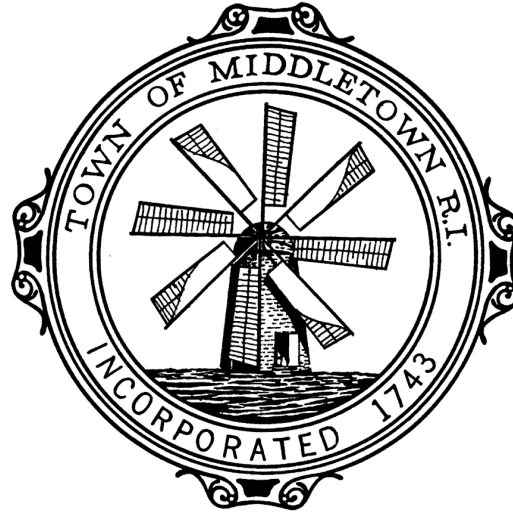


DRAFT
3/25/20



ATLANTIC BEACH DISTRICT DESIGN MANUAL

TOWN OF MIDDLETOWN
RHODE ISLAND

ATLANTIC BEACH DISTRICT VISION

“TO BECOME A MORE PEDESTRIAN-ORIENTED, ATTRACTIVE AND VIBRANT MIXED-USE VILLAGE TO SERVE THE INFLUX OF SEASONAL VISITORS, THE SURROUNDING RESIDENTIAL NEIGHBORHOODS, AND THE TOWN.”



The Atlantic Beach District design guidelines are established to maintain a uniform set of standards that promote the use of high-quality design, consistent with the traditional architectural styles of Aquidneck Island and traditional New England seaside villages. This manual is intended to illustrate the design requirements of the District included in the Zoning Ordinance, Article 30.

The Atlantic Beach District derives its character from the architectural styles of Colonial, Georgian, Federal, Greek Revival, Shingle Style and Victorian structures. Consistency with these architectural styles in terms of design, building materials, massing, and scale is required.

CONTENTS

Building Design	- Page 4-6
Site Design	- Page 7
Parking Lot Requirements	- Page 8
Screening and Fencing	- Page 9
Landscaping	- Page 10
Signs	- Page 11

BUILDING DESIGN

Traditional architectural styles of Aquidneck Island and New England seaside villages in terms of building design, materials, massing, and scale are required including Colonial, Georgian, Federal, Greek Revival, Shingle Style, and Victorian. (See Zoning Ordinance §3002 for specific requirements)

Encouraged

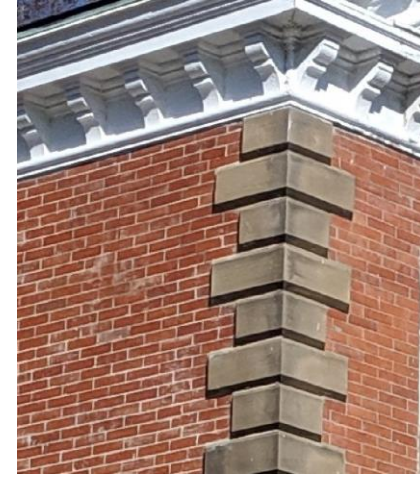
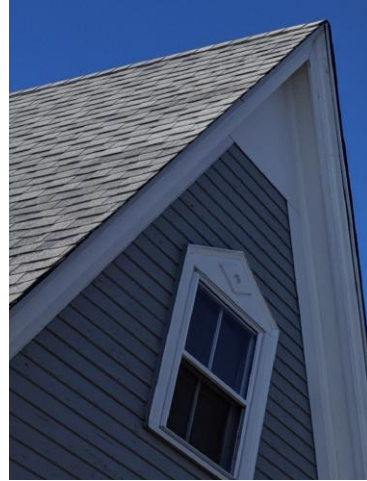
- Breaking building mass into smaller forms

Required

- Roofing slope, materials, color, and design compatible with traditional architectural styles including screening for roof-top equipment
- Greater transparency of façade at ground level
- Ground floors that encourage pedestrian activity and visual interest
- True or simulated divided-light windows
- Entrance on front façade and accessible from the public sidewalk
- Wireless communication facilities must be disguised
- Accessory and principal building design compatible

Prohibited

- Flat roofs
- Unbroken expanses of wall
- Non-traditional building materials (unless a waiver for use of simulated traditional materials is granted)
- Large boxes with repetition of design

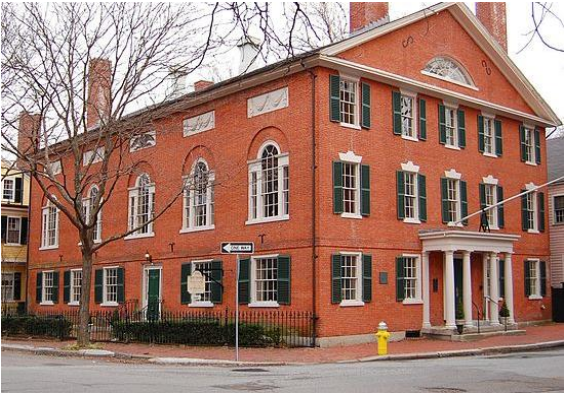


BUILDING DESIGN: STYLE EXAMPLES

Colonial



Federal



Victorian



Georgian



Greek Revival



Shingle Style



BUILDING DESIGN: AQUIDNECK ISLAND EXAMPLES



Middletown commercial building design features natural materials including wood shingling, wood clapboard, stone, and brick.

Examples show the use of decorative elements such as porticos, turrets, and oculus windows. Commercial design incorporates display windows, awnings, arcades, and other features that add visual interest.

Roof forms are pitched and mass is broken into smaller forms. Lighting is appropriate in terms of design and scale.

SITE DESIGN

Small mixed-use commercial areas providing goods and services in a compact environment creating a vibrant, walkable, pedestrian and bicycle friendly area are desired in the Atlantic Beach District. (See §3002 for specific requirements)

Encouraged

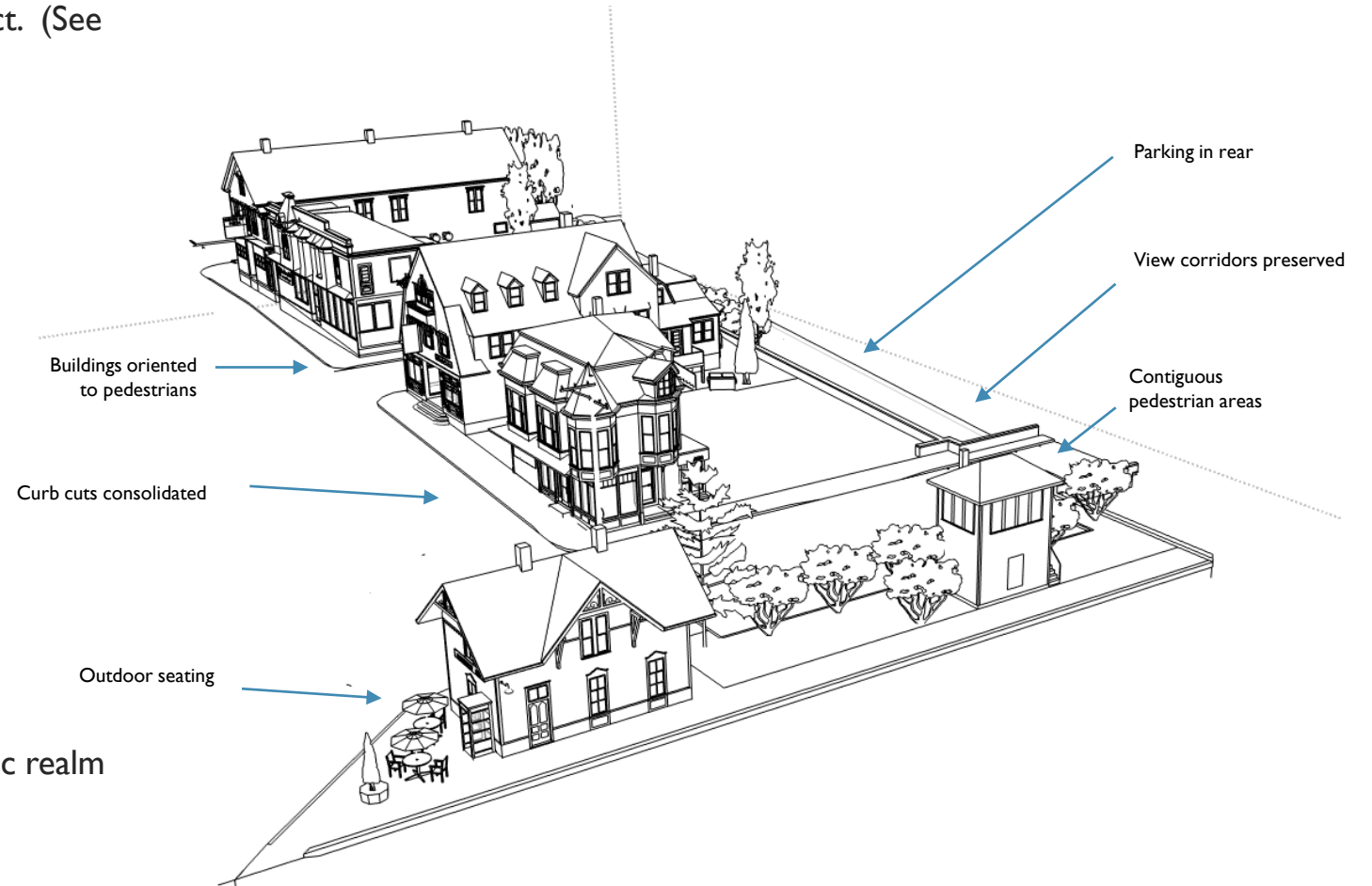
- Outdoor patio seating
- Connectivity to sidewalks, beaches, pond
- Consolidation of curb cuts on a single site

Required

- Clearly defined and contiguous pedestrian areas
- Orientation of buildings on lot to preserve coastal and pond views
- Exterior lighting that minimizes light pollution. Fixtures must be International Dark-sky Association preferred.

Prohibited

- Inwardly focused sites and/or lacking connection to public realm
- Wide building setbacks, except to preserve views



PARKING LOT REQUIREMENTS

Parking areas should be compatible with the pedestrian-oriented, attractive, commercial village serving seasonal visitors and the surrounding residential neighborhood. (See §3002 for specific requirements)

Encouraged

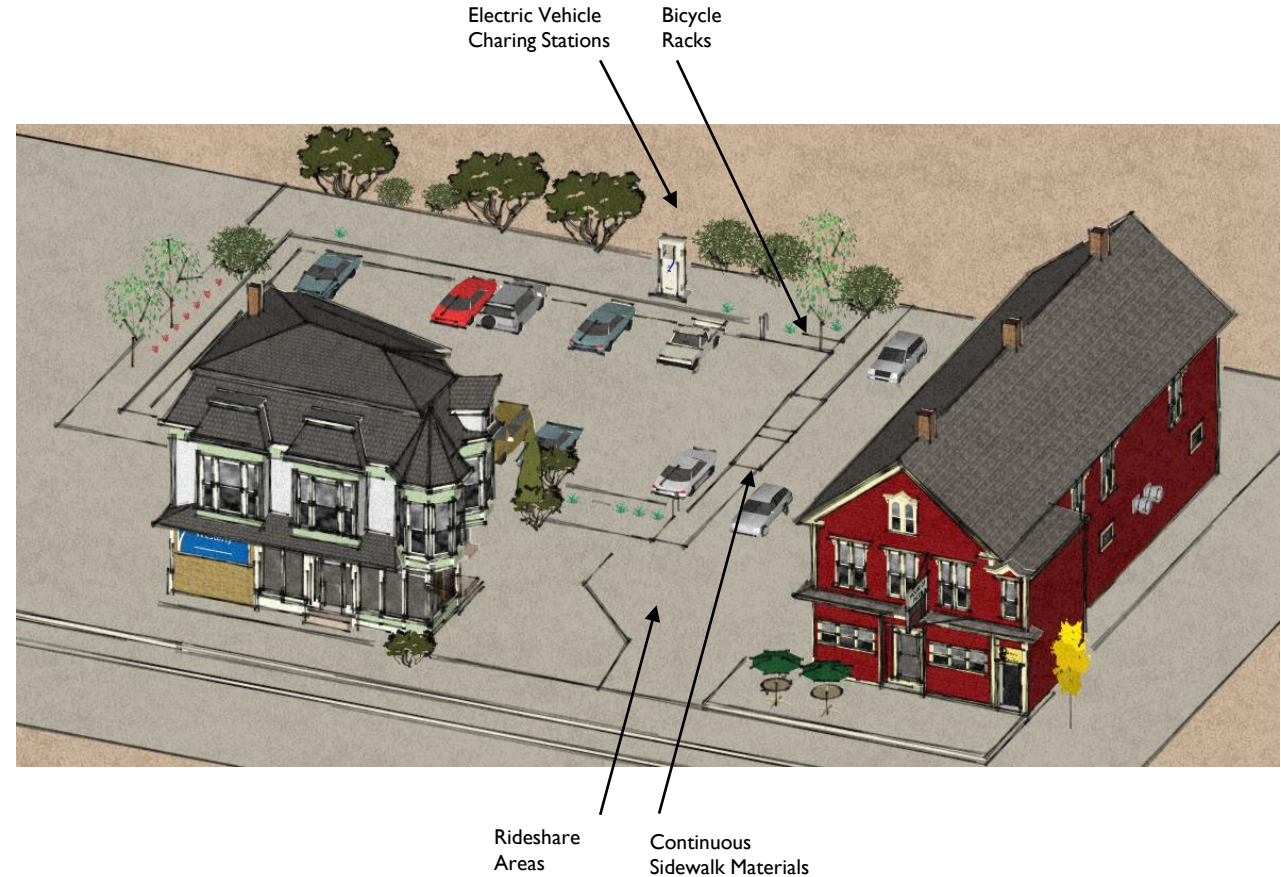
- Electric vehicle charging stations
- Preservation of existing trees
- Safe and well defined pedestrian areas across driveways and parking lots
- Consolidation of curb cuts

Required

- Bicycle racks
- Use of landscaping to soften parking lots
- Rideshare drop-off areas out of the public right-of-way
- Sidewalk materials maintained across driveways and parking lots
- One parking lot tree for every ten parking spaces

Prohibited

- Vehicle parking and drop-off areas located in front of the building



SCREENING AND FENCING

To preserve significant coastal views from the public right-of-way, open expanses and vistas to Easton's Beach and Easton's Pond should be preserved and enhanced. (See §3002 for specific requirements)

Encouraged

- Vegetation rather than fencing preferred to accomplish screening requirements

Required

- Low fencing and screening that preserves vistas
- Screening between residential and commercial uses
- High quality natural fencing materials

Prohibited

- Opaque screening along commercial use property lines
- Screening that blocks views or divides the continuity of the streetscape



LANDSCAPING

Coastal vegetation should be interspersed among buildings designed to define, soften or screen the appearance of parking areas or enrich the overall site appearance. (See §3002 for specific requirements)

Encouraged

- Use of Middletown Tree Commission planting recommendations

Required

- Species native to Rhode Island
- Reduced landscape buffering to encourage pedestrian activity
- Wide and low plantings
- Plantings integrated with lighting to create a cohesive site
- Landscaping used to hide equipment and soften the space around vehicle facilities
- Landscaping for environmental controls (rain gardens)

Prohibited

- Tall opaque landscaping
- Trees that block coastal views
- Invasive species



SIGNS

Signage should be used to enhance the commercial experience while being compatible with the architectural styles of the district and made of high quality materials. Non-conforming signs shall be brought into conformance within 5 years. (See §3002 for specific requirements)

Encouraged

- Color and design in keeping with district
- Creativity in sign design

Required

- Constructed of permanent natural materials or synthetic materials meant to mimic natural materials
- Pedestrian scale, size, and location of signs
- Compatible with architectural style of buildings and the district
- Illumination shielded and directed downward at sign

Prohibited

- Sign illumination exceeding 450 lumens or fluorescent lighting
- Large signage designed for automobile visibility
- Inflatables, spinners, internally illuminated, changeable copy/readerboard signs, pole signs, window signs advertising brand-name products

Signs exempt from permitting

- A-Frame, home occupation, menu boxes, and building tenant directory signs. See Zoning Ordinance, § 1209 for additional exempt signs.

