Village of Fayetteville Design Guidelines

November 2026

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Introduction

I. Statement of Purpose / Goals

A. The purpose of these guidelines is to promote context-sensitive site and building designs with lasting aesthetic appeal within the Village of Fayetteville. These Design Guidelines encourage development forms and patterns consistent with the Village's Comprehensive Plan.

B. These guidelines and regulations are intended to encourage functional, inviting, pedestrian-friendly spaces that enhance the community character of Fayetteville and support economic vitality.

C. The adoption of these guidelines is intended to provide a clear framework for applicants, reviewers, and the community. The Planning Board may allow flexibility to encourage creativity while meeting the guidelines' intent.

D. The Guidelines address:

(1) Site Design Guidelines

a. Building Placement & Orientation

b. Parking Lot Design

c. Pedestrian Circulation

d. Green Infrastructure

e. Lighting

f. General Site Landscaping & Screening

(2) Architectural Design Guidelines

a. Purpose and Design Intent

b. General Architectural Style

c. Corporate Styles

d. Materials

e. Color

f. Window Displays

g. Height

h. Mechanical Equipment & Utilities

i. Awnings

j. Roofs

k. Building Proportion, Size, and Articulation for Large Buildings

l. Human Scale

m. Façade Renovations

II. Area(s) of Applicability & Setting

A. These guidelines shall apply when a site plan application is required within the Limestone Business, Upper Business, and Village Center zoning districts. Projects within the Historic District Overlay follow both this document and Historic Preservation Commission's criteria for approval of certificate of appropriateness.

B. These guidelines contain both recommendations (i.e., should) and mandatory requirements (i.e., shall).

C. The Planning Board may interpret the application of the design guidelines to specific projects with flexibility. It is hoped that this flexibility will encourage creativity on the part of project designers.

Site Design Guidelines

I. Building Placement & Orientation

A. Orderly Development. Structures shall be sited in a manner that will complement adjacent structures.

B. Buildings shall be located to contribute to a safe, coherent streetscape, using the "Main Street" development patterns traditionally found in villages throughout upstate New York. Primary entries/pedestrian access shall face the street or pedestrian route, and provide sidewalk connection to public sidewalks. Where primary access cannot face the street, a secondary or ceremonial entrance must be provided facing the public street. Where there is a mixture of pedestrian and automobile access, a successfully planned site will accommodate automobile and pedestrian traffic safety equally, with a visual focus on architecture and landscaping rather than paving.

C. All primary structures shall be located as near as feasible (if not directly adjacent) to the rear edge of the sidewalk along the street, taking into consideration the NYS DOT right-of-way, any required setbacks and preserving vehicular sightlines.

D. Clustering of Structures and Open Spaces. If more than one structure is proposed, they shall be clustered to create pedestrian open space. When clustering of structures is impossible, a visual link between separate structures should be established.

E. Orientation of Structures. Freestanding structures shall be oriented with the primary entry toward the street where access is provided, and the major facade shall be parallel to the street.

F. Topography and Natural Features. Where possible, site design should protect, incorporate, and showcase the natural features of the site that enhance environmental quality. These natural features may include but not limited to trees, a scenic view, and drainage areas.

G. Quasi-Public Space. Where setbacks exceed the prevailing line, the forecourt should be used as quasi-public space (e.g., landscaping, seating).

Figure 1. Examples of Quasi-Public Space





II. Parking Lot Design

These Design Guidelines shall be in addition to the Village of Fayetteville Parking Regulations.

A. Location of parking in relation to structure(s):

(1) Parking shall not be in front of new buildings.

a) Existing buildings may retain front yard parking areas when redeveloped if no other option exists in the rear or side, but the areas shall be improved to include other relevant landscape plantings, vehicular connections, and pedestrian amenities as recommended in these design guidelines.

(2) Buildings can be located to accommodate some parking on the side. No more than 50% of the total parking should be in the side yard.

B. Entrance/exits to parking lots.

(1) The design and layout of access drives shall conform to NYS DOT regulations for entrance/exit drives located on state highways.

(2) Entrance/exit drives (curb cuts) shall be limited to one per building frontage or shared between lots.

C. Accessible parking shall conform to the most recent ADA guidelines for design, dimensions, and layout.

D. Common driveways that provide vehicular access to more than one site and shared parking between adjacent businesses are encouraged.

E. Parking access points shall be located as far as possible from street intersections so that adequate stacking room is provided.

F. Parking areas should be separated from buildings by a raised concrete walkway and/or landscaped strip of at least five feet. Situations where parking spaces directly abut the structures should be avoided (Figure 2).

G. Structure location and circulation systems designs shall minimize pedestrian/vehicle conflicts through clear circulation patterns and sightlines.

H. Travel lanes in parking areas shall be designed with appropriate dimensions and sightlines to promote vehicular safety.

Figure 2. Example of Building Placement, Vehicular Circulation, and Parking Lot Design



III. Pedestrian Circulation

A. The site layout should provide pedestrian aisles from parking spaces to building entrances where feasible, minimizing the need to walk in drive aisles (Figure 3).

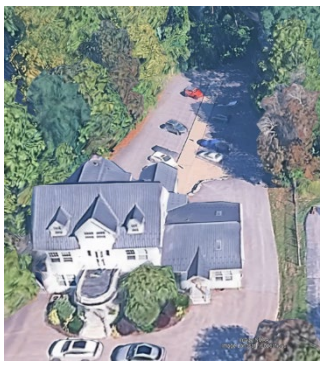
B. Pedestrian routes should minimize crossing active drive aisles and prioritize parallel movement where feasible.

C. Projects fronting or within 100’ of a public sidewalk shall provide a sidewalk connection to the building.

D. Projects along a major thoroughfare or state highways without an existing sidewalk shall be assessed for sidewalk connection opportunities, and new sidewalks shall be installed, if feasible.

Figure 3. Pedestrian Access Through Parking Area to Building





IV. Green Infrastructure

As feasible, new development should integrate rain gardens, bioswales, porous pavements, structural soil, and other green infrastructure to manage water quality and volume on-site. All development shall comply with NYS DEC Stormwater regulations and submit SWPPP when required.

Stormwater runoff occurs when rain or snowmelt flows over land, especially in developed areas with paved surfaces that prevent absorption. Increased runoff stresses stormwater systems, leading to backups and pollution entering water bodies. Climate change amplifies heavy storms, worsening runoff issues. To address this, practices like rain gardens and bioswales using natural and built materials can improve water infiltration and quality if properly maintained.

Below are examples of types of green infrastructure that should be considered for projects that have a site improvement component.

A. Rain gardens are planted depressions adjacent to a paved surface that allow for rainwater runoff

to be absorbed back into the ground, instead of being discharged into storm drains. A rain garden improves water quality by filtering polluted water before it reaches a nearby water body. Rain gardens are planted with pollutant-tolerant vegetation and act as a purifying method for the water. (Figures 4 & 5).

Figure 4. Rain Garden in Parking Lot



Figure 5. Rain Garden Along Street



B. Bioswales are landscaped areas featuring a curving drainage pattern designed to remove pollution from runoff. Bioswales are natural in form and more heavily planted than rain gardens. Bioswales are commonly found in and around surface parking lots, and large-scale bioswales can be used to filter runoff from several sites. Bioswales can be located in drainage areas throughout parking lots and adjacent curb cuts.

C. Porous pavement (i.e., permeable pavement) is a surface that allows water to infiltrate through it. Water is then held in an underground reservoir and is released slowly to seep into the ground. The common types of porous pavement include asphalt, concrete, and individual pavers. Other types

include porous turf, used in large-scale grass parking areas combined with pavers to create a durable vegetative and built surface. Porous asphalt, concrete, and pavers can be used within parking lots and in small-scale public spaces, such as plazas and courtyards. The application of these materials in other locations on site should be reviewed for appropriateness based on use.

D. Structural soil is a designed medium that supports the weight of paved surfaces like roads, parking lots, and sidewalks while maintaining pore space for tree root growth underneath. It prevents urban tree roots from lifting pavements and allows the heavy compaction required for infrastructure. Structural soil typically consists of about 80% crushed stone and 20% soil. It is best to use structural soil at a depth of 24 to 36 inches.

V. Lighting

In addition to these design guidelines, all new development shall comply with Zoning Article ____General Regulations, Lighting,

A. All free-standing pole lighting visible from public streets shall match the Village's lighting infrastructure (Figure 6). The manufacturer and specifications of the Village lighting are the following:

a. Manufacturer: Sternberg Lighting
1230 LED Prairie Post Top Fixture

2700k – 3000k Temperature

Electronic Button Photocontrol (120V-277V)

Fitter S6 to fit 6"sqx3"tall tenon

Clear Acrylic lenses

VG: Verde Green Select Finish

14' Poles is standard; other heights will be considered on a case-by-case basis

65Q: 6" Straight Square Smooth Pole Model (3/16 wall thickness minimum) and Square Base

GFI LPIUC 120V, 15 Amp Duplex Receptacle with Low Profile Cover

6"sq – 12.5" bolt circle

VG: Verde Green Select Finish



Figure 6. Example of Village free-standing pole lighting

B. Decorative lighting that is similar in character to the Village light standard is permitted to enhance the appearance of a building and/or landscaping, provided that the lighting does not exceed the minimum levels specified in the Illuminating Engineering Society (IES) Handbook's recommended practices for nighttime safety, utility, security, productivity, enjoyment, and commerce. Soft or warm bulb types shall be used, and rope lights shall be prohibited (except for holiday lighting). Colored or flashing lights that cause distracting reflections on storefront windows or adjacent properties shall be prohibited, and the use of multiple competing colors in decorative lighting is discouraged.

C. Lights shall not be mounted above the parapet or eave on a pitched roof, except for motion-activated security lighting.

D. Exposed concrete from concrete form (sonotube) bases should be minimized where possible.

VI. General Site Landscaping & Screening

A. The purpose of this section is to improve the quality of life for those living, working, and visiting Fayetteville by enhancing the appearance of properties as viewed from the street rights-of-way. Proper landscaping also provides environmental and health benefits by reducing soil erosion and stormwater runoff, glare from vehicles, wind, heat, noise, dust, and other offensive conditions. These regulations are intended to maintain and enhance property values; enhance the appearance of all commercial and multi-family development; improve the character and appearance of the Village; and reduce erosion and stormwater runoff.

B. Plant Selection Criteria - Appendix A provides a recommended tree list from which to choose. Where post-development site conditions allow, native species, species present on the site, and species within contiguous habitats prior to development shall be given preference when selecting species for planting.

(1) Genetic Diversity. Increased genetic diversity within a planting reduces the impact of epidemics on the planting as a whole and improves long-term sustainability of the landscape.

(2) Climate. The Village of Fayetteville lies within USDA Hardiness Zone 6a. The recommended species list in Appendix A includes plant species and varieties hardy in Zone 6a. All requests to the Planning Board for the use of plants not found on these lists must be for species or varieties rated as being hardy in Zone 6a or demonstrated to thrive on another site in the Fayetteville area with similar site conditions to the site proposed for development.

(3) Available space. To create landscapes that are in keeping with the character of the Central New York region, plants shall be -designed to develop their natural form and should not need to be sheared, with the exception of hedges. Plants shall be located where they can achieve their full mature height and width without interfering with architectural components or vehicular and pedestrian access.

(4) Site and Soil Conditions. The initial viability and eventual longevity of landscape plants is largely dependent on their adaptability to site and soil conditions. Therefore, it is critical that analysis of the site and its soils be the first step in landscape planning. Plant selection must then be based on the ability of individual species to survive in the conditions in which they are to be placed.

(5) Line-of-Sight. For plant materials in vehicular areas, such as parking lots, plant material shall maintain the sight lines necessary for safe circulation by maintaining a zone of clear visibility between 3’- 8’ vertically from the ground.

(6) Snow Storage. The landscaping plan shall indicate snow storage areas; avoid locating snow storage so that it damages plant material or interferes with any pedestrian rights-of-way.

(7) Utility Interference. Where the location of existing overhead or underground utility lines conflict with the required landscaping or screening, the Planning Board may approve an alternative plan that still meets the intent of these guidelines and standards.

Architectural Design Guidelines

I. Purpose and Design Intent

The purpose of this section is to encourage the design, development, and redevelopment of buildings in the Limestone Business (LB), Village Center (VC), and Upper Business (UB) Districts that are compatible with the existing architecture in the Village of Fayetteville. They establish architectural principles that are intended to respect, but not replicate, the traditions of the past, avoiding a rigid style,

and promote sensitive rehabilitation of older buildings. The goal is to build an attractive environment that reflects harmony and continuity between building design and the pedestrian environment. The result should be commercial corridors and residential developments that are pedestrian-friendly, foster a sense of place, and promote walkability.

At full build-out, the streetscapes will have the appearance of cohesive buildings and spaces that have developed over time.

II. General Architectural Style

A. While the architectural style varies throughout the Village of Fayetteville, the intention is to retain the influence of its historic main street character and small-village context when constructing new buildings. This section is intended to provide guidance on building design to achieve this style.

B. Defining Features of Canal Era Architecture

(1) Canal Era architecture in Fayetteville reflects the period when the village grew as a turnpike and Erie Canal feeder community and when much of the village center and nearby neighborhoods were established. It is characterized by simple, well-proportioned forms, traditional craftsmanship, and restrained architectural detailing. In Fayetteville, the most common historic influences include vernacular Greek Revival building forms and details, with additional examples of Federal and Italianate architecture contributing to the village's overall character.

Figure 7. Examples of Canal Era Architecture



C. Exterior Canal Era Architectural Elements: The following elements should be considered in designing new buildings.

(1) *Village-Scaled Form and Traditional Materials.* Fayetteville's historic character is defined by simple massing and durable materials that were common in Central New York canal era villages. Buildings are typically composed of clear rectangular volumes with gable or hip roofs, and facade proportions that emphasize an orderly rhythm of openings. Materials should reflect Fayetteville precedent, including painted wood lap siding, brick, and stone or masonry foundations. Trim should have sufficient depth to create shadow lines at corners, eaves, and around openings. Exaggerated themed rustic elements, such as log construction, twig railings, or artificial distressing, should be avoided because they do not reflect Fayetteville's historic fabric.

(2) *Streetscape Continuity and Main Street Rhythm.* Canal era village development created a consistent streetscape pattern that remains an important part of Fayetteville's identity. New buildings should respect prevailing setbacks and reinforce the established street wall where it exists, particularly along main street blocks where buildings and storefronts form a cohesive edge. Facades should be organized into traditional bay widths and vertical rhythms that reflect historic lot patterns and storefront modules. Ground floor design should support pedestrian activity through clear entries, transparent storefront glazing where appropriate, and facade articulation that avoids blank walls. Larger buildings should be visually reduced through step-backs, secondary wings, or changes in roof form to ensure compatibility at transitions to adjacent residential areas.

(3) *Porches, Stoops, and Primary Entries.* Porches and defined entries contribute to Fayetteville's pedestrian-scaled character and should be incorporated where they are consistent with surrounding context. Commercial buildings should provide weather protection at entries through canopies or awnings that align with facade bays and do not obscure significant architectural features. Wraparound porches may be appropriate on corner lots where supported by nearby precedent, but they should be scaled and detailed to match Fayetteville porch character rather than resort or camp styles.

(4) *Secondary Structures, Additions, and Site Features.* Accessory buildings and secondary wings can reinforce Fayetteville's traditional lot patterns and help new development fit the village scale. Larger projects should consider modest rear wings, side additions, or accessory structures to break down massing and create a more traditional composition. Accessory buildings should use simple roof forms and materials that match the primary building. Parking and service functions should be located to the side or rear where feasible and screened with landscaping, low walls, or fencing consistent with village character. Traditional site features, including low stone walls and simple fencing, may be used to reinforce streetscape continuity and define edges without creating visual clutter.

III. Corporate Styles

Standardized franchise architecture is not permitted unless it is clearly adapted to Fayetteville's village context. Any proposal for a chain or prototype building shall demonstrate, through site plans and building elevations, that the design has been modified in the following ways: exterior materials are consistent with Fayetteville precedent; massing is broken into village-scaled components; primary entries are clearly defined and oriented to the street; ground-floor glazing supports pedestrian activity; and building details, signage placement, and lighting are integrated into the overall facade composition rather than applied as a brand package. Proposals that rely on a recognizable prototype form, roofline, or facade treatment without substantial contextual adaptation should be denied.

IV. Materials

A. Primary building materials should be limited to no more than four types of materials per building.

B. The use of durable, natural material, or an acceptable engineered substitute, is encouraged. These materials include:

   (1) Wood clapboard siding

   (2) Wood shakes or shingles

   (3) Native gray limestone

   (4) Fiber cement siding

   (5) Decorative precast concrete

   (6) Common red brick with uniform color

C. Some materials are not appropriate for use as the primary material on the first floor due to a lack of visual interest when viewed up close and due to climate and maintenance concerns. However, they may be used effectively as a building material on upper stories. Materials appropriate for upper stories for limited use:

   (1) Synthetic stucco with exterior insulation

   (2) Finish systems (EIFS), such as Dryvit

D. Materials to avoid include:

   (1) Unfinished (plain) concrete masonry units

   (2) Vinyl siding

   (3) Metal siding

(4) Architectural Panel Systems

(5) Polished granite and other tiles

E. Trim materials should be high quality and relate to the primary building materials and style. Trim should provide clear depth and shadow lines at corners, eaves, cornices, and around openings, and should be detailed to match the building's architectural character.

F. Windows should be trimmed with wood, vinyl, or anodized aluminum, not bare aluminum. Window frame finishes should be durable and muted and should coordinate with the overall facade palette. Window trim should be sized and proportioned to reinforce traditional facade rhythm and to avoid a flat appearance. Low U-factor windows are preferred.

V. Color

Exterior colors and finishes should reinforce Fayetteville's canal era village character and support streetscape continuity. Color selections should draw from historically compatible, muted tones and should be coordinated across siding, trim, storefront framing, and roof materials so the building reads as a unified composition.

A. Base colors should generally be warm whites and creams, light grays, and muted taupes, with trim in crisp white, cream, or light gray to emphasize traditional proportions and shadow lines.

B. Accent colors drawn from restrained historic tones such as deep green, navy, charcoal, and muted red may be used sparingly on doors, shutters, awnings, and small architectural elements.

C. Roof colors should be low-glare, darker neutrals such as charcoal, slate gray, or muted brown.

D. Masonry should reflect Fayetteville precedent through traditional brick reds and browns and stone tones that read as limestone, fieldstone, or other local gray-brown masonry.

E. Large areas of intense white and large fields of bright, highly saturated colors shall be avoided, particularly on street-facing Facades and in the village center.

VI. Window Displays

A. Clear window glass that allows for maximum visibility shall be used. Tinted, mirrored, or highly reflective glass in storefront windows and display areas shall not be used, particularly on street-facing facades in the village center where transparency supports a walkable main street character.

B. Window displays should reinforce Fayetteville's small-town commercial setting and should present merchandise or services in an orderly, curated manner. Displays should be maintained to avoid clutter and to preserve clear views into active interior spaces. Seasonal or community-themed displays are encouraged where appropriate and should be consistent with the overall storefront design.

C. Window graphics and interior window treatments should be located thoughtfully and at a scale that supports, rather than replaces, transparency. Permanent graphics and signage applied to glass should be limited in area and placed to avoid blocking views into the shop or restaurant, especially at the ground floor. Temporary notices and posters should be consolidated and neatly installed to minimize visual clutter and to maintain a clean storefront appearance.

VII. Height

A. Heights of structures shall be compatible with Fayetteville's Dimensional Regulations. Building height should relate to street width, setbacks, and nearby open spaces to allow sunlight and ventilation at sidewalks and adjacent properties and to avoid excessive shadowing and create a pedestrian-friendly environment.

B. New development shall transition in height from adjacent buildings to the maximum height proposed, using step-backs, lower wings, or changes in roof form so the overall mass reads as consistent with Fayetteville's small-town context. Height transitions are especially important where commercial or mixed-use areas border the Residential and Neighborhood Residential Districts, and where new development is visible from public streets, parks, and creek corridors.

VIII. Mechanical Equipment & Utilities

A. Rooftop mechanical equipment shall be located and screened to preserve Fayetteville's village-scale rooflines when on the roof a building and to minimize visibility from public streets, sidewalks, parks, and prominent pedestrian areas when on site. Screening materials should be compatible with the building's primary materials and detailing and should read as an integrated part of the architecture rather than an add-on. Mechanical equipment should be set back from roof edges and located below the highest vertical element of the building, so it is not visible from typical street-level views.

B. Ground-mounted utilities, meters, transformers, and service equipment shall be located to the side or rear of buildings and shall not be placed within front setbacks. These elements shall be screened from public view with solid fencing, walls, and/or landscaping that is consistent with the architectural style, materials, and color palette of the primary structure.

IX. Awnings

A. The use of awnings along a row of contiguous structures should reinforce Fayetteville's main street rhythm and storefront consistency. Where multiple awnings occur on a single building or along a connected facade, they should be coordinated in form, mounting height, projection, and alignment with storefront bays and window openings. Awnings should not cover or obscure architectural details such as cornices, pilasters, transoms, or trims.

B. Canvas, treated canvas, matte finish vinyl, and other high-quality fabric awnings are preferred because they are consistent with Fayetteville's traditional storefront character and provide a soft, pedestrian-scale appearance. Colors should be muted and coordinated with the building palette,

with limited use of stripes or patterns when appropriate to the storefront design. Internally illuminated awnings are discouraged.

C. A cantilevered awning with a metal structure in a modern style may be allowed when it is compatible with the overall building design and Fayetteville's village context. Modern awnings should be simple, durable, and well-detailed, with clean edges and concealed attachment hardware where feasible. They should align with storefront bays and entries, avoid oversized projections, and use muted finishes that do not draw undue attention.

X. Roofs

E. Roof materials shall be durable, low-glare, and compatible with Fayetteville's canal era village character. Highly reflective roofing, illuminated roofing, and bright metallic finishes shall be prohibited.

A. Roof colors shall be subdued and shall complement the building's overall palette. Bright colors shall be prohibited.

B. Sloped Roofs shall provide articulation and variation to break up long rooflines on larger buildings and to reflect traditional forms found in Fayetteville. Roofs shall include eaves at least 18 inches in width.

C. Pitched roofs shall complement the overall style of the building.

D. For Gable roofs, the pitch shall be between 6:12 and 14:12.

E. Flat Roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed, the parapet should be a minimum of 18 inches in height.

F. All parapets shall feature cornice treatments. Parapets should provide a cap to demonstrate that the upper edge is the top of the building.

G. Hipped, Mansard, and Chamfered roof styles should be used only when consistent with the intended architecture of the building.

H. The color and material of the roof shall complement the overall character of the building, with low-glare finishes and muted tones that support streetscape continuity.

XI. Building Proportion, Size, and Articulation for Large Buildings

A. Large buildings that appear box-like can detract from Fayetteville's village-scale character. Buildings should be designed to read as a collection of smaller, well-proportioned components that reflect traditional main street and neighborhood development patterns.

B. The apparent mass of buildings shall be reduced, and a varied street appearance created by manipulating the building form using:

(1) Offsets

(2) Recesses

(3) Changes in plane

(4) Changes in height

(5) Horizontal and vertical divisions by use of textures and materials

(6) Windows

(7) Providing projections such as balconies, cornices, covered entrances, trellises, pergolas.

C. The height of the buildings shall be varied so that it appears to be divided into distinct massing elements.

D. The different parts of a building's facade shall be articulated by use of color arrangement of facade, or a change in materials.

E. Blank walls at the ground floor levels shall be avoided by utilizing windows, trellises, wall articulations, change in materials or other features.

F. Structures should be broken up by:

(1) Creating horizontal emphasis with trim, base courses, belt courses, stone water tables, cornices, and other elements that reflect Fayetteville's traditional building proportions

(2) Adding awnings, eaves, windows, and covered entries, and using architectural ornamentation that is compatible with the intended building style and does not read as applied decoration

(3) Using combinations of complementary colors drawn from a muted Fayetteville palette and coordinated across building elements

(4) Incorporating landscape materials, including street trees, planting beds, low walls, and screening, to soften building edges and define pedestrian spaces.

G. Doors shall be recessed where appropriate, particularly on commercial storefronts, to create a clear entry sequence, provide weather protection, and add depth to the facade.

XII. Human Scale

The ground level of any multi-story building that abuts the sidewalk should be designed to reinforce Fayetteville's walkable, village-scale character and should be visually distinct from the upper stories. The ground floor should provide a clear sense of entry, transparency, and detail at pedestrian height, supporting street-level interaction and an inviting public realm.

Design features that may be used include an intermediate cornice line, a base course, a sign band, an awning or canopy, a change in building materials, a change in window size or shape, recessed entries, and storefront framing that aligns with traditional bay rhythm.

XIII. Facade Renovations

When undertaking a façade renovation, first determine an appropriate approach toward the design based on building history, condition, and community context. Answering the following questions can provide an idea of the appropriate facade treatment:

A. What appreciation does the community have for the architectural heritage of this particular building? Fayetteville's village character depends on the collective quality of its buildings, especially those within the village center, along key corridors, and at prominent intersections. Buildings that contribute to the historic district, are visually prominent, or are associated with important local history should be treated with additional care.

B. What is the overall budget for this renovation? Will the renovation occur in one phase or multiple phases? Phased work should be planned so that interim conditions remain neat and compatible with the streetscape.

C. Can the original architectural style of the building be determined? Identify the building type and period and use this information to guide proportions, openings, and details rather than relying on generic or themed treatments.

D. What is the condition of the building? Do original details still exist, perhaps covered by later siding or alterations? Evaluate whether character-defining elements such as cornices, trim, window openings, storefront framing, masonry, and porch elements can be repaired or revealed.

E. What was the original purpose of the building? Was it designed as a commercial storefront, a civic building, or a residence that was later converted? The renovation should respect the building's original form and organization, even when adapting it to a new use.

Addressing these questions may clarify whether the effort should be expended to uncover and/or replicate historic details, or to design and construct a new facade that complements the existing condition of the building and the neighborhood. In some cases, restoring original details can be as simple as removing modern siding and replacing windows at the intended size and style. If the original details are missing, compromised, or indiscernible, researching old photos of the building, with the assistance of the Village Historic Preservation Committee, can provide accurate information and generate design ideas. Historic photos can provide further understanding of the original use and function of the building. An exact replication of the building's original facade may be unrealistic to achieve, not financially feasible, or not desirable; however, historic photos can provide guidance for overall facade design and details.

Site Design Checklist (*submitted with Site Plan*)

Guidelines	**Meets Guidelines? (Yes/No)**
Building Placement & Orientation	
Parking Lot Design	
Pedestrian Circulation	
Green Infrastructure	
Lighting	
General Landscaping/Screening	

Architectural Design Checklist *(submitted with Site Plan)*

Guidelines	**Meets Guidelines? (Yes/No)**
General Architectural Style	
Corporate Styles	
Materials	
Color	
Window Displays	
Height	
Mechanical Equipment and Utilities	
Awnings	
Roofs	
Building Proportion, Size, and Articulation for Large Buildings	
Human Scale	
Façade Renovations	

Appendix A — How to Choose Trees for Your Site

This appendix provides a system that enables the applicant to select trees that meet the plant selection criteria as described in the Village of Fayetteville Design Guidelines. Following is a list of recommended trees along with their general needs and tolerances. Individual selections should account for site-specific space, soil, line-of-sight, snow storage, and utility clearance needs. Applicants should coordinate with the Village's Tree Commission to review the proposed planting plan to determine appropriate species for the project.

A. Deciduous Trees

Scientific Name	Common Name	Soil Moisture	Salt Tolerant	Street Tree/ Parking Lot Appropriate	Mature Height	Mature Spread
Malus spp.	Crabapple	Medium	Moderate	Yes	15–25 ft	15–30 ft
Amelanchier spp.	Serviceberry varieties	Medium	Moderate	No	15-30 ft	15–20 ft
Syringa reticulata	Japanese tree lilac	Medium	Moderate	Yes	20–30 ft	15–20 ft
Maackia amurensis	Amur maackia	Medium	Moderate	No	20–30 ft	20–30 ft
Prunus sargentii	Sargent cherry	Medium	Moderate	No	20–30 ft	20–30 ft
Cercis canadensis	Eastern redbud	Medium	No	No	20–30 ft	25–35 ft
Carpinus caroliniana	American hornbeam	Medium	No	No	20–35 ft	20–30 ft
Crataegus phaenopyrum	Washington hawthorn	Medium	Moderate	Yes	25–30 ft	25–30 ft
Ostrya virginiana	Eastern hophornbeam (Ironwood)	Medium to Dry	No	No	25–40 ft	20–30 ft
Gleditsia triacanthos var. inermis	Imperial honeylocust	Medium	Yes	Yes	30–40 ft	25–35 ft
Aesculus carnea	Red horsechestnut	Medium	Moderate	No	30–40 ft	25–35 ft
Celtis occidentalis	Hackberry	Medium to Wet	No	Yes	40–60 ft	40–60 ft
Quercus muehlenbergii	Chinkapin oak	Dry to Medium	No	No	40–60 ft	50–70 ft
Betula nigra	River birch	Medium to Wet	Moderate	No	40–70 ft	40–60 ft
Quercus robur	English oak	Medium	Moderate	No	40–70 ft	40–70 ft
Corylus colurna	Turkish filbert	Medium	No	No	40–80 ft	30–50 ft
Quercus bicolor	Swamp white oak	Medium to Wet	Moderate	Yes	50–60 ft	50–60 ft
Tilia cordata	Littleleaf linden	Medium	No	No	50–70 ft	35–50 ft

Ginkgo biloba	Ginkgo	Medium	Yes	Yes	50–80 ft	30–40 ft
Quercus rubra	Northern red oak	Dry to Medium	Yes	Yes	60–75 ft	50–75 ft
Tilia americana	American linden	Medium	No	No	60–80 ft	30–50 ft
Gymnocladus dioicus	Kentucky coffeetree	Medium	Yes	Yes	60–80 ft	40–55 ft
Quercus macrocarpa	Bur oak	Dry to Medium	Yes	Yes	60–80 ft	60–80 ft
Platanus × acerifolia	London planetree	Medium to Wet	Moderate	Yes	70–100 ft	65–80 ft
Liriodendron tulipifera	Tulip tree	Medium to Wet	No	No	70–90 ft	35–50 ft

B. Coniferous Trees for screening

Scientific Name	Common Name	Soil Moisture	Salt Tolerant	Street Tree/ Parking Lot Appropriate	Mature Height	Mature Spread
Picea abies	Norway spruce	Medium to Dry	No	No	40–60 ft	25–30 ft
Thuja standishii x plicata	Green Giant Arborvitae	Medium	No	No	40–60 ft	12–18 ft

Appendix B — Glossary of Terms

Hardiness Zones: A classification system of regions of similar climate. This document refers to the simplified United States Department of Agriculture system that has 10 zones designated zone 1 through zone 10. The lower the number of the zone designation, the colder the climate.

Landscaping: The act of preserving, altering, or creating natural features and built structures within an area of land so as to protect public health, safety and welfare, and/or to enhance the land's aesthetic character or screening value. These goals will be accomplished wherever possible through the preservation of existing habitat, including meadows, canopy trees, under-story trees and shrubs, and ground cover. Where existing habitat must be disturbed during land development for the purpose of grading, as much of the disturbed area should be restored to its original cover type as is feasible. In areas where habitat restoration is inappropriate, landscaping may consist of plated lawns, trees, shrubs, perennials, and annual flowers. Landscaping also includes; the act of terrain sculpting; the construction of retaining and ornamental walls, stormwater management ponds, pedestrian and vehicular circulation routes, parking areas, and pedestrian plazas; the placement of boulders and mulch; and the installation of exterior lighting, fences, benches, and other site amenities.

Glare: The sensation produced by luminance within the visual field that are sufficiently greater than the luminance to which the eyes are adapted, which causes annoyance, discomfort, or loss in visual performance and visibility. The magnitude of the sensation of glare depends on such factors as the size, position, and luminance of a source; the number of sources; and the luminance to which the eyes are adapted.

Low U-Factor Window: A low U-factor window indicates a highly energy-efficient window. The U-factor measures the rate of heat transfer (heat escaping) through the glass and frame. Ratings typically range from 0.20 to 1.20, where a lower number indicates better insulation.

Luminance: The intensity of light per unit area of its source. The condition or quality of emitting light, especially self-generated light.