

NAS South Weymouth Architectural and Urban Design Standards and Guidelines

ARTICLE I - OVERVIEW OF STANDARDS AND GUIDELINES FOR NAS SOUTH WEYMOUTH

1.1 Authority

These Architectural and Urban Design Standards and Guidelines (the “Design Guidelines”) are part of the Regulations for NAS South Weymouth and are adopted in accordance with Section 13(d) of Chapter 301 of the Massachusetts Acts and Resolves of 1998 (the “Enabling Legislation”), which vests South Shore Tri-Town Development Corporation (the “Corporation”) with the broad regulatory authority to develop and adopt “[r]egulations for the effective implementation and enforcement of the Reuse Plan and zoning by-laws and revisions thereof.” These Design Guidelines shall be implemented and interpreted keeping in mind the purpose of the Enabling Legislation to “promote the expeditious and orderly conversion and redevelopment of NAS South Weymouth.”

1.2 Scope; Interrelationship with Zoning and Reuse Plan

The scope of the Design Guidelines and the intended interrelationship of these Design Guidelines with the Zoning and Land Use By-Laws for NAS South Weymouth (the “By-Laws”) and the Reuse Plan for NAS South Weymouth (the “Reuse Plan”) is set forth in Section 1.4.C of the By-Laws which provides as follows:

“The Regulations shall be consistent with [the] By-Laws and the Reuse Plan and shall provide additional substantive and procedural controls over the reuse of NAS South Weymouth; in the event of any inconsistency, the Reuse Plan and [the] By-Laws shall control. The Regulations shall contain detailed land-use controls, including, but not limited to, procedures and standards for development plans, special permits and site plan review, sign standards, streetscape and landscape standards, parking and loading designs, building design guidelines, open space guidelines, affordable housing regulations, subdivision control standards, infrastructure standards, watershed and water resource protection standards, and standards and procedures required to ensure full compliance with Commonwealth of Massachusetts wetlands protection laws.”

1.3 Interrelationship with Other Laws

In case of contradiction with applicable state or federal laws, rules or regulations, including, without limitation, state building codes or life safety codes, the applicable state and federal laws, rules and regulations shall govern. In no way does compliance with these Design Guidelines exempt a structure from conformance with other applicable laws, rules or regulations.

1.4 Adoption/Amendments

The procedure for adoption of these Design Guidelines is set forth in Section 13(d) of the Enabling Legislation, which provides that “[n]o regulation shall be adopted by said Corporation without first publishing notice of same in a newspaper of general circulation within the NAS South Weymouth Region, holding at least one public hearing in the NAS South Weymouth Redevelopment Area or in any one of the Towns of Abington, Rockland and Weymouth (the “Towns”), and affording the opportunity for public comment.” No separate approval by the Towns of any Regulations adopted by the Corporation in accordance with Section 13(d) is required. Amendments to these Regulations shall require the same procedure.

1.5 Intent of Design Guidelines

These Design Guidelines contain regulations that impact the design and character of NAS South Weymouth. The intent of these Design Guidelines is to preserve a high quality public realm. These Design Guidelines draw upon regional examples of historic New England towns, and reflect the principles of Traditional Neighborhood Design and Smart Growth, in determining street layout and design, mixture of uses, building placement, and architectural character.

1.6 How to Use These Design Guidelines

These Design Guidelines contain mandatory and recommended provisions. Mandatory provisions are obligatory and failure to incorporate mandatory provisions shall constitute independent grounds for denial of an application or approval unless an exemption is granted by the Zoning Enforcement Officer. Recommended provisions provide guidance on preferred design elements, but failure to incorporate recommended provisions shall not be independent grounds for denial of an application or approval.

These Design Guidelines should be used in the following method:

1. Locate property on the Zoning District Map (By-Laws – Exhibit A) to determine what Zoning District regulations apply.
2. Determine what Building Forms or uses (By-Laws – Article 6) are allowed in the applicable Zoning District and the requirements applicable to such Building Forms or uses.
3. Review the general provisions of these Design Guidelines which apply to all properties.
4. Review specific provisions of these Design Guidelines pertaining to Building Forms or non-accessory uses in the Residential, Retail, Office/Commercial, and Biopharmaceutical Manufacturing and Light Industrial sections.

With respect to the specific provisions of these Design Guidelines pertaining to Building Forms or uses (as referenced in item 4 above), such provisions shall apply to the initial construction of the buildings and the Building Forms and uses designated at such time for the improvements. Upon any change in the Building Form or uses for a particular building following completion of construction, and in connection with any permit or approval issued in connection therewith, the Zoning Enforcement Officer shall determine whether a modification of these Design Guidelines is necessary or appropriate, in the Zoning Enforcement Officer's reasonable discretion.

1.7 Illustrations

Illustrations are meant to demonstrate the character intended for the redevelopment of NAS South Weymouth, but are for illustrative purposes only. Any illustrations shall be on file with the Corporation.

1.8 References

These Design Guidelines are based on the application of traditional urban design conventions. These conventions are derived from a number of sources in planning literature. Where approvals, interpretations and judgments are left to the discretion of the Zoning Enforcement Officer or his or her agent, he or she may use the following texts for guidance as to best practices:

- a. Werner Hegemann and Elbert Peets, The American Vitruvius: An Architects' Handbook of Civic Art (Princeton Architectural Press, 1988);
- b. Allan B. Jacobs, Great Streets (The MIT Press, 1993);
- c. Peter Katz, The New Urbanism: Toward an Architecture of Community (McGraw-Hill, Inc., 1994);
- d. Charles George Ramsey, AIA Graphic Standards, 10th ed. (John Wiley & Sons, Inc. 2000);
- e. Andres Duany et al., The Lexicon of the New Urbanism (Congress for the New Urbanism);
- f. Barton-Aschman Associates, Shared Parking (Urban Land Institute);
- g. Stephen Mouzon, Traditional Construction Patterns: Design and Detail Rules of Thumb (McGraw-Hill, Inc. 2004);
- h. William Ware, The American Vignola: A Guide to the Making of Classical Architecture (W.W. Norton and Company, 1977);
- i. American Planning Association, Planning and Urban Design Standards (John Wiley & Sons, Inc. 2005); and
- j. Local or regional examples on file with the Corporation.

The above list is not exclusive; additional texts and illustrations may be used for reference and the list may be updated periodically. The above texts and illustrations will be available at the Corporation's office for applicants to review. Applications for development in NAS South Weymouth are not required to comply with the design specifics of the recommended texts and illustrations; the texts and illustrations are for reference and guidance only.

1.9. Administration

The provisions of these Design Guidelines shall apply in both the Central Redevelopment Area and the Perimeter Areas. The Corporation shall administer and enforce these Design Guidelines within the boundaries of the Central Redevelopment Area, and the Towns shall administer and enforce these Design Guidelines within the boundaries of that portion of the Perimeter Area located within such Town. Areas outside NAS South Weymouth shall remain entirely within the jurisdiction of the Towns and shall continue to be administered by officials of the Towns in accordance with all applicable laws, including the municipal laws and regulations applicable to the Towns.

The Zoning Enforcement Officer shall serve as the enforcer of these Design Guidelines. Approvals shall not be unreasonably withheld; however, non-compliant projects which do not obtain an exemption from the Zoning Enforcement Officer will be rejected and must be redesigned to conform to these Design Guidelines. The Zoning Enforcement Officer shall have authority for approving all aspects of site planning and exterior architecture, including aesthetic appropriateness and any other site-specific matters not delineated herein. Exemptions from compliance with the mandatory provisions of these Design Guidelines may be granted on the basis of architectural merit, at the sole discretion of the Zoning Enforcement Officer. Any exemption shall be subject to review by the Permit Granting Authority.

1.10 Definitions

Capitalized terms not otherwise defined in these Design Guidelines shall have the meanings ascribed to such terms in the By-Laws. All terms used in these Design Guidelines that are defined in the By-Laws shall have the meanings ascribed to such terms in the By-Laws.

APPURTENANCES: Architectural features added to the main body of a building, including awnings, marquees, balconies, turrets, cupolas, colonnades, arcades, spires, belfries, dormers and chimneys.

BALUSTER: A short vertical member used to support a railing or coping.

BALUSTRADE: A railing together with its supporting balusters or posts, often used at the front of a parapet.

BELFRY: A tower attached to a building that rises above the roof, in which bells are hung.

BLANK (BUILDING) WALL: A side of a building lacking any windows or architectural features.

BUILDING FRONTAGE: The vertical side of a building that faces the lot's frontage and is built to the setback.

BUSINESS SIGN: A sign setting forth the name of the building occupant(s) or indicating the use of the building.

CAP: The protective top layer of a brick structure exposed to weather from above.

CHIMNEY: A vertical structure that rises above a roof of a building and contains the passage through which smoke and gases escape from a fire or furnace.

CIVIC BUILDING: A building used primarily for general public purposes. Uses may include Educational Use, Government Offices, Religious Use, cultural performances, gatherings and displays administered by non-profit cultural, educational, governmental, community service and religious organizations.

COLONNADE: A roofed structure, extending over the sidewalk and open to the street except for supporting columns or piers.

CORNICE: A projecting horizontal decorative molding along the top of a wall or building.

CUPOLA: A domelike structure surmounting a roof or dome, often used as a lookout or to admit light and air. Cupolas are often used to create a visual focal point.

CURB RADIUS: The curved edge of street paving at an intersection used to describe the sharpness of a corner.

EXPRESSION LINE: A horizontal line, the full length of a façade, expressed by a material change or by a continuous projection, such as a molding or cornice. Expression lines delineate the transition between the floor levels.

FREESTANDING BRICK PIER: A pillar of brickwork not connected to a wall.

GARDEN WALL: A freestanding wall along the property line dividing private areas from streets, alleys and or adjacent lots. Garden walls sometimes occur within private yards.

GROCERY STORE: A building containing greater than 20,000 square feet of gross floor area and less than 75,000 square feet of gross floor area, which involves the display and sale to the general public of food and other commodities.

HEADER: The horizontal member spanning the top of an opening.

LARGE FOOTPRINT BUILDING: Any building that has a footprint area equal to or greater than 20,000 square feet.

LINER BUILDING: A functional building built in front of Structured Parking, Movie/Playhouse, Theater, Grocery Store, Anchor Retail building or other Large Footprint Buildings to conceal large expanses of blank wall area and to front the street with a façade that has doors and windows opening onto the sidewalk.

LINTEL: A horizontal structural beam that spans an opening, such as between the posts of a door or window or between two columns or piers.

MAIN STREET: The streets within the Main Street Overlay District located in the Village Center District.

MARQUEE: A permanently roofed architectural projection, the sides of which are vertical and are intended for the display of signs and which is supported entirely from an exterior wall of a building.

MULLION: Wood or metal that separate and hold in place the panes of a window.

MUNTIN: A strip of wood or metal separating and holding panes of glass in a window.

OPEN SPACE: Parks, squares, plazas, golf courses and other land used for passive or active recreational, conservation or civic use.

PARAPET: A low wall at the edge of a roof, terrace, or balcony.

PILASTER: An upright, rectangular element of a building that projects slightly from a wall or surface to resemble a flat column. A pilaster is non-structural and may or may not conform to one of the classical orders in design.

PRIMARY ACCESS: The main entry point of a building.

PRINCIPAL FAÇADE (For the purpose of placing buildings along setbacks):
The front plane of a building not including stoops, porches, or other appurtenances.

REVEAL: The horizontal distance between a window or door opening and the exterior façade, measured from the dominant building surface to the window or door frame.

SECONDARY ACCESS: Entry points of a building which are not the Primary Access.

SHARED PARKING: A system of parking areas shared by multiple users, where each user has peak parking demands at different times within a 24 hour period or within a weekly or other relevant period, thereby allowing some parking spaces to be shared.

SILL: The horizontal member at the base of a window opening.

SPIRE: A vertical structure attached to a building that rises above the roof and tapers to a point.

STEPBACK: the portion of the building or structure above such height is stepped back a minimum distance from the exterior face of such building or structure which faces a street.

STOOP: A small platform and entrance stairway at a building entrance, commonly covered by a secondary roof or awning.

STOREFRONT: The portion of a building at the first story that is made available for retail use.

TURRET: A small tower or tower- shaped projection on a building used to create a visual focal point.

WATER TABLE: The horizontal reveal marking the height of the first finished floor level in masonry construction.

ARTICLE II – GENERAL PROVISIONS APPLICABLE TO ALL BUILDINGS

2.1 Intent

2.1.1 The provisions of this Article II apply to all buildings, open spaces and streets located in any Zoning District within NAS South Weymouth. The goal of this Article is to create high quality public spaces within the community.

2.1.2 All lot, street and building designs for NAS South Weymouth should consider traditional and contemporary local examples that reflect New England character.

2.1.3 Buildings, open spaces and streets should use materials that are appropriate to local climate and use. Building forms and design should be appropriate to the intended use.

2.2 Lot and Street

2.2.1 Principal Façade

MANDATORY	
1.	All buildings shall have a principal façade and entry (with operable doors) facing a street or open space. Buildings may have more than one principal façade and/or entry.

2.2.2 Solar Design Features

RECOMMENDED	
A.	The massing of all buildings should be considerate of solar access to neighboring properties, particularly allowing sun during winter to properties immediately to the north.
B.	Windows should be oriented to make the best use of passive solar.
C.	The primary roof plane should face as close to solar south as possible, to allow for installation or retrofit with solar panels.
D.	Solar panels should not be visible from the street.

2.2.3 Orientation of Buildings

MANDATORY	
1.	Loading docks, service areas and trash disposal facilities shall not face open space or a street.

RECOMMENDED	
A.	The massing, orientation, and design of buildings should recognize the special character of neighborhoods, terminating streets and adjacent open spaces.
B.	Areas in which street corridors terminate on buildings should be designed in a manner that reflects their importance.
C.	Street corridors that terminate on landscaped vistas should frame that view.

2.3 Buildings

2.3.1 Proportion and Scale

RECOMMENDED	
A.	Local models should be considered in building form, window spacing, architectural detailing and façade composition.
B.	In order to modulate their scale, multi-story buildings should articulate the base, middle and top, separated by cornices, string cornices, stepbacks or other articulating features.

2.3.2 Building Walls

MANDATORY	
1.	Blank walls adjacent to streets or open spaces shall not be permitted; provided however that Large Footprint Buildings for Indoor Commercial Recreation, General or Indoor Commercial Recreation, Concentrated uses and buildings in the Shea Village Commercial District may have a blank wall adjacent to a street or open space.
2.	Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc). The change in material shall occur along a horizontal line, preferably at the floor level.
3.	Where side façades are built of a different material than the front façade, the front façade material shall extend around the corner and along the side façade for a minimum of 18 inches.

RECOMMENDED	
A.	Building walls should have perceivable thickness, visual interest and character. A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, forms and color as appropriate to each site can create shadows and texture and add to the character of a building
B.	Exposed foundation walls (below the first floor elevation) should be concrete (painted and/or stuccoed concrete block system ("C.B.S.)), brick, or natural/ manufactured stone.
C.	All chimneys should be finished with brick, stucco or natural or manufactured stone.
D.	The façades of buildings should be finished with more than one finish material.
E.	Regional models should be considered in the selection of building materials.
F.	Materials should be used with regard to their traditional structural capacity.
G.	Veneer finishes should be configured in a way that corresponds with the material's traditional load-bearing configuration.
H.	Buildings should use materials that are durable, economically maintained and of a quality that will retain their appearance over time.
I.	Synthetic stucco (EIFS) and vinyl siding should not be used on visible elements.

2.3.3 Columns, Arches, Piers, Railings and Balustrades (not applicable to Shea Village Commercial District)

RECOMMENDED	
A.	Columns and piers should be spaced no farther apart than they are tall.
B.	Column proportions and configurations should be consistent with those found in <i>The American Vignola</i> and <i>Traditional Construction Patterns</i> , referenced in Section 1.8 of these Design Guidelines.
C.	Recommended Finish Materials: <ul style="list-style-type: none"> i. Columns: Wood (termite resistant), painted or natural, cast iron, concrete with smooth finish, brick or stone. ii. Arches, Lintels, Sills and Piers: Concrete masonry units with stucco (C.B.S.), reinforced concrete with stucco, brick or stone. iii. Railings & Balusters: Wood (termite resistant), painted or natural, or wrought iron.
D.	Recommended Dimensions & Configurations: <ul style="list-style-type: none"> i. Columns: <ul style="list-style-type: none"> (a) Square, 6 inch minimum, with or without capitals and bases (b) Round, 6 inch minimum outer diameter, with or without capitals and bases (c) Classical orders: Doric, Ionic and Corinthian ii. Arches: Semi-circular & Segmental iii. Piers: 8 inch minimum dimension iv. Porches: <ul style="list-style-type: none"> (a) Top Rail: 2-3/4 inch minimum diameter (b) Balusters: 4 inch spacing maximum (c) Diagonal Cross Brace design is encouraged

2.3.4 Windows, Skylights and Doors

RECOMMENDED	
A.	False window mullions should be avoided.
B.	All windows (except storefront windows) should be operable.
C.	Recommended Finish Materials: <ul style="list-style-type: none"> i. Windows, Skylights & Storefronts: Wood, aluminum, copper, steel, vinyl clad wood or glass ii. Doors: Wood, metal or glass

2.3.5 Roofs

RECOMMENDED	
A.	Local models should be considered in the selection of roof forms.
B.	Recommended Roof Types: gabled, hipped, shed, flat or gambrel roofs. Shed and flat roofs should be concealed with parapets or finished flashing along the street frontage. Applied mansard roofs should be avoided.
C.	Downspouts should match gutters in material and finish.
D.	Recommended Configurations: <ul style="list-style-type: none"> i. Metal: Standing Seam or "Five-vee," 24 inch maximum spacing, panel ends exposed at overhang ii. Shingles: Square, Rectangular, Fishscale, Diamond iii. Gutters: Rectangular section, Square section, Half-round section

E.	Recommended Finish Materials:
i.	Metal: Galvanized, copper, aluminum or zinc-alum
ii.	Shingles: Metal or asphalt “dimensional” type, slate or composite slate
iii.	Gutters: Copper, galvanized steel or aluminum (14-18 gauge)

2.3.6 Minimum Brick and Stone Detailing (except in the Shea Village Commercial District)

MANDATORY	
1.	All openings in brick or stone construction shall be spanned by a header.
2.	All headers shall: <ul style="list-style-type: none"> a. use materials with regard to their traditional structural capacity (vener finishes shall be configured in a way that corresponds with the material’s traditional load-bearing configuration); b. be wider than the opening they span; c. be made of brick, stone, cast stone, terra cotta or metal; and d. be in one of the following forms: lintel, arch and jack arch.
3.	All buildings with brick or stone construction and with a raised first floor level shall have a water table which shall: <ul style="list-style-type: none"> a. involve a reveal in the wall surface a minimum of 1/2 inch; and b. on brick buildings, be comprised of brick, but may also be comprised of stone or cast stone.
4.	All window openings in brick or stone construction shall have a sill at their base which shall: <ul style="list-style-type: none"> a. be wider than the window opening; b. be generally rectangular in form, and shall be sloped slightly away from the window opening to shed water; and c. be made of brick, stone, cast stone or terra cotta.
5.	All brick structures shall contain a cap which shall: <ul style="list-style-type: none"> a. protect the tops of all brick structures exposed to the weather, including: garden walls, stair treads, planter edges and freestanding brick piers; b. be made of stone, cast stone, terra cotta or slate; and c. be rectangular or more ornate on the edges.

RECOMMENDED	
A.	All headers should: <ul style="list-style-type: none"> i. be a minimum of 4 inches in height; and ii. project from the wall surface a minimum of _ inch.
B.	All sills should: <ul style="list-style-type: none"> i. be a minimum of 2 inches in height; and ii. project from the wall surface a minimum of 1 inch.

2.4 Building Elements and Appurtenances

2.4.1 Colonnades/Arcades

MANDATORY	
1.	Open multi-story verandas, awnings, balconies and enclosed useable space shall be permitted above the colonnade.
2.	Colonnades shall only be constructed where the minimum depth specified below can be obtained. Colonnades shall be located in the setback.

3. The following dimensions shall be applicable:
 - a. Depth: 6 foot minimum from the building face to the inside column face, 18 inch minimum from the outside of the column face to the curb, 36 inch maximum;
 - b. Height: 10 foot minimum clear; and
 - c. Length: 75% to 100% of Building Frontage.

ARTICLE III – SPECIFIC PROVISIONS APPLICABLE TO RESIDENTIAL BUILDINGS

3.1. Intent

3.1.1 The provisions set forth in Article III apply to all residential buildings within NAS South Weymouth. Applicable residential building forms are specified in the By-Laws, and are as follows: (a) Townhouse-1, (b) Townhouse-2, (c) Single Family House-up to 5,000 sq ft lot, (d) Single Family House–5,000 to 10,000 sq ft lot, (e) Apartments, (f) Apartments with Commercial, and (g) Apartments–Podium. If a building includes both residential and non-residential uses, the applicant must comply with this Article III for the portions of the building containing such residential use and shall comply with the appropriate provisions of these Design Guidelines for the portions of the building containing such non-residential uses. If a residential use does not have a corresponding Building Form, the provisions of this Article III shall nonetheless apply to the buildings containing such residential use.

3.1.2 These residential provisions will be used in addition to the general provisions in Article II which apply to all building types. The goal of this Article is to influence the design of all residential aspects of NAS South Weymouth so that they are visually compelling, unique, safe and pedestrian friendly.

3.2 Lot and Street

3.2.1 Create variety along the street

MANDATORY	
1.	Adjacent buildings shall be visually distinct from each other.

RECOMMENDED	
A.	At least two of the following elements should vary for each building along a street: (i) materials, (ii) roofline, (iii) windows, (iv) step-backs, (v) modulation, (vi) setbacks, (vii) recesses, (viii) height, (ix) entries, (x) color, (xi) building form, or (xii) architectural details.
B.	Stepbacks, setbacks and height changes should be a minimum of 3 feet.
C.	Townhouses should appear as separate, but attached buildings.
D.	Variation in building form should relate to the scale of individual building units or rooms such as recessed or projecting bays, shifts in massing or distinct roof shapes.
E.	A continuous cornice line on a row of townhouses should be avoided.
F.	The façades of Apartments, Apartments with Commercial and Apartments-Podium should be articulated at minimum intervals of 25 feet. Articulation should be achieved through changes in building plane or features such as but not limited to: balconies, columns, bay windows and pilasters.

3.2.2 Common Open Space

MANDATORY	
1.	Rear yards facing common open space shall not be permitted.
2.	Common open spaces shall be a minimum of 20 feet wide.

3.2.3 Garden Walls, Fences and Hedges

MANDATORY	
1.	Prohibited Finish Materials: Plastic, chain link, barbed wire and razor wire fencing.

RECOMMENDED	
A.	Fences, garden walls or hedges should be used along all unbuilt property lines which abut streets and alleys.
B.	Fences, garden walls or hedges should be used along Side Yards (behind the front plane of the primary structure) and Rear Yards.
C.	Recommended Finish Materials: Wood (termite resistant) painted/stained, wrought iron, brick, stone or stucco.

3.3 Buildings

3.3.1 Recommended Finish Materials

RECOMMENDED	
A.	Recommended Front Facades: <ul style="list-style-type: none"> i. Concrete masonry units with stucco (C.B.S.); ii. Concrete masonry units (painted or split faced); iii. Reinforced concrete with stucco; iv. Pre-cast concrete with stucco; v. Fiber cement board such as "Hardie-Plank" siding (50-year siding product); vi. Wood (termite resistant, 50-year siding product); vii. Brick; and viii. Stone (natural or manufactured).

3.3.2 Entries

MANDATORY	
1.	Entries shall be marked by stoops, overhangs and/or other architectural features.

RECOMMENDED	
A.	Residential entries should be identifiable and prominent.
B.	Ground floor units directly accessible from the street should be used in Apartments and Apartments-Podium.

3.3.3 Porches

RECOMMENDED	
A.	Front porches should be located in the setback.
B.	Front porches may have multi-story verandas and/or balconies above.
C.	Front porches may be screened; however, if screened, all architectural expression (columns, railings, pickets, etc.) should occur on the outside of the screen (facing the street or common open space).
D.	Porches should wrap around buildings.

E.	The following dimensions should apply:
i.	Depth: 8 foot minimum
ii.	Length:
	(a) 25% to 100% of Building Frontage; and
	(b) 25% to 100% of Building Side
iii.	Height: 30 inch minimum from grade to top of stairs; 96 inch maximum
iv.	Overhang: 2 foot minimum

3.3.4 Stoops

MANDATORY	
1.	Stoops, if used, shall be located in the setback.
2.	Stoops, if used, shall not extend into the right -of-way.
3.	The following dimensions shall be applicable to stoops:
a.	Depth: 4 foot minimum;
b.	Length: 10% to 25% of Building Frontage; and
c.	Height: 96 inch maximum.

RECOMMENDED	
A.	Stoop stairs should run to the front or to the side.
B.	Stoops may be covered or uncovered

3.3.5 Windows, Skylights, and Doors

MANDATORY	
1.	Windows and doors shall be inset in the building wall with a minimum 3 inch reveal.
2.	Any balconies shall be usable with a minimum 3 foot deep projection or recess.
3.	Each floor of any building façade facing open space or a street shall contain transparent windows encompassing a minimum of 15% of the wall area.
4.	Rectangular window openings facing streets shall be oriented vertically.
5.	False window mullions shall not be permitted.
6.	Reflective glass shall not be permitted.
7.	Security bars shall not be permitted on the exterior of windows.
8.	A header and sill is required for all windows in masonry construction (see Section 2.3.6 for additional information regarding brick detailing).

RECOMMENDED	
A.	Dormer windows should be used.
B.	Openings in upper stories should be aligned with openings in the first story. Openings on gabled ends should be centered.
C.	The following accessories are recommended: (i) operable shutters, (ii) wooden window boxes, (iii) muntins and mullions, (iv) fabric or metal awnings (without backlighting; without glossy- finish fabrics).
D.	Recommended Configurations
i.	Windows: Rectangular, transom, and sidelite
ii.	Window Operations: Casement, single and double-hung, industrial, fixed frame (36 square feet maximum)
iii.	Skylights: Flat to the pitch of the roof.
iv.	Door Operations: Casement, French, sliding (rear only)

3.3.6 Roof Forms

MANDATORY	
1.	Eaves shall overhang a minimum of 1 foot.

RECOMMENDED	
A.	Dormers, bays and other projections should be used.

ARTICLE IV – SPECIFIC PROVISIONS APPLICABLE TO RETAIL BUILDINGS

4.1. Intent

4.1.1 The provisions set forth in Article IV apply to all buildings with a retail use within NAS South Weymouth. Applicable retail building forms are specified in the By-Laws, and are as follows: (a) Townhouse-1, (b) Townhouse-2, (c) Apartments with Commercial, (d) Apartments-Podium, (e) Anchor Retail, (f) Neighborhood Commercial and (g) Office/Commercial. If a building includes both retail and non-retail uses, the applicant must comply with this Article IV for the portions of the building containing such retail use and shall comply with the appropriate provisions of these Design Guidelines for the portions of the building containing such non-retail uses. If a retail use does not have a corresponding Building Form, the provisions of this Article IV shall nonetheless apply to the buildings containing such retail use. The following uses shall be deemed retail uses for purposes of these Design Guidelines: (a) anchor retail, (b) movie/playhouse, (c) restaurant, (d) retail, (e) theater, (f) health/fitness clubs and (g) general services. All other commercial uses shall be subject to the provisions of Article V.

4.1.2 These retail provisions will be used in addition to the general provisions in Article II which apply to all building types. The goal of this Article is to influence the design of all retail aspects of NAS South Weymouth so that they are visually compelling, unique, safe and pedestrian friendly.

4.2 Lot and Street

4.2.1 Principal Façade

RECOMMENDED	
A.	Street level frontage should be primarily devoted to entrances, shop windows or other displays.

4.2.2 Create Variety along the street

MANDATORY	
1.	Continuous length of flat walls shall not be permitted.
2.	On Main Street, doors or entrances with public access shall be provided at intervals no greater than 200 feet along a block.
3.	Stepbacks, setbacks and height changes shall be a minimum of 2 feet in depth.
4.	All doors facing Main Street shall be operable and remain unlocked during business hours.

RECOMMENDED	
A.	Doors or entrances with public access should be provided at intervals no greater than an average of 50 feet along a block on streets in all zoning districts except the Shea Village Commercial District.

4.3 Buildings

4.3.1 Building Walls

RECOMMENDED	
A.	Retail frontage should include recessed or projecting bays, expression of architectural or structural modules and detail and/or variations such as surface relief, expressed joints and details, color and texture. Recessed bays should be a minimum of 2 feet deep.
B.	An expression line should delineate the division between the first story and the second story. A cornice should delineate the top of the façade. Expression lines and cornices should consist of either a molding extending a minimum of 4 inches, or a change in the surface plane of the building wall greater than 8 inches.

4.3.2 Windows

MANDATORY	
1.	Clear, un-tinted and non-reflective glass shall be used at street level to allow maximum visual interaction between pedestrians and the interior of the building.
2.	Bottoms of the storefront windows shall be between 1 and 3 feet above sidewalk grade.
3.	Each floor of any building façade facing open space or a street shall contain transparent windows encompassing a minimum of 15% of the wall area.
4.	Reflective glass shall not be permitted.

RECOMMENDED	
A.	Storefronts should remain unshuttered at night and provide clear views of interior spaces lit from within.

4.3.3 Projecting Elements

MANDATORY	
1.	Retail buildings shall have one of the following: awning, marquee, arcade and/or colonnade.
2.	Awnings/Marquees: <ul style="list-style-type: none"> a. Awnings and marquees shall occur forward of the setback and may encroach within the right-of-way, but shall not extend past the curb line. b. The following minimum dimensions for first floor awnings shall be applicable. There are no minimum requirements for awnings above the first floor. <ul style="list-style-type: none"> (i) Depth: 5 foot minimum (ii) Height: 10 foot minimum clear (iii) Length: 25% to 100% of Building Frontage c. Materials <ul style="list-style-type: none"> (i) Awnings shall be made of fabric or metal. (ii) High-gloss or plasticized fabrics shall not be used.

4.3.4 General Service Establishments

MANDATORY	
1.	Except in the Shea Village Commercial District, drive-through service windows shall only be located on the side or in the rear of properties which are internal to the block or accessible from an alley.
2.	There shall be no stacking requirements for vehicles.

ARTICLE V – SPECIFIC PROVISIONS APPLICABLE TO OFFICE AND COMMERCIAL BUILDINGS

5.1 Intent

5.1.1 The provisions set forth in Article V apply to all buildings with an office or commercial use within NAS South Weymouth. Applicable office and commercial building forms are specified in the By-Laws, and are as follows: (a) Townhouse-1, (b) Townhouse-2, (c) Apartments with Commercial, (d) Apartments-Podium, (e) Neighborhood Commercial and (f) Office/Commercial. If a building includes both office or commercial uses and other uses, the applicant must comply with this Article III for the portions of the building containing such office or commercial uses and shall comply with the appropriate provisions of these Design Guidelines for the portions of the building containing such other uses. If an office or commercial use does not have a corresponding Building Form, the provisions of this Article V shall nonetheless apply to the buildings containing such office and commercial use. The provisions of this Article V shall not apply to those commercial uses specifically identified in Article IV as retail uses.

5.1.2 These office and commercial provisions will be used in addition to the general provisions in Article II which apply to all building types. The goal of this Article is to influence the design of all retail aspects of NAS South Weymouth so that they are visually compelling, unique, safe and pedestrian friendly.

5.2 Lot and Street

5.2.1 Principal façade

RECOMMENDED	
A.	Street level frontage should be primarily devoted to entrances and windows.
B.	Liner buildings, if used, should be attached or adjacent to the outside of Large Footprint Buildings to relieve large blank walls and provide activity fronting open spaces and streets.

5.2.2 Create variety along the street

MANDATORY	
1.	Continuous length of flat walls shall not be permitted.
2.	On Main Street, doors or entrances with public access shall be provided at intervals no greater than 100 feet along a block.
3.	Stepbacks, setbacks and height changes shall be a minimum of 2 feet in depth.
4.	All doors facing Main Street shall be operable and remain unlocked during business hours.

RECOMMENDED	
A.	Articulation may include storefront bays with modulating building elements such as recesses, projections, expressed entries, building form, columns, pilasters, and/or other clearly expressed architectural details.
B.	Doors or entrances with public access should be provided at intervals no greater than an average of 50 feet along a block on streets in all zoning districts except the Shea Village Commercial District.

5.3 Buildings

5.3.1 Building Walls

RECOMMENDED	
A.	An expression line should delineate the division between the first story and the second story. A cornice should delineate the top of the façade. Expression lines and cornices should consist of either a molding extending a minimum of 4 inches, or a change in the surface plane of the building wall greater than 8 inches.

5.3.2 Windows

MANDATORY	
1.	Except in the Shea Village Commercial District, clear, un-tinted and non-reflective glass shall be used at street level to allow maximum visual interaction between pedestrians and the interior of the building.
2.	Each floor of any building façade facing a street shall contain transparent windows encompassing a minimum of 15% of the wall area.
3.	Reflective glass shall not be permitted.

RECOMMENDED	
A.	Commercial and office buildings in the Village Center District should have prominent entries.
B.	Each floor of any building façade facing open space should contain transparent windows encompassing a minimum of 15% of the wall area.

ARTICLE VI – SPECIFIC PROVISIONS APPLICABLE TO BIOPHARMACEUTICAL MANUFACTURING AND LIGHT INDUSTRIAL BUILDINGS

6.1 Intent

6.1.1 The provisions set forth in Article VI apply to all buildings with a biopharmaceutical manufacturing or light industrial use within NAS South Weymouth. Applicable biopharmaceutical manufacturing and light industrial building forms are specified in the By-Laws, and are as follows: Biopharmaceutical Manufacturing and Light Industrial. If a building includes both biopharmaceutical manufacturing or light industrial use and other uses, the applicant must comply with this Article VI for the portions of the building containing such biopharmaceutical manufacturing or light industrial use and shall comply with the appropriate provisions of these Design Guidelines for the portions of the building containing such other uses. If a biopharmaceutical manufacturing or light industrial use does not have a corresponding Building Form, the provisions of this Article VI shall nonetheless apply to the buildings containing such biopharmaceutical manufacturing or light industrial use.

6.1.2 These provisions will be used in addition to the general provisions in Article II which apply to all building types. The goal of this Article is to influence the design of all commercial aspects of NAS South Weymouth so that they are visually compelling, unique, safe, and pedestrian friendly.

6.2 Lot and Street

6.2.1 Orientation

MANDATORY	
1.	Buildings shall be oriented to a street or open space, and shall not front solely onto parking lots.

6.2.2 Create Variety along the street

RECOMMENDED	
A.	Continuous length of flat walls should be avoided. Building walls should be articulated at a minimum every 50 feet.
B.	Articulation may include bays with modulating building elements such as recesses, projections, expressed entries, building form, columns, pilasters and/or other clearly expressed architectural details.

6.3 Buildings

6.3.1 Building Walls

RECOMMENDED	
A.	Recessed or projecting bays, expression of architectural or structural modules and detail, and/or variations such as surface relief, expressed joints and details, color and texture should be considered to break up large building walls.

6.3.2 Windows

RECOMMENDED	
A.	Clear untinted glass should be used at street level to allow maximum visual interaction between pedestrians and the interior of the building.

6.3.3 Roofs

MANDATORY	
1.	Mechanical equipment shall be screened, organized and designed as a component of the roofscape.

6.3.4 Proportion and Scale

RECOMMENDED	
A.	Building mass should be articulated through variation in planes and wall surfaces, fenestration, height variation and differences in materials or colors and surface articulations.

ARTICLE VII - PARKING

7.1 Intent

The intent of the parking provisions is to encourage a balance between compact pedestrian-oriented development and necessary car storage, as well as to establish provisions for parking lot design. Parking facilities should be designed in a manner that reduces their visual impact and serves to enhance the public realm rather than detract from it. By creating environments that contain a mixture of uses less parking is needed than in single use scenarios. Article VIII has provisions regarding the design of parking lots and structures.

7.2 By-Laws

Parking requirements are determined by Building Form and can be found in Article 6 of the By-Laws. Shared parking may be used to satisfy some or all of the parking requirements set forth in the By-Laws, as reasonably determined by the Zoning Enforcement Officer. Shared parking is encouraged throughout NAS South Weymouth.

7.3 Dimensions

MANDATORY	
1.	The following parking space dimensions and provisions shall apply: <ul style="list-style-type: none"> a. Head-in or diagonal parking spaces: 9 feet by 18 feet. b. Parallel parking spaces: 7 feet by 20 feet minimum. c. Drive aisles in parking lots: 24 feet wide for two-way circulation and to provide adequate backup space for 90 degree head-in parking.
2.	Landscaping shall be provided in accordance with the provisions of the Subdivision Rules and Regulations for NAS South Weymouth pertaining to landscaping in parking areas.

RECOMMENDED	
A.	A portion of the parking spaces may be designated for use by compact cars, which require smaller dimensions, or for tandem parking, subject to approval by the Zoning Enforcement Officer.

7.4 Parking

MANDATORY	
1.	If no alley exists, then residential garage doors shall be positioned no closer to streets or open space than 20 feet behind the principal plane of the building frontage.
2.	Two-car garages with one single door shall not be used, except on alleys.
3.	Garage doors shall not exceed 10 feet in width and the driveway shall be a maximum of 10 feet wide in front of the principal plane of the building.
4.	Garages facing open space or a street are limited to one car width.
5.	Where space permits, garage doors shall face the side or the rear, not the front of a building.
6.	Circular driveways are prohibited, except they may be used for civic buildings.

RECOMMENDED	
A.	Alleys should be the primary source of access to off- street residential parking. Parking along alleys may be head- in, diagonal or parallel. Garages should be accessed from the alley and located in the rear of the lot.

7.5 Off-Street Surface Parking Lots

MANDATORY	
1.	On Main Street in the Village Center District, parking lots shall be located behind buildings, such that buildings separate parking areas from Main Street. Outside of the Village Center District, parking lots shall be located behind or to the side of buildings, such that buildings or landscaping separate parking areas from the street. Off-street parking areas shall be set back a minimum of 10 feet from property lines along rights-of-way, excluding alleys. Out buildings serving as garages facing alleys shall be permitted within this setback.
2.	Ground level parking facing streets or open spaces shall be screened from the sidewalk and the open space. Screening may include buildings and/or landscaping.
3.	The minimum width for a landscaping area to screen parking shall be 5 feet.

RECOMMENDED	
A.	Alleys may be incorporated into parking lots as standard drive aisles.
B.	Access between parking lots across property lines is permitted.
C.	Permeable pavement should be used in parking lot construction.
D.	To minimize water consumption, low water vegetative ground cover (other than turf) should be used.

7.6 Structured Parking

MANDATORY	
1.	Parking structures shall conceal views of parked autos from streets and open spaces.
2.	Ground level parking facing streets or open spaces shall be screened from the sidewalk and open spaces. Screening may include buildings and/or landscaping.
3.	The minimum width for a landscaping area to screen parking shall be 5 feet.
4.	The minimum depth for buildings used to screen parking shall be 20 feet.

RECOMMENDED	
A.	Parking structures should incorporate innovative design ideas, especially for façade treatment, signage, mitigating landscape and covered walkways.
B.	Parking structures should be compatible in color, form and quality of architectural details with adjacent buildings and development patterns in NAS South Weymouth.
C.	Openings to parking areas other than garage doors should be limited to those required by applicable building codes or other regulations for ventilation. Openings should be well above or below eye level and should be covered with visually attractive screening to minimize the parking and its lighting from being seen from the street.
D.	Signage and light sources internal to the parking structure should not be visible from outside the parking structure. Lighting, particularly on parking decks, should not illuminate or produce glare to adjacent properties.
E.	Setbacks from the property line are permitted to accommodate landscaping and other buffer features including climbing vines, trellises, trees or similar landscape elements.

ARTICLE VIII – GOLF COURSE

RECOMMENDED	
A.	The siting, design, construction, and maintenance of any golf course should comply with the Audubon Bronze Signature Program of Audubon International.

ARTICLE IX - SIGNAGE

9.1 Intent

The signage provisions are intended to ensure compatibility among the signs in NAS South Weymouth.

9.2 General

MANDATORY	
1.	Signs shall be flat against the façade, or mounted projecting from the façade. Freestanding monument signs are permitted only in the Shea Village Commercial District.
2.	Signs shall be externally lit from the front. Back lighting of signs shall not be used.
3.	Neon-lit signs shall be permitted only if size and location is controlled to prevent excessive light, as determined by the Zoning Enforcement Officer.
4.	Flashing signs, moving signs and roof signs shall not be used.
5.	Temporary signs with a specific date of expiration, such as sandwich boards, shall be allowed, after approval by the Zoning Enforcement Officer.

RECOMMENDED	
A.	Signs should be made of the following materials: Wood (painted or natural), stone, copper, brass, galvanized steel, painted canvas or paint/engraved on façade surface.

9.3 Street Signs (See Subdivision Rules and Regulations)

9.4 Identity Signs

MANDATORY	
1.	Building numbers shall be located on all buildings.

RECOMMENDED	
A.	Retail/commercial building numbers should be a minimum of 6 inches in height, and a maximum of 10 inches in height.
B.	Residential building numbers should be a minimum of 4 inches in height, and a maximum of 10 inches in height.

9.5 Building Signs

MANDATORY	
1.	Retail signs along sidewalks shall be located a minimum of 8 feet above the pedestrian sidewalk.

RECOMMENDED	
A.	Sign types may include the following: Fin signs, A- frame, awning signs, surface mounted signs, window signs and pole signs.
B.	Signs should not cover or obscure architectural elements.
C.	Individual tenant signs may be located on individual storefronts, over display windows and/or at entries.

D.	The maximum area of any single sign mounted perpendicular to a given façade should not exceed 10 square feet.
E.	A sign should not occupy more than 10% of the building façade area.

9.6 Parking Signs

RECOMMENDED	
A.	Parking signage should be simple and understated.

9.7 Specific Requirements by Use

9.7.1 Residential

MANDATORY	
1.	While business signs are allowed, business signs shall not be permitted above 1/2 the base height of the building.

9.7.2 Retail

RECOMMENDED	
A.	Business signs are allowed.
B.	Awnings may be used as signage.
C.	Banners are allowed.

9.7.3 Commercial Manufacturing, Light Industrial and Hotel

RECOMMENDED	
A.	Business signs are allowed.
B.	Awnings may be used as signage.