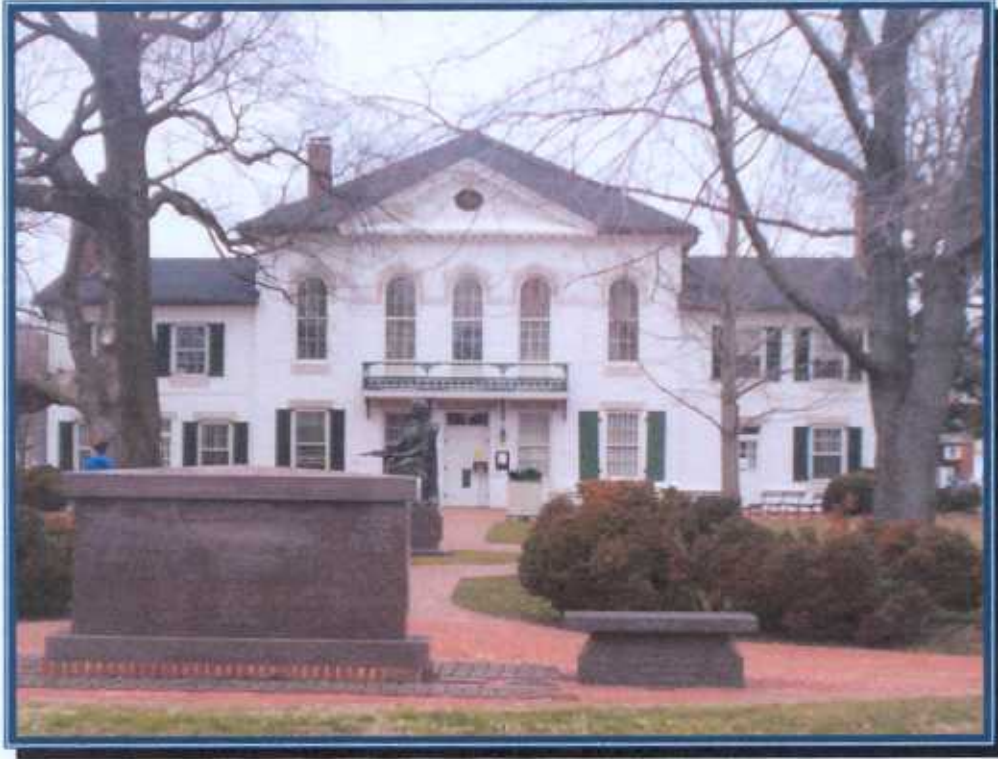


Town of Centreville



Design Standards

*Create and maintain a place where
people will want to live, work, play,
invest, visit and shop.*

DESIGN STANDARDS

❶ What are they?

Standards for beautification and directional growth that assist in defining the Town, preserving the community and protecting its character.

❷ Why do you we need them?

They are a planning tool for development and growth that clearly identifies what the Town wants prior to any reviews and approvals. Without Design Standards, development will continue to happen in a direction the Town may not appreciate as well as lose any community character. Here are the main points as to why we need them:

- *Preservation*
- *Protection*
- *Enhancement*
- *Clarification*
- *Beautification and Aesthetics*

❸ What are the some of the objectives?

- *Promote building design that is sensitive to the overall character.*
- *Provide a safe, friendly pedestrian and bicycle environment.*
- *Ensure all sides of a structure have visual interest to include welcoming entrances.*
- *Require landscaping as aesthetic enhancements and screen objectionable views.*
- *Ensure signs are made of quality material and compliment the features of the building.*
- *Ensure all applicable utilities are underground.*
- *Provide quality recreational amenities and visually attractive open spaces.*
- *Reduce the visual impact of parking lots with design, landscaping and character.*

❹ What are some of the things we shouldn't do?

- *Making the document too technical and hard to follow*
- *Allowing topics to jump around too much in the document*
- *Having everything look exactly the same, allow for some optional choices or flexibility*
- *Making the standards too difficult to review and enforce*
- *Conflicting areas within your existing Code*
- *Taking away property rights and permitted uses*

❺ What is the format when writing the standards?

- *The format can be written in categories of your choice; however, the goal of the document is to be very user friendly with an easy to read format to include illustrations. The most common format used for each chapter is:*

Title

Intent

Standards (required)

Guidelines (encouraged)

⑥ How does the Town begin the process?

- *Identify those who should be involved on the Committee. Hold a kickoff joint meeting with all Committees and Boards of the Town to select the Design Standards Committee. URS can give a brief presentation of the goals, objectives, and timeline prior to asking for committee members.*
- *Identify Chapter options that are critical to the Town. Once the committee is formed, it is recommended they meet monthly to discuss one Chapter at a time. Chapters will be discussed thoroughly to understand the intent and reasons behind each standard.*

⑦ Approximately how long will the project take?

- *It depends on how detailed and how many Chapters each Town wants in the manual. The project takes approximately six to eight months on a monthly meeting schedule. This could also include the Public Hearings, depending on the number of Chapters each municipality requests.*