Route 196 Design Standards Review Checklist

The Route 196 Design Standards provide a tool for the Town of Lisbon to improve the visual character of the Route 196 corridor. These standards and guidelines are meant to ensure that new development and redevelopment is designed and constructed with desired character in terms of architecture, scale, site layout and aesthetic/visual effect.

The purpose of this checklist is to make it easier for applicants to fulfill the Route 196 Design Standards, and to facilitate project review by the Planning Board and/or Code Enforcement Officer.

- For clarification or more information on specific guidelines in this checklist, see Chapter 70, Article VII of the Lisbon Code of Ordinances.
- For a visual guide to the Route 196 Design Standards, see https://www.lisbonme.org/sites/g/files/vyhlif3366/f/uploads/rt196-design-guidelines_adopted2014.pdf

Project Name: _____
Applicant Name: _____
Address: _____

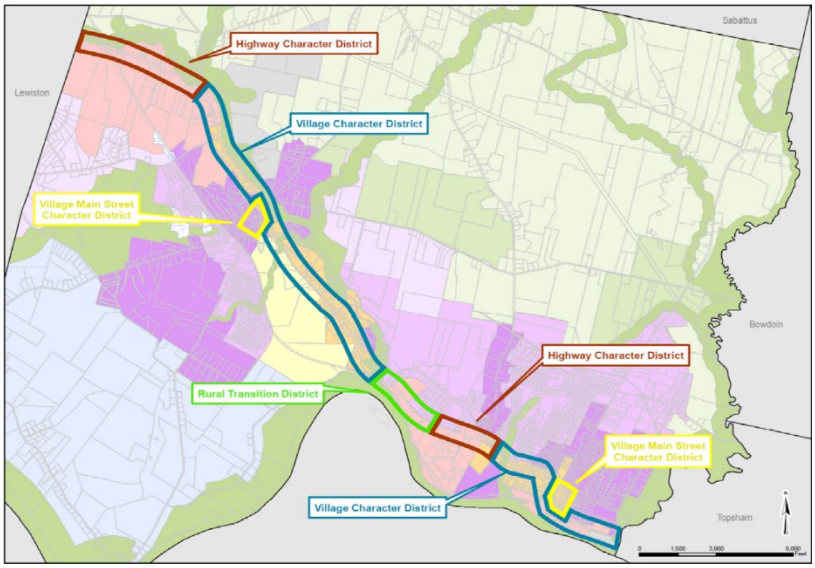
Applicable project:

- ☐ Site Plan Review
- ☐ Non-Residential Subdivision
- ☐ Signage Permit
- ☐ Conditional Use Permit
- ☐ Other* _____

**For all other permits, all new buildings, major alterations, and alterations facing Route 196, Main Street, or Village Street must conform to these standards. Site improvements must conform to the landscaping standards.*

Project Location:

- ☐ Village Character District
- ☐ Village Main Street Character District
- ☐ Highway Character District
- ☐ Rural Transition Character District



Design Standards for All Districts

All standards must be depicted on site plans/landscaping plans, or described on this form.

Access & Parking

Met	N/A	Waiver Requested	
			Buildings have clearly marked and well-designed entrances. (Sec. 70-833 1(c)1)
			Safe and well-marked pedestrian access to building entrances from parking areas and existing sidewalks is provided. (Sec. 70-833 1(c)2)
			Pedestrian paths are separated from vehicle areas with curbing, green space, or other barriers. (Sec. 70-833 1(c)3)
			Parking and paved areas are located to the rear and side of buildings. (Sec. 70-833 1(d)1)
			Parking on the side of buildings is not closer to the road than the front of the building. (Sec. 70-833 1(d)1b)
			Areas of pavement such as for vehicle circulation or parking do not extend up to or directly alongside buildings, except at doorways, garages, or loading areas. (Sec. 70-833 1(d)2)
			There is a designated location for snow storage that does not conflict with landscaping or pedestrian access. (Sec. 70-833 1(d)4)

Description of how the proposed project meets standards:

Utilities & Lighting

Met	N/A	Waiver Requested	
			All above ground utility boxes, or structures associated with underground utilities, are screened with landscaping or decorative fencing. (Sec. 70-833 1(f)1)
			Exterior lighting on the building is part of the architectural concept. Fixtures, standards, and all exposed accessories are harmonious with building design. (Sec. 70-833 1(c)3)
			Site lighting fixtures are of quality design with appropriate style and craftsmanship, and pedestrian-scaled. (Sec. 70-833 1(f)2)
			All lighting fixtures only use recessed, shielded, or cut-off luminaire fixtures to reduce light glare and light pollution. (Sec. 70-833 1(f)3)
			Dumpsters and propane or other fuel tanks are screened with wood or vinyl fencing, landscaping, or located within an accessory structure. (Sec. 70-833 1(f)5)

Description of how the proposed project meets standards:

Building Design & Materials

Met	N/A	Waiver Requested	
			Buildings are compatible in scale and design with area development. (Sec. 70-833 2(b)2)
			Building architecture reflects traditional New England building forms such as pitched roofs, dormers, and windows. (Sec. 70-833 2(b)3)
			Free-standing accessory structures meet the same design standards as the principal structures on the site. (Sec. 70-833 2(b)3)
			Existing and historic buildings and structures will be retained whenever possible, and historic architectural features are retained or replaced in kind. (Sec. 70-833 2(b)4)
			Facades are articulated every 50 feet using varied setbacks, rooflines, materials and heights. (Sec. 70-833 2(b)6)
			No architectural forms primarily derived from building styles from other regions of the country are used. (Sec. 70-833 2(b)9)
			No architecture as advertising (buildings stylized to the point that the building or improvements are more an advertisement than an architectural form.) (Sec. 70-833 2(d)1)
			Signage attached to the building is part of the architectural concept, and is harmonious with building design. (Sec. 70-833 2(d)2)
			Exterior building materials are of comparable aesthetic quality on all sides. (Sec. 70-833 2(c)1)
			Building siding materials are clapboard, brick, and/or other traditional local/regional building materials. (Sec. 70-833 2(c)1)
			Building facade colors must be non-reflective, subtle, neutral, or earth tone. (Sec. 70-833 2(c)2)
			No highly reflective or processed materials, stucco or synthetic stucco, adobe, concrete block, T-111, untreated plywood, particle board, tilt-up concrete panels, or multicolored brick are used as the primary facade material. (Sec. 70-833 2(c)2)

Description of how the proposed project meets standards:

Landscaping, Buffers, & Screening

Met	N/A	Waiver Requested	Design Standard
			There is a grass or landscaped buffer between any paved areas and buildings, adjacent roads, and sidewalks (N/A in Village districts where zero setbacks are allowed.) (Sec. 70-833 3(e)1)
			Existing trees and vegetation are preserved on the property where feasible. (Sec. 70-833 3(b))
			Parking in front of or on the side of buildings has adequate landscaping or grass buffers along the roadway. (Sec. 70-833 1(d)1a)
			Parking areas with more than 15 spaces are broken up with trees, landscaped islands, low decorative walls, or other appropriate features. (Sec. 70-833 1(d)3)

Description of how the proposed project meets standards:

Design Standards for Specific Character Districts

All standards must be depicted on site plans/landscaping plans, or described on this form.

Village Character District Only

Met	N/A	Waiver Requested	
			Buildings shall be located close to the sidewalk or public right-of-way, consistent with surrounding buildings. (Sec. 70-833 1(a)1.a.i.)
			Buildings shall be constructed to a 1½ to 2 story height (35 ft maximum.) (Sec. 70-833 1(a)1.b)
			Historic buildings and building character are maintained to the greatest extent possible. (Sec. 70-833 1(a)1.c)
			New construction should be generally described as "Typical New England Character", and meet building design/material standards listed above. (Sec. 70-833 1(a)1.c)
			Buildings have a street-level facade that is pedestrian-oriented, such as traditional New England storefronts. (Sec. 70-833 3(e)1.c)
			Off-street parking is located to the side or rear of the building, not in front. (Sec. 70-833 1(a)1.a.ii.)

Description of how the proposed project meets standards:

Village Main Street Character District Only

Met	N/A	Waiver Requested	
			Buildings shall be located right next to or very close to the sidewalk or right-of-way, with emphasis on streetscape and pedestrian access in front of the building. (Sec. 70-833 1(a)2.a)
			Buildings shall be constructed to a 1½ to 2 story height (35 ft maximum.) (Sec. 70-833 1(a)2.b)
			In buildings with a larger footprint (>5,000 square feet), the building massing must be broken up architecturally to be consistent with the village scale and surrounding buildings. (Sec. 70-833 1(a)2.b)
			Historic buildings, building character, and building form are to be maintained to the greatest extent possible. (Sec. 70-833 1(a)2.c)
			New construction should be village character and scale, with architectural style generally described as "Typical New England Character", and meet building design/material standards listed above. (Sec. 70-833 1(a)2.c)
			Buildings in the Village/Main Street character districts must have a street-level facade that is pedestrian-oriented such as traditional New England storefronts. (Sec. 70-833 3(e)1.c)
			Off-street parking is located to the side or rear of the building, not in front. (Sec. 70-833 1(a)2.a)

Description of how the proposed project meets standards:

Highway Commercial Character District Only

Met	N/A	Waiver Requested	
			Buildings shall have larger setbacks from the roadway. (Sec. 70-833 1(a)3.a)
			Frontage areas between the building and roadway are well landscaped and have appropriate pedestrian access. (Sec. 70-833 1(a)3.a)
			For both building rehabilitation and new buildings, the architecture is "Typical New England Character", and must meet building design/material standards listed above. (Sec. 70-833 1(a)3.c)
			Off-street parking is encouraged to be located to the side or rear of buildings, but where parking is between the building and the roadway, there shall be adequate landscaping or grass buffers per the parking and screening standards in this section. (Sec. 70-833 1(a)3.a.ii)
			For street frontage areas of more than 100 feet where there are not existing street trees and vegetation, street tree plantings are required at least every 40 feet (abutting the road right-of-way). (Sec. 70-833 3(g)2)

Description of how the proposed project meets standards:

Rural Transition Character District Only

Met	N/A	Waiver Requested	
			Buildings shall be well set back from the roadway. (Sec. 70-833 1(a)4.a.i)
			Frontage area is used to visually buffer the development from the road. (Sec. 70-833 1(a)4.a.i)
			Off-street parking is not allowed within the front setback. (Sec. 70-833 1(a)4.a.ii)
			Landscaped buffering separates the parking from the roadway. (Sec. 70-833 1(a)4.a.ii)
			For any structures, signs or site improvements that are within the front setback area or that are not screened from the roadway, the design standards under highway commercial character district (above) shall apply. (Sec. 70-833 1(a)4.c)

Description of how the proposed project meets standards: