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**§ 116-8.6. West Falls Hamlet Overlay.**

- A. Purpose: It is the purpose of this overlay to recognize the hamlet of West Falls as an existing built-up area consisting of mixed land uses at a higher density than that in the surrounding area of the Town.
- B. Intent: Pursuant to the recommendations in the Regional Comprehensive Plan of [2007], this overlay district is designed to serve as a rural service hamlet that preserves the character and quality of the West Falls hamlet area, including through the adoption of architectural guidelines to control aesthetics, landscaping, and connective features. This zone is also intended to encourage the development of uses that are in harmony with the surrounding area, improve the visual character of the area, promote walkability, protect adjoining residential uses, and enhance the area by encouraging service-oriented uses that are primarily focused on customers within the hamlet, but which are not intended to draw customers from considerable distances, or which have low-volume traffic and no significant impacts so as to be minimally intrusive upon residences.
- C. Boundary Description: The West Falls Hamlet Overlay District encompasses all properties contiguous to Bridge St. and to Rte. 240 from the southern border of the Town to the intersection with Behm Rd.
- D. Objectives:
  - (1) Emphasis is placed on the redevelopment of existing properties and the strong residential character of the hamlet.
  - (2) Conversions of residential structures for office or commercial use are permitted.
  - (3) Projects should be "pedestrian-friendly." Pedestrian access should be an integral part of any site plan in this area.
  - (4) Parking should be at the sides or rear of the buildings wherever feasible, and screened to maintain the residential character of the area. Parking requirements should, however, be flexible, allowing agreements for shared parking between businesses to be counted as part of the required parking spaces.
  - (5) Landscaping and setback standards should be utilized to improve visual characteristics and buffer development and redevelopment from adjoining sensitive land uses.
  - (6) Architectural standards shall complement the character of a hamlet district and provide for an improved and positive image for the area. Facade designs that improve the character of the area are preferred.
  - (7) Franchise architecture is not permitted.
- E. Permitted Principal Uses. The uses permitted in the West Falls Hamlet Overlay District shall be the same as the underlying zoning district(s).
- F. Accessory buildings. The accessory uses permitted in the West Falls Hamlet

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Overlay District shall be the same as the accessory uses permitted in the underlying zoning district(s).

- G. In addition to set Town standards, freestanding signs may not be any larger than 12 square feet.
  
- H. Architectural standards. Building standards.
  - (1) Building frontages shall face the public right-of-way.
  - (2) New building forms and elevations should be detailed and articulated to create interesting rooflines and strong patterns of shade and shadow.
  - (3) Large buildings should have height variations to give the appearance of distinct elements.
  - (4) Building colors should accent, blend with, or complement the surrounding environment. Bright or brilliant colors should be reserved for trim and accents.
  - (5) Building frontages with frequent doors, windows, and articulations such as bays and porches, are preferred.
  - (6) Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk.
  - (7) Awnings and overhangs for shade and shelter are encouraged.
  
- I. Building standards. Roofs.
  - (1) Flat roofs are prohibited. Roof pitches must be a minimum of 2 inches of rise and 12 inches of run.
  - (2) Roofs should complement the overall style of the building.
  - (3) Roof materials should not be reflective.
  - (4) Roof colors should complement the overall character of the building.
  - (5) All roofs shall incorporate measures to prevent falling snow and ice onto the sidewalk, if applicable.
  
- J. Site and landscaping.
  - (1) Site plan review regulations of Chapter 95 are required for all new principal buildings.
  - (2) Development shall promote the character of the hamlet core by maintaining a setback consistent with the buildings in the area provided that such development meets existing setback minimums.
  - (3) Any proposed development or redevelopment shall include sidewalks that contribute to the goal of a unified pedestrian network in West Falls, if feasible.
  - (4) The rear of commercial buildings (existing and proposed) shall be enhanced, where appropriate, to improve views to surrounding residential properties.
  - (5) No more than 80% of the lot area of any lot may be used for structures and impermeable surfaces. In the event of a discrepancy between this provision and a requirement in a specific district, this provision prevails.

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