



II. ARCHITECTURE

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INTRODUCTION

Kittery's characteristic buildings reflect an historic past that is closely linked to its seacoast heritage. These Design Standards establish guidelines for new or renovated commercial buildings that will complement this tradition. The standards are not intended to dictate building styles. They provide a visual pattern book that illustrates Kittery's vision for its future.

LUDC Reference. These Guidelines are intended to supplement, illustrate, and amplify various sections of the Kittery LUDC. The provisions of the Code vary from district to district. Check the applicable section of the Code for specific requirements.

Architectural Goals

- Well-designed buildings that reinforce Kittery's unique sense of place.
- Good neighborhood buildings that thoughtfully consider scale, form, orientation, height, setback, massing, materials, and architectural features.
- Buildings that present a 'front door' to the street and make a positive contribution to the streetscape.
- Buildings that are designed to human scale that address the comfort, enjoyment, and safety of the users.
- Buildings that are designed as permanent, positive additions to the community, constructed of high quality, long lasting materials.
- Street corners that are treated as special places.
- Architecture that utilizes energy conservation measures wherever possible.
- Older buildings that are restored and/or reused to maintain the integrity of Kittery's historic heritage.



The scale of this traditionally designed bank is reduced by variations in roofline, massing, and high quality architectural details.

OBJECTIVES

The purpose of these guidelines is to encourage architecture that draw inspiration from traditional New England examples. Building design should be developed to a human scale through careful consideration of architectural forms, massing, detailing, number and use of materials, and color.

DESIGN GUIDELINES

Design. New buildings should be designed to fit the specific characteristics of their particular site. The architecture will be influenced by traditional New England building forms and town-making patterns, the specific needs of the intended users, the nature of the intended use, and other site-specific factors.

Architectural Styles. The primary architectural styles found in Kittery include New England colonial (e.g., Cape Cod and saltbox), Georgian, Federal, and Classic Revival. Contemporary architecture and buildings that are influenced by several styles may be appropriate, provided they meet these standards.

Human Scale. Buildings and site elements should be designed to human scale. The forms, massing, and openings of buildings should be proportional to the size of a human figure. Many architectural elements can add scale to a building – watertables, planters, recessed openings, divided pane windows, building mounted light fixtures, dormers, cupolas, projecting rooflines, covered walkways, colonnades, and similar features – provided they are designed as integral parts of the overall structure.

Freestanding Accessory Structures. Where freestanding non-habitable structures are allowed (e.g., ATMs, garages, service stations, canopies, storage units, recycling sheds, trash enclosures, cart corrals, utility buildings) they should meet the same design standards as the principal building(s) on the site. The design of freestanding structures should be coordinated with the principal building through repetition of architectural forms, materials, colors, and detailing.

Energy Conscious Design. Commercial architecture and site planning should promote energy conservation wherever possible. Consideration should be given to solar orientation and siting, use of maximum insulating materials, reduced lighting loads, and landscaping for windbreaks and shading.



Examples of high quality Maine architecture – a visitor center, a retail store, and a library – that have been designed at human scale and fit their unique sites.



Three examples of generic buildings that have no reference to traditional New England forms or materials and would not be appropriate to Kittery.



These four commercial buildings are characterized by their use of traditional New England forms and materials. Entrances are well marked and provide users with areas for shelter and/or interaction.



A freestanding ATM and remote teller located in the rear of the building designed to complement the main bank building in color, scale, and detailing.



This restaurant occupies a highly visible corner location, yet provides the public with a scaleless, blank wall that does not contribute to the aesthetics of the street.



A freestanding car wash designed with the forms, colors, and materials commonly found in New England.



A commercial building that lacks scale. There are virtually no distinguishing features to give the structure character or relate it to the context of New England.



The scale of this hardware store has been reduced by wide roof overhangs, projecting gabled entranceways, and roof support brackets.



This cart corral does not reflect the architectural treatment of the large retail establishment and appears out of place in the parking lot.

OBJECTIVES

Renovations or additions offer an opportunity to add visual interest to existing buildings and to strengthen their relationship with the site and nearby structures. The Town expects high quality architectural and site design for all renovations and additions.

DESIGN GUIDELINES

Alterations. Where the existing building currently meets the design standards, proposed renovations should be designed to respect the proportions, fenestration patterns, and details of the original building. Where the existing building does not meet the design standards, the owner is strongly encouraged to upgrade the entire structure.

Design. Applications to the Planning Board that involve renovations and additions must show all improvements and how they relate to the existing structure. A narrative should accompany the application to explain the designer's intent to relate the original building and site with the proposed changes.

Materials. Where existing buildings meet the design standards, additions or renovations should complement or match the materials, form, color, and detailing of the original structure. Where the original building does not meet the standards, the owner should demonstrate how the materials used in the renovation will complement the existing structure.

Architectural Features. Renovations should retain any distinctive architectural features or examples of skilled craftsmanship. Where such features occur, similar details should be incorporated into the addition where possible.



The essential character of this simple cottage was preserved when it was renovated into an office. The addition in the rear followed the same lines as the original structure.



The repetition of architectural and landscape details help to integrate a shopping center with a historic building.



The additions on both sides of this restaurant do not relate to the form of the central structure.



A shingle-style renovation transformed a small nondescript building into a noteworthy restaurant.

OBJECTIVES

All buildings should present an inviting, human scale facade to the street, internal drives, parking areas, and surrounding neighborhoods. Entrances should be clearly visible from the street and reinforced through site and architectural features.

LUDC Reference: Chapter 16.12.

DESIGN GUIDELINES

District Standards. The requirements for architectural design and site planning vary from district to district. See the applicable section of the LUDC for specific requirements.

Front Elevation (MU, C, and LB Districts).

The front facade (the facade facing the street) must be designed as the front of the building. The front elevation must contain a front door, and/or windows, and/or display cases. On corner lots, the main entrance should face the major street, or be located on the corner of the building. Building entrances should be visible from the street and provide unobstructed areas for pedestrians.

Entrances. Each building should have a clearly defined, highly visible customer entrance. In the case of multi-tenant buildings, each separate space should have its own customer entrance. The use of the following architectural elements is recommended to add scale to the building, provided that they are integral to the design:

- canopies and covered walkways
- overhanging rooflines to provide shelter for pedestrians
- recesses or projections in keeping with the scale of the building
- raised corniced parapets over entrances
- gables and dormers
- pilasters
- outdoor sitting or dining areas
- display windows that are visible from the sidewalk
- architectural details such as moldings which are integrated into the building design
- other features which are designed to add scale and visual interest to the facade.



The front elevation of this small convenience store has a well-defined entrance that offers some protection to its customers. Space should have been provided for the vending machine.

These entrances on adjacent buildings are marked by a raised parapet, integrated signage, an outdoor sitting/dining area, display windows, pedestrian-scale lighting, and planters.

Transparency. For retail structures, any facade that faces a public or private street should have display windows, entry areas, or other transparent features along 40% or more of its horizontal length. As an alternative, other architectural elements may be used to provide scale and visual interest to the front facade.



Transparency is achieved with windows on all facades of this small restaurant. The design of the building is enriched by planters, awnings, and integrated signage.

Blank Walls (MU District). No facade may extend for more than 50 horizontal feet in length without incorporating architectural features, such as pilasters, windows, cornices, porches, corners, or offsets. Where the plane of a wall is broken, the offset must be proportional to the building's height and length. Projections used to break up the mass of the building should extend to the ground. As an exception to this standard, walls with clapboards as their primary facade material may extend for 100 horizontal feet without such architectural features.



Small scale buildings, especially those viewed at close range, offer an opportunity to display a high level of detailing to enrich the pedestrian environment.



Facades should incorporate architectural features such as display windows and pilasters to create visual interest. This is especially important in pedestrian spaces.

Blank Walls (LB, C-1, C-2, C-3 Districts).

Facades should incorporate architectural features – such as pilasters, windows, cornices, porches, corners, offsets, or changes in materials – to break up the mass of the building and add visual interest. Where the plane of a wall is broken, the offset should be proportional to the building's height and length. Projections used to break up the mass of the building should extend to the ground. Blank walls should not face adjacent structures, roadways, residential areas, or other public viewpoints.



The wooden trellis is an effective way to break up the length of this otherwise blank facade.



While the front plane of the wall of this building is broken, the offset does not continue to the ground. The projection becomes a billboard and the building is seen as a large box.



The scale of this 'big box' has been effectively reduced by architectural elements and detailing. The overhang provides protection for pedestrians and emphasizes the entrance.



All facades on this branch bank were treated with equal importance. The front (top) faces the street and is built to the sidewalk, encouraging pedestrian traffic. The side of the building (middle) facing a single family home is residential in scale and design. The canopy at the rear (bottom) provides a transition area between the parking lot and the back entrance.

One-sided designs (MU, C-1, C-3, LB and LB-1 Districts). Similar materials and detailing must be used on all facades to ensure continuity and design completeness and to give the building scale and visual interest. A similar treatment should be used in the C-2 District. (See the applicable Building Design Standards of the LUDC for specific requirements.)

Site Design. Signage, lighting, landscaping, and other exterior elements should be designed to complement the facade, avoid visual or functional conflicts, and maintain visibility.



The facade treatment wraps around the entire structure, creating a sense of continuity and design completeness. The building takes full advantage of a dramatic site.

Light Industrial and Boatyards (MU District). In the Mixed Use Zone the blank wall standard applies only to the front face and the first 100 feet of the side facade for light industrial buildings and boatyard uses. (See Light Industrial and Boatyard Uses section of the LUDC.) Where such uses are located on a corner lot, the Planning Board may consider both sides that face the street to be front faces for purposes of meeting this standard. Where the facade treatment extends less than the full length of the building, the site and/or architectural design must incorporate measures to minimize contrasts resulting from the change in surface treatment.

Window Shapes. Windows should be vertical in orientation or square.

Trim. Windows, door openings, ventilation openings, and other forms of exterior fenestration in frame construction should be trimmed.

Shutters. If shutters are used, they should be sized to fit the openings and provided for all windows on a given wall.

Functional Elements. All vents, downspouts, electrical conduits, service meters, HVAC equipment, service areas, loading docks, service connections, and other functional elements of the building should be treated as integral parts of the design. Meters, utility banks, HVAC equipment, and other exterior service elements should be contained in service closets, screened with walls or fences, or located out of view from the public. Building elevations presented for Planning Board review must show the location and treatment of all functional elements.



The building's meters and service connections are located out of sight in this service cabinet.

Vending Machines. The site plan and architectural elevations must show the location of all vending machines. The plans should also demonstrate how vending machines will not detract from the design of the building or the site.

Illustrations. The Planning Board may request perspectives of the building to illustrate the three-dimensional relationship between the front and side elevations. Elevation and perspective drawings should include all landscape elements (trees, shrubs, lighting, street furnishing, signs, etc.) that will be seen in conjunction with the facade.

OBJECTIVES

Building materials and design details should have a positive effect on a building's style and character.

LUDC Reference: Chapter 16.12.

DESIGN GUIDELINES

Materials (MU, C-1, C-3, LB, and LB-1 Districts). Buildings must be constructed of traditional, high-quality materials common to Kittery. Acceptable materials include brick, clapboards and shingles (wood, fiberglass, concrete, vinyl, metal), wood shakes, stone or simulated stone, and vertical boards. Contemporary materials with the same visual characteristics as traditional materials (e.g., cement plank clapboards or vinyl siding) are acceptable if properly detailed with surface textures and trim at openings, corners, and changes in material. Painted medium density overlay (MDO) plywood is acceptable when used as a secondary material in combination with traditional materials to give it scale. Long-term maintenance needs should be a consideration in the selection of all building materials.

Materials Discouraged. Highly reflective or processed materials (e.g., sheet metal or plastic panels, brushed aluminum, bronzed glass), stucco or synthetic stucco (Exterior Insulation and Finish Systems (EIFS)), adobe, concrete block, T-111, untreated plywood, particle board, tilt-up concrete panels, and multicolored brick (incorporating occasional white bricks in a random pattern) are discouraged as the primary

facade material. (Stucco, adobe, sheet metal, standard concrete block, tilt-up concrete panels, plywood, and particle board are prohibited in the MU District. See Predominant Exterior Building Materials section in the LUDC.)

Colors. Traditional colors commonly found in New England villages are appropriate for all components of the building. Facade colors must be low reflectance. The use of high intensity, high reflectance, chrome, metallic, or fluorescent colors or black is discouraged as the primary color.

Trim. Where trim is used, it should be painted or stained to complement the building's primary color.

Detailing. Arbitrary changes in materials or embellishments that are not in keeping with the rest of the building are discouraged.



Cement plank clapboard is a new material that resembles traditional wooden siding with less maintenance.

Traditional materials used on new buildings to blend into historic settings.

Acceptable Materials. Examples of the richness and variety of traditional New England materials and colors appropriate to Kittery.



Treated cedar shingles and stone



Clapboards with wood panels under windows



Clapboard siding with brick



Stained/painted wooden clapboards and cloth awnings



Stone



Stained clapboards with wooden cupola

Materials discouraged. Examples of primary building materials discouraged in Kittery (and may be prohibited in the MU district).



Reflective metallic siding



Metal panels



Multicolored brick



Untreated split face block



Highly reflective glazed tile with bright plastic accents



Textured plywood and arbitrary changes in materials



Painted concrete block



EIFS (exterior insulation and finishing system)

OBJECTIVES

The details of a building give it character, richness, and visual interest. Buildings within the Kittery Foreside District should include architectural detailing that reflects the historic styles of the district.

DESIGN GUIDELINES

District Standards. See the applicable section of the LUDC for specific architectural requirements of the KF District.

Materials. Architectural details should be constructed of high quality materials that relate to the color, form, texture, and material of the structure.

Design Elements. Molding and trim should be incorporated into the facade to finish the surface of the building, enhance doorways and windows, and provide decorative elements characteristic of the building style. All building elements and detailing should be proportional to the overall building facade.

Rooflines. Eaves and roof overhangs must be incorporated into the design of the roof to provide a distinct shadow line.

Integration into the Design. Architectural details should be an integral part of the design of the structure, and not merely appendages.

Signage. All signage components (signboards, mounting systems, lighting, trim) should be designed as an integral part of the building facade and detailed to complement the other architectural elements on the building. (See Signage for further standards.)



Deep roof overhangs can provide a sheltered place for outdoor sales as well as protection for pedestrians.



This small office building has been trimmed and detailed to reflect its origins as a summer cottage.



Roof overhangs give a distinct shadow line which helps to unify these buildings.



A mixed use building with retail below and residential above. Signage and lighting are integrated into the facade.

OBJECTIVES

When properly installed and maintained, awnings and canopies can enhance the appearance and function of a building by providing shade, shelter, shadow patterns, and visual interest. Where awnings are used they should complement the design, materials, color, and appearance of the building.

DESIGN GUIDELINES

Location. Where awnings are used, both fixed or retractable, they should be an integral element of the architecture. Awnings should be located directly over windows or doors to provide protection from the elements.

Materials. Awnings and canopies should not be made of highly reflective materials, nor should they be used as advertising features. Their colors should match or complement the facade of the building.

Design Elements. Graphics used on awnings for identification or advertising should be designed as an integral part of the signage for the property, and be coordinated with other sign elements in terms of typeface, color, and spacing. Awnings should not be used as advertising features or light sources. Internally lit awnings are discouraged.



Canopies over the doorways emphasize the main entrance and provide effective protection from the elements.



Backlit, highly reflective canopies are advertising features and not appropriate in Kittery. These canopies function primarily as large signs, which are not acceptable.



OBJECTIVES

Rooflines can add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can reduce the mass of large structures, emphasize entrances, and provide shade and shelter for the pedestrian.

DESIGN GUIDELINES

Preferred Materials. Composite asphalt shingles and standing-seam non-glare metal are preferred for visible roofing. High gloss roofing materials are prohibited.

Roof Colors. Roofing materials should complement the color and texture of the building's facade. Roof colors should be muted earth tones or a color that is darker than the facade. Stripes and patterns on the roof are strongly discouraged. (Roof colors must be muted in the MU Zoning District. See the LUDC for specific requirements for roof colors.)



Standing seam metal roofing is a traditional material common in older commercial buildings in New England.



The color and texture of the shingles on this roof complement the building's style and color.



Roof colors should be muted earth tones or a color that is darker than the facade. Bright colors are not appropriate in Kittery.

Roof-Mounted Equipment (MU, LB, LB-1, C-1, C-3 Districts). Mechanical, HVAC, and other equipment mounted on rooftops must be screened from public view or grouped in a location where visibility is limited. Where used, screening for roof-mounted equipment should be designed as an integral part of the architecture to complement the building's mass and appearance. The same treatment should also be used to screen roof mounted equipment in the C-2 District.



The apparent lack of support for this projecting tower makes the roof appear top-heavy.



The roof-mounted HVAC equipment is highly visible from the public parking lot. The projecting cupola is not integrated into the structure and appears to float.



The mechanical equipment on the peak of this roof gives it a cluttered, top-heavy appearance.

Projections. The use of cupolas, dormers, chimneys, and other roof projections is encouraged, provided they are designed as integral parts of the structure and do not appear to be floating or pasted on.

Shedding Snow and Ice. All roofs should be designed to shed snow, ice, and rainwater in a manner that does not cause a safety hazard or interfere with pedestrians or vehicles.



A cupola at the peak of this roof is a traditional form used in a contemporary structure. Roof-mounted mechanical equipment has been effectively screened by balustrades.



The central cupola is integrated into the roofline and provides a welcome break in the length of this building.

DISTRICT REQUIREMENTS

MU, LB, LB-1, & C DISTRICTS

Roof Pitch. Prominent roofs in these districts must have a minimum pitch of 4/12 (ratio of rise to run), unless demonstrated to the Planning Board's satisfaction that this is not practicable from an engineering or technical standpoint. (See the LUDC for standards for roofs in the applicable zoning district.)

Roof Form. Acceptable styles for prominent roofs in these districts include gable, gambrel, and hipped roofs. Flat roofs, shed roofs, and roof facades (such as applied mansards) are not acceptable as primary roof forms.

KITTERY FORESIDE DISTRICT

Roof Pitch. Prominent roofs on buildings in the KF district must have a minimum pitch of 8/12 (ratio of rise to run), except in the case of a hip roof where a lesser pitch is acceptable.

Roof Form. Acceptable styles for prominent roofs in this district include gable, gambrel, hipped and saltbox roofs.



Flat roofs are generally not allowed for commercial structures.



An office building featuring a variety of gable roofs. The pitch on the flat dormer matches the pitch on the entryway.



Examples of hipped roof in a recent addition (top) and an historic structure (below).



A gambrel roof used in a modern office building recalls the design of shingle-style summer homes.



Shed roofs such as these are not allowed for commercial structures.





Roofs on large buildings should help to reduce its scale. The flat roof in the top photo is still predominant and would not be acceptable. The bottom example successfully breaks up the scale of the building by variety in massing and roof planes.



This is basically a flat-roofed buildings that would not be acceptable.



Gable rooflines should continue to the peak. This would be considered a flat-roofed building and not acceptable.



This applied gable does not relate to the architectural style of the building or the dominant roofline.



Two examples of applied mansards on flat-roofed buildings.



Roof pitches on adjacent buildings should match to avoid situations such as this.



Flat roofs are prohibited for the primary roof.



The predominant pitch on this roof is 3:12 and is no longer allowed in the MU, LB, C, or KF districts.



A roof with a 4:12 pitch, the minimum required in the MU, LB, and C districts.



The two-story portion of town hall on the left has a 10:12 pitch. The one story section has a 5:12 pitch.

EXAMPLES OF ROOF PITCHES: Prominent roofs in the MU, LB, and C districts must have pitches of at least 4:12 (rise to run). Roofs in the Kittery Foreside District must have a minimum pitch of 8:12.



The 9:12 pitch on the shelter covering this access ramp matches the slope on the main roof on this restaurant.



This new commercial building features a 12:12 pitch, which would be allowed throughout Kittery.

OBJECTIVES

Buildings located on corners are particularly important because they help define the character of two streets. These high-visibility locations should be emphasized by quality architecture and site development.

DESIGN GUIDELINES

Siting on Corner Lots. A building on the corner of two public streets should be located as close to the intersection as allowed by code. No parking, vehicular travelways, or service areas should be located between the building and the property lines along both streets.

Corner Buildings. Buildings on corners should be two or three stories in height to add mass and visual prominence to the street. All buildings on corner lots should have a second story with a usable floor area equal to at least forty percent (40%) of the building footprint.

Facade Treatment. The facade of the upper floor(s) should be visually related to the ground floor through repetition of design elements, e.g., color, materials, window treatment, and detailing that will unify the structure and help frame the ground floor.

Entrance. The main entrance to the building may be located on the major street or on the corner and designed to be visible from both streets. The architectural treatment of the corner should emphasize its prominent position. This can be accomplished by greater massing, unique detailing, lighting, etc.

Focal Points. Corner locations offer opportunities to create dynamic focal points in the streetscape. These can take the form of distinctive architectural elements, signs, sculpture, lighting, or landscaping. Where they are used, focal points should be visually related to the building as a whole, providing an accent without overwhelming it.



The mass of this two-story corner retail store provides an effective anchor for the street.



The main entrance to this corner store faces the intersection, where people see it easily from both directions.

OBJECTIVES

National franchises (e.g., restaurants, gasoline stations, retail stores) are permitted uses. However, the design of these buildings may contribute to the loss of identity for Kittery by the repetition of generic architectural forms that are found throughout the country. The design of these types of uses must conform to the applicable requirements of the LUDC and should reflect an awareness of New England architectural traditions in their form, detailing, and materials.

LUDC Reference: Chapter 16.12.

DESIGN GUIDELINES

Franchise Styles. Architectural forms primarily derived from building styles from other regions of the country are discouraged. New England regional prototypes from national franchises are acceptable, provided they meet the requirements of the District in which they are located. Buildings that are stylized to the point where the structure is a form of advertising are not acceptable.

Coordination of Site Features. Applicants must provide the Planning Board with illustrations that demonstrate how site features and accessory structures will be coordinated with the principle building. These include dumpster screens, storage buildings, refrigeration lockers, vending machines, playground equipment, signage, and lighting.



A fast food restaurant that was designed to complement the vision for a highway corridor.



An addition to house an indoor playground bears no relationship to the existing structure. Flat roofs are not allowed in Kittery.



The designs used for national franchises are often repeated across the country. Generic architecture has little or no reference to traditional New England forms.

Unacceptable Franchise Designs. Three examples of building forms commonly used by national franchises. None of these meet the design standards and would be unacceptable in Kittery.



Acceptable Franchise Designs. Three examples of architecture for similar uses which would be acceptable in Kittery.



OBJECTIVES

Linear commercial buildings (e.g., strip shopping centers, multi-tenant offices, and commercial buildings) should be designed with facade and roofline elements that reduce their scale and add architectural interest.

DESIGN GUIDELINES

Design. Buildings with multiple storefronts (e.g., strip shopping centers, one story office buildings) should be visually unified through the use of complimentary architectural forms, similar materials and colors, consistent details, and coordinated signage. Variations in the front setbacks are strongly encouraged to add visual interest, create spaces for common entries, outdoor eating / social spaces, and landscaped spaces. (See LUDC for requirements for Blank Walls in the MU Zoning District.)

Scale. Linear structures should include architectural elements designed to provide shelter, encourage pedestrian movement, and visually unite the building. These can include covered walkways, open colonnades, and similar features.

Entrances. Pedestrian entrances to each building should be clearly delineated to convey a sense of individuality. This can be accomplished by architectural detailing, roofline breaks, landscaping, lighting or a combination of these elements. Where covered walkways are used, they should extend the full length of the facade.



Covered walkways add a shadow line which can reduce the scale of a long building and unify the facade.

Rooflines. Variations in rooflines, detailing, and building heights should be included to break up the scale of connected linear buildings.

Focal Points. Linear commercial buildings should include a focal point – such as raised entrance way, clock tower, or other architectural elements – to add visual interest and help reduce the scale of the building.

Colonnades add visual interest to linear buildings, while providing scale and protection from the elements.



A commercial building that uses a clock tower as a focal point. Offset in the roofline helps to break up the mass of the building.



A multi-tenant building with no variation in the roofline or facades to break up the scale.



Covered walkway encourages pedestrian movement and window shopping.



The scale of this linear shopping plaza has been effectively reduced through variations in roof planes, dormers and a cupola.



Variety in the use of materials adds visual interest to all facades.



The design of this commercial building features variations in roofline, awnings, and an emphasis on the front door.



Examples of linear buildings that have been effectively scaled down by variations in the roofline and facade treatment.

OBJECTIVES

Service stations and convenience stores that sell gasoline should be designed with facade and roofline elements that reduce their scale and add architectural interest to the building.

DESIGN GUIDELINES

Orientation. Service stations, convenience stores, and similar uses should be sited to face the street. Pump islands and canopies should be located in the rear or on the side so the primary building is the major feature seen from the road.

Canopies. Where canopies are used over gasoline pumps they should be integrated into the design of the building. Canopies should complement the main structure through consistency in roof pitch, architectural detailing, materials, and color. Pitched roofs and fascia trim are preferred for canopies. Bands of bold color on the canopy and backlighting inside the canopy are discouraged.



The flat-roofed canopy bears no design relationship to the well-detailed convenience store in terms of form, materials, or architectural style. The store was designed to fit into the residential surroundings.



This service station canopy is designed to be an extension of the building. The columns, roofline, dormers, and signage contribute to a sense of continuity in the architecture.

Large Openings. Openings for car washes or service bays must be integrated into the design of the building and sited so they are not directly visible from public roadways or adjacent residential areas. (See LUDC for requirements for Loading Docks and Overhead Doors for specific zoning districts.)

Site Design. The site design must address the issues of off-site noise exposure, underground drainage systems to keep water off public streets (in the case of car washes), snow storage, circulation patterns, room for vehicle stacking, and other issues peculiar to these uses.

Pedestrian Circulation. Connections to the public sidewalk should be included in the site plan to encourage pedestrian use. Access routes leading to or from service stations and convenience stores should minimize conflicts with pedestrian circulation.



The pump canopy repeats the same forms, colors, and materials as the main building.



This gasoline station is sited close to the road with the canopy and pumps in the rear.

OBJECTIVES

Drive-throughs (for restaurants, pharmacies, banks, and similar uses) should be subordinate to the design of the main building. Architectural design and circulation planning for buildings with drive-throughs require careful consideration to integrate them into the Kittery streetscape. Drive-through operations and other automobile-oriented facilities should be designed with facade and roofline elements that reduce their scale and add architectural interest.

DESIGN GUIDELINES

Drive-Throughs. Where drive-throughs are allowed, they should be incorporated into the design of the building through their scale, color, detailing, massing, and other architectural treatments. Drive-throughs should not face the street, unless there is no alternative for safety or security.

Location. Drive-throughs should be located at the side or rear of the building and avoid facing public or private roadways. Where drive-throughs are located at the rear, consideration should be given to making the site as visible as possible to ensure the safety of the patrons.

Canopies. Drive-through canopies should be visually compatible with the main structure. This can be accomplished through consistency in roof pitch, architectural detailing, materials, and color. Roof pitches for canopies should be the same or similar as the main structure. Bands of bold color on the canopy and backlighting inside the canopy are discouraged.

Pedestrian Circulation. Access routes leading to or from drive-through facilities will minimize conflicts with pedestrian circulation. Where walkways cross driveways, motorists should be made aware of pedestrians through signage, lighting, raised crosswalks, changes in paving, or other devices.



These drive-through windows have been designed as integral parts of the buildings. They repeat the rooflines, forms, and materials used in the main building.