



# Design Standards

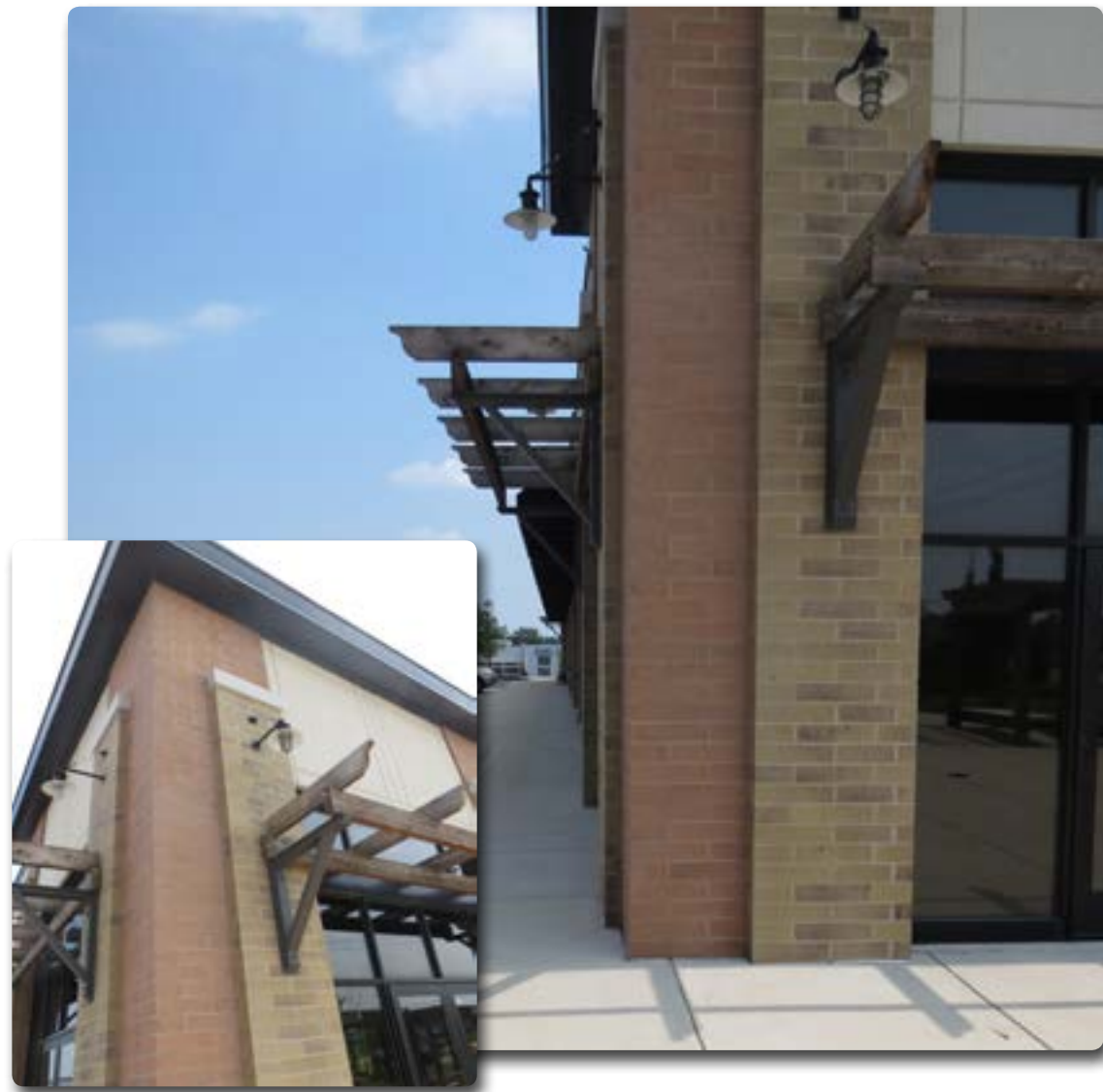
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*You can use an eraser on the drafting table or a sledge hammer on the construction site.*

— Frank Lloyd Wright



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## Design Goals

The Village of Sussex (Village) has adopted the Sussex Smart Growth Comprehensive Plan to guide development and redevelopment. The Plan's vision seeks to maintain a small-town atmosphere, featuring a generous use of greenspace in all residential, commercial and industrial developments. The greenspace goals are sought within the B-4 Central Mixed Use District, but the nature of development in this particular zoning district may not always support generous amounts of greenspace.

The Village's historical links to Sussex County, England, and the resulting themes are also an important goal of design in the Village. This vision also seeks to retain a viable Historic Downtown sector based on principals defined in the Sussex Downtown Design and Development Plan. These standards are intended to define and enforce criteria for quality development that meets the vision stated above.

The following architectural and site layout design standards are established to apply to all new structures and uses, and to changes or additions to existing structures and uses. All new developments are encouraged to include sustainable building practices. The Village supports the pursuit of LEED certification for developments, buildings, or tenant build outs.

## Design Objectives

In order to assure that development projects conform to the vision statement, Smart Growth Comprehensive Plan, and the Sussex Downtown Design and Development Plan, the Village hereby adopts the Village of Sussex Design Standards (SDS) to guide planning decisions by the Village Plan Commission (PC), Village Architectural Review Board (ARB), and the Village Board (VB).

## Design Policy

All proposed development projects shall be initially reviewed by the PC and the PC shall in most cases refer the project to the ARB for a recommendation on the project's design elements compliance with to the SDS. The project shall materially adhere to the SDS as interpreted by the ARB or other VB designated review agency before approval will be given to the project. The ARB is the primary review agency of the SDS and shall recommend changes of the SDS from time to time to the PC. Any variances from the SDS must be approved by the ARB and PC based upon findings by the Village Administrator or their designee.

Examples of acceptable designs for many of the standards can be found in this manual. Some designs may be more stringent based on standards found in other duly adopted plans like the Downtown Design and Development Plan, or other Plans the VB may pass from time to time.



## SECTION 1: SITE PLANNING

### Purpose

The intent of this section is to develop quality site plans that promote areas of greenspace, pedestrian access, and quality of life enhancements. The standards apply for all areas of the Village, but the reader should be aware that specific plans for certain areas like the downtown may require more specific standards. Reference can be found in the Land Division and Development Ordinance Chapter 18 and example site planning styles are detailed in the Design Collage in back of the SDS.

### 1.1 Development Concepts

- Developments outside of the B-4 Central Mixed Use District shall be designed as visible commercial or residential neighborhoods, with defined public use activity centers, perimeters composed of roadways or common open spaces, and a strategy for transitioning vehicle, bicycle, and pedestrian circulation. Differing uses shall be clearly defined by attractive measures of transitioning traffic flow from the perimeters to the center. The developer shall provide convenient and attractive pedestrian and vehicular connections between all areas including residential, retail/business, and recreation uses and the transition strategy shall include the use of landscape buffers, pedestrian walkways, and/or architecturally similar building designs.
- Developments within the B-4 Central Mixed Use District are encouraged to be of a mixed-use nature that ties together commercial, office, and residential uses.

### 1.2 Residential Features

- Neighborhoods shall be pedestrian and bicycle friendly through the inclusion of walkways, sidewalks, and bike paths within the development.



*B-4 District mixed use of residential and commercial.*



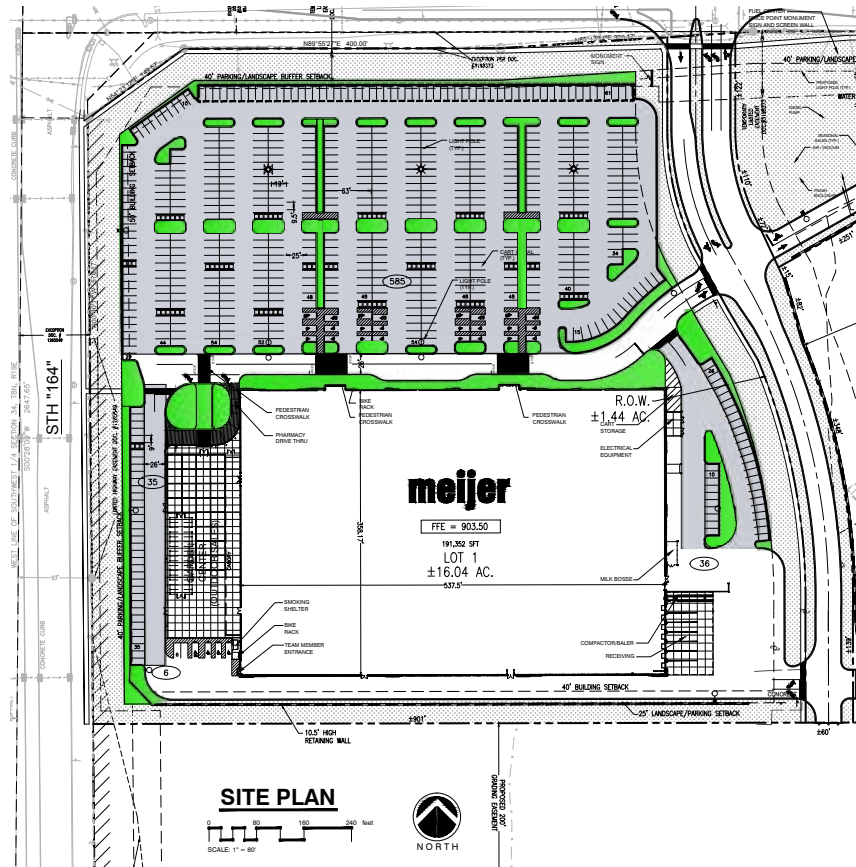
*Commercial*



*Apartment Complex*



Site layout to have appropriate traffic flow, pedestrian circulation, landscape buffers, adequate greenspace, stormwater and snow storage facilities.



- b) Residential developments shall be visually and noise buffered by utilizing a landscape berm from non-residential developments. The landscape berms shall be at least six feet in height and screen the lower level of any residential unit. The Village may alter the minimum if site features make a six foot berm inadequate or unnecessary to screen the lower level of any residential unit.
- c) Residential lots shall not have direct vehicle access to arterial streets.
- d) At least two entryways will be required for development with 30 or more lots/residential units, unless the Plan Commission makes a determination that one access is sufficient.



Landscape berm for visual and noise buffering between non-residential and residential developments.



Boulevard entrance into a residential subdivision from an arterial street.

### 1.3 Traffic and Utilities

- a) Entry points shall be consolidated to minimize traffic conflicts, congestion, and to create an easily identifiable circulation system. A traffic study may be required to determine the proper circulation pattern.
- b) Appropriate distances shall be maintained, as determined by the government agency with jurisdiction for the road, between intersections along arterial streets for safety and ease of traffic flow. Intersections on Arterial Streets within the Villages jurisdiction shall follow the Land Division and Development Ordinance (LDO) Chapter 18.
- c) Intersections on local roads shall be no less than 250 feet apart for safety and ease of traffic flow unless otherwise dictated by exceptional topography or other limiting factors of good design, see the Land Development Ordinance Chapter 18.
- d) Snow storage areas shall be delineated on the site plan to ensure snow can safely be removed from parking and driving areas without damaging landscaping or illegally placing snow in the public right of way.
- e) Development shall incorporate opportunities for public transit services.
- f) All Utilities shall be placed underground unless such placement is found to be unrealistic as determined by the PC based on recommendation by the Village Administrator or their designee.
- g) When designing stormwater facilities the designer of the facilities shall think about the impact of water coming onto the site from other areas, how the sites design will impact water quality after flowing across the site, and how water will leave the site. Attention to how the facilities can positively affect the quality of the site design should also be taken into consideration.
- h) Lighting shall be incorporated into developments so that it does not impose on adjacent land uses. The lighting used shall be consistent with the architectural theme of the building and of the neighboring buildings. The lighting structure shall be as minimal in height as possible. The lighting shall follow the Comprehensive Land Use Plan, Park Plan, Downtown Design and Development Plan, or other Plans as may be approved from time to time by the Village. See Lighting Section 7 for more information.



Waterfall feature as part of stormwater management.

### 1.4 Open Space and Recreation

- a) Active and passive parks and/or other open spaces shall be provided to serve community needs and in any areas designated in the Comprehensive Land Use Plan, Park Plan, Downtown Design and Development Plan, or other Plans as may be approved from time to time by the Village.
- b) Sidewalks, walkways, pathways, and or bike paths shall be installed by the developer in any areas designated in the Comprehensive Land Use Plan, Park Plan, Downtown Design and Development Plan, or other Plans as may be approved from time to time by the Village. Sidewalks shall be installed according to the Land Division and Development code. Walkways shall always be installed along STH, CTH and arterial roads adjacent to the development and major local roads entering the development.



Residential neighborhoods to include a park and sufficient open space.



## SECTION 2: LANDSCAPING

### Purpose

The intent of this section is to develop quality landscaping that promote areas of greenspace, protect established trees, and create other quality of life enhancements. The standards apply for all areas of the Village, but the reader should be aware that specific plans for certain areas like the downtown may require more specific standards.

### 2.1 Landscaping and Buffering Standards

- a) Berms shall be used to screen high traffic areas from residential homes, break up the visibility from the roadway of large areas of parking, and create separation from dissimilar uses that are adjacent to each other. Berms shall be built with side slopes not exceeding one foot vertical by four feet horizontal unless otherwise approved by the PC and shall be maintained with grasses or alternative landscaping satisfactory to the ARB. The buffering shall be in harmony with terrain adjacent to the development site. The developer shall have provisions for ongoing maintenance such as mowing and weed management of the berms
- b) Extensive landscaped areas and open spaces shall be in place to reduce the visual intensity of developments. Use buffers and screens, either with landscape, structural, or earthen features to separate vehicular and pedestrian areas, and to beautify/screen parking lots and buildings from the view of the street or other neighboring parcels. The mix of evergreens and deciduous trees shall be reviewed by the ARB to ensure year round screening, aesthetics, and balance to the site.
- c) Determining Required Land Use Buffer and Landscape Design: An appropriate land use buffer and landscaping shall be provided between uses based on the intensity of the uses. The greater variance of intensity between adjacent land uses, the higher level of buffering and landscaping shall be provided. Definitions of intensity factors used to determine buffering are defined in the tables shown below.

1. The first step in determining the buffer and landscaping required is to calculate the numerical difference between the land use intensity (LUI) factors of the two adjoining uses from Table 1.

*Example A: If a general commercial project is proposed on a site that borders existing lands zoned for residential density of four to eight units per acre, the calculated Land Use Intensity difference would be (General Commercial LUI Factor = seven) minus (Res. four to eight units per acre LUI Factor = three) equals an LUI difference of four.*

2. The second step in determining a land use buffer and landscape requirement is to adjust the numerical difference between land use intensities for any intervening road, drainage or utility right of way or easements that separate the sites. The difference between LUI factors shall be reduced as noted on Table 2.

*Example B: If the general commercial project from Example A was separated by a local road from the residential density of four to eight units per acre, the adjusted LUI Factor would be (LUI Difference = four) minus (Local Road deduction = one) equals adjusted LUI Difference of three.*



Example of planting areas at commercial building.

3. The resulting final land use intensity difference is then used to determine the buffer and landscape design type in Table 3.

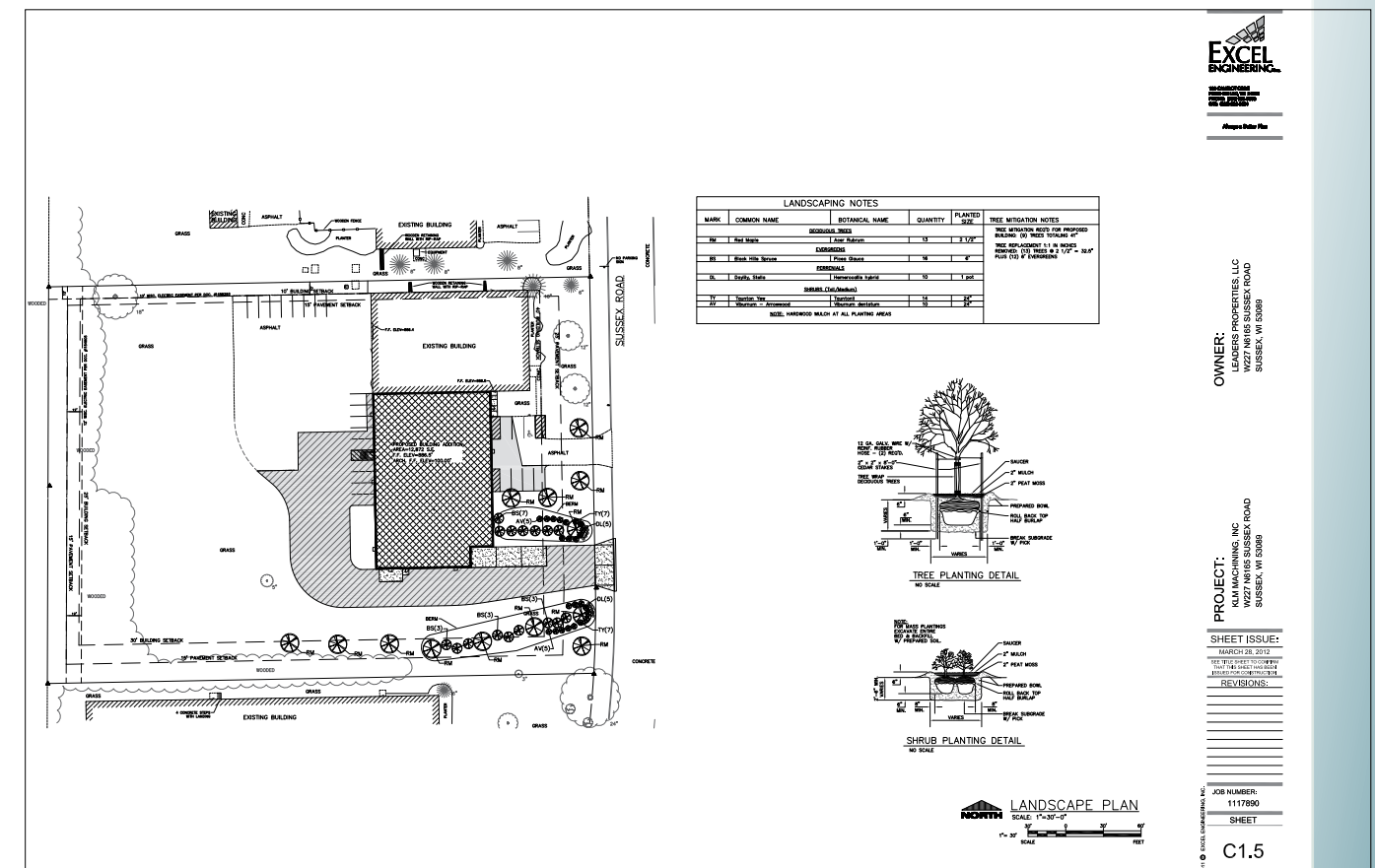
*Example C: Using the adjusted LUI difference of three from Example B the required buffer width would be 20 feet between the proposed project and existing residential property.*

### EXAMPLE LUI CALCULATION

$$[\text{General Commercial} < .65 \text{ ISR}] \text{ minus } [\text{Residential 4-8 units/acre}] \text{ minus } [\text{Local Road}] = [\text{Adjusted LUI}]$$

$$[7] \quad - \quad [3] \quad - \quad [1] \quad = \quad [3]$$

4. The following guidelines can be used to help determine the appropriate buffer and landscape design.
  - a. The buffer and landscape requirements are calculated per each side of a parcel (North, East, West, and South) and may often times be different for each side of a parcel depending upon the adjacent uses or roadways in any particular side.
  - b. The total landscaping requirements once determined for each side can be added together for the site and allocated on the site as deemed appropriate by the ARB to accomplish the goals of beautifying/screening parking, accessory structures, dock doors, and enhancing buildings. Buffer distances must be maintained in each side as required by Table 3 to protect the separation required in that side of the property.
  - c. The lineal feet measurement used in Table 3 is calculated by measuring the entire length of the property line on each side of a parcel. The lineal feet measurement of a side is reduced by the portion of the length of the primary building facing that side where no parking lot is found on a perpendicular tangent between the building and the property line on that side and when the building has no dock doors on that side of the building.
  - d. In no case shall a landscaping requirement be less than zero.
  - e. Parking lots may have special buffering and landscaping requirements as listed in section 3 Parking.



Submitted plans should be detailed, providing a key.

## Land Use Intensity Charts and Diagrams

**TABLE 1: LAND USE INTENSITY FACTOR**

Land Use	LUI Factor	Land Use	LUI Factor
Residential: Less than 4 units per acre	1	General Commercial: Less than .65 ISR	7
Residential: 4-8 units per acre	3	General Commercial: .65 ISR or greater	8
Residential: 9-20 units per acre	6	Heavy Commercial	9
Office: Less than .60 ISR and 2 stories or less	5	Warehouse/Light Manufacturing	8
Office: .60 - .65 ISR and 2 stories	6	Manufacturing	9
Office: Over .65 ISR or over 2 stories	7		

**Notes to Table 1**

1. Impervious surface ratio (ISR) is the amount of land covered by buildings and pavement to the amount of land covered by landscaping.
2. Office includes office and medical office uses, and the office fronts of office/warehousing buildings. Special uses in office zones shall require additional buffering, based on their intensity.
3. "General Commercial" is defined as uses allowed in B-1, B-2, B-3 and B-4 Districts that do not have outside activities such as night use drive-up windows, gasoline sales, significant late night parking lot activity or similar impacts adjacent to the lower intensity land use.
4. "Heavy Commercial" is defined as all other commercial uses not included in note three.
5. For vacant land, the land use intensity shall be assumed to be based on current zoning or land use plan designation, whichever is the most intense.

**TABLE 2: INTERVENING RIGHT-OF-WAY CREDIT**

Right-of-Way or Easement Width	Reduction of LUI Difference
Local Road	1
Collector Road	2
Arterial Road	4
Limited Access HWY	6
Utility or Drainage Easement (feet)	Reduction of LUI Difference
20 to 50	1
51 to 100	2
101 to 150	4
151 or more	6

**TABLE 3: LAND USE BUFFER/LANDSCAPE DESIGN**

Buffer Type		Planted/100 Lin. Ft. of Buffer	
LUI Difference	Width (feet)	Trees	Shrubs and Flowers
0-3	20	4	20
4	30	6	25
5	40	7	35
6-8	50	10	45

## 2.2 Protected Tree Preservation

- a) Sites containing protected trees shall require submission of a Protected Tree Preservation Plan for Village Tree Board approval. Said Plan shall follow the requirements of Chapter 27 of the Village Code of Ordinances.

## 2.3 Other General Landscaping Guidelines

- a) Ample greenspace at least 40 feet in width shall be retained along right-of-ways, except where smaller setbacks are required by the Downtown Design and Development Plan, or other Plans as may be approved from time to time by the Village. Development bordering federal, state, and county highways may have narrower greenspace areas but not less than 25 feet, based upon PC approval due to the size of right of way, but said greenspace areas should include extensive landscape plantings.
- b) Improve roadway visual quality through the use of vegetation and streetscape amenities consistent with neighboring properties and Village beautification projects within the district. There shall be streetscape amenities along arterial streets consistent with overall village styles as documented in the SDS, Downtown Development and Design Plan, Land Division Ordinance, or other duly adopted Village Ordinances or Plans. Some examples of streetscape amenities include benches, monuments, decorative lighting, etc.
- c) All entranceways to developments shall have a landscaped island to include a monument sign framed with natural materials such as brick, stone, or wood, or similar type materials including a landscaped plan approved by the ARB, except when the development is considered infill development or if the ARB finds the landscaped island to be inappropriate for a particular site due to its impact on other priorities of the SDS. The monument sign may be placed in the landscape terrace area if the landscaped island entrance is deemed inappropriate for a particular development by the ARB.



*Example of monument sign at subdivision entrance.*

- d) Subdivision/residential entrances from arterial or collector streets must also include landscaped terraces on both sides of entryway to include a monument feature, trees, and or shrubs. Such terrace areas must be a minimum of 1/4 of an acre and include a depth of at least 40 feet from the arterial right of ways.
- e) Commercial developments shall include one or more planting areas that shall feature natural landscaping materials, such as vegetation (trees, bushes, etc.), stone, brick or wood, to soften the visual impact of principal buildings on the site and to enhance the desired small town feel of the development. Planting areas are to be placed near the main entrances to the principal structures on the site.



*Example of mixed landscaping.*



## SECTION 3: PARKING

### Purpose

The intent of this section is to develop quality parking that promotes public safety, pedestrian friendliness, and quality of life enhancements. The standards apply for all areas of the Village, but the reader should be aware that specific plans for certain areas like the downtown, etc. may require more specific standards. Example parking facility styles are detailed in the Design Collage in back of the SDS.

- a) Parking facilities shall include a minimum 25 foot greenspace buffer between parking areas and roadway right-of-ways except as noted in the Downtown Development and Design Plan.
- b) Parking facilities over 1 acre shall include public activity center features at major access points to key buildings and shall be designed for orderly egress and ingress.
- c) Parking lot, street way, and walkway lighting shall not impact upon adjacent residential areas, but shall be well lit to provide safe transportation.
- d) Promote shared parking facilities to minimize visual impacts of expansive lots. Shared parking facilities shall have a shared parking facility agreement.

- e) Parking facilities shall include the use of strategically placed islands of natural landscaping material to break up expanses of paving. This will:

1. Create multiple small parking lots in the place of a few large lots to increase the visual quality of public areas.
2. Divide up the “seas” of parking by designing individualized parking precincts for the various uses in a mixed use neighborhood.
3. Maintain an end island area next to the last parking stall in the row to provide adequate turning and maneuvering room.

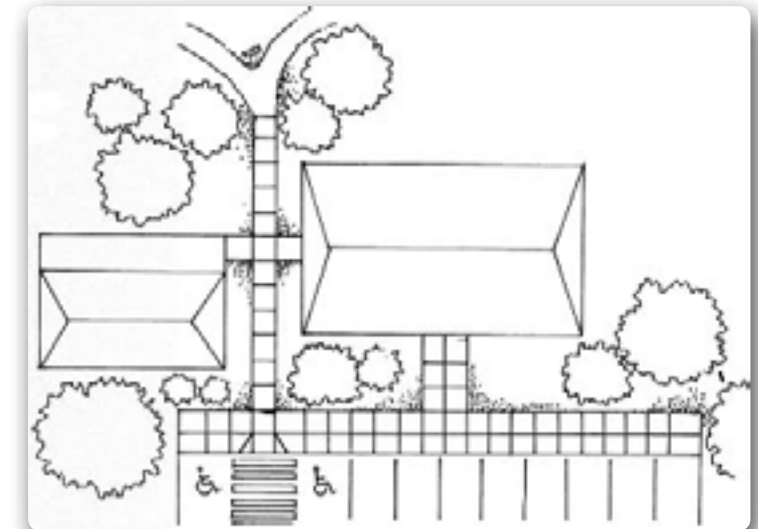


*Example of parking lot island with natural landscaping.*

- f) Parking facilities shall maintain safety and pedestrian comfort within parking and circulation areas. To accomplish this:
  1. Parking lots shall not directly abut buildings on a site, but shall be transitioned by a pedestrian walkway at least six feet in width. The transition shall also include landscaping or amenities to present a safe and attractive border to the parking lot.
  2. Parking lots in all districts containing more than 20 spaces shall provide clearly defined pedestrian walkways between the parking area and buildings located on the site. Pedestrian walkways shall be provided at a minimum of one walkway for each six lanes of parking. More stringent requirements may be required if the Village determines it to be appropriate for pedestrian safety reasons.
- g) Commercial parking lots shall be discouraged in the street yard, with particular emphasis to limit street yard parking in the B-4 district. When the ARB finds that street yard parking is appropriate for the orderly development of a site said parking shall be sufficiently screened from the street view by a combination of landscaped berms, trees, and shrubs. Acceptable view blockage shall be based on site topography, views from adjacent sites, and locations of landscaping and structures on the site.



*Promote shared parking facilities.*



*Example of parking lot pedestrian walkways.*



*Create pedestrian friendly parking lots by creating sidewalk and landscape buffers.*



## SECTION 4: BUILDINGS & STRUCTURES

### Purpose

The intent of this section is to develop quality buildings that reflect the historical patterns of the area. While still promoting a modern appeal that meets the needs of citizens and quality of life enhancements that citizens have come to expect in the Village. The standards apply for all areas of the Village, but the reader should be aware that specific plans for certain areas like the downtown, etc. may require more specific standards. Example building styles are detailed in the Design Collage in back of the SDS.

### 4.1 General Building Materials and Architectural Details

- a) Village standards will take precedence over any national or regional branding.
- b) Building facades shall not be capped by long unbroken structural lines or repeating of monotonous design. Building facades that use varying setbacks are encouraged.
- c) Building material and architectural details shall maintain continuity and rhythm with each other to develop an appropriate building character for each designated area. To accomplish this:
  1. The exterior of all buildings shall be made of natural materials, (wood, brick, stone, etc.) and no metal exteriors are allowed. The exception to the natural material rule will be allowed:
    - a. If a residential neighborhood already has existing non natural material on the exterior of homes or
    - b. If the building is a shed, it can be plastic or resin material provided that it meets the standards of 17.1002 B or;
  2. Roof material that is visible should be dimensional shingles and color to be consistent with building color. Metal roofs may be considered subject to approval of the ARB, if the metal roof is deemed to be significantly tied to the style of architecture for the building, is architecturally styled similar to that of a dimensional shingle and fits with the small town feel of the Village.
  3. On business district street corners the buildings should have well designed entrances angled towards the center of the intersections with tall building features and unique signage visible in all directions.



*Example of building with mixed material and architectural details.*

- d) Refuse structures, mechanical equipment, loading docks, etc. should be screened and designed to have very limited impact on neighboring properties. Screening purposes with respect to loading docks, the design should be to not limit the use or access of the loading doors while still providing sufficient screening. Refuse structures shall be constructed of material that matches the building exterior so as to blend with the overall architecture of the site and must have a gate.



*Example of refuse structure designed to blend with the overall site.*

### 4.2 Commercial Structures Building Materials and Architectural Details

- a) Commercial structures shall use the traditional architectural features found in the Village. To accomplish this:
  1. Commercial clusters shall provide a common small town theme emphasizing a sense of community. Any branding shall be minimized and adjusted so as to not distract from the architectural themes of the Village.
  2. Commercial structures with side or rear public exposure shall include use of the same architectural features found on the front of the building.
  3. Commercial structures shall provide a human scale along street corridors by encouraging store front windows, covered walkways, and highlighted entrances.



*Commercial Building in the Regional Business District*

- b) Commercial structures shall not be flat roofed rectangular commercial structures. Flat roofs are allowed, but they shall be screened with parapet walls with variations on height as appropriate. They may have facades with articulated lines to delineate sections.
- c) The design collage includes examples of appropriate structure styles like Prairie style, or historical Sussex County, England styles with battlemented parapets, bartizans, lintels, sills, water tables, and cream city brick.
- d) Street facades of commercial shall maintain a minimum of 33% of window or door openings (proportionally less on visible side elevations), the ARB may request additional windows appropriate for the scale and size of the building.



*Downtown Commercial Development*



*Example of Building in the Highway Business District*



### 4.3 Industrial Structures Building Materials and Architectural Details

- a) Industrial structures shall be architecturally designed with features to minimize long unbroken walls for all sides of building. A heavier emphasis on architectural details shall be made on the street façade and adjacent side elevations, but design quality is expected for the entire building. The street façade shall maintain a minimum of 20% of window or door openings. In areas with less architectural features on manufacturing structures additional landscaping features with height may be required. The ARB may request additional windows appropriate for the scale and size of the building.



*Building in Business Park*



*Building in Industrial Park*

### 4.4 Residential Structures Building Materials and Architectural Details

- a) Residential Developments shall use traditional architecture found in the Village. Additional architectural styles may be approved by the ARB from time to time for use after careful review by the ARB of the style to ensure the architectural integrity and welfare of the community is maintained while still allowing for architectural advancement. The promotion of architectural uniqueness will be encouraged between lots, no building shall be permitted that design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or drabness.



*Residential Architectural Designs*

- b) Building Materials of residential homes, the exterior of the dwelling unit shall be constructed of natural materials, such as wood and/or hardiplank or similar. Use of type of material will be considered for areas of infill. If masonry is used on the exterior walls, it should whenever possible, terminate only at an inside corner. In the event it is not possible to terminate the masonry material at an inside corner, the material must then terminate at a corner board that is at least four (4) inches in width.
- c) Roof Pitch, Roof Materials and Roof Overhangs. The roofs of all dwelling units shall have a minimum pitch of eight (8) feet in height for each twelve (12) feet in length (8/12) for all dwelling units. The roof of a dwelling unit shall be covered with architectural dimensional shingles. Roof overhangs of the dwellings unit shall be a minimum of twelve (12) inches at the eaves and three (3) inches at gable ends.
- d) Garages. All single family dwellings shall have an attached garage, for at least two cars.
- e) Central Mixed Use District developments should provide a hierarchy of building sizes, roof types, and façade styles that emphasize historic Sussex traditions by following general architectural style represented by examples such as Queen Anne, Elizabethan, Folk Victorian, New England Colonial, Cubic, Tudor Revival, Cape Cod, and American Bungalow along with new urbanism designs to provide a healthy mix of style and design within the district.

## SECTION 5: SIGNAGE

### Purpose

The intent of this section is to develop quality signs that promote the historical patterns of this area and assist with the architectural feel of the neighborhoods the signs will be located in. The standards apply for all areas of the Village, but the reader should be aware that specific plans for certain areas like the downtown, etc. may require more specific standards. Reference can be found in Zoning Ordinance Chapter 17 and example signage styles are detailed in the Design Collage in back of the SDS.

### 5.1 General Signage Architectural and Design Standards

- a) Village standards will take precedence over any national or regional branding.
- b) Signs shall be coordinated with the architecture of the building and with each other if multiple signs exist on one site so as to present a consistent, planned image. Any specific branding must be interwoven into the architecture of the building so as to not distract from the architectural feel of the Village. Buildings with more than one tenant shall coordinate the “tenant” signs into one consistent image. Signs in the B-4 Central Mixed Use District shall follow the standards set forth in the Downtown Development and Design Plan.
- c) Maintain appropriate scale of signs consistent with their use, i.e. larger signs for vehicular traffic areas, and smaller signs for pedestrian use areas.
- d) Limit the number of lettering styles, colors and pieces of information that are permitted on signs to promote legibility.
- e) All signs shall be properly maintained according to Village Ordinance.
- f) Signs shall not cause a distraction or otherwise impair the safety of drivers or pedestrians. To accomplish this:
1. Illuminated signs shall not produce glare that impacts neighboring buildings, or driver’s ability to safely drive.
  2. Neon signs shall not be used for primary signage. Secondary signage may be granted if tastefully designed, minimal in size and not distracting to the overall architectural feel of the building.

### 5.2 Ground and Monument Signage Architectural and Design Standards

- a) Ground signs should be constructed and framed with natural materials such as brick, stone, or wood and the address must appear on the sign. Framing shall include a base and side pillars although in some cases only one side pillar may be required if the design of the sign fits with the architectural feel of the building it is representing. The sign face itself is not required to be of that natural material, but is encouraged. The ARB may determine that other material is appropriately comparable or that alternative material is specifically allowed within a specific zoning district.



*Ground sign with stone pillars and electronic message center.*

- b) Monument Signage develops focal points in the community that create a sense of place and promote the Village’s historical patterns. Development projects shall highlight the entry points and boundaries of the related areas with monument signage.
- c) Monuments shall be constructed and framed with natural materials such as stone, brick, and/or wood. Framing shall include a base and side pillars unless otherwise approved by the ARB. For Commercial and Multi-Family Monuments the address of the complex shall be listed on the sign.
- d) Monument sign lettering and logos shall be constructed of cast metal or sandblasted natural material (stone, wood, etc.) unless otherwise approved by the ARB.
- e) Lighting of monument signs shall use either ground mounted floods or overhead indirect lighting featuring a decorative shed roof.
- f) Ground and Monument signage encourage a sense of place and roadside character through the placement and architectural link with landmark buildings, architectural facades, and public spaces.



## SECTION 6: PEDESTRIAN ORIENTATION

### Purpose

The intent of this section is to provide for development that promotes “livability” through large areas of greenspace, pedestrian access, and quality of life enhancements. It is also the intent of the standards to enhance the pedestrian experience, encourage walking, and promote safety. The standards apply for all areas of the Village, but the reader should be aware that specific plans for certain areas like the downtown etc. may require more specific standards. Example pedestrian orientation designs are detailed in the Design Collage in back of the SDS.

- a) Developments shall provide for pedestrian connections between private buildings, the public sidewalk and trail systems. To accomplish this:
  1. There shall be convenient sidewalks with a minimum of 6 feet width to promote a safe and comfortable alternative to vehicular travel within a development and along streets.
  2. Pedestrian walkways within a development shall be linked to any existing or planned public walkway or sidewalk abutting the development.
  3. Parking lots shall have clearly defined and accented pedestrian ways to accommodate safe passage from parked vehicles and connections to offsite walkways or bike paths.
  4. Walkway designs should not force pedestrians to back track past stores in order to exit the area.
  5. Bicycle parking spaces shall be provided within business and office districts in convenient and secure locations.
- b) Developments shall provide for pedestrian-scale public spaces and amenities at the entrance to buildings. To accomplish this:
  1. Information and directory signs shall be provided for pedestrians.
  2. Developments shall include special paving and vegetation to highlight commercial building entrances and vehicular/pedestrian intersection crosswalks. Crosswalks adjacent to building entrances that service over 50 parking spaces shall be of a contrasting pavement treatment.
  3. Businesses are encouraged to provide attractive store fronts and outdoor cafes along walkways. Pedestrian corridors shall avoid use of blank building walls, parking lot intrusion, and unattractive design features along the walkway.
  4. Amenities such as drinking fountains, benches, and bike racks should be incorporated in walkways/pedestrian areas with in parking lots.



*Pedestrian amenity in a median area.*

- c) Developments shall enhance pedestrian safety. To accomplish this:
  1. Pedestrian walkways shall be separated from auto roadways.
  2. Pedestrian ways shall be visually open, and well lighted to promote a feeling of personal safety.
  3. Where pedestrian crossings exceed two lanes, a safety island or other crossing device shall be strongly considered to minimize the traffic lanes needing to be crossed at one point.
  4. Vehicle speeds shall be reduced at pedestrian crossings by use of a combination of signage, curb extensions, rumble strips, or other traffic control devices.
  5. Attractive and safe pedestrian areas should be created by placing buildings close together and focused towards public areas. Walking distances between parking and popular destinations should be minimized.



*Examples of pedestrian walkways.*



## SECTION 7: LIGHTING

### Purpose

The intent of this section is to provide quality lighting that promotes safety and aesthetics. The standards apply for all areas of the Village, but the reader should be aware that specific plans for certain areas like the downtown etc. may require more specific standards. Reference can be found in Zoning Ordinance Chapter 17 and example lighting styles are detailed in the Design Collage in back of the SDS.

- (a) Decorative lighting fixtures shall be used to illuminate and highlight all walkways and sidewalks in business, office, multiple family residential, industrial districts, and areas adjacent to the development that are designated for walking paths, sidewalks, or other pedestrian pathways. Developments within the B-4 Central Mixed Use District shall provide uniform decorative lighting according to the Downtown Plan.
- (b) Decorative lighting shall be provided on the street perimeters for all business, office, multiple family residential, and industrial districts.
- (c) Exterior lighting shall be architecturally integrated with the building style, material and colors.
- (d) Exterior lighting of the building and site shall be designed so that light is not directed off the site and the light source is shielded for direct offsite viewing.
- (e) Fixture mounting height shall be appropriate for the project and the setting. The mounting height for small parking lots and service areas shall not be higher than 20 feet.
- (f) Light poles shall be no higher than 30 feet (20 feet high preferred) and the bases shall be buried. Where bases must be exposed they shall be painted to blend in with the surroundings or have a decorative base.
- (g) Where commercial lighting standards are necessary for public safety the development shall also utilize accent lighting on the perimeter of the development.
- (h) The placement of light poles within raised curb planter areas is encouraged except where lighting will be obscured by vegetation.
- (i) The use of vandal resistant well lighting is encouraged for monument sign lighting.



Examples of decorative lighting.

## SECTION 8: ENVIRONMENTAL PROTECTION

- (A) Isolated natural Areas, Scientific Areas, Primary and secondary environmental corridors designated by the SEWRPC, Waukesha County and/or the Village of Sussex Comprehensive Plan shall not be utilized for density requirements per section 17.0514 of the Sussex Zoning code. These designated areas shall not be disturbed.
- (B) Wetlands, Streams, and Areas designated as navigable streams by the State of Wisconsin Department of Natural Resources must be protected. Wetland restoration and protection plans must be submitted to Village Staff for approval before any land division or development plat or certified survey map is approved.
- (C) Navigable Streams shall be protected. A Stream restoration plan addressing aesthetics, drainage, and erosion must be approved by the Village Engineer prior to execution of any land division or building permit on a subject property.



Butler Wetlands



Stream

## SECTION 9: DEFINITIONS

**Active and passive parks** – Active parks have higher intensity uses like softball, playgrounds, soccer, etc. Passive parks have low intensity uses like walking, sitting, nature watching, etc.

**American Bungalow** – An architectural style derived from early British houses in India, the bungalow perhaps best typifies American housing of the 20th century. The typical bungalow featured an overhanging gable roof with brackets, exposed rafters, a large porch, and usually incorporated rustic materials such as stone and clinker brick.

**Arterial streets** – These roads are main thoroughfares that connect large parts of the community with each other. Traffic is often heavier and faster than on other roads and arterials generally connect to highways and other roads that lead out of the community.

**Battlemented parapets** – This architectural feature is a low wall with open spaces “windows” projecting from the edge of a platform, terrace, or roof.

**Bartizans** – This architectural feature is a turret which is projected at an angle from a tower, a parapet or near a gateway.

**Cape Cod** – An architectural style originated in New England in the late 17th century and refers to one-and-a-half story homes popular in the United States during the 1940s and 1950s.

**Cream city brick** – Pale yellow, the bricks proved popular throughout the 1800s, cream city bricks were used for ornamental architecture in the United States and Europe.

**Cubic** – An architectural style with 2 stories without or with dormers on the next story, a small, front porch and pyramidal roof

**Curb extensions** – This is a design where the curb is extended into the road to provide a shorter distance for a pedestrian to cross the traffic way.

**Design Collage** – A collection or group of layouts, photographs, or illustrations that show different design aspects.

**Elizabethan** – An architectural style with massive sculptured chimneys with chimney pots, reddish bricks and stucco, complicated peaked roofs, and small leaded glass windows.

**Folk Victorian** – An architectural style found throughout the Midwest with a square, symmetrical shape, brackets under the eaves, porches with spindlework or flat, jigsaw cut trim, often with carpenter gothic details, low-pitched, pyramid shaped roofs, a front gable, and side wings.

**Human Scale** – Development structures that are designed to emphasize the quality and functionality of a place from a pedestrian perspective.

**Impervious surface ratio (ISR)** – The ratio of impervious surfaces like asphalt, or buildings to pervious surfaces like grass on a specific parcel.

**Isolated Natural Areas/ Primary and Secondary Environmental Corridors** – Areas designated by the Village of Sussex, County, or State as areas that have concentrated aesthetic, cultural, recreational, and ecological value and should be preserved as natural open spaces

**Landscape Island** – An area of greenspace dividing two sections of road. Most often found at the entryway to a development or subdivision the landscape island is an important indication of changing uses.

**Land Use Buffering Chart** – The chart used to determine the size and style of landscaping needed to prevent intrusion of light, noise, odor, etc from affecting a neighboring lot.

**Land Use Intensity (LUI) Factors** – These factors correlate land uses with level of impact from light, noise, odor, etc. The factors can then be used to determine the appropriate amount of buffering needed to make the corresponding land uses from having too great an impact on each other.

**Mitigation (trees)** – Mitigation is the process of replanting trees to help offset the removal of existing trees.

**Navigable Streams** – Streams or bodies of water determined by the Wisconsin Department of Natural Resources to be at least occasionally navigable by a boat or canoe.

**New England Colonial** – An architectural style with a symmetrical façade, rectangular shape with two to three stories, a gable roof with an overhanging upper story, pillars and columns, multi-pane, double-hung windows with shutters, temple-like entrances: porticos topped by pediments, paneled doors with sidelights topped with rectangular transoms, and classical detailing

**Parking Precincts** – Small areas of parking separated from each other to prevent large expanses of parking.

**Pedestrian-Scale** – See human scale.

**Planting Areas** – Areas that feature natural landscaping materials, such as vegetation (Trees, bushes, etc.) stone, brick or wood.

**Prairie Style** – An architectural style with a two-story rectangle, with a hipped roof, and overhanging eaves.

**Protected Tree** – Defined in the Environmental Enhancement and Protection Ordinance.

**Protected Tree Preservation Plan** – A plan that outlines the preservation of protected trees on a site.

**Queen Anne** – An architectural style with patterned shingles, spindlework, extensive porches and bay windows.

**Safety Island** – An island found in the middle of a road or parking lot used to provide refuge for pedestrians when crossing traffic. Safety islands are often landscaped to promote the aesthetics of the road and can be used to slow down traffic as well.

**Sills** – The members forming the lower side of an opening, as a door sill or window sill.

**Streetscape Amenities** – Structures or landscaping that beautifies and enhances the functionality of the areas along the roadway. Examples of streetscape amenities include benches, monuments, decorative lighting, etc.

**Street yard** – A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and a line parallel thereto through the nearest point of the principal structure. Corner lots and double frontage lots have two (2) such yards.

**Sussex Smart Growth Comprehensive Plan** – The Village adopted plan for managing and improving aspects of the community as it grows. A large part of the plan relates to land uses. The plan includes a focus on transportation, economic development, environmental protection, among other areas.

**Sussex Downtown Design and Development Plan** – A plan adopted by the Village to improve and enhance the Villages Downtown area.

**Tudor Revival** – An architectural style with decorative half-timbering, steeply pitched roofs, prominent cross gables, tall, narrow windows, small window panes, and massive chimneys.

**Water Tables** – The water table is a projecting course of molded brick between the upper and ground floors. The walls above the water table step back several inches.



