

Shall the town vote to amend Article 10 of the Lyman Zoning Ordinance to add the following section:

Commercial Design Standards

A. Purpose. To protect, enhance and perpetuate the town's historic, cultural and architectural heritage and to enhance the town's appearance to residents and visitors and to serve as a support and stimulus to business and industry. Construction of a new building or structure or addition to an existing structure shall be of such design, form, proportion, mass, configuration, building material, texture, and location on a lot as to conform with the following guidelines as deemed practicable by the Planning Board.

(1) Applicability. These design standards apply to all new commercial buildings, structures and modifications to existing structures in the Town of Lyman which require Site Plan approval per the Lyman Zoning Ordinance.

B. Standards

(1) Proposed buildings, improvements and additions shall not be stylized to the point that the buildings or improvements are more an advertisement than an architecture form.

(2) Facades shall be articulated every fifty (50) feet using varied designs, rooflines, materials and heights. The front façade shall be designed to look like more than one building entrance when the façade is proposed to be greater than 50 feet in width.

(3) The relationship of the width of the building to the height of the front elevation shall be visually compatible with nearby, buildings, structures and open spaces.

(4) The roof shape of a building shall be visually compatible with that of buildings to which it is visually related. When no clear pattern exists, a roof pitch of 5/12 or steeper shall be used, or the building should be designed so as to appear to have a pitched roof. The design of the roofline, facade or parapet wall shall screen any air conditioning or other utilities placed on the roof on three (3) sides most visible to the public.

(5) Where mechanical equipment such as HVAC and trash receptacles are located at ground level, appropriate vegetative screening or privacy fencing shall be used to hide the equipment while spaced to allow for routine maintenance.