date: 10/28/2014

MAP BY:
NEATLINE ASSOCIATES
www.nhgis.com