

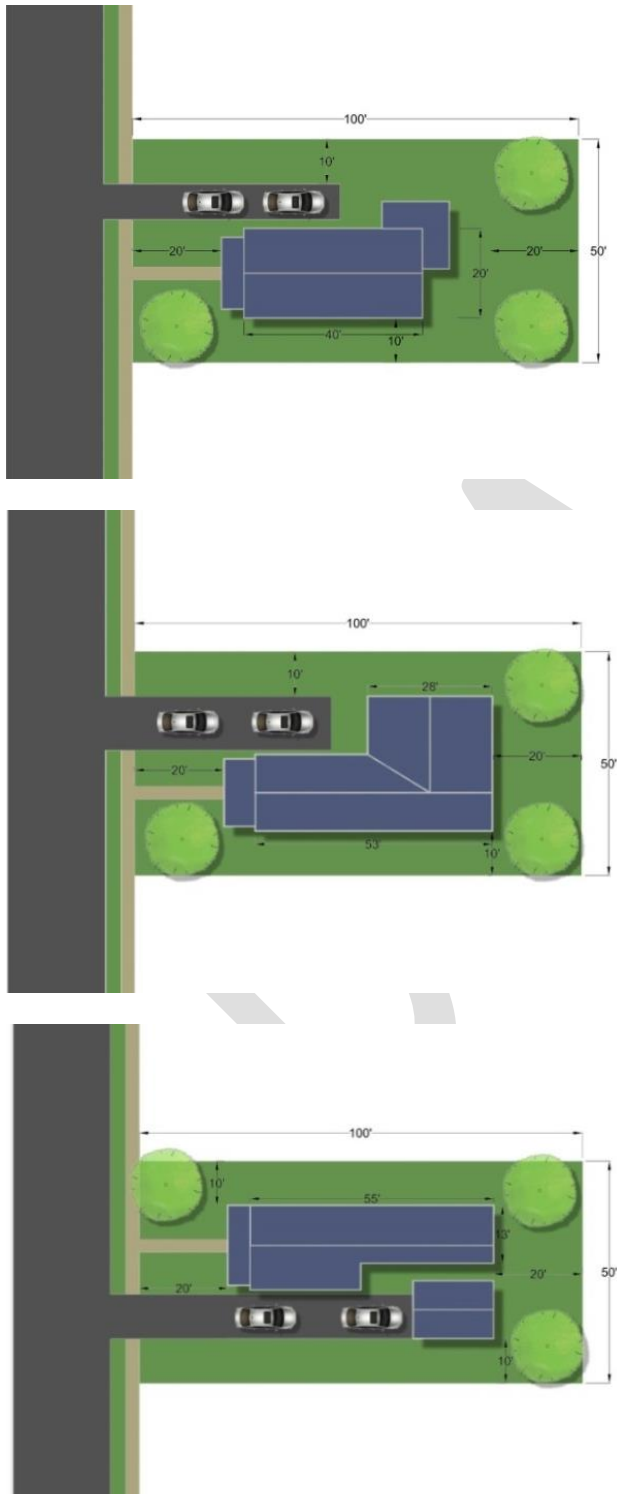
Section 24.0 Village Design Guidelines for Residential Structures

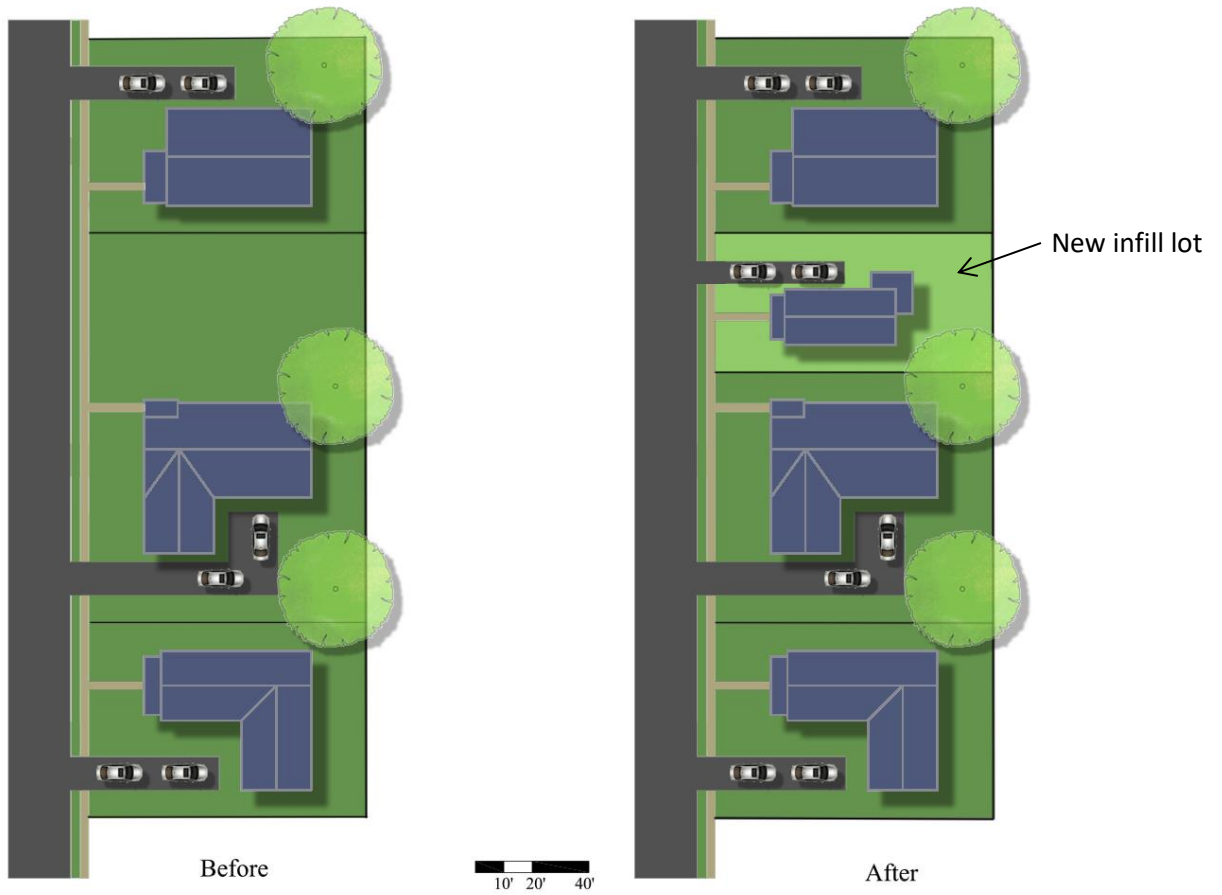
The following design guidelines have been developed for use when reviewing special permit applications for residential development in the Village Residential-1 (VR-1) and Village Commercial (VC) zoning districts. These guidelines provide advice and guidance to developers and should be utilized by the Special Permit Granting Authority when reviewing applications.

- 24.1 Purpose: The purpose of the design guidelines is to preserve and enhance the historic village development pattern of the Town of Shelburne by promoting new housing development and the redevelopment of existing structures that complements the existing neighborhood character.
- 24.2 New Structures: New homes should reflect the historic character of the surrounding neighborhood(s) and maintain the orientation, scale, massing,¹ and setback pattern of surrounding homes. The following guidelines are recommended:
- a) At least one entrance should face the street and be covered. Front porches are encouraged.
 - b) Front setbacks should be consistent with neighboring buildings. The Special Permit Granting Authority may allow for a smaller setback than what is required in Section 5.2 Dimensional Schedule in order to meet this guideline.
 - c) New buildings should be consistent with adjacent building orientation, scale, heights and rooflines. Gable or hip roofs with a steep pitch are encouraged. Use of clapboard or shingles for siding is encouraged.
 - d) Parking should be provided to the side or rear of the building. Also see Section 11 Parking Requirements.
 - e) Garages for automobiles should have a front setback at least ten (10) feet greater than the principal building's front setback.
 - f) Existing mature trees and vegetated buffers should be maintained to the extent practicable.
- 24.3 Existing Structures: The renovation and reuse of existing structures is encouraged and should reflect the historic character of the surrounding neighborhood (s). The following guidelines are recommended:
- a) Avoid removal or alteration of any distinctive historical feature, and where possible, restore any architectural features that may have been covered or removed.
 - b) Maintain the original design scheme and materials when reconstructing or adding on to a structure.
 - c) Reconfigure any existing front yard parking to the side or rear of the building when possible.

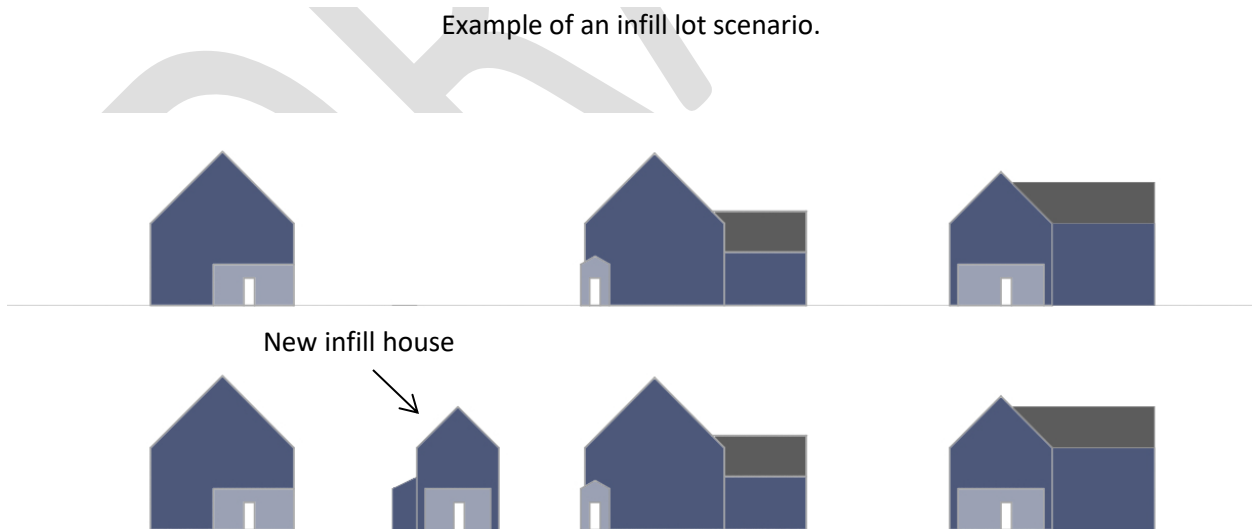
¹ An architectural term that means the 3-dimensional form of a structure.

24.4 Example Infill Lot Layouts: The following are examples of site layouts for new housing units in the Village Commercial district, and in the Village Residential-1 district that meet the requirements under Section 23.0 Affordable Housing Incentive Zoning, and provide examples of infill housing design that is compatible with the historic village development pattern. In addition, all structures must meet the requirements of Section 5. Lot Coverage and Setbacks.





Example of an infill lot scenario.



Example showing a new infill housing unit from the street view.

24.5 Example Structures: The following are examples of residential development that exist in Shelburne and constitute positive characteristics of village form. The examples are suggestive only as a direction for good design.

Single Family Structures



Two Family Structures



Multi-Family Structures

