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# CHARLESTOWN COMMERCIAL AND VILLAGE DESIGN STANDARDS

## FINAL REPORT

SUBMITTED BY LIBRA PLANNERS  
SEPTEMBER 20, 2024



# ACKNOWLEDGEMENTS

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## INTRODUCTION



Charlestown Commercial and Village Design Standards are intended to protect its village character.



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# 1. INTRODUCTION

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In order to retain the unique character of Charlestown, design standards are needed to provide guidance and consistency for commercial property development. Charlestown seeks to maintain its quality of place while avoiding architectural design that appears generic and placeless. The Charlestown Commercial and Village Design Standards are a comprehensive set of standards for guiding the design and development of commercial properties in an historically sensitive rural context. These standards have been carefully drafted to ensure that commercial development meets the highest design standards, and also aligns with the cultural and environmental characteristics of Charlestown. This document is intended to promote sound design principles. The following standards outline these principles and related best practices.

## **THE CHARLESTOWN COMPREHENSIVE PLAN**

From the 2021 Charlestown Comprehensive Plan:

*“Charlestown is characterized by historic villages, scenic roads, coastal areas, inland ponds and woodlands. Stone walls, fields and historic cemeteries dot the landscape of much of the town, especially north of Route 1. This scenic rural character is one of the reasons why many people, both residents and visitors, are attracted to the town. It provides a sense of place which is unique to Charlestown...”*

The 2021 Charlestown Comprehensive Plan clearly articulates a vision that protects the town’s natural and scenic assets while serving its resident and business communities. The Implementation Table contains numerous action items pertaining to the town’s character, design oversight and environmental stewardship. It specifically calls for the creation of new Commercial and Village Design Standards. The following Commercial and Village Design Standards support the goals and policies of the Comprehensive Plan.

## **DESIGN STANDARDS FOR CHARLESTOWN**

Charlestown embarked on a review of its existing regulatory processes and regulations in preparation for new Commercial and Village Design Standards. The town engaged Libra Planners, a planning consulting firm, to guide the community through a background analysis and the creation of new standards. The town also established The Commercial and Village Design Standards Advisory Committee, composed of town staff, Councilors, Planning Commission members, Economic Improvement Commission members, Charlestown Historical Society representatives and members of the design and construction community. The committee met with Libra Planners 10 times over the course of a year, and fully participated in developing these standards and overseeing the Libra work product. Committee members also attended a public outreach event designed to solicit public input for the new standards. This input was gathered and documented by Libra Planners.

**Documentation of this event and all documents and materials may be viewed in the following link:**

**<https://charlestownri.gov/designstandards>**

## **THE BACKGROUND REVIEW**

Libra Planners conducted a background analysis and produced a report. The Background Review is a field review of the study area as well as a review of existing Charlestown zoning and planning regulations pertaining to the creation of new Commercial and Village Design Standards. It lays the groundwork for the implementation of a new and streamlined form of zoning that will improve architectural design in the commercial and village zones.

Charlestown contains three commercial zones which the Comprehensive Plan proposes to be realigned from C-1, C-2 and C-3 to Village Commercial, General Commercial and Scenic Highway Commercial. Commercial uses are also prevalent

in the Traditional Village District (TVD). Special attention has been paid to the villages, where the Village Center Overlay will replace the previously named Historic Village Overlay. The boundaries of this new overlay are similar, but not identical to the existing Historic Village Overlay. The contours of the new districts are intended to conform to the Future Land Use Map in the 2021 Comprehensive Plan.

## **ORGANIZATION OF THE STANDARDS**

The following Commercial and Village Design Standards are organized in a manner that begins with first principles and best practices. From first principles the standards flow. The document starts by defining important design principles, such as context and proportion. It then elaborates on best practices, which are conventionally held beliefs widely supported by design professionals. The document next includes definitions of many new terms that are specific to architectural design. After these basic conceptual ideas are presented, the physical context for new commercial design standards is described. Next, specific standards are separated according to building and site elements. Aspects of building design are defined, then organized according to building elements such as windows and roofs. Special attention is given to building materials. Finally, building details are considered. Site development is given the same treatment as buildings. First basic principles are presented, then specific site elements separated out for specific treatment. Site materials and details follow. The document concludes with a set of recommended dimensional regulations which are intended to augment and implement the standards to the fullest extent.

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## INTRODUCTION



Participants at the Charlestown Commercial and Village Design Standards Public Outreach Event



**Your input is requested!**

**COMMERCIAL AND VILLAGE DESIGN EVENT**

**Wednesday, November 8th between 5 and 8 pm  
Charlestown Town Hall Council Chambers  
An interactive event with refreshments served!**

**The Commercial and Village Design Standards Advisory Committee seeks input from residents and business owners for a set of design guidelines and standards for new commercial development in Charlestown. The goal is to achieve a more coherent and aesthetically pleasing view of development occurring in the commercial and village districts.**

**What will design guidelines and standards accomplish?**

It will protect the town from unattractive or “anywhere USA” design but would encourage flexibility and variety so the results are not cookie-cutter. Having no standards or poorly defined standards leads to haphazard, incompatible growth.

**What is your vision of Charlestown’s business areas?**

The last town-wide survey indicated that residents did not support the look or design of corporate or “big-box” commercial. It is important to also know what the community does want Charlestown to look like in the future.

**The Planning Commission needs specific design information to:**

- a) Get better designed buildings that reinforce the town’s character.
- b) Have an applicant come in with a clear idea of the regulations and standards.
- c) Give the town a cohesive appearance while ensuring some variety and interest.
- d) Have a selection of materials that will satisfy both the financial and aesthetic needs of the applicant and the community, and that consider climate resiliency, energy, durability, and good looks.

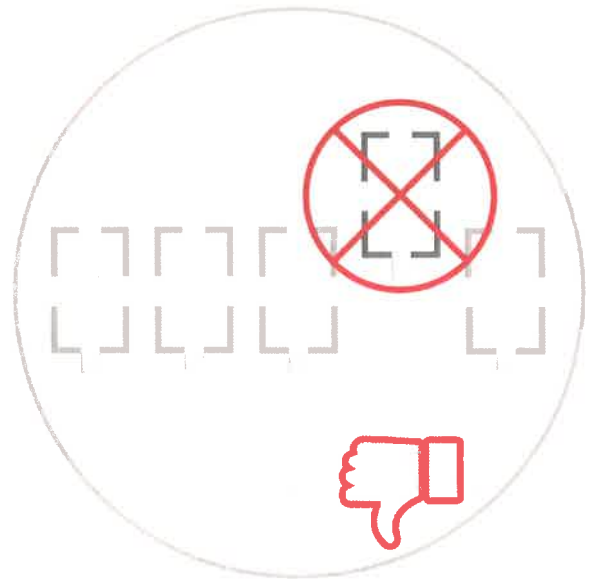
**Design consultants Libra Planners will be there with graphics and other materials**

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DESIGN PRINCIPLES



Buildings shall be arranged to relate to each other



Buildings shall be set back from the street in accordance with the predominant line of building



Development in areas that have distinctive architectural features shall incorporate those features



Natural scenic vistas comprise additional opportunities for shaping view corridors.



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## 2. DESIGN PRINCIPLES

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### CONTEXT

Context refers to the immediately adjacent and surrounding area of a development, restoration or remodel. The context includes natural features such as rivers, lakes, parks and open space. Man-made landforms, historic and cultural assets and existing architecture are key features of a context. Charlestown desires building shape and location to be compatible with its context. Building design should consider natural or man-made landforms or natural features and should not block scenic views. The location must be considered in a new building design.

- Buildings should be arranged to relate harmoniously with each other. Size, shape and material should be considered.
- Building and property design should incorporate view corridors toward adjacent desirable views. Streets and pedestrian walkways are examples of a view corridor. Natural scenic vistas comprise additional opportunities for shaping view corridors.
- Buildings shall be arranged in a manner to frame and define views of and toward the street.
- Buildings should give deliberate form to streets and sidewalk areas to foster pedestrian activity. In general they shall face the street and loosely form a wall.
- Buildings should be set back from the street in accordance with the predominant line of building massing along the street, to create a defined streetscape.
- Development in areas with buildings that have distinctive architectural, historic or cultural features should incorporate those features through the use of similar or compatible styles, materials, architectural details or other appropriate elements.

## **MASSING**

Well-considered massing provides transitions to adjacent areas with differing physical characteristics

- Buildings at the outer edge of an activity center shall serve as a bridge to height and mass in the surrounding area. Adverse visual impacts of a large building shall be minimized or mitigated through the use of visual buffers, architectural design and massing and siting techniques.
- Large buildings shall moderate to human scale by introducing secondary masses including varied rooflines, varied facade planes, facade materials, upper story setbacks and fenestration design (windows and doors) so as to reduce the apparent size of the building.

## **PEDESTRIAN SUITABILITY**

Pedestrian suitability describes the quality of a built environment that attracts foot traffic and fosters a sense of safety and well-being for its users. Improved pedestrian experience may be desired in certain areas. Building and site design can directly impact the pedestrian experience by creating a setting that is comfortable for people to walk, stop and congregate. Buildings that attract pedestrians may enjoy greater commercial success for tenants and users. Pedestrian walkways and other public spaces contribute to an active street environment with a unified streetscape that encourages pedestrian activity.

- Buildings may engage and define the street edge with landscaping, pedestrian walkways and street furnishings to allow for safe and comfortable movement of pedestrians to and within the property.
- Commercial design shall avoid expansive parking lots located between buildings and between buildings and the street. When internal drives and walkways are utilized to organize buildings and pedestrian movement, setbacks shall be minimized while remaining consistent with established appropriate setback patterns, in other words the same distance as other buildings.
- Paths and walkways shall be established among multiple building entrances and

- in and through the parking lot.
- ADA-compliant access shall be provided to the primary building entrance in accordance with existing law.
  - Landscape buffers between buildings and the street are encouraged and should repeat existing patterns.
  - Street furnishings such as seating, moveable tables, planters, pedestrian-scaled light fixtures, waste receptacles and bicycle racks may be utilized to improve the pedestrian experience.
  - Entries are important architectural features that contribute to the visual character of a building. Well-designed entrances shall be utilized to enhance the pedestrian experience.
  - Primary building entrances shall be oriented to the street or a prominent public area and shall incorporate architectural details and should form effective transitions to pedestrian scale.

## DESIGN EXCELLENCE

Elements of architectural design shall be arranged in a way that results in visually appealing buildings. Many architectural design elements combine to create visual attractiveness. A building's attractiveness may be judged from several points of view, from the vehicular realm at a distance to the pedestrian realm up close. The interplay of the following factors impacts the visual attractiveness of individual buildings as well as the visual effect of buildings together:

### Composition

Composition principles should inform architectural design. The conception of single elements, the interrelating of these elements, and the relating of them to the total form comprises a composition.

- Surface materials, such as stone, shall be arranged to create design unity. Building elements may be unified horizontally and/or vertically.

- Buildings should avoid radical breaks in the elevations and massing that fracture overall unity.
- Buildings that are not symmetrical should be massed to create visual balance between components. The primary entry location is often a center of balance in building design.

### **Articulation and Modulation**

Articulation and modulation can break up large visual expanses.

- Horizontal articulation is created by the use of materials such as stone or special masonry patterns that run along the facade of a building. Cornices and parapets play special roles in visually unifying the top of a building.
- Vertical articulation is created by regular spacing of vertical elements such as piers, pilasters, columns and/or windows at regular intervals to visually transfer building weight to the ground and tie the base of a building to its top.
- Modulation may be achieved through recessed or projecting wall offsets, entryways, porch or canopy structures, columns, piers or other features.

### **Proportion**

Proportion describes the ratio of length to width of architectural elements such as wall openings and elevations. Historic architecture is often governed by particular proportions. (One example is the golden ratio from antiquity. Today, this proportion is still considered useful in establishing visual order.) Repetitive use of similar proportions helps to create regular rhythm, unify architectural elements and neighborhoods alike. Commercial designs shall display proportions that are harmonious with the existing historic patterns of the context.

- Building features such as massing, columns, piers, rooflines and brick patterns can divide and create a pattern on a large surface.
- The proportion of openings and other architectural elements shall be generally consistent throughout a development to create a sense of unity among building facades.

- Rhythm can be created by regular or patterned repetition of window openings and can add visual interest to a building design.



Even vernacular buildings of the 19th century (which were unlikely designed by architects) successfully use design principles. This old rooming house shows articulation at the eave and porch. The building design balances the vertical proportions of the windows and dormers with the horizontal massing of the Mansard roof and the porch. The columns on the porch provide a regular rhythm, contributing to overall design interest and unity. While this presently mixed-used building is domestic in origin, its scale and materiality are suitable for new commercial buildings in Shannock.

The following information is provided to guide building and site design to create development consistent with these commercial design standards. By following these best practices, project development in historic villages can strike a balance between preserving the past and accommodating the needs of the present. Such an approach ensures the continuity of cultural heritage, fosters sustainable development and allows future generations to appreciate and enjoy the unique appeal of historic assets.



New commercial development should protect scenic vistas, use native plant species and enhance the surrounding natural environment.

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## 3. BEST PRACTICES

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### **Research and Documentation**

Begin any development project in an historic village with research and documentation. Understand the historical significance of the area, including its architectural styles, cultural heritage and any legal or regulatory restrictions in place.

### **Respectful Design**

Embrace a design philosophy that respects and complements the existing historic fabric of the village. Strive for compatibility rather than imitation, blending the new with the old in a harmonious and sensitive manner. Avoid excessive contrast or overwhelming visual impact.

### **Scale and Proportion**

Maintain appropriate scale and proportion in new developments to ensure they align with the surrounding historic buildings. Consider the height, massing and setback of structures to maintain the village's overall character and streetscape.

### **Materials and Craftsmanship**

Utilize traditional building materials and techniques wherever possible. Use locally sourced materials that match the original construction methods to maintain authenticity. Skilled craftsmanship is essential to ensure the quality of workmanship aligns with the historic standards.

### **Adaptive Reuse**

Explore adaptive reuse opportunities for existing structures. Repurposing old buildings for modern uses not only preserves their historic value but also adds vitality to the village. Adaptive reuse can include converting old warehouses into art galleries, turning historic homes into boutique hotels, retail or office space, or transforming old factories into community spaces. Adaptive reuse development should take special care to create new designs that are compatible with existing buildings.

**Examples of Adaptive Reuse**



Greenwich Mills, Warwick, RI, from the Greenwich Mills Website



The Steelyard Arts Venue, Providence, RI, from the Rudy Bruner Award website.



There are many opportunities for adaptive reuse in Charlestown. There may be opportunities for redevelopment of mill sites such as those shown on the previous page. There are a few 18th century houses which have been modified to house new business, such as the General Stanton Inn. The Wilcox Tavern below is awaiting such development.



The General Stanton Inn, Charlestown, RI



The Wilcox Tavern, Charlestown, RI

## **Infrastructure and Utilities**

Integrate modern infrastructure and utilities discreetly and sympathetically into the historic fabric. Conceal or camouflage electrical wiring, plumbing and other services to minimize their visual impact on the streetscape. Pay attention to the placement of street furniture, signage and lighting to ensure they are compatible with the overall aesthetic.

## **Landscaping and Open Spaces**

Enhance the village's character by preserving and enhancing open spaces, courtyards and green areas. Design landscape features that are in harmony with the historic context, incorporating native plants and traditional garden designs. Preserve significant trees and create new green spaces to improve the overall environmental quality.<sup>1</sup>

## **Maintenance and Preservation**

Implement a robust maintenance and preservation plan to ensure the ongoing care of the historic village. Regular inspections, repairs and restoration efforts should be undertaken to prevent deterioration and protect the village's authenticity.

1. The URI Cooperative Extension and RI Natural History Survey lists native and sustainable species. Invasive species are prohibited. Removal of existing invasives is recommended and encouraged.

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## 4. DEFINITIONS

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- **Accent material** is material utilized to provide architectural interest and variety on a building. Accent materials will typically comprise 10% to 25% of each building face excluding windows and doors.
- **Architectural composition** is the art of arranging and combining distinct parts or elements of a building to form an ordered expression of building form.
- **Articulation** is the point or line of connection between two different areas.
- **Balance** is a condition that is created by counter-positioning the visual weight of building components.
- **Building mass** is defined as the physical volume or bulk of a structure. It can be measured by height and size of the building footprint. Building mass affects visual compatibility between adjacent areas.
- **Building modulation** is a measured and proportioned inflection or setback in a building's face.
- **Context** is the set of circumstances that form a setting such as the surrounding neighborhood, area or other special consideration in which a new design will be situated.
- **Desired paths** are the natural pedestrian routes between buildings and other site amenities. Desired paths are positioned to establish important design principles such as frontage types.
- **Green Infrastructure** is an approach to water management and storm runoff that protects, restores, or mimics the natural water cycle by absorbing and treating runoff at the source, using natural materials and vegetation, and various other strategies and surfaces.
- **Golden ratio** is also known as the golden number, golden proportion or the divine proportion, is a ratio between two numbers that equals approximately 1.618 (the Greek letter phi). The ratio stands for perfect proportions in classical texts.

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## DEFINITIONS

- **Impervious or impermeable surfaces** prevent stormwater from seeping into or moving through, creating stormwater runoff. Stormwater runoff can be harmful to the environment and may be corrected by green infrastructure methods including green walls and green roofs. Impervious pavement materials include concrete or asphalt.
- **Mechanical equipment** are the units of the mechanical system of a building which provide heating, ventilation and air conditioning. Components typically found in mechanical equipment may include compressors, condensers, evaporators, motors and pumps. Ground-source heating and cooling systems have internally located condensers, preventing the need for unsightly external equipment.
- **Modulation** is inflection or the use of stress or pitch to convey meaning. Modulation in design may be achieved through recesses or projections.
- **Mullions** are the rigid and often vertical divisions between panes of glass.
- **Muntins** are the vertical and horizontal bars between the panes of glass in a window sash.
- **Openings ratio** is the relationship between the size and spacing of window openings, it is also called window-to-wall-ratio.
- **Pedestrian pathways** are any portion of a sidewalk area that has been made smooth by the application of cement, concrete, asphalt, brick, gravel, stone or other durable substance including grass or gravel over geogrid, compacted and made smooth.
- **Permeable or pervious surfaces** allow water to percolate through to the area underneath rather than becoming runoff. Examples of permeable surfaces include pervious concrete, porous asphalt and permeable interlocking concrete pavement (PICP).
- **Primary material** is the dominant material of a building's exterior

walls. A primary material will typically comprise 75% to 90% of each exterior building face excluding windows and doors.

- **Proportion** is the relationship between the height and width of a shape.
- **SF** is an acronym for square footage
- **Simulated divided-lite** windows have a large piece of glass with removable muntins attached to the interior and/or exterior of the glass, usually with a strong adhesive.
- **Symmetry** is bilateral balance.
- **Transparency** refers to the area of glass relative to opaque building wall materials.
- **True divided-lite** windows have multiple panes of glass that are separated by muntins or grilles.
- **Unity** is the arrangement and visual flow of building parts.
- **Utilities** are equipment permanently attached to a site and used to provide any of the following services: power, water and sewer, and communications.
- **Vernacular** buildings are domestic and functional rather than public or monumental. Vernacular buildings and their settings contribute to the local historic architectural character.
- **View corridors** are spaces that frame views from one location to another.

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## THE CONTEXT



Charlestown's rural character includes informal landscaping, historic stone walls and vernacular siting techniques.



Many commercial property owners in Charlestown recognize its rural appeal. This commercial site has a harmonious relationship with its surroundings.

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## 5. THE CONTEXT

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### Overview

Charlestown, RI is a small New England coastal community steeped in history. It has many qualities of place that are worthy of protection and enhancement. The villages of Cross' Mill, Carolina and Shannock, and the buildings within, are testaments of the past which tell a story of the town's earlier eras. These places are also ideal references for future physical development that can build upon Charlestown's past and promote its best features. The town relies on individual wells and septic systems apart from a few community wells. Establishments serving 25 and over persons require a public well.

Nestled between neighboring Westerly and South Kingstown, both more congested and commercially developed, Charlestown has preserved its character and heritage. The town's architecture includes many examples of southern New England vernacular style, both residential and early industrial. The design, construction and materiality of these early buildings reflect the constraints of Early American building trades. Similarly, these buildings are often faced with clapboard and local stone; the local natural landscape is built into this early architecture. Development occurred over time for diverse economic reasons in the town's various villages. From the colonial-era buildings to the agricultural and early industrial structures as well as coastal cottages, each village tells its own architectural story.

The residences of the early to mid-nineteenth century are strongly associated with the historic Charlestown villages of Cross' Mill, Carolina and Shannock. These sites constitute the iconic architectural landscape that is deemed most worthy of protection by preservationists. This vernacular architecture, with high quality materials and craft, serves as an excellent foundation for standards in historically sensitive areas. Vernacular settings are characterized by rhythms and patterns that are often absent in much new construction. These rhythms and patterns provide human scale and yield attractive new construction that is harmonious with the existing development pattern.

In order to ensure that new development enhances Charlestown's development patterns, the dimensions associated with Charlestown's vernacular buildings and settings should stand as the cornerstone of Charlestown's Commercial and Village Design Standards. An overview of each commercial district is presented below:

### **Cross' Mill Village**

The Village of Cross' Mill has evolved over time in an organic manner. While buildings are generally situated close to the road, around 5' or 10' from the property line, the low lot coverage obscures any visible planning pattern. The informal feel of the village may result from lack of density and irregular building siting. The introduction of commercial uses to residentially scaled historic buildings makes this place unique and appealing to the region.

### **Carolina Village**

The lot shapes, sizes and coverage in the village of Carolina present a coherent planning pattern. Mid-sized lots, characteristically long and narrow, with short frontage, stretch along the street spine. The scale is residential (with pockets of homegrown commerce) with roughly 1,800 SF buildings on 20,000 SF lots. Occasionally lots include additional smaller outbuildings. Front setbacks are generally around 35'. These are the patterns and dimensions of a rural 19th century village.

### **Shannock Village**

The architecture of Shannock has a harmonious relationship with the natural environment and local topography. The road bends with the hills and water, more specifically the Pawcatuck River. The houses are situated right up to the street, and tightly organized. Conversely, in every direction are broad vistas, including views worthy of enhancement and protection. Shannock provides a remarkable spatial experience of older textured buildings that exploit a dramatic setting. Building materials include rubble or granite foundations and clapboard uppers. Shannock Road through Shannock has been designated a scenic roadway and should be maintained as such. Any new development should be compatible with this aim.



### **Route 1 Scenic Highway (C-3 District)**

There is no typical lot type for the Route 1 Scenic Highway corridor. Much of this development occurred in the early 20th century. While seemingly haphazard, a century of commercial use has super-imposed a set of planning principles which inform the architecture and landscape of this area. Over time, residentially scaled buildings were replaced by commercially scaled buildings. Similarly, finely crafted houses were replaced by utilitarian shed-like structures. There are fewer examples of buildings orienting toward the street or to a shared public realm here than in the other commercial districts. Design standards must include building and landscape design to protect the scenic highway views. Along Route 1, natural landscaping should be conserved. New commercial buildings should be well landscaped and sensitively designed to enhance the scenic quality. Building, siting and materials standards can accomplish this.

The section of Route 1 in Charlestown is designated a State Scenic Roadway. The purpose of the State Scenic Roadway program is to ensure a peaceful, verdant, scenic driving experience. Residents and visitors should experience an attractive ride that enhances the rural environment, which is distinct from nearby more developed areas. The Scenic Roadway Stewardship Plan states "While residential and commercial development is not inappropriate to the purpose and character of Route 1, commercial development of both large and small parcels can have a dramatic impact on the visual scene of the roadway as well as impacting traffic flow, safety and the environment." Design standards for the Scenic Highway District should have building and siting criteria that support the goals of the State Scenic Roadway program. Charlestown should promote vegetative and landscaped buffers in the Scenic Highway District. Parking areas along the scenic highway should be minimized and properly screened. Appropriate materials and architectural styles should add to the scenic quality of this route.

### **Traditional Village District (TVD)**

Past growth within the TVD has been irregular. The pattern of the area is a 20th century type that prioritizes the use of the automobile. Larger lots and larger building footprints are common. Shallow lots with long frontages encourage frontage vehicular access and parking. Automobile use requires parking spaces, driveways and curb cuts, which present design challenges to creating continuity in the village. The addition of sidewalks and public landscaping will improve village cohesion. The TVD along Route 1A has many different styles but is anchored by the historic General Stanton Inn, while other older buildings echo the past. New buildings should respect this historic context. The TVD is intended for small-scale businesses or groups of buildings serving mostly local needs. Residential and commercial buildings are intermixed. This context demands sensitivity in building design and siting. Major developments with potential impacts on proximal neighborhoods have been proposed over the years. New development should strive to be harmonious with the positive aspects of the district. Additionally, lots that abut the Scenic Highway should use landscape elements to screen unsightly elements from view.

### **Other Commercial Districts Commercial (C1 and C2)**

There are a number of other commercially zoned districts which lie outside the villages and away from the Scenic Highway and TVD. These areas are often situated at major intersections and are highly visible. The commercial entities on these lots serve community needs and should remain viable, however architectural oversight is particularly important due to their proximity to residential, recreational and conservation and open space areas. Some existing commercially zoned lots abut residential lots but may be visually incompatible with their surroundings. While these existing uses and forms are legally protected, care should be taken to avoid future incompatibilities.

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## 6. BUILDINGS

### **BUILDING DESIGN**

Proper building design promotes well-being and supports intended uses. Well-executed design of the size and shape of buildings helps to visually unify the built environment. Architectural features, such as dormers and porches, can promote visual and experiential delight, as well as aesthetic continuity. Great building design uses the composition and proportion of building faces to achieve unity and coherence. Windows provide the basic function of connecting people to the outdoors and to natural light. The color and texture of buildings help to shape community identity through its architecture. These principles for new building design are equally important for renovations or additions to historic structures. Upgrades and additions should maintain the design character of the historic structures. New additions or exterior alterations should enhance the context.

#### **Area**

The footprints of commercial buildings shall be consistent with existing patterns of scale, siting and size. On commercial sites building footprints shall be modulated and articulated to generally reflect historic scale and patterning.

#### **Massing**

Building masses shall be consistent with existing historic massing patterns. Main and secondary (often gabled) massing is common in rural towns. Commercial buildings shall modulate massing to create human scale through setbacks, changes in roof line and window patterns. Additional methods of massing modulation include changes in the building height and introducing projections.

#### **Secondary Massing**

The purpose of secondary massing is to introduce a smaller scale to the overall design. Porches, bay windows, brow windows, awnings, towers, and chimneys are secondary masses attached to the main mass. Secondary masses, including new additions, shall be clearly subordinate to main masses. Compositional techniques shall be used to unify primary and secondary masses. For example, gable slopes

should be similar in primary and secondary masses. Similarly, projections may be organized within an overall elevation pattern.

### **Proportions**

In the historic villages of Charlestown, both residential and industrial buildings are vertically proportioned. Commercial buildings shall reinforce the existing proportions of their context. When using horizontal design elements, commercial buildings shall introduce vertical elements, such as columns and/or window mullions, to create harmony with existing vertical proportions.

### **Alignment**

Alignment is a useful technique for creating architectural compatibility with a context. Roof and window heights as well as masonry coursing can align an area. Building setbacks can also align. The principle of alignment requires designers to observe neighboring buildings.

### **Openings Ratio**

The visual characteristics of window-to-wall-ratio have evolved over history as glass manufacturing has improved. Compatibility with historic assets may be achieved through reflecting this aspect of building facade design.

### **Color**

Color, an often overlooked feature of architecture, can visually unify a building and its context. Traditional building materials, such as brick and stone, have muted coloration, which is harmonious with natural settings. Wood construction allows for applied and often dramatic color. New synthetic materials with factory applied finishes should use colors that are harmonious with nature. Factory applied colors should enhance Charlestown's rural village character.

## **BUILDING ELEMENTS**

### **Roofs**

- Gable roofs are common within villages and shall be a primary use type in all construction. Gently pitched shed roofs are also common.
- Large roofs shall be modulated with secondary massing using authentic dormers, chimneys, cupolas, etc. Fake dormers and other unrealistic appendages take away from the building's integrity.
- Mechanical units including Heating, Ventilation and Air Conditioning (HVAC) placed on roofs shall be concealed from public view, with integrated architecturally designed concealment.

### **Elevations**

- Elevations shall be composed as a coherent whole, with visible organizing principles.
- Entrances shall be clearly articulated in elevation design. Main entrances shall be apparent to visitors.
- Elevations shall have clear reference to top, middle and bottom, with bases providing human scale and material durability.

### **Windows**

- Windows in the villages shall be vertically proportioned and vertically operational. Exceptions will be made when window shape clearly relates to overarching ordering principles.
- Window patterns should be considered in all types of windows.
- Sash type windows should be true divided-light.
- First floor windows should be larger in height and width.
- Window trim, including head, jamb and sill, shall project out from the wall face.
- Shutters, operational or fixed, are a welcome addition to a street elevation.
- Windows set in masonry or stone faced walls should be deeply recessed.

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## BUILDINGS

Compatible commercial buildings need not imitate vernacular style. The buildings below are massed and scaled appropriately for rural seaside contexts. Concrete masonry units are related in texture and scale to cedar shingles.



From the Catalyst Architecture website.

## Doors

- Doors, in general, shall be vertically proportioned.
- Entrances shall incorporate lighting fixtures and features which shall comply with **Article III Dark Sky Lighting of Chapter 155 of the Charlestown Code of Ordinances.**

## Porches

- Porches shall be used to modulate long walls and large roofs.
- Porch columns and balustrades shall be narrowly spaced according to building code and highly detailed.
- Porches shall retain the appearance of transition to interior space, with openness and transparency.

## Dormers

- Dormers (secondary roof masses) shall not overwhelm the roof.
- Dormer shapes and detailing shall be compatible with the roof design and detailing and shall use slopes that are consistent with the main massing.
- Gabled dormer faces should include the largest window possible.
- Gabled dormer faces should be fully trimmed and should not include wall materials such as clapboard.

## Outbuildings

- Outbuildings shall be fully considered when developing a commercial site.
- Outbuildings should harmoniously relate to each other and should form purposeful in between spaces.
- Outbuildings should have material compatibility with main buildings.

### **Equipment and Service**

- **Ground or wall mechanical equipment** - Mechanical units that are mounted to building faces shall be concealed. Concealment should be compatible with the overall building design. Utility elements that are free-standing shall be considered in site design and concealed appropriately.
- **Utilities design** - Utility elements that are mounted to building faces shall be concealed. Concealment should be compatible with the overall building design.
- **Service doors** - Service doors shall be placed in the secondary building faces. Vehicle service areas shall not be visible from public rights-of-way. Where service doors will be visible from an internal roadway, service areas shall incorporate design features to enhance the overall building design.
- **Truck unloading** - The use of internal loading areas or screen walls is required. Where such measures are not possible, loading shall be fully screened from adjacent properties.
- **Refuse receptacles** - Refuse receptacles shall be fully enclosed, discreetly located and locked. Enclosures shall be constructed of a material that is harmonious with the primary structure and properly screens the receptacles. Chain link fences should be confined to the least visible places.



## BUILDING MATERIALS

The choice of materials and texture has great visual significance and can affect the long-term appearance and maintenance of the built environment. Exterior building material is directly related to the durability of the building against weathering and damage from natural forces. Building materials can be classified, based on its application, as primary and accent materials. Architectural style and detailing of the building should dictate the appropriate composition of primary and accent materials. Commercial construction shall:

- Be built of high-quality and long-lasting materials that offer texture and avoid monotonous surfaces. Natural building materials that have a pleasing visual texture, such as wood, brick and stone, are compatible with all districts.
- Be consistent on all sides of a structure. Materials used on primary facades, if not used for the entire building, should return along secondary sides a minimum distance based on visibility. Primary materials should turn the corner on secondary sides to maintain visual consistency.

The following is a general guide for the acceptable use of exterior building materials. Use of alternate materials or the extent of material usage shall be reviewed on a case-by-case basis, taking into consideration such factors as context and architectural style, durability, quality, maintenance, architectural intent and compatibility:

- **Wood** - Wood is appropriate in all areas of Charlestown and it is compatible with Charlestown's historic assets.
- **Brick and stone** - Brick and stone convey permanence and are valued primary and accent building materials. Applied masonry veneer will be reviewed on a case by case basis.
- **Glass** - Glass, as a primary exterior building material, may be appropriate but with limits. The quantity of glass should be limited in sensitive contexts because large reflective surfaces are incompatible with rural historic villages. Where used, transparent types of glass are preferred; mirror or dark tinted glass is prohibited.

- **Cast-in-place concrete** - Cast-in-place concrete may be appropriate for industrial buildings or secondary facades if sufficient articulation and detail is provided to diminish the appearance of a large, blank wall and provide a high-quality architectural finish. Cast-in-place concrete is acceptable as an accent material.
- **Precast concrete** - Precast concrete is considered a durable and quality material. Precast concrete panels shall incorporate finishes that provide architectural modulation and articulation. The appearance of panel joints should be carefully considered.
- **Architectural metal cladding** - Metal panels with sufficient thickness to prevent "oil canning" or deterioration of the surface and promote durability are acceptable but shall be reviewed on a case by case basis.
- **Concrete masonry units** - Concrete masonry unit (CMU) is acceptable as an accent. Split face CMU may be used as a base material in lieu of limestone.
- **Fiber cement** - Fiber cement or other cementitious materials shall be reviewed on a case by case basis.
- **Stucco** - The use of stucco is acceptable for accent applications.
- **EIFS** - EIFS or Dryvit material shall be reviewed on a case by case basis.
- **Siding** - Horizontal aluminum and vinyl sidings shall be reviewed on a case by case basis.
- **Roofing material** - Premium asphalt shingles are compatible with all districts, however roofing material will be reviewed on a case by case basis for its ability to replicate nearby historic shingles, slate or standing seam metal roofing, as well as its weather protection characteristics.
- **Solar panels** shall be reviewed on a case by case basis.
- **Windows and door materials** - Window and doors should be constructed of high quality materials with high quality details and shall be reviewed on a case by case basis.

- **Contemporary building materials** shall be reviewed on a case-by-case basis and will be evaluated based on architectural intent, compatibility, durability, quality and maintenance.

## BUILDING DETAILS

Architectural detailing shall be compatible with the surrounding district and shall be compatible with nearby examples of design and construction excellence.

- **Eave details** - For designs that employ traditional vernacular massing and motifs, eave details shall be consistent with surrounding district traditional eave detailing, in pattern, proportion and dimension.
- **Sash details** - For designs that employ traditional vernacular massing and motifs, sash configurations, such as 2/2 and 6/6, shall be consistent with surrounding district sash styles in pattern, proportion and dimension. Authentic divided lights are preferred in the villages. Traditional materials, such as wood are preferred in the villages.



The vertical proportion of these windows is echoed in the shape of the portico and the 2/2 sash configuration, which is typical of second half 19th century Rhode Island domestic buildings, both urban and rural. All buildings: domestic, commercial, urban and rural, should carefully consider proportion in facade design.

- **Door surrounds** - For designs that employ traditional vernacular massing and motifs, door surrounds, including divided sidelites, shall be consistent with local traditional door trim detailing. Authentic divided lites are preferred in the villages. Traditional materials, such as wood are preferred in the villages.
- **Masonry courses** - For buildings that employ expanses of masonry over 20' in length, punctuating masonry course patterns, including but not limited to soldier courses, shall interrupt running bonds at a minimum of 4' vertical intervals.

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## SITING



Informal landscapes soften the street edge of these Charlestown properties. Commercial sites should use landscaping material and techniques that are harmonious with exemplary neighboring properties.



There are no street setbacks in Shannock Village. Siting design should comport with prevailing setback patterns.

# 7. SITING

## SITE DESIGN

Proper building siting promotes a visually pleasing environment. Green space in villages helps to balance the natural and built environment. Native plants and trees shall be favored in landscaping to promote biodiversity and reduce maintenance needs. Invasive species are not permitted. (Contact URI Cooperative Extension or RI Natural History for lists of invasives and suitable native plants.) Pedestrian walkways shall be well-planned to align with desired paths and shall encourage walkability and connectivity within the town. Green materials and sustainable design are preferred. Lighting design shall ensure safety and enhance the town's ambiance during nighttime hours and shall be the minimum necessary. While not only minimizing light pollution to abutting properties, lighting shall be dark sky compliant.

- **Building siting** - Commercial site design shall retain established development patterns, street relationships, setbacks, primary and secondary building orientation, circulation patterns and landscape elements. Secondary structures, such as outbuildings and sheds, should be considered as a part of the overall site design.
- **Setbacks** - In areas where there is an established setback, the setback of commercial construction shall be consistent with neighboring properties.
- **Lot coverage** - New commercial design shall be consistent with existing historic lot coverage patterns, including building siting and footprint sizes. These designs shall not be required to conform to existing patterns that are inconsistent with historic villages, such as strip malls.
- **Impervious pavement** - All impervious surfaces including buildings, driveways, walks and parking lots shall be included in impervious coverage calculations. Impervious surfaces should not exceed the allowable lot coverage by more than 20%.
- **Frontages** - New construction shall employ frontage types, including sidewalk, entry and porch relationships, that are consistent with existing historic fabric. New frontage patterns shall foster pedestrian accommodation.

## **SITE ELEMENTS**

### **Parking Lots**

- Parking lots shall be located behind or to the side of buildings to create a strong building street edge and an inviting pedestrian environment. Parking in the front of a building shall be permitted only upon the provision of sufficient landscaping, berms or other design features that reduce its visual impact.
- Parking areas shall provide safe, convenient and efficient access for vehicles and pedestrians.
- Side parking areas shall not be located closer to the street than the front line of the principal structure.
- When a building with a front parking lot is renovated, new parking shall improve the streetscape through additional landscaping or architectural design elements.
- Plantings should accommodate stormwater runoff.
- Parking lots shall be located in such a way that fosters connections to adjacent lots to facilitate internal vehicular circulation and share parking among uses with different hours of peak use.
- Parking lots shall integrate landscape elements to visually soften the area and/or provide shade.
- Parking lots shall include green infrastructure to absorb and clean runoff.
- Permeable surfaces should be used where possible, permeable interlocking concrete pavement (PICP) is preferred.
- Parking lots shall be divided into distinct parking areas by landscaped and curbed planting beds and shall be used to support stormwater pretreatment. Plantings shall reduce the visual impact of wide expanses of parking with landscaped islands and planting strips. Islands shall include a variety of trees, shrubs, and groundcover to provide vegetation at varied heights and to achieve a visual buffer within the parking area.
- Canopy trees shall be utilized adjacent to parking areas as a visual break and to provide shade for vehicles and pedestrians.

## Curb Cuts

- Curb cuts shall be combined where feasible. New developments shall generally have no more than one entrance and one exit per street.
- For multiple building developments, one combined entrance/exit location is preferable at the main entrance to facilitate traffic movement.
- Driveways shall be aligned on opposite sides of the road and increase spacing between driveways where possible to promote public safety.
- Driveways shall be located away from intersections so as to avoid collision and promote public safety.

## Pedestrian Pathways

- Pedestrian pathways shall connect parking areas to all main entrances.
- Pedestrian pathways shall be installed along the sides of a property that abut a public street if sidewalks do not presently exist on such streets.
- Where pedestrian pathways are placed along a public street, a vegetative buffer between the street and pathway shall be provided to shield pedestrians from vehicular traffic.
- Pedestrian pathways between adjacent businesses are encouraged and provision should be made to accommodate them, especially in the villages and TVD.
- Speed tables, paving material changes, bump-outs, etc. between parking spaces and building entrances shall be incorporated to promote pedestrian safety.
- Pedestrian pathways that cross driveway entrances shall have a maximum cross slope of 2% to ensure pedestrians in wheelchairs can safely cross the driveway.
- New development shall provide bicycle parking at the rate of one bicycle space for every ten vehicle parking spaces. To protect bicycles and bike riders, bicycle parking facilities should be separated from motor vehicle parking. When possible, place bicycle parking within 50 feet of building entrances. Where possible, provide a bicycle rack.
- See the ***Charlestown Code of Ordinances Chapter 184 Streets, Sidewalks and Public Places.***

## Lighting

- Lighting shall comply with **Article III Dark Sky Lighting, of Chapter 155 of the Charlestown Code of Ordinances.**
- Building lighting shall highlight the building and be appropriate to the building's architectural style. Building lighting shall maintain a positive nighttime image.
- Light fixtures shall provide an even illumination level while operating. Flashing, pulsating or similar dynamic lighting shall not be used.
- Internally illuminated signage shall not be used.
- Path and pedestrian walkway lighting shall comply with Dark Sky lighting standards.
- Lighting shall not cast glare onto streets, public ways or onto adjacent properties.
- Indirect lighting shall be provided where possible.
- Illumination levels shall be minimal along property lines and shall not intrude upon abutters.

## Outdoor Eating Areas

- Outdoor eating areas shall be protected from the dangers of vehicular traffic.
- Outdoor eating areas shall be regularly cleaned by the host establishment.
- Outdoor eating areas should incorporate planting to screen from noxious odors and noise.
- Outdoor eating furniture shall be visually compatible with the building and site designs.
- Outdoor eating areas shall be paved with permeable materials where possible.

## Screens and Fencing

- Screens and fencing shall generally promote visual transparency except when screening from certain abutting properties is desired. Adjacent residential properties shall be properly screened (more opaque).



## Historic Stone Walls

- Existing stone walls shall be retained and incorporated into the site design to the maximum extent practicable.

## Signage

- Signage shall conform to **Article XI Signs, of the Charlestown Zoning Ordinance.**<sup>1</sup>

## Benches

- Benches and outdoor furniture shall be used in outdoor plazas and pedestrian-only areas where feasible, and along street sides in the villages and the TVD.

## Bike Amenities

- Bicycle racks shall be included as part of any commercial parking area.

1. The purpose of the Signage Ordinance is to protect property values, create a more attractive economic and business climate, and enhance and protect the physical appearance of the town. New signs should preserve the scenic and natural beauty of Charlestown. Signs should preserve and enhance town character and scenic vistas by encouraging new or replacement signage which is distinctive and high quality. New signs should be compatible with the surroundings, appropriate to the type of activity to which it pertains, and should not detract from the rural village character of Charlestown. The sign ordinance covers many aspects of use and location-specific regulations including materials, size and setbacks. Corporate signage and logos are also regulated. Scenic Highway signage should support the Scenic Roadways program goals. Signs should not be excessive nor overly large. Signs should not visually detract nor interfere with views along the road or from adjacent properties. Abandoned or obsolete signs should be removed. Signs must be erected on the premises of the business or service served, only. New signage proposals should be reviewed on a case by case basis.

## SITE MATERIALS

**Paving materials** - Natural paving materials, such as stone dust, gravel, brick or stone are encouraged. Permeable pavers, porous concrete or porous asphalt are permitted. Geogrid with grass or other material is also permitted.

**Fencing materials** - Traditional fencing materials, such as wood, are encouraged.

**Masonry walls and materials** - Landscape masonry walls shall be consistent in material with surrounding district walls in the villages. High-quality durable landscape wall materials are encouraged throughout.

**Street furniture** - Street furniture shall be high-quality material and design.

## SITE DESIGN DETAILS

**Paving** - Overly formal pavement design is discouraged.

**Edging** - Simple detailing is preferred.

**Curb cuts** - Curb cuts in the Commercial Districts and TVD shall be designed and detailed for durability.

**Landscape ramps** - Landscape ramps shall be designed and detailed for attractiveness and durability.

**Lighting fixtures** - Lamp post fixtures and exterior building light fixtures shall comply with the Dark Sky Ordinance and shall be compatible with the district in which it is located.

**Pedestrian walkways** - Any portion of a pedestrian walkway which has been finished with the application of cement, concrete, asphalt, brick, gravel, stone or other durable substance including grass or gravel over geogrid, shall be compacted and made smooth. Where possible, pedestrian walkways shall be of permeable material.

**Masonry walls** - Landscape masonry walls shall be consistent in pattern, proportion and style with surrounding district wall styles.

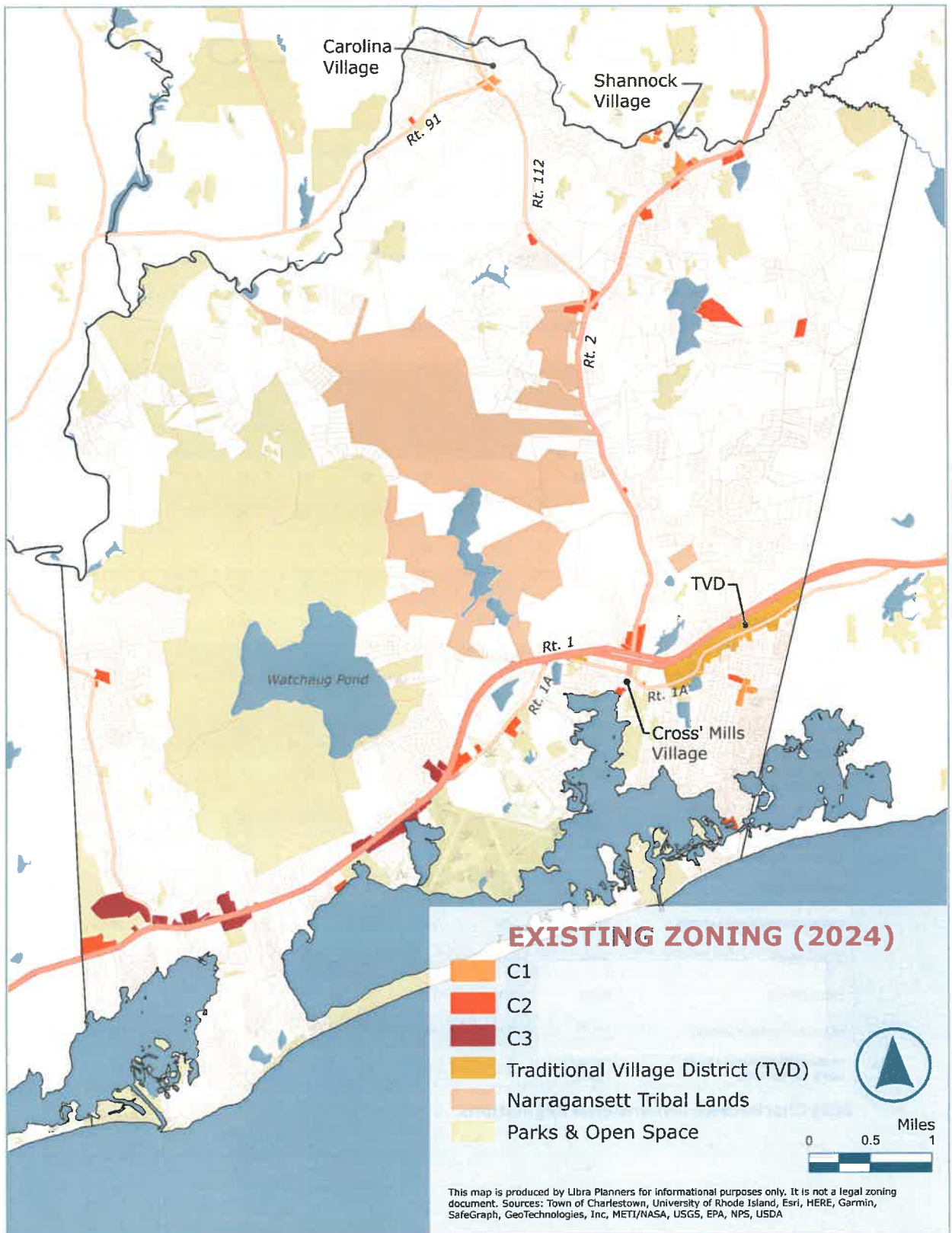
# 8. DIMENSIONAL STANDARDS

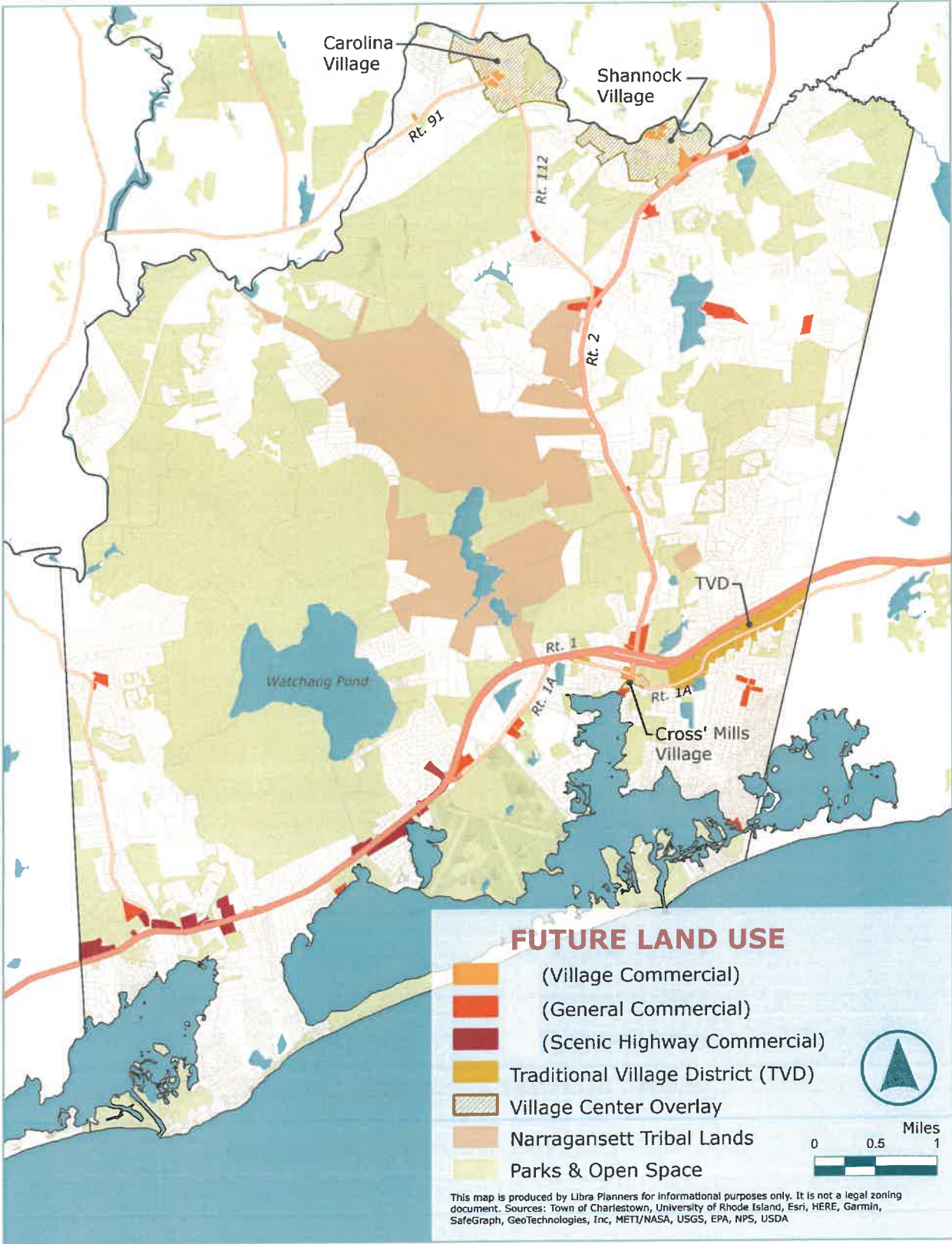
Libra recommends changes to existing dimensional regulations to support the goals of new design standards. These recommendations are based on analysis of existing conditions relative to current zoning. Libra conducted a Background Review prior to the development of the standards. The Background Review supports particular dimensional recommendations by area. The areas include: Carolina, Shannock, Cross Mills, TVD, Commercial and Scenic Highway.

ZONE	Minimum Lot Size (square feet)	Frontage & Lot Width (feet)	Primary Structure			Building Coverage (percent)	Building Height (percent)	Building Height (percent)	Accessory Structures		
			Front Yard (feet)	Rear Line (feet)	Side Line (feet)				Front Yard (feet)	Rear Line (feet)	Side Line (feet)
<b>R-20</b>	20,000	120	40	50	20	20	15	40	10	10	
<b>R40</b>	40,000	150	40	60	25	15	25	40	10	10	
<b>R40 CLUSTER SUBDIVISION*</b>	20,000	100	40	50	20	15	15	40	10	10	
<b>R2A</b>	2 acres	200	50	100	35	10	See § 218-42 B	25	50	10	
<b>R2A MULTI-FAMILY **</b>	2 acres per DU	200 + 10/ DU	100	60	35	10	25	100	10	10	
<b>R3A</b>	3 acres	300	50	100	35	10	25	50	10	10	
<b>R2A, R3A CLUSTER SUBDIVISION*</b>	40,000	125	50	60	25	10	25	50	10	10	
<b>R3A MULTI-FAMILY**</b>	3 acres per DU	300 + 20/ DU	100	75	35	10	25	100	10	10	
<b>R-40, R-2A, R-3A CONSERVATION DEV. SUBDIVISION***</b>	20,000	50	40	50	20	15	25	40	10	10	
<b>TWO FAMILY DWELLING ****</b>	2 x min. lot size	R2A: 250	50	100	50	10	25	50	10	10	
<b>NON-CONFORMING LEGAL LOTS OF RECORD</b>	Less than 20,000	n/a	30	38	12	*****	15	30	10	10	
<b>COMMERCIAL</b>	20,000	120	20	30	20	25	35	20	30	20	
<b>OPEN SPACE/RECREATION</b>	*****	100	100	100	35	30	30	100	100	35	
<b>MUNICIPAL</b>	*****	*****	30	30	20	30	30	30	30	20	
<b>INDUSTRIAL</b>	80,000	200	100	100	35	30	30	100	100	35	
<b>PLANNED DEVELOPMENT</b>	3 acres *****	200	100	100	50	25	30	100	100	50	
<b>NON-CONFORMING LEGAL LOTS OF RECORD</b>	Less than 20,000	n/a	30	38	12	*****	30				

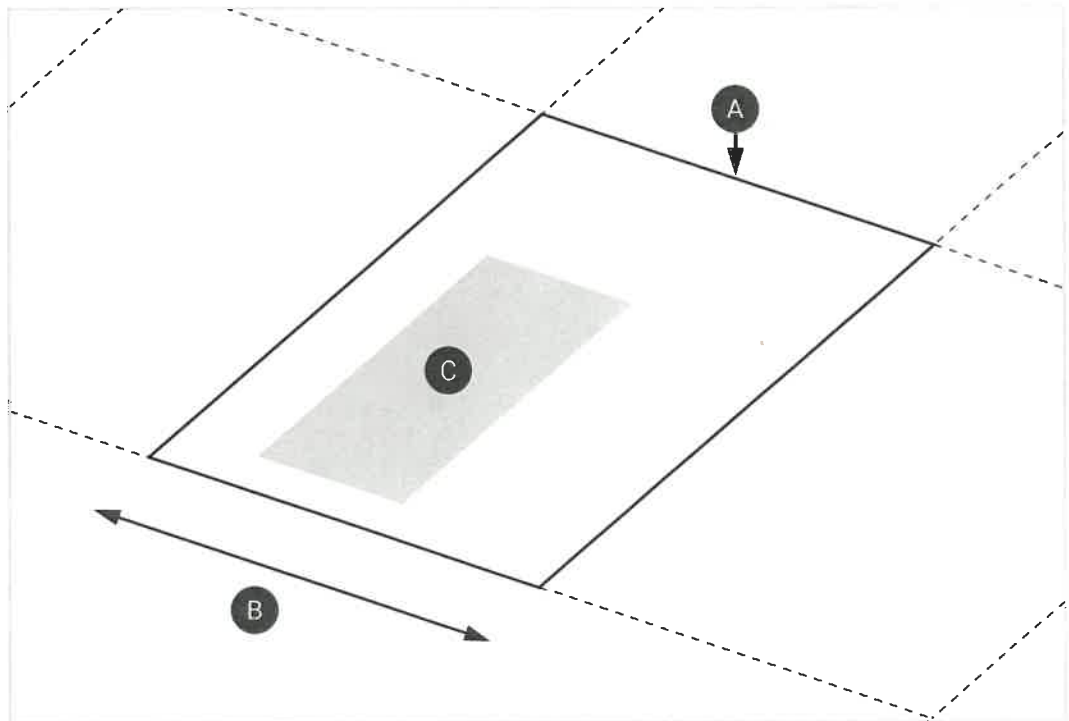
## 2024 Charlestown Dimensional Regulations

# DIMENSIONAL STANDARDS





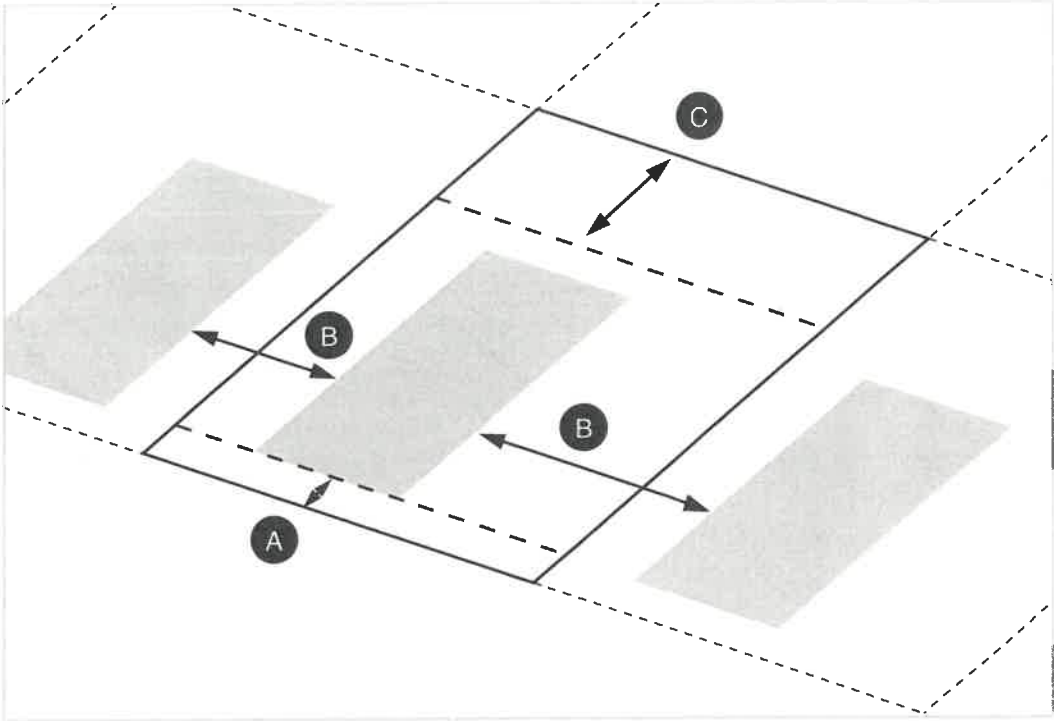
### Lot Areas and Building Lot Coverage



ZONE	<b>A</b> Area Minimum	<b>B</b> Width Minimum	<b>C</b> Coverage Maximum
<b>CAROLINA</b>	20,000 SF	60'	20%
<b>SHANNOCK</b>	10,000 SF	60'	25%
<b>CROSS MILLS</b>	30,000 SF	60'	20%
<b>TVD</b>	35,000 SF	75'	30%
<b>COMMERCIAL</b>	40,000 SF	90'	30%
<b>SCENIC HIGHWAY</b>	50,000 SF	90'	30%

- Building coverage only, not total impervious surface.

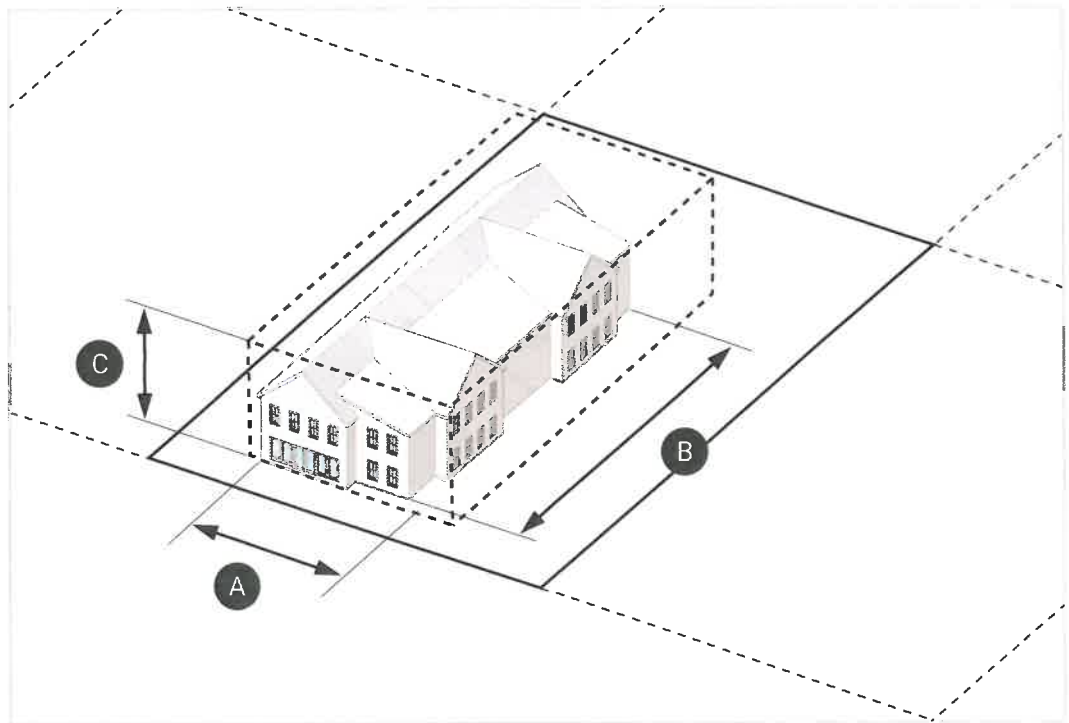
**Building Setbacks and Distances**



	<b>A1</b>	<b>A2</b>	<b>B</b>	<b>C</b>
ZONE	Front Setback Minimum	Front Setback Maximum	Side Distance Minimum	Rear Setback Minimum
<b>CAROLINA</b>	20'	30'	10'	10'
<b>SHANNOCK</b>	0'	10'	10''	10'
<b>CROSS MILLS</b>	0'	10'	20'	10'
<b>TVD</b>	15'	25'	30'	20'
<b>COMMERCIAL</b>	10'	20'	30'	20'
<b>SCENIC HIGHWAY</b>	20'	30'	30'	20'

- Side Distance Minimums (B) refer to the distance between adjacent buildings, on both applicant and abutter properties.

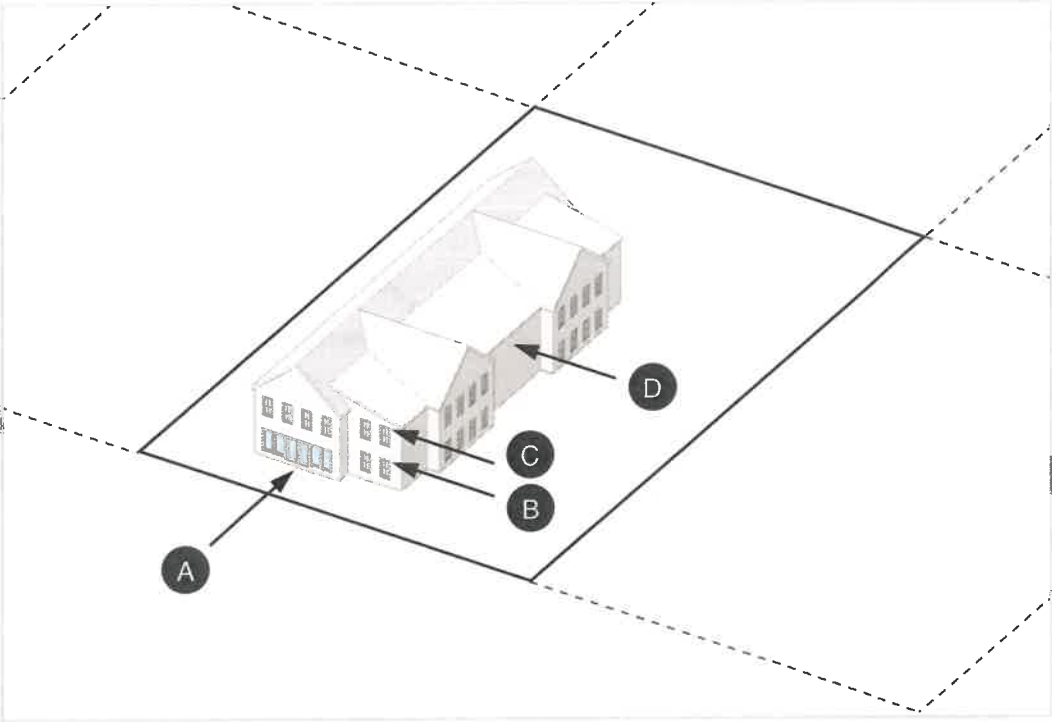
### Building Main Massing



ZONE	<b>A</b> Maximum Width	<b>B</b> Maximum Length	<b>C</b> Maximum Height
<b>CAROLINA</b>	25'	75'	35'
<b>SHANNOCK</b>	25'	50'	35'
<b>CROSS MILLS</b>	25'	75'	35'
<b>TVD</b>	35'	75'	35'
<b>COMMERCIAL</b>	35'	90'	35'
<b>SCENIC HIGHWAY</b>	35'	90'	35'



### Building Transparency



	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
ZONE	Entrance Minimum	Floor 1 Minimum	Floor 2 Minimum	Blank Wall Maximum
<b>CAROLINA</b>	40%	25%	20%	200 SF
<b>SHANNOCK</b>	40%	25%	20%	200 SF
<b>CROSS MILLS</b>	40%	25%	20%	300 SF
<b>TVD</b>	40%	25%	20%	300 SF
<b>COMMERCIAL</b>	40%	25%	20%	400 SF
<b>SCENIC HIGHWAY</b>	40%	25%	20%	400 SF

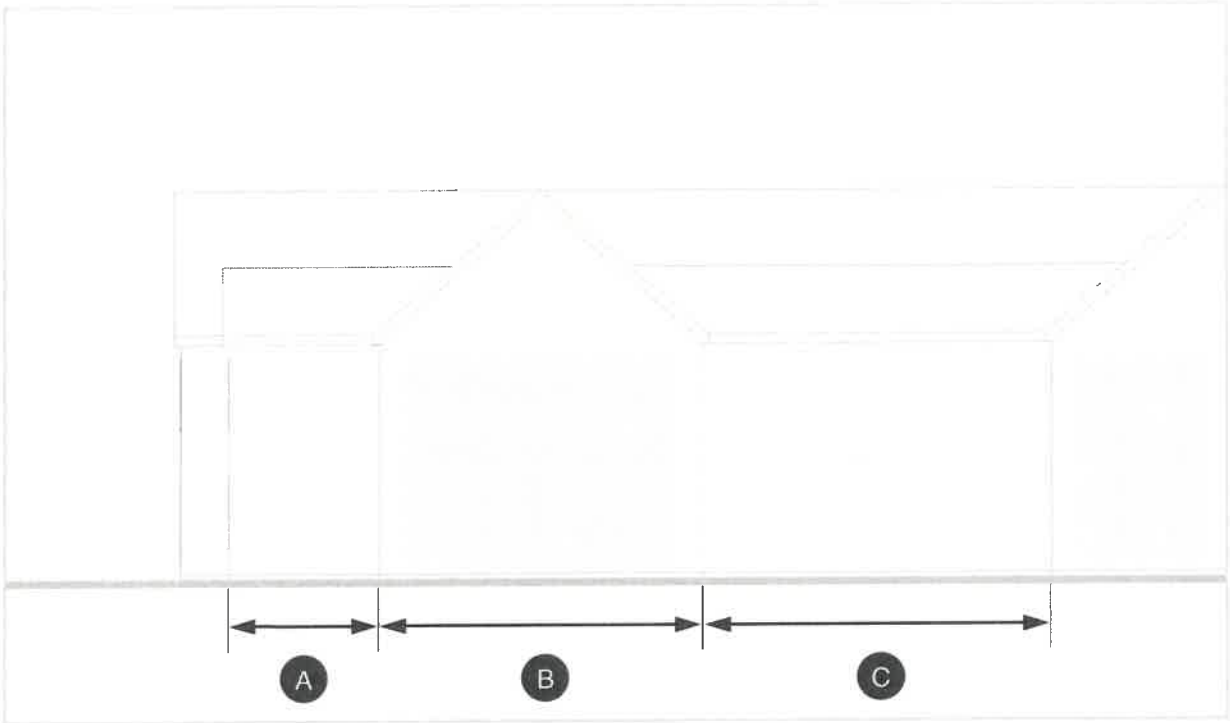
- Transparency refers to the area of glass relative to opaque building wall materials. Transparency areas (or glass) may include muntins but does not include window frames.
- Rear elevations may have less transparency to support utility.

### Building Height - Floor to Ceiling Height



	<b>A</b>	<b>B</b>
ZONE	Floor to Ceiling Minimum	Floor to Ceiling Minimum
<b>CAROLINA</b>	9'	9'
<b>SHANNOCK</b>	9'	9'
<b>CROSS MILLS</b>	9'	9'
<b>TVD</b>	10'	8'
<b>COMMERCIAL</b>	10'	8'
<b>SCENIC HIGHWAY</b>	10'	8'

**Building Elevations**  
**Secondary Masses on Elevations**

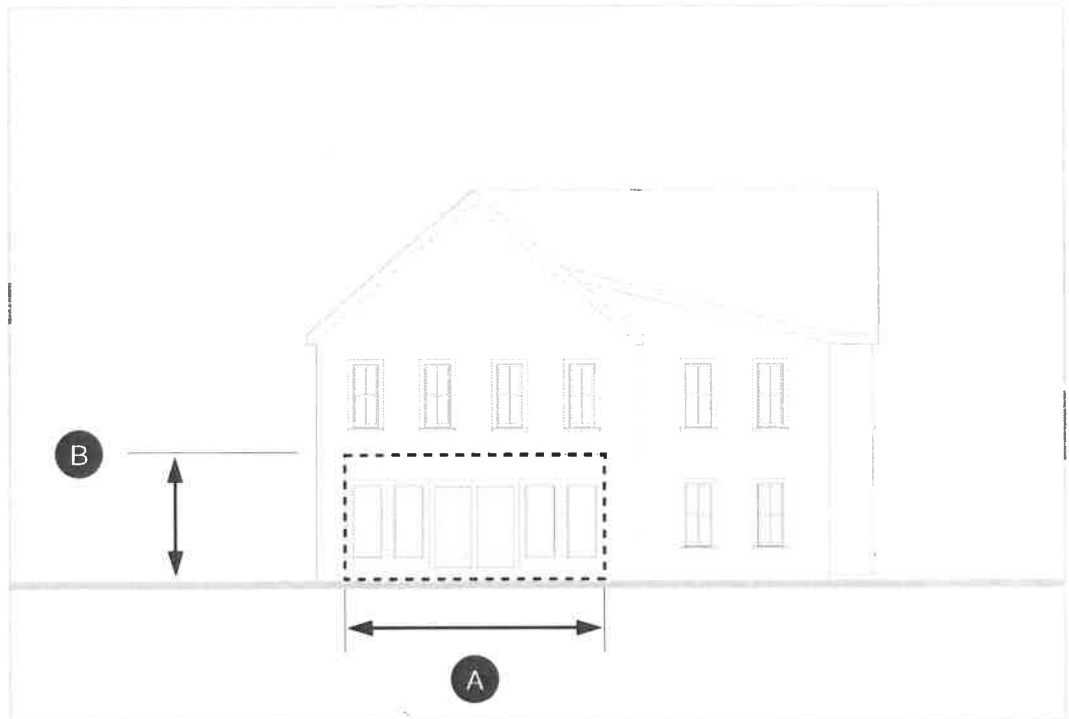


	<b>A</b>	<b>B</b>	<b>C</b>
ZONE	Wall Length Maximum	Wall Length Maximum	Wall Length Maximum
<b>CAROLINA</b>	30'	30'	30'
<b>SHANNOCK</b>	30'	30'	30'
<b>CROSS MILLS</b>	30'	30'	30'
<b>TVD</b>	30'	30'	30'
<b>COMMERCIAL</b>	45'	45'	45'
<b>SCENIC HIGHWAY</b>	45'	45'	45'

- Secondary masses should project from main masses at a minimum of 2' and a maximum of 8'.

## Building Secondary Massing

### Entrances

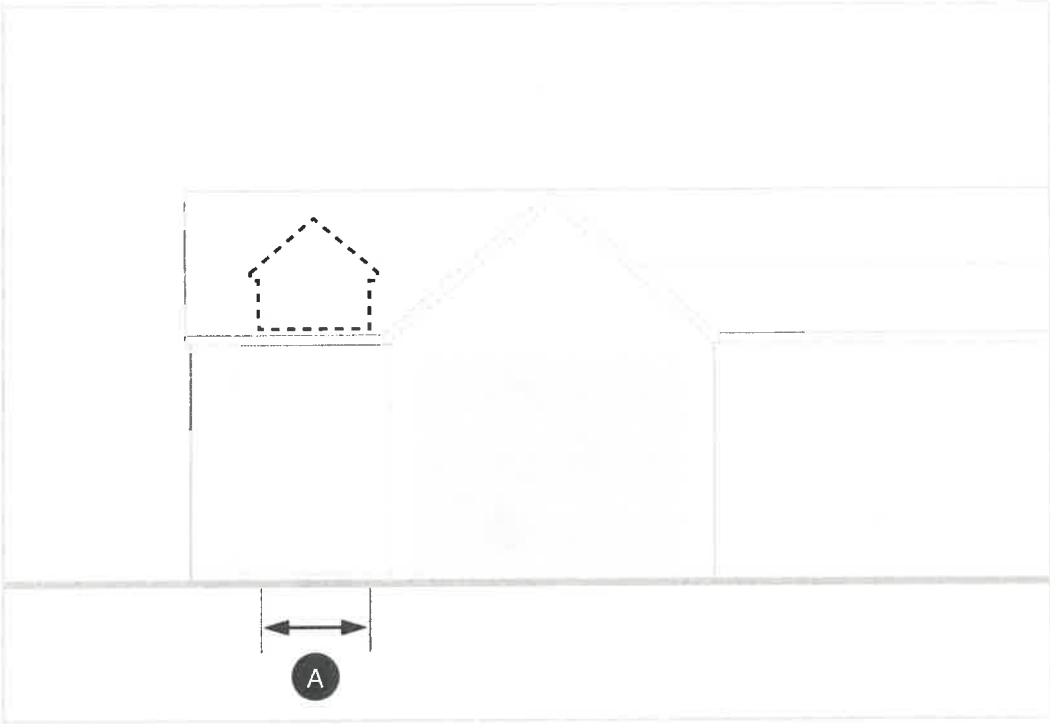


	<b>A</b>	<b>B</b>	<b>C</b>
ZONE	Maximum Width	Maximum Height	Transparency
<b>CAROLINA</b>	20'	12'	40-80 %
<b>SHANNOCK</b>	20'	12'	40-80 %
<b>CROSS MILLS</b>	20'	12'	40-80 %
<b>TVD</b>	22'	14'	40-80 %
<b>COMMERCIAL</b>	22'	14'	40-80 %
<b>SCENIC HIGHWAY</b>	24'	16'	40-80 %

- Dashed lines surround the area that is the physical expression of an entrance.
- Commercial logos should conform to the Signage Ordinance.

## Building Secondary Massing

### Dormers

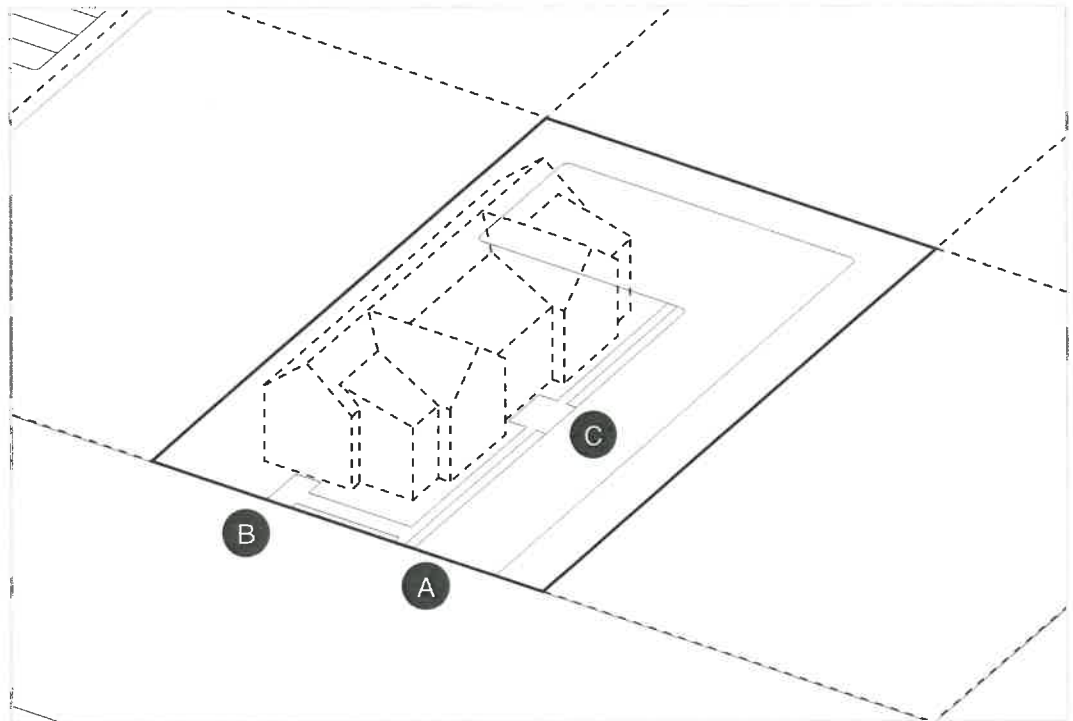


- New dormers should adhere to the principles described in the Building Elements section.
- New dormers should have a minimum width of 4'.

	<b>A</b> Maximum Width
<b>CAROLINA</b>	8'
<b>SHANNOCK</b>	8'
<b>CROSS MILLS</b>	8'
<b>TVD</b>	10'
<b>COMMERCIAL</b>	10'
<b>SCENIC HIGHWAY</b>	12'

## Site Design

### Pedestrian Walkways

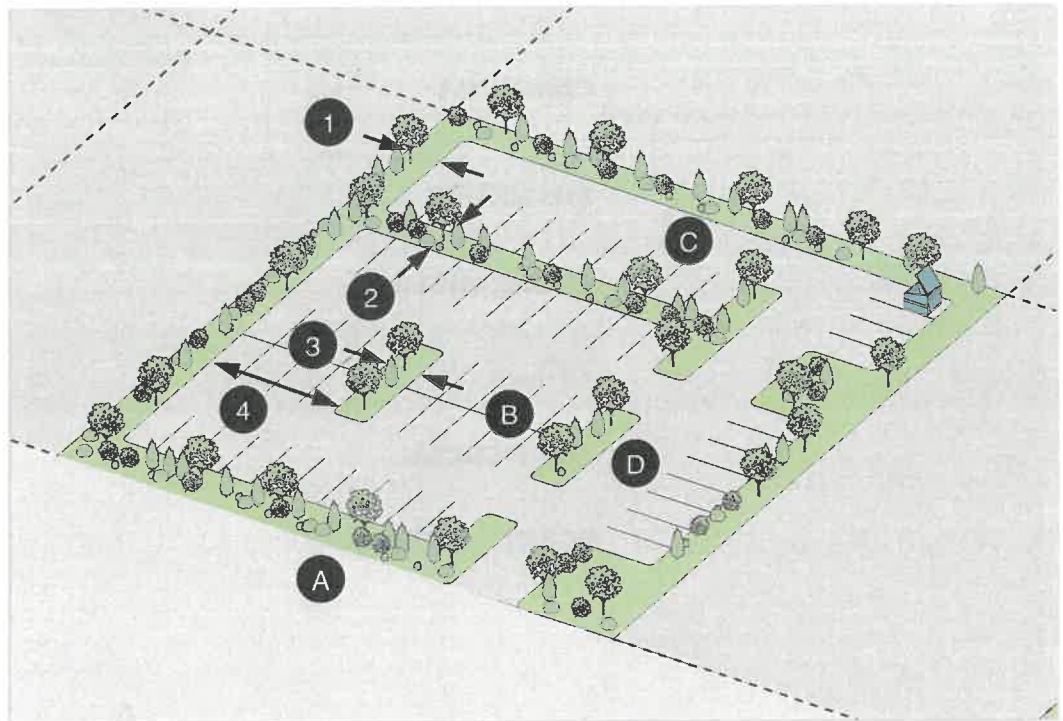


	<b>A</b>	<b>B</b>	<b>C</b>
ZONE	Vehicular Travel Lane Maximum/Total	Pedestrian Walkways Minimum/Maximum	Pedestrian Walkways Minimum/Maximum
<b>CAROLINA</b>	10', 20'	3', 6'	3', 6'
<b>SHANNOCK</b>	10', 20'	3', 6'	3', 6'
<b>CROSS MILLS</b>	10', 20'	3', 6'	3', 6'
<b>TVD</b>	12', 24' along Route 1 10', 20' other roads	6' along Route 1 3', 6' all other roads	6' along Route 1 3', 6' all other roads
<b>COMMERCIAL</b>	12', 24'	3', 6'	3', 6'
<b>SCENIC HIGHWAY</b>	12', 24'	3', 6'	3', 6'

- Vehicular travel lanes are limited to two side by side lanes or a 20' total.

## Site Design

### Parking Lots



- Following any handicapped, veterans, or family parking spaces, the closest 1/4 of spaces to the building entrance shall be compact spaces 8'x16' maximum.
- Non-compact spaces shall be no larger than 9'x18', except in the Commercial and Scenic Highway Districts, where they may be no larger than 9'x20'.
- No more than 7 parking spaces between landscaped areas are permitted.
- No linear expanse of pavement greater than 64' is permitted.
- As a rule of thumb, seek to provide one 3" caliper tree for every 10 parking spaces. Trees should have at least 50 square feet of permeable area for growth.
- **See parking lot dimensional regulations on the following page.**

## DIMENSIONAL STANDARDS

### Site Design

#### Parking Lots

	<b>1</b>	<b>2</b>
ZONE	Property Edge Landscape Buffer Minimum	Landscape Island Depth Minimum
<b>CAROLINA</b>	10'	6'
<b>SHANNOCK</b>	10'	6'
<b>CROSS MILLS</b>	10'	6'
<b>TVD</b>	10'	6'
<b>COMMERCIAL</b>	10'	6'
<b>SCENIC HIGHWAY</b>	10'	6'
	<b>A</b>	<b>B</b>
ZONE	Setback from Right of Way Minimum	Parking Aisle Width Parking Both Sides Maximum
<b>CAROLINA</b>	Front Setback 6'	24'
<b>SHANNOCK</b>	Front Setback 6'	24'
<b>CROSS MILLS</b>	Front Setback 6'	24'
<b>TVD</b>	Front Setback 6'	24'
<b>COMMERCIAL</b>	Front Setback 6'	24'
<b>SCENIC HIGHWAY</b>	Front Setback 6'	24'

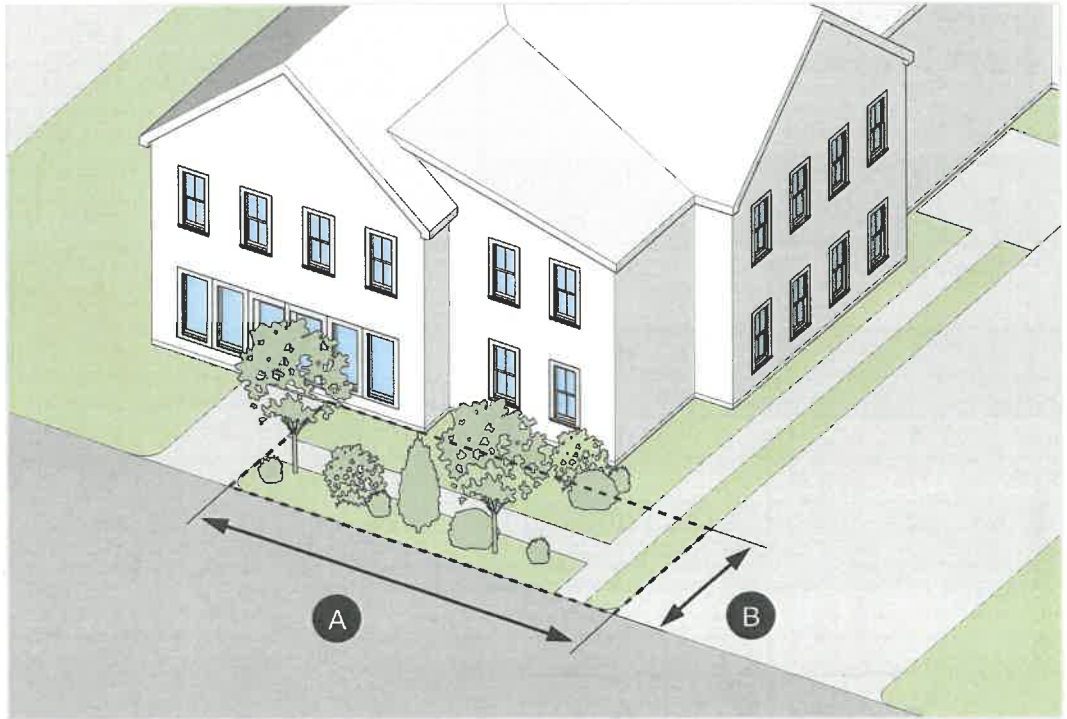


DIMENSIONAL STANDARDS

<b>3</b>	<b>4</b>
Landscape Island Width Minimum	Parking Space Linear Number Maximum
6'	10
6'	10
6'	10
6'	10
6'	10
6'	10
<b>C</b>	<b>D</b>
Parking Aisle Width Parking One Side Maximum	Drive Aisle Width No Parking Either Side - Maximum
20'	10' Travel Lane 20' Total
20'	10' Travel Lane 20' Total
20'	10' Travel Lane 20' Total
20'	10' Travel Lane 20' Total
20'	10' Travel Lane 20' Total
20'	10' Travel Lane 20' Total

## Site Design

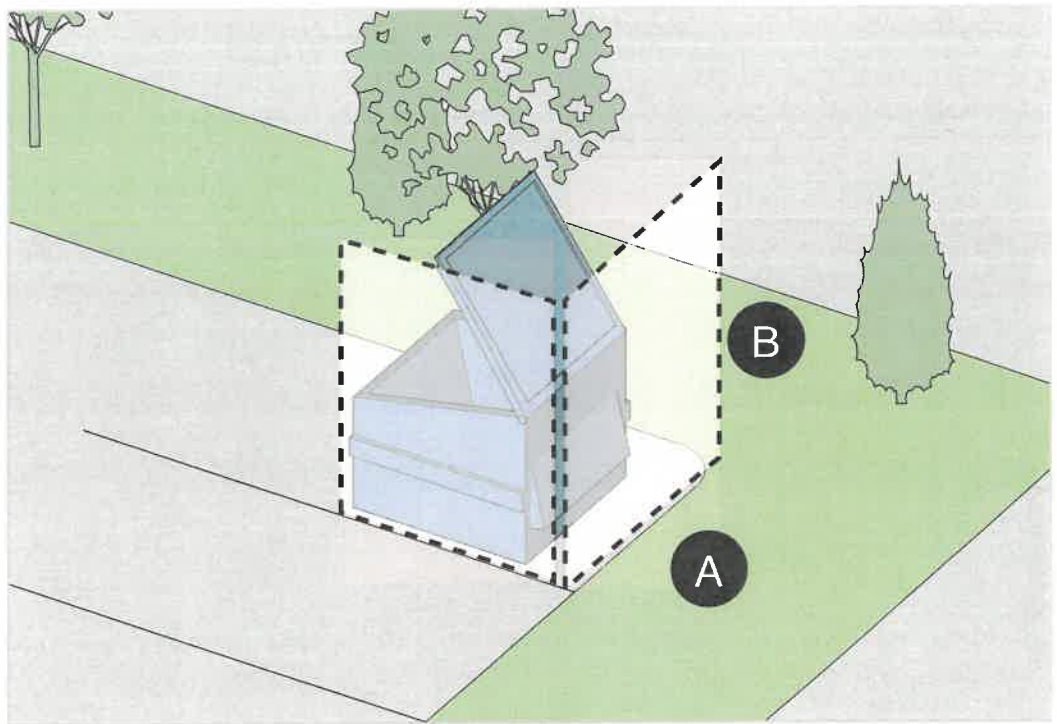
### Landscape Frontages



- Landscaped front yards should be at least 10 feet wide (A) and 3 feet deep (B) in all zones with front setbacks of 10' or greater.
- Front yards should allow for a pedestrian walkway when it is needed for front entrance access.

## Site Design

### Landscape Screening



- Refuse enclosures must fully conceal the receptacle (A) and must be at least 6' high, (B) but no greater than 8' high.

