



VILLAGE POINT

DESIGN GUIDELINES

Table of Contents

1.0 Purpose and Intent	2
2.0 User's Guide	2
3.0 Relationship to UDO	3
4.0 Streets and Circulation	5
5.0 Public Open Space	11
6.0 Site Design	13
7.0 Building Design Standards	16
8.0 Definitions	29



1.0 PURPOSE AND INTENT



The purpose of these Design Guidelines is to propose standards that implement the vision and goals of the Village Point Small Area Plan.

These Design Guidelines are intended to attach the same or greater level of importance to the overall building design as is placed on the use contained within to facilitate the creation of a convenient and attractive community. Buildings are expected to be added to the Village of Clemmons as long-term additions to the architectural vibrancy of the community for the purpose of encouraging economic development activities that enlarge the tax base by providing desirable residences and places of shopping, employment and public assembly.

These Design Guidelines encourage the placement of buildings closer to each other as well as closer to the street where pedestrian activity is expected to occur. As the sidewalks remain the principal place of pedestrian movement and casual social interaction, designs and uses should be complementary of that function. This encourages pedestrian activity by providing an attractive destination and an interesting journey thereby reducing congestion and improving the overall quality of life in the Village of Clemmons.

2.0 USER'S GUIDE

In lieu of establishing a new set of districts for the Unified Development Ordinance, these Design Guidelines serve to function as an Overlay District. To that end it is necessary to coordinate the rezoning of Village Point area in a manner that is both consistent with the Small Area Plan, but permits some flexibility in varying the ideas set forth in the Conceptual Plan.

These Design Guidelines have been prepared for use in concert with special use zoning and with the appropriate permitted uses. Users of this document will notice that these Guidelines have been ordered in a manner that addresses the standards for the most public realm, the street, to the most private realm, the building. As a design becomes more detailed and moves from the subdivision plan to the site plan to the building elevation, users are encouraged to progress through the document.

The guiding principle of these Guidelines is that the use of the property, while important, is subordinated to the design of the building within which it is contained. This permits a greater deal of visual compatibility while encouraging mixed uses to be in close proximity of one another.

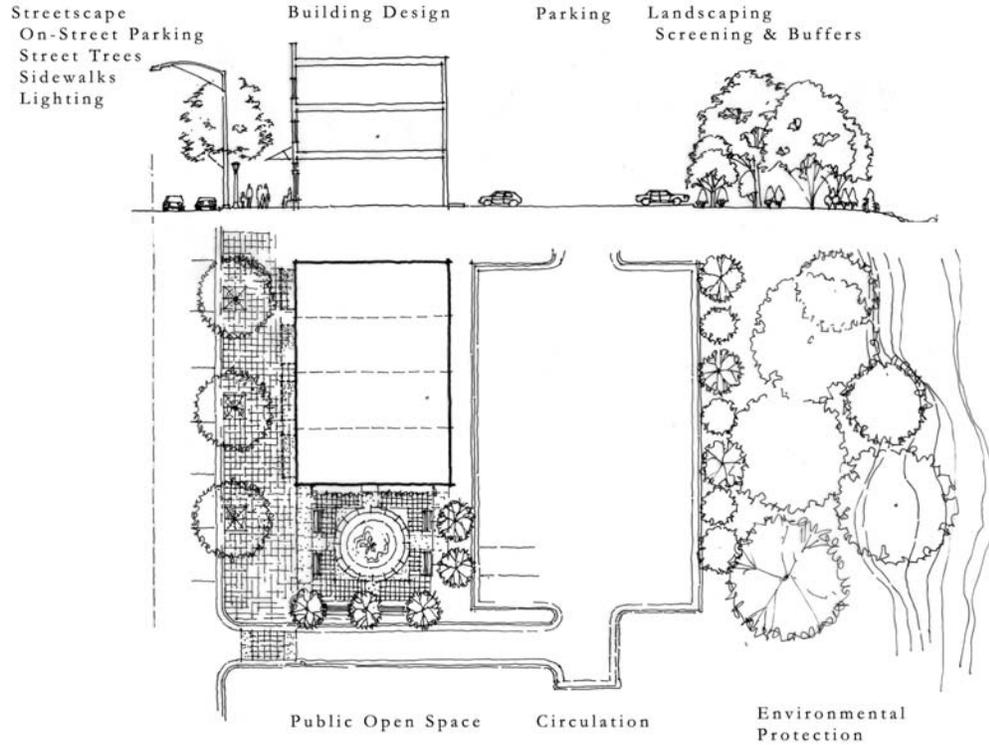
Take, for example, where the plan recommends Neighborhood Office for those parcels fronting directly on Harper Road. It is expected that many of the existing homes may, over time, be converted to small offices. If an existing home was to be torn down or a vacant lot built upon, the new structure would have to comply with the design provisions of the



DESIGN GUIDELINES

detached house, consistent with the surrounding buildings and the residential character of Harper Road.

These Guidelines operate from the public realm of the street to the private realm of the building façade. The image below depicts the scope of these Guidelines and how they relate to one another.



3.0 RELATIONSHIP TO UDO

As Design Guidelines, the requirements found herein are in addition to those requirements enumerated in the underlying District(s) and may be referenced and applied as conditions attached to a special use district re-zoning petition.



3.1 Classification of UDO Districts

As a property is rezoned to a specific zoning classification in accordance with the Small Area Plan, it will adhere to the specific design principles of Section 8.0 in accordance with the following:

1. Village Center (MU-S, PB, LO)

The Village Center accommodates a vibrant, pedestrian-friendly core of commercial, residential, office, and civic uses in vertically mixed-use buildings. In general, retail uses should be placed at street level, while office and residential uses should be placed in the rear or on the upper stories.

Permitted Building Types:

Townhouse
Apartment
Commercial
Civic

2. Neighborhood (RS-20, RSQ, RM-8, RM-12, NO)

Neighborhoods should include a variety of residential types including single family homes, townhomes, and quadruplexes. These neighborhoods include useable public spaces and a connected network of streets.

Permitted Building Types:

Detached House
Townhouse
Civic

3. Office Campus (C, LO)

An office campus is a non-residential form of the neighborhood with commercial buildings and a pedestrian-friendly street network. The term campus connotes a low density of buildings each separated by significant landscaping.

Permitted Building Types:

Detached House
Townhouse
Civic

3.2 Adherence to Specific Standards in UDO

In addition to the standards set forth in these Design Guidelines, all development shall adhere to the provisions of the following sections of the UDO:

- 3-2 Signs
- 3-3 Parking
- 3-4 Landscaping
- 3-5 Bufferyard Standards



4.0 STREETS AND CIRCULATION

These Design Guidelines encourage the development of a network of interconnecting streets that work to disperse traffic while connecting and integrating neighborhoods with the existing fabric of the Village. Equally as important, these Design Guidelines encourage the development of a network of pedestrian paths, sidewalks and bicycle lanes that provide an attractive and safe mode of travel for pedestrians and cyclists.

Street designs in this Area should permit the comfortable use of the street by cars, bicyclists, and pedestrians. Pavement widths, design speeds, and the number of vehicle lanes should be minimized without compromising safety. The specific design of any given street must consider the building which fronts on the street and the relationship of the street to the Village's street network.

4.1 Pedestrian and Bicycle Guidelines

1. Provide a complete network of paths that interconnect building entrances, parking, transit stops, public sidewalks and crossings, adjacent properties, adjoining off-street paths, and other key destinations on or adjacent to the site.
2. Pedestrian circulation should be an integral part of the initial site layout. Organize the site so that the buildings frame and reinforce pedestrian circulation, and so that the pedestrians walk along building fronts rather than along or across parking lots and driveways. Also arrange buildings to create view corridors between pedestrian destinations within and adjacent to the site including building entrances, transit stops, urban open space, and nearby public amenities including parks and greenways.
3. Pedestrian pathways should be provided from the street to the parking area between buildings, as necessary to ensure reasonably safe, direct, and convenient access to building entrances and off-street parking. They should be clearly defined and enjoyable to use. To aid pedestrian navigation and comfort, provide the following elements along paths:
 - Landscaping, such as rows of trees and shrubs, flower beds, and planters
 - Pedestrian scaled lighting, such as lighted bollards
 - Small, color-coded way-finding signs, or a directory
 - Vertical architectural elements, such as markers or arches
 - Seating and resting spots
 - Special paving
4. Whenever pathways cross internal drives and curb cuts, provide a highly-visible crosswalk, made of a material that provides strong contrast with the vehicular surface (e.g. concrete in asphalt, unit pavers in concrete). Crosswalk stripes are acceptable, but require frequent repainting. Consider elevating the crosswalk to the level of the connecting walk. Also use standards warning signs and light fixtures (per the Manual of Traffic Control Devices) to alert drivers to crossings.
5. For Commercial and Multi-Family uses where more than 19 spaces are required, provide 1 bike parking space for every 50 car spaces. Inverted U or "Cora"-type racks are suggested though others of similar durability and ease of use may be approved.

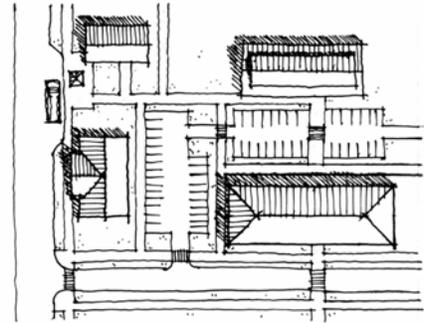


DESIGN GUIDELINES

6. Bike racks should be located close to the main building entrance(s) so they are highly visible and convenient. To facilitate access, install a curb ramp in any drive near the bike parking.

4.2 Circulation

1. Streets shall interconnect within a development and with adjoining development. Cul-de-sacs are permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets shall be planned with due regard to the designated corridors shown on the Small Area Plan.
2. Whenever possible, internal access drives should be located to join together existing public streets and/or connect to adjacent private drives, so that the internal circulation functions as an integral part of the surrounding transportation network.
3. Provide at least one street or driveway connection to each abutting property to the extent practical. This is most often accomplished by joining adjacent parking lots and recording cross-access easements. Provide (at an appropriate grade) part of the connection or maintain the potential for a future link.



Provide vehicular and non-vehicular connections wherever practical (Ref. 4.2)

4.3 Street Design

1. **Sidewalks:** Sidewalks shall be constructed along both sides of all streets using brick pavers, concrete, or a similar material. Residential sidewalks shall be a minimum of 5 feet in width. Sidewalks serving mixed use and commercial areas shall be a minimum of 8 feet in width, though there should be a minimum of 12-15 feet in front of retail uses.



Streets should have sidewalks on both sides of the street (Ref. 4.3.1)



DESIGN GUIDELINES

- 2. Street Trees/Planting Strips:** Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets shall have trees which compliment the face of the buildings and which shade the sidewalk. Residential streets shall provide for an appropriate canopy, which shades both the street and sidewalk, and serves as a visual buffer between the street and the home. Canopy trees with a minimum of 2 ½ inch caliper should be planted in a planting strip between the sidewalk and the street or in tree wells spaced a minimum of 40 feet on-center. The minimum width of all planting strips, if required, should be 6 feet. For large canopy trees such as Willow Oaks and Red Maples, a minimum 8 foot planting strip is required.



Plant street trees between the curb and the sidewalk (Ref. 4.3.2)

- 3. Street Locations:** Wherever possible, street locations should account for difficult topographical conditions, paralleling excessive contours to avoid excessive cuts and fills and the destruction of significant trees and vegetation outside of street-rights-of way on adjacent lands.
- 4. On-Street Parking:** All on-street parking provided should be parallel. Angle parking is permitted in front of high traffic retail locations and where the posted traffic speed is 20 mph or less.
- 5. Traffic Calming:** The use of traffic calming devices such as raised intersections, landscaping bulb-outs, and traffic circles are encouraged as alternatives to conventional traffic control measures.
- 6. Curbs and Drainage:** Curbs shall be constructed in accordance with NC DOT Standards. Vertical face curbing is required along all streets with on-street parking and around all required landscaping areas and parking lots. Mountable curbing is permitted around center medians, roundabouts, and other features in order to facilitate the infrequent use by vehicles with larger turning radii. Valley curbing is permitted along streets which serve homes with front-loaded off-street parking or that have infrequent on-street parking. Streets with a grade exceeding 2% shall use standard curbs. Drainage shall be provided using curb and gutter piped systems along all streets except along parkways that may use open swales. All drainage grates, if provided, must be safe for bicyclists (grating must be perpendicular or diagonal to the street centerline).
- 7. Geometric Design:** For lower speed streets (less than 25 mph posted speed) curb radii and street centerline radii are encouraged to be reduced in accordance with the Institute for Transportation Engineers-Traditional Neighborhood Development Street Design Guidelines, 1997.
- 8. Traffic Signal.** Where possible, pole mounted traffic signals are desired versus wire-hung signals providing that cost, safety, or other concerns are adequately addressed that would otherwise prohibit the pole mounting option.

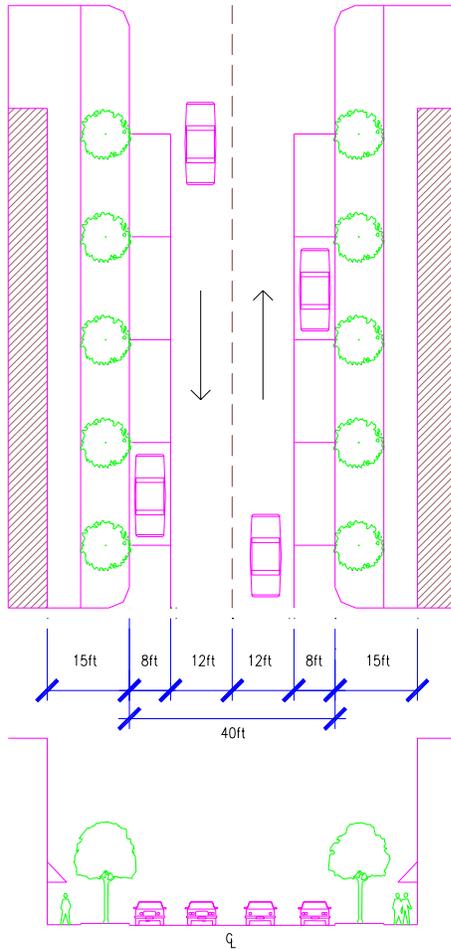


4.4 STREET TYPES:

Minor variations and exceptions to street cross-sections may be permitted by the reviewing officer. Such exceptions include variations to the pavement width, size and location of on-street parking, tree planting areas, street grade, and centerline radii in accordance with principles below. Right-of-way widths should be preserved for continuity.

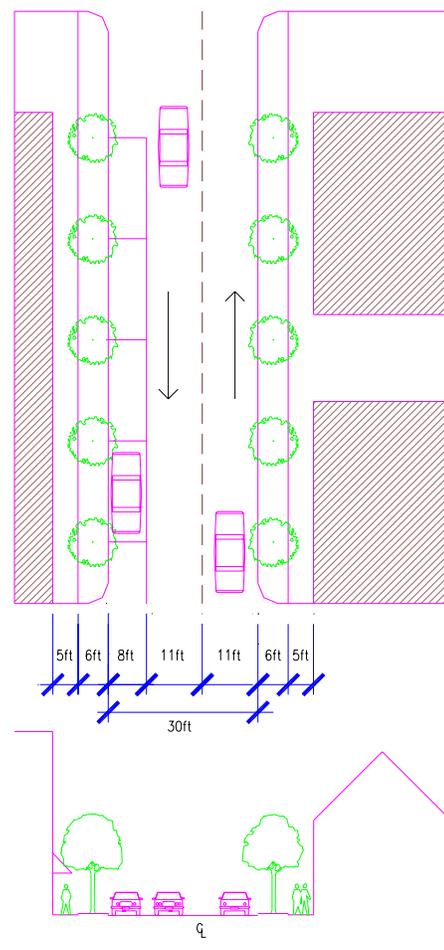
4.4 (A) Commercial Main Street

Right-of-Way: 70 ft



4.4 (B) Local Commercial Street

Right-of-Way: 60 ft



The Commercial Main Street serves as a small-scale, low-speed connector. Commercial Main Streets provide frontage for high-density buildings such as offices, shops, apartment buildings, and townhouses. A Main Street is urban in character, with raised curbs, closed drainage, wide sidewalks, parallel parking, trees in individual planting areas, and buildings aligned on short setbacks.

The Local Commercial Street serves as a small-scale, low-speed connector. Local Commercial streets provide frontage for medium-to-low-density mixed-use and commercial buildings. A Local Commercial Street is urban in character, with raised or rolled curbs, closed drainage, sidewalks, occasional parallel parking on one side, trees in continuous planting areas, and buildings aligned on medium setbacks.

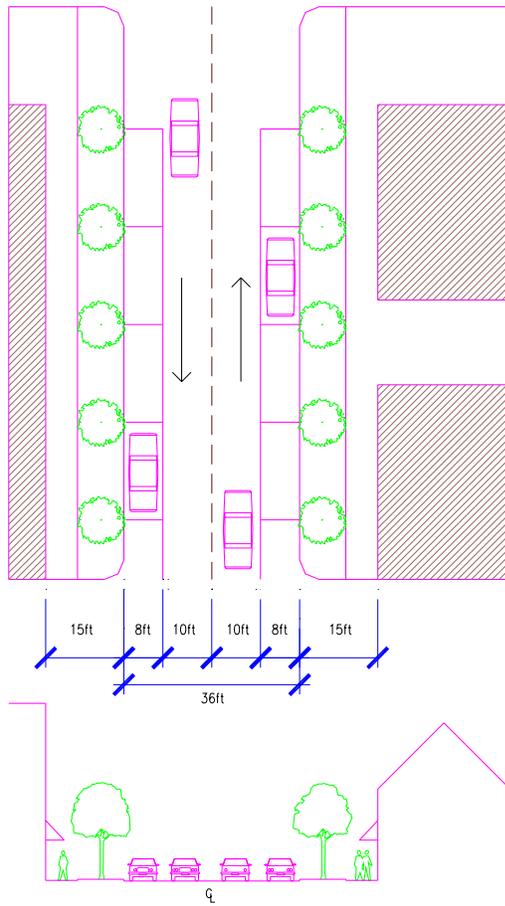
Design Speed: 25 mph
On-Street Parking: Marked

Design Speed: 15-25 mph
On-Street Parking: Marked



DESIGN
GUIDELINES

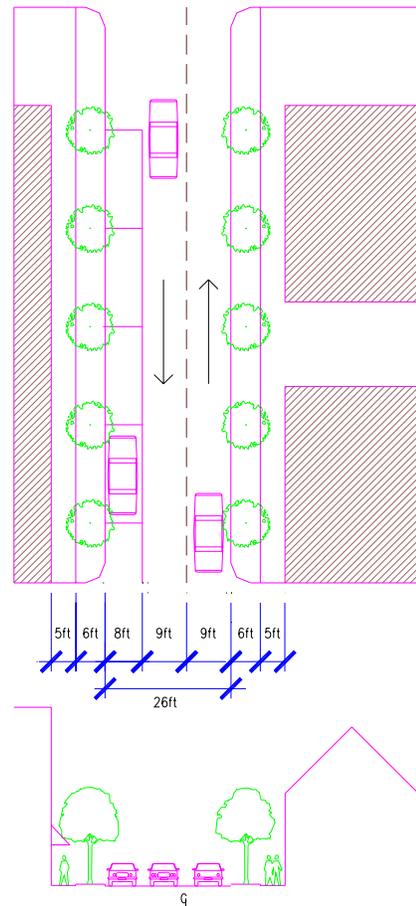
4.4 (C) Residential Main Street
Right-of-Way: 60-70 ft



The Residential Main Street serves as a small-scale, low-speed connector. Residential Main Streets provide frontage for medium density residential buildings such as townhomes and apartments. A Residential Main Street is urban in character, with raised or rolled curbs, closed drainage, sidewalks, occasional parallel parking on one side, trees in continuous planting areas, and buildings aligned on medium setbacks.

Design Speed: 15-25 mph
On-Street Parking: Marked

4.4 (D) Local Street
Right-of-Way: 50 ft



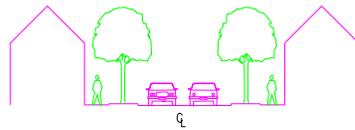
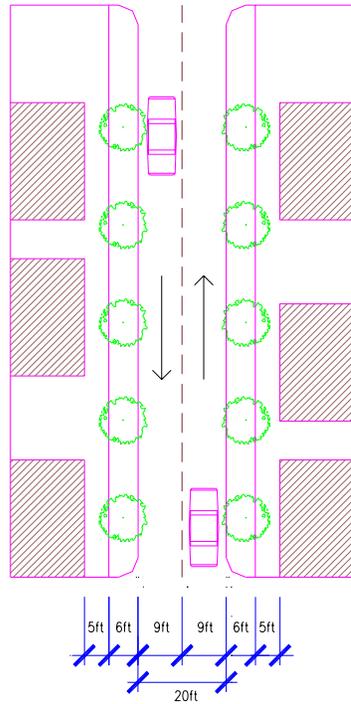
The Local Street serves as a small-scale, low-speed connector. Local Streets provide frontage for medium-to-low-density residential buildings such as detached homes with alleys and duplexes. A Local Street is urban in character, with raised or rolled curbs, closed drainage, sidewalks, occasional parallel parking on one side, trees in continuous planting areas, and buildings aligned on medium setbacks.

Design Speed: 20 mph



DESIGN
GUIDELINES

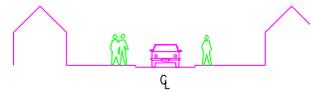
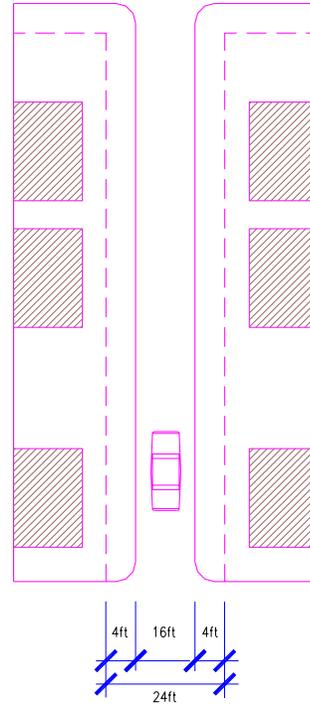
4.4 (E) Minor Street
Right-of-Way: 40-50 ft



The Minor Street is a small-scale, low-speed connector. It serves low-density residential buildings that accommodate all parking on-site. A Minor Street tends to be more rural in character with rolled curbs, open or closed drainage, narrow sidewalks, continuous plantings, and buildings set way back. On-street parking is not permitted except when the Minor Street is designed for one-way traffic.

Design Speed: 20 mph

4.4 (F) Rear Alley
Right-of-Way: 24 ft



The Rear Alley is a narrow access route behind lots without driveways along the frontages. Rear Alleys generally have a narrow strip of paving in the center, concrete edging, and serve as areas for underground utilities. It is the intention for alleys to be publicly owned and maintained.

Note: Private alleys (not maintained by the Village), if approved, may be reduced to 12 feet in pavement width.



5.0 PUBLIC OPEN SPACE

All development should provide useable public open space. Examples of useable public open space include: a park or green, outdoor café or restaurant seating, a plaza with seating, a playground, a picnic area, or a wide arcade for strolling along store fronts. Public right-of-way, landscaping filled in around buildings and parking lots, and simple paths are not considered useable public open space.

5.1 Definition

Public open space is defined as all areas not covered by building or parking lots, dry detention structures, streets, and required setbacks. The intent of these requirements is to allow for the usage of centrally located unencumbered land as useable open spaces and not to permit the use of leftover or otherwise unusable land to fulfill the requirements of this Section. Public open space shall be planned and improved, accessible and usable by persons living nearby. Improved shall mean cleared of underbrush and debris and shall contain one or more of the following improvements: landscaping, walls, fences, walks, statues, fountains, ball fields, and/or playground equipment.

5.2 Residential Development Dedication Requirements:

1. Required Dedication: 250 square feet per bedroom unit

Note: For the purposes of this calculation, developers should make a good faith estimate at the time of Preliminary Plat submission. In general, Single-Family Homes are calculated at a rate of 3 bedrooms per unit, unless otherwise specified. Greenways are credited towards this requirement at a rate equal to the length of the path times 16 feet in width. All residential development except garage apartments and residential units in mixed-use buildings shall be subject to these provisions.

2. Significant stands of trees, streambed areas, and other valuable topographic features shall be preserved within the required open space areas where practical. Areas noted on the Small Area Plan as open space should be preserved and dedicated where practical and feasible and may be left unimproved in accordance with the Plan.

3. Playground equipment, statues, and fountains should be located toward the interior of squares and parks.

4. Public open space should be fronted by streets and buildings to encourage their use and patrol their safety.

5. Required public open space shall be separately deeded to a homeowner's association, a non-profit land trust or conservancy, or otherwise permanently protected through deed restriction.



Public open space should be surrounded by buildings or streets to keep them accessible and safe (Ref. 5.2.4)



5.3 Non-Residential Development Dedication Requirements:

There is no minimum area, however, all non-residential development greater than 5 acres is expected to provide public open space in accordance with these provisions. The character and size of the public open space should be influenced by the surrounding uses (e.g. residential, retail, office) as well as by the prospective user groups (e.g. workers, shoppers, youth).

5.4 General Design Standards

1. **Location:** The design and location of public open space on a site is perhaps the most important determinant in a successful pedestrian environment. To ensure that public open space is well-used, it is essential to locate and design it carefully.
 - The space should be located where it is visible and easily accessible from homes and public areas (building entrances, sidewalks).
 - Take views and sun exposure into account in design and location.
 - The space should be well-buffered from moving cars so that users can enjoy and relax in the space.
 - The space may be visible from streets or internal drives but should not be wholly exposed to them.
 - Partially enclose the space with building walls, freestanding walls, landscaping, raised planters, or on-street parking to help buffer it and create a comfortable "outdoor room".
2. **Public Seating:** Publicly accessible places to sit in the public realm are important not only as basic amenities, but also in sponsoring casual social interaction. Seating can be both formal and informal, including both park benches on the tops of garden walls or monumental stairs at the entrance to public buildings. Planter walls should be set at a maximum height of 2½ feet to allow for their use as seating. Moveable chairs and sidewalk cafes are strongly encouraged.
3. **Minimum Amenities:**
 - 1 tree (3 ½ inch caliper minimum at installation) for every 1,000 square feet of provided open space to be planted in at least 350 square feet of soil.
 - A minimum of 25 linear feet of seating should be provided for every 1,000 square feet of urban open space. Seating should be more than 12 inches and less than 30 inches in height and not less than 16 inches in depth. Seating more than 28 inches in depth and accessible from two sides should count double. Moveable chairs are encouraged and each count as 2 ½ linear feet of suggested seating.
 - At least half of the open space should be at street level.
 - One water tap for each 5,000 square feet of each landscaped open space.
 - One garbage receptacle for each 5,000 square feet of each physically separated open space.
 - Public art is encouraged to be placed within the open space.
4. **Public Art:** Property owners are encouraged to provide outdoor public art on their property or in the adjacent public right-of-way, to enrich the pedestrian experience and create a stronger sense of place.



6.0 SITE DESIGN

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets lined by buildings rather than parking lots are more interesting to move along, especially for pedestrians and provide a safer environment.

6.1 General Site Design

1. Locate Buildings Close to the Street:

Locate buildings close to the pedestrian street (within 25 feet of the curb), with off-street parking behind and/or beside buildings.

- 2. Corner lots:** If the building is located at a street intersection, place the main building, or part of the building, at the corner. Parking, loading or service should not be located at an intersection.



Place buildings adjacent to corners and parking to the side or rear (Ref. 6.1.1 & .2)

- 3. Adjacent Lots:** For similarly zoned properties, try to match the grade of abutting properties where the properties meet. If there is a significant grade difference, create an attractive transition, using creative grading and landscaping or a decorative retaining wall. Be sure to incorporate vehicular and pedestrian cross-access. Avoid using a blank or unscreened concrete retaining wall or a rock-covered slope.

- 4. Underground Wiring:** To reduce the visual impact of overhead wiring, utility services shall be located underground.

- 5. Street Vistas:** Important street vistas (such as along Town gateways and primary pedestrian streets) should terminate in a focal point, such as a building or other architectural or natural feature.



Terminate important views with prominent architecture and/or landscaping (Ref. 6.1.5)

6.2 Environmental Protection

- 1. Protect Natural Features:** All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15%, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated into the overall site design.
- 2. Creek Preservation:** Piping of creeks should be avoided and channelization should be minimized.
- 3. Use of Bridges Preferred:** Where crossing of existing creeks is necessary, a bridge structure is superior to a culvert. Bridges permit the natural ecosystem of the stream to remain unimpeded under the crossing.

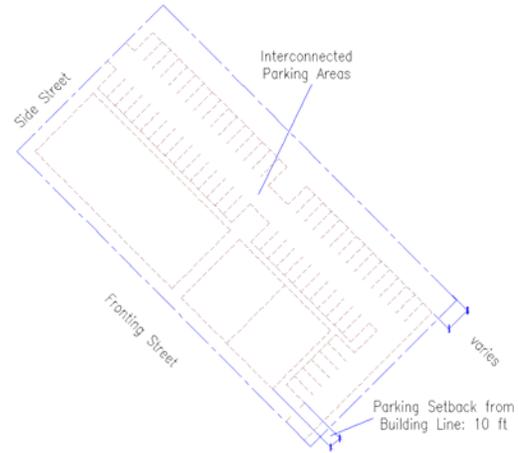


4. **Preserve Existing Vegetation:** Existing vegetation and large specimen trees should be preserved and incorporated into the site design in order to create a natural landscape and the impression of a mature landscape.
5. **I-40 Buffer:** A minimum 50 foot undisturbed vegetative buffer shall be preserved along the I-40 frontage. Where no vegetation currently exists, a 50 foot vegetative buffer should be installed.

6.3 Parking

1. Location of Parking Areas:

- Parking lots should be located to the side or behind buildings or in the interior of a block whenever possible. Parking areas in the side yards shall be located a minimum of 10 feet behind the frontage line of the building
- No off-street parking area should be located within any front yard except for single-family residential uses not serviced by a rear alley.



2. **Parking Area Screening:** All parking areas visible from the right-of-way should be screened from view. Parking areas located in the side yard shall have the portion of the lot that fronts the street screened up to a height of 4 feet using shrubs, brick walls (using brick that matches the adjacent building), wrought iron fencing, or any combination thereof. If landscaping is used, the minimum planting area width should not be less than 4 feet.



Screen parking lots from the street with a brick wall, wrought-iron fencing, and/or landscaping (Ref. 6.3.2)

3. **Circulation Drives:** Along Lewisville-Clemmons Road, a circulation drive may be permitted around the front of the building but may not encroach into the front setback or any required landscape area. If provided, this drive shall be designed to be the minimal width required (not to exceed 10 feet in width) and shall be constructed using alternative paving treatments such as pavers or stamped concrete.



Circulation drives, if provided, should be minimized and treated with pedestrian-scaled materials (Ref. 6.3.3)

4. **Connectivity:** Adjacent lots should be interconnected except in the case of existing steep topography between the sites.
5. **Alternate Paving Materials:** Because of the location of this Area in a protected watershed basin, consider the use of pervious pavement systems for at least 5% of the total spaces provided for areas that require overflow or peak-season parking such as large retail areas.



6.4 Lighting

Decorative lighting should be provided as a means of providing a safe and visible pedestrian realm as well as establishing a theme or character for a street. The use of decorative light fixtures along with a coordinated signage and banner program create a lively pedestrian environment.

1. Use a low intensity of high-quality light, which will provide good, uniform visibility while avoiding light pollution. All fixtures should be partial or full-cutoff only.
2. Use decorative bases, posts, luminaries, and bollards in lieu of standard wood poles.
3. A lighting program should consider the illumination of sidewalks and other multi-use pathways using low intensity fixtures that provide an even distribution of light while avoiding areas of intense shadows.
4. To consolidate the number of fixtures placed within the right-of-way, consider the co-location of light fixtures along with other streetscape elements on single poles (i.e. street lighting, pedestrian lighting, and banners).
5. A substantial amount of lighting for pedestrians should be provided from the storefronts using either indirect illumination from within the building or direct illumination under canopies or awnings.

6.5 Supplemental Landscaping

The appropriate use of existing and supplemental landscaping fosters unity of design for new development and blends new development with the natural landscape. Quality landscaping is an essential component of the built form of the Village.

1. Existing landscaping should be retained where possible. Do not assume mass clearing is preferable simply because it may be easiest.
2. The corners of street intersections, particularly gateways and site entries (entries from both street and sidewalk) should be distinguished by special landscape treatments: flower displays, specimen trees and shrubs, accent rocks, low walls, signage, decorative lighting, sculpture, architectural elements, and/or special paving. Features for vehicular entry points must meet the Village's sight triangle requirements.
3. Fences are recommended only where they are of complimentary design, materials and construction. Fences should supplement the existing and/or required plantings. The use of chain link or stockade fences visible from any public street is strongly discouraged.
4. Consider utilizing drought tolerant plants and other xeriscape techniques. These include: amending the soil, mulching, grouping plants by water need, and utilizing water-efficient irrigation equipment and schedules.



7.0 BUILDING DESIGN STANDARDS

7.1 General Design Standards:

Unless otherwise noted, all development should meet the following requirements:

1. **Street Walls:** The first floors of all buildings should be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:

- a. The first floor of all buildings fronting directly on a street should include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 40 percent of the length of the first floor building elevation along the first floor street frontage.



Storefronts should offer windows and doors along their street frontage (Ref. 7.1.1.a)

- b. Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)
- c. Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative.



Visually reduce large expanses of wall with windows and/or doors. (Ref. 7.1.1.b)

2. **Building Entrances:** A primary entrance facade shall be oriented toward the street, be designed for the pedestrian, and be distinguishable from the rest of the building. Such entrances shall be designed to convey their prominence on the fronting facade. Use building massing, special architectural features, and changes in the roof line to emphasize building entrances. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.



Clearly distinguish building entrances on the fronting facade (Ref. 7.1.2)

3. **Roof Pitch:** Roof pitches less than 3/12 and flat roofs will require a parapet wall. A pitched roof shall be profiled by eaves a minimum of 12 inches from the building face or with a gutter. Parapet walls or other roof treatments will screen the flat roof and any or all equipment that may be contained thereon from view. Roof forms should be architecturally compatible with existing, adjacent, or surrounding structures. The Detached House, Townhouse, and Apartment Building shall have pitched roofs only.

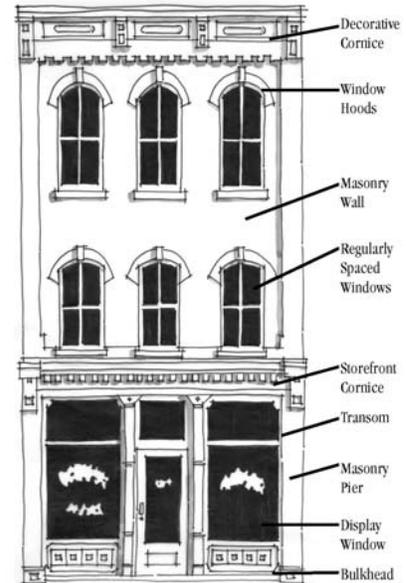


Buildings with pitched roofs should provide eaves (Ref. 7.1.3)



4. Façade Treatment

- Architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on all facades facing public rights-of-way.
- Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide the wall into human size proportions. Similarly, roofline offsets should be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- The ground level of the building must offer pedestrian interest along sidewalks and paths. This includes windows, entrances, and architectural details. Incidental signage on buildings, awnings, and ornamentation is encouraged.
- Roofline offsets shall be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.



- 5. **Residential Building Entrances:** Residential building entrances should be raised above the sidewalk a minimum of 1 ½ feet to reinforce a privacy zone and distinguish them from the commercial entrances.
- 6. **Color:** The predominant color of the buildings shall be of a tone which is compatible with surrounding buildings. Earth tones are encouraged, and bright colors shall only be used as accents to the overall building.



Raise residential building entries above street level to create privacy. (Ref. 7.1.5)

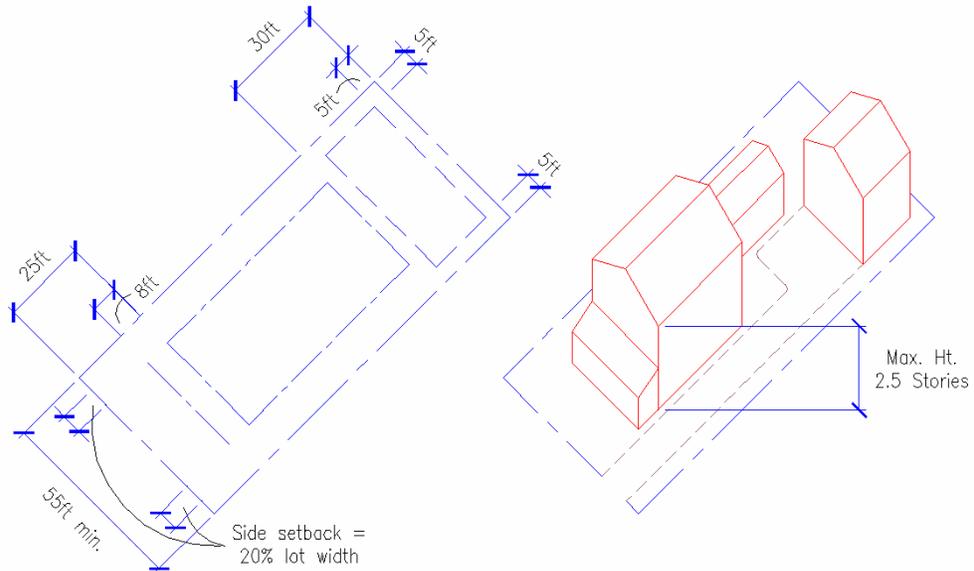
7.2 DETACHED HOUSE

Description: The detached house is the predominant building type in the Village of Clemmons. It is flexible in use (where permitted), accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses. When other building types are integrated with Detached Houses, the scale of the Detached House shall control (exception: Civic Buildings). The use permitted within the building is determined by the base Zoning District in which it is located.

1. LOT REQUIREMENTS

Type A: Street Lot

The street lot is a medium or large sized lot (60 feet or greater in width) that provides primary vehicular access from the street.



Setbacks:

Front: 15 feet

Sides: Total of 20% of the lot width (In new developments, the entire setback may be allocated to one side)

Rear: 25 feet

Accessory Structure Side/Rear Setback: 5 feet

Minimum Lot Width: 50 feet

Maximum Height: 2 ½ Stories

Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 8 feet.



Single Family



Quadruplex



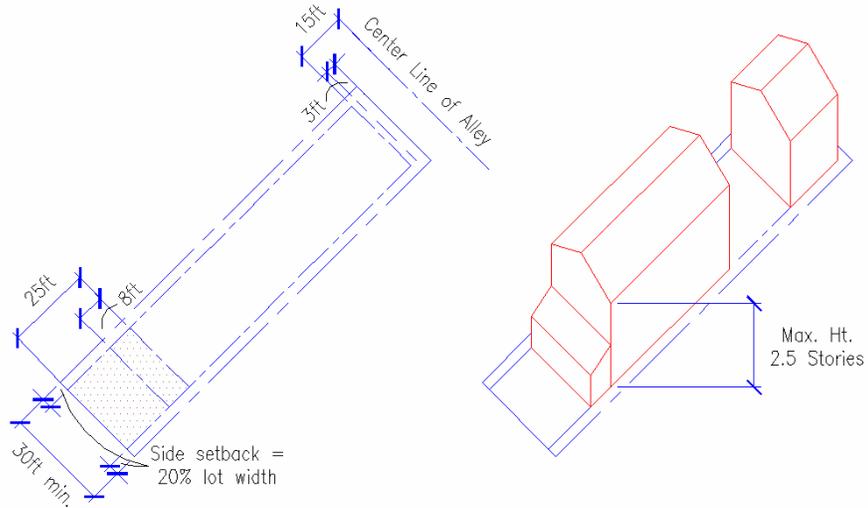
Limited Retail



7.2 DETACHED HOUSE

Type B: Alley Lot

The alley lot is a lot with an average width less than 60 feet. Primary vehicular access is provided using a rear lane or alley only. No curb cuts or driveways are permitted along the frontage except on previously platted lots.



Setbacks:

Front Build-To Line: 10-25 feet

Side: 3 feet each side with a minimum separation of 6 feet, however the total of both side yards may be allocated to one side in new development.

Rear: 15 feet from centerline of alley

Accessory Structure Side/Rear Setback: 1 foot

Minimum Lot Width: 25 feet

Maximum Height: 2 ½ Stories

Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 8 feet.

Vehicular Access to Lot: For lots less than 60 feet wide, alley access is required. For all others the use of an alley is permitted.



Detached Homes with Alleys



Detached Homes with Alleys



DESIGN GUIDELINES

7.2 DETACHED HOUSE

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

1. Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the home. Useable front porches are at least 6 feet deep and extend more than 50% of the facade.
2. Garages with front loading bays (if permitted) should be recessed from the front facade of the house and visually designed to form a secondary building volume. All garages with more than two bays should be turned such that the bays are not visible from the street. At no time shall the width of an attached garage exceed 40% of the total building facade.
3. Garage doors are not permitted on the front elevation of any Detached House on a lot less than 60 feet wide.
4. Except for Single Family Homes on Type A-Street Lots that are set back greater than 25 feet from the right-of-way, to provide privacy, all front entrances shall be raised from the curb grade a minimum of 1½ feet.

B. Materials

1. Residential building walls should be wood clapboard, wood shingle, wood drop siding, wood board and batten, cementitious fiber board, brick, stone, or materials similar in appearance and durability. Any accessory buildings will be complementary to the primary dwelling in design, scale, and materials similar to the principal structure.

2. Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket, wrought iron or materials similar in appearance and durability. Side and rear yard fences may be chain link, wood, wrought iron, or similar material. All side and rear yard fences over 4 feet in height shall be wood or similar material.
3. Residential roofs should be clad in wood shingles, standing seam metal, terne, slate, dimensional asphalt shingles or similar material.

C. Configurations

1. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 6:12.
2. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
3. Foundation walls (except those under porches) shall be finished with brick or stone. The crawlspace of porches may be enclosed with brick, stone, or wood lattice, or any combination thereof.

D. Techniques

1. Overhanging eaves may expose rafters.
2. Flush eaves shall be finished by profiled molding or gutters.



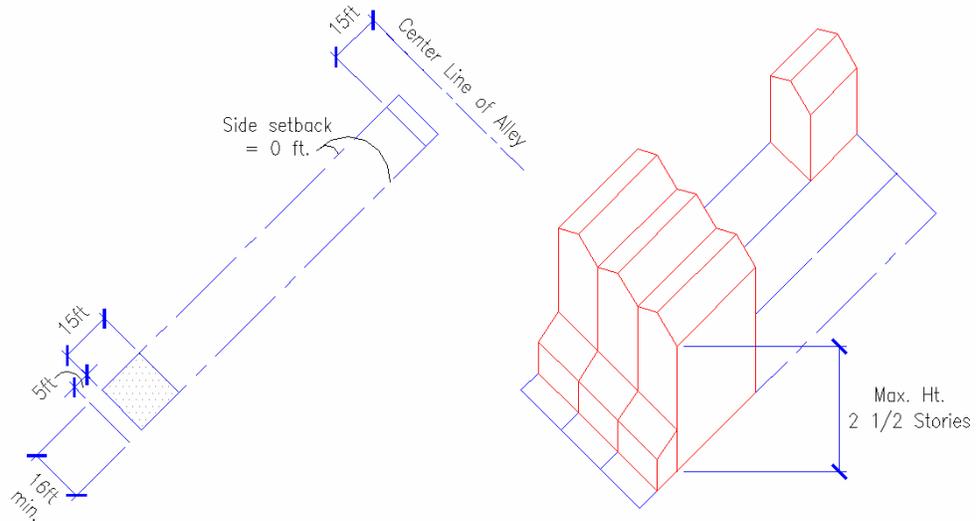
Conceptual view of development of detached houses (including 2 and 4 unit condominiums) at the corner of Harper Road and Peace Haven Road



7.3 TOWNHOUSE

Description: The townhouse is a building with two or more residential units that are located side-by-side. When an entrance is provided at-grade, the townhouse may be used as a live-work unit. The use permitted within the building is determined by the base Zoning District in which it is located.

1. LOT REQUIREMENTS



Setbacks:

Front (Maximum): 0-15 feet

Sides: 0 feet (Corner-6 feet)

Rear: 15 feet from centerline of alley

Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.

Minimum Lot Width: 16 feet

Maximum Height: 2 1/2 Stories

Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback. Upper story balconies may encroach into the right-of-way up to 5 feet with permission from the Village.

Accessory Structures:

Side/Rear Setback: 0 feet

Maximum Footprint: 650 square feet

Maximum Number of Structures: 1



18 ft wide Townhomes



24 ft wide Townhomes



Live-Work Units



DESIGN GUIDELINES

7.3 TOWNHOUSE

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

1. Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Useable front porches are at least 6 feet deep and extend more than 50% of the facade.
2. Garage doors are not permitted on the front elevation of any townhouse building.
3. All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.
4. All Townhouse buildings shall provide detailed design along all elevations. Detailed design shall be provided by using at least three (3) of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - a. Dormers
 - b. Gables
 - c. Recessed entries
 - d. Covered porch entries
 - e. Cupolas or towers
 - f. Pillars or posts
 - g. Eaves (minimum 6 inch projection)
 - h. Off-sets in building face or roof (minimum 16 inches)
 - i. Window trim (minimum 4 inches wide)
 - j. Bay windows
 - k. Balconies
 - l. Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
 - m. Decorative cornices and roof lines (for flat roofs)

B. Materials

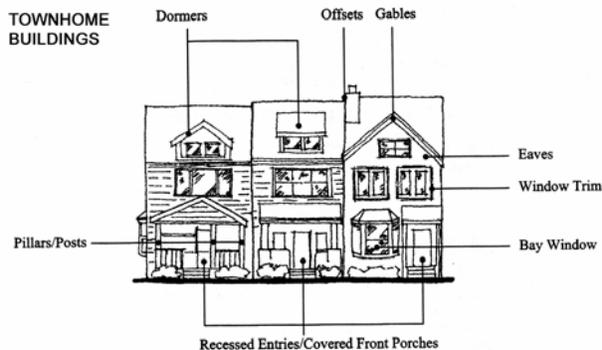
1. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, wood board and batten, cementitious fiber board, brick, stone, or materials similar in appearance and durability. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.
2. Residential roofs shall be clad in wood shingles, standing seam metal, terne, slate, dimensional asphalt shingles or similar material.

C. Configurations

1. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 6:12.
2. Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically proportioned wherever possible. Also, to the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
3. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
4. The crawlspace of buildings shall be enclosed.

D. Techniques

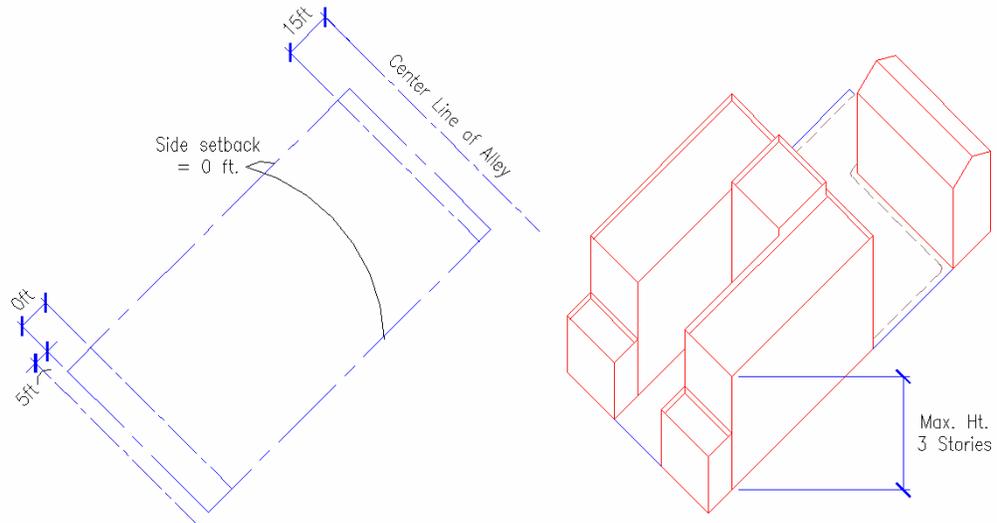
1. Overhanging eaves may expose rafters.
2. Flush eaves shall be finished by profiled molding or gutters.



7.4 APARTMENT BUILDING

Description: A multiple-unit building with apartments vertically arranged and with parking located below or behind the building. Units may be for rental or for sale in condominium ownership or may be designed as continuing care facilities. The ground floor may be available for commercial uses. The use permitted within the building is determined by the District in which it is located.

1. LOT REQUIREMENTS



Setbacks:

- Front:** 0 feet
- Sides:** 0 feet (Corner-4 feet)
- Rear:** 15 feet from centerline of alley

Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage except for vehicular access to rear parking.

Maximum Height: 3 Stories

Accessory Structures:

- Side/Rear Setback:** 0 feet
- Maximum Footprint:** 650 square feet

Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback. Upper story balconies may encroach into the right-of-way up to 5 feet with permission from the Village.



Multi-Family Building



Eightplex



Multi-Family Building

DESIGN GUIDELINES

7.4 APARTMENT BUILDING

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

1. Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Useable front porches are at least 6 feet deep and extend more than 50% of the facade.
2. Garage doors are not permitted on the front elevation of any Apartment building.
3. All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.
4. All Apartment buildings shall provide detailed design along all elevations. Detailed design shall be provided by using at least three (3) of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - a. Dormers
 - b. Gables
 - c. Recessed entries
 - d. Covered porch entries
 - e. Cupolas or towers
 - f. Pillars or posts
 - g. Eaves (minimum 6 inch projection)
 - h. Off-sets in building face or roof (minimum 16 inches)
 - i. Window trim (minimum 4 inches wide)
 - j. Bay windows
 - k. Balconies
 - l. Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
 - m. Decorative cornices and roof lines (for flat roofs)

B. Materials

1. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, wood board and batten, cementitious fiber board, brick, stone, stucco, vinyl siding, or materials similar in appearance and durability. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.
2. Residential roofs shall be clad in wood shingles, standing seam metal, terne, slate, dimensional asphalt shingles or similar material.

C. Configurations

1. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 6:12.
2. Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically proportioned wherever possible. Also, to the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
3. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
4. The crawlspace of buildings shall be enclosed.

D. Techniques

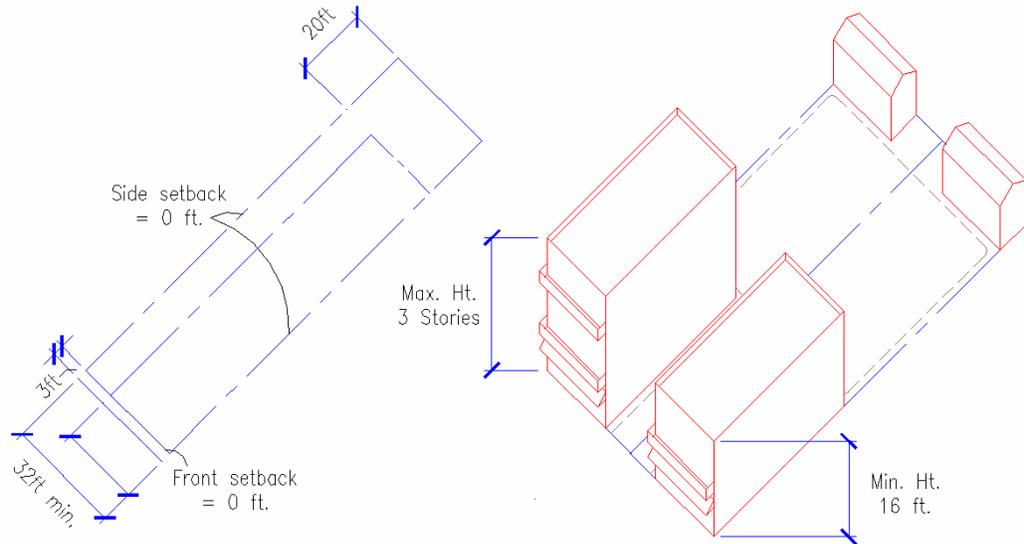
1. Overhanging eaves may expose rafters.
2. Flush eaves shall be finished by profiled molding or gutters.



7.5 COMMERCIAL BUILDING

Description: A structure which can accommodate a variety of uses mixed either horizontally (shopping center) or vertically (apartment over a store). Office buildings, hotels and inns can be placed in Commercial Buildings. The use permitted within the building is determined by the base Zoning District in which it is located.

1. LOT REQUIREMENTS



Minimum Height: 16 feet
Maximum Height: 3 Stories

Minimum Lot Width: 32 feet

Setbacks:

- Front:** 0 feet (10 ft along Lewisville-Clemmons Road)
- Sides:** 0 feet
- Rear:** 20 feet

Encroachments: Upper story balconies may encroach into the right-of-way up to 3 feet with permission from the Village.

Accessory Structures:

Side/Rear Setback: 0 feet



Mixed Use



Retail



Office



Flex Office



Grocery Store and Retail Shops



DESIGN GUIDELINES

7.5 COMMERCIAL BUILDING

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

1. At least 40% of the width of street level frontages shall be in windows or doorways. Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
2. No frontage wall shall remain unpierced by a window or functional general access doorway for more than 20 feet. For buildings within 20 feet of the sidewalk, at least 50% of the ground floor frontage shall be in windows and doorways.
3. A principal, functional doorway for public or direct-entry access into a building shall be from the fronting street. Corner entrances shall be provided on corner lot buildings. (Exception: Commercial buildings along multi-lane thoroughfares may be accessed from entries located in the front half of the building)
4. Decorative cornices shall be provided for buildings with a flat roof. Alternatively, eaves shall be provided with a pitched roof.
5. A building canopy, awning, or similar weather protection may be provided and should project 3-5 feet from the façade.

B. Materials

1. Commercial building walls shall be brick, stucco, stone, marble, or other materials similar in appearance and durability. Regular concrete block may be used on building walls not visible from a public street. Decorative concrete block, siding, EIFS, and other minority elements may be used as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
2. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, dimensional asphalt shingles or similar material.
3. Signs on the inside of glazed openings may be neon.

C. Configurations

1. Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically proportioned wherever possible, except ground-level storefront windows which may be square. Also, to the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.
2. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
3. Sky-lights shall be flat (non-bubble).

D. Techniques

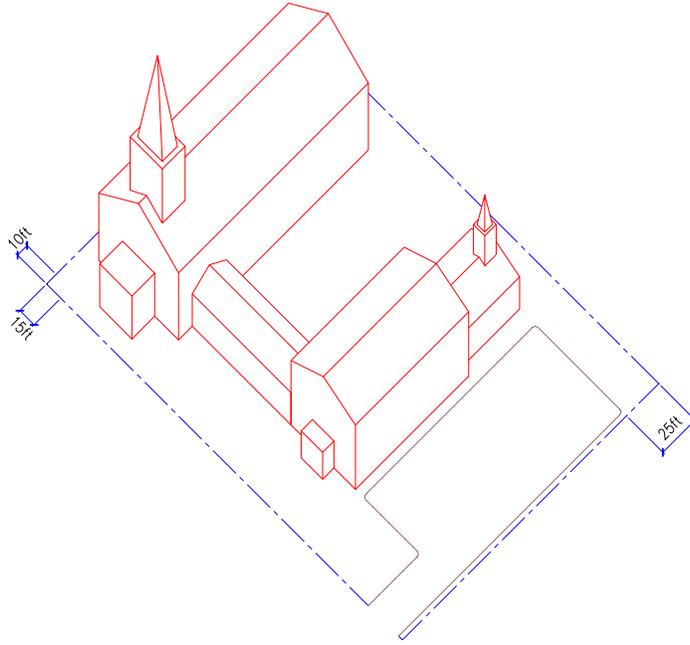
1. Windows shall be set to the inside of the building face wall.
2. All rooftop equipment shall be screened from view.



7.6 CIVIC BUILDING

Description: Specialized public or semi-public buildings intended to serve as public gathering places. Such uses include governmental offices, churches or other places of worship, schools, hospitals, post offices, and non-profit or charitable clubs and organizations.

1. LOT REQUIREMENTS



Setbacks (Minimum):

Front: 10 feet

Sides: 15

Rear: 25 feet

**Accessory Structure Side/Rear
Setback:** 5 feet

Minimum Lot Width: 70 feet

Minimum Lot Size: none

Maximum Height: 48 feet

Encroachments: Balconies, stoops, stairs, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 10 feet.



Church



Fire Station



7.6 CIVIC BUILDING

2. ARCHITECTURAL REQUIREMENTS

A. General Requirements

1. Schools, churches, and government buildings should be built so that they terminate a street vista whenever possible, and shall be of sufficient design to create visual anchors for the community.
2. Building(s) incidental to the principal structure shall be behind a line a minimum of 20 feet from the front facade of the structure, and if more than one, shall be arranged to create secondary gathering spaces within the lot.
3. Parking shall be located towards the interior of the lot. On-street parking may be used to fulfill parking requirements. Parking may not occur within a front setback or corner side setback though a driveway may be provided across the frontage for circulation and pick-up/drop-off only.
4. Front setbacks may be altered to preserve views or significant trees.

B. Materials

1. Civic building walls shall be clad in clapboard, stone, stucco, brick, or marble. Decorative cast concrete and wood or vinyl siding may be used as a minority element on facades facing public streets.
2. Civic roofs shall be clad in slate, sheet metal, corrugated metal, or dimensional asphalt shingles, or other material similar in appearance and durability.
3. Gutters and down spouts shall be made of copper or galvanized painted metal, or other material similar in appearance and durability.
4. The orders (columns and supporting members), if provided, should be made of wood or cast concrete.
5. Stained glass or other decorative window treatments are encouraged.

C. Configurations

1. Two wall materials may be combined horizontally on one facade. The heavier material should be below.

D. Techniques

1. Windows shall be set to the inside of the building face wall.
2. All rooftop equipment shall be screened from view.



8.0 DEFINITIONS

Arcade

A walkway adjacent to a building which is covered by a roof yet is not fully enclosed.

Frontage

The lot boundary which coincides with a public thoroughfare or space. Also, the facade of a structure facing the street.

Frontage Line

The portion of lot frontage which has a building or wall running parallel to it.

Live-Work Unit

Small commercial enterprises with the ground floor occupied by commercial uses and a residential unit above.

Commercial space may be a home-based business or may be leased independently.

Pedestrian-Oriented Street

A street that is intended to serve as a primary pathway for pedestrians in both use and design. Such streets are typified by continuous uses along their primary frontages that maintain a pedestrian entrance. These are differentiated from auto-oriented streets where the posted

speeds of the fronting thoroughfares, or the parking and/or loading requirements of the buildings (such as in the alleys) discourage pedestrian activity.

Story

That part of a building or structure above ground level between a floor and the floor or roof next above. A mezzanine shall be considered a story if it exceeds one-third of the area of the floor immediately below. A penthouse shall be considered a story if it exceeds one-third of the area of the roof. The under roof area with dormers does not count as a story.

