

Montague City Village Design Guidelines

TOWN OF MONTAGUE

DRAFT: May 2026

ACKNOWLEDGMENT

TOWN STAFF

Maureen Pollock, Planning Director
Walter Ramsey, Town Administrator
Chris Nolan-Zeller, Assistant Town Administrator

RESIDENTS/ COMMUNITY MEMBERS

For all the members who participated in the Neighborhood Meetings, Working Group, and Community meetings providing their invaluable input throughout this process.

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INTRODUCTION

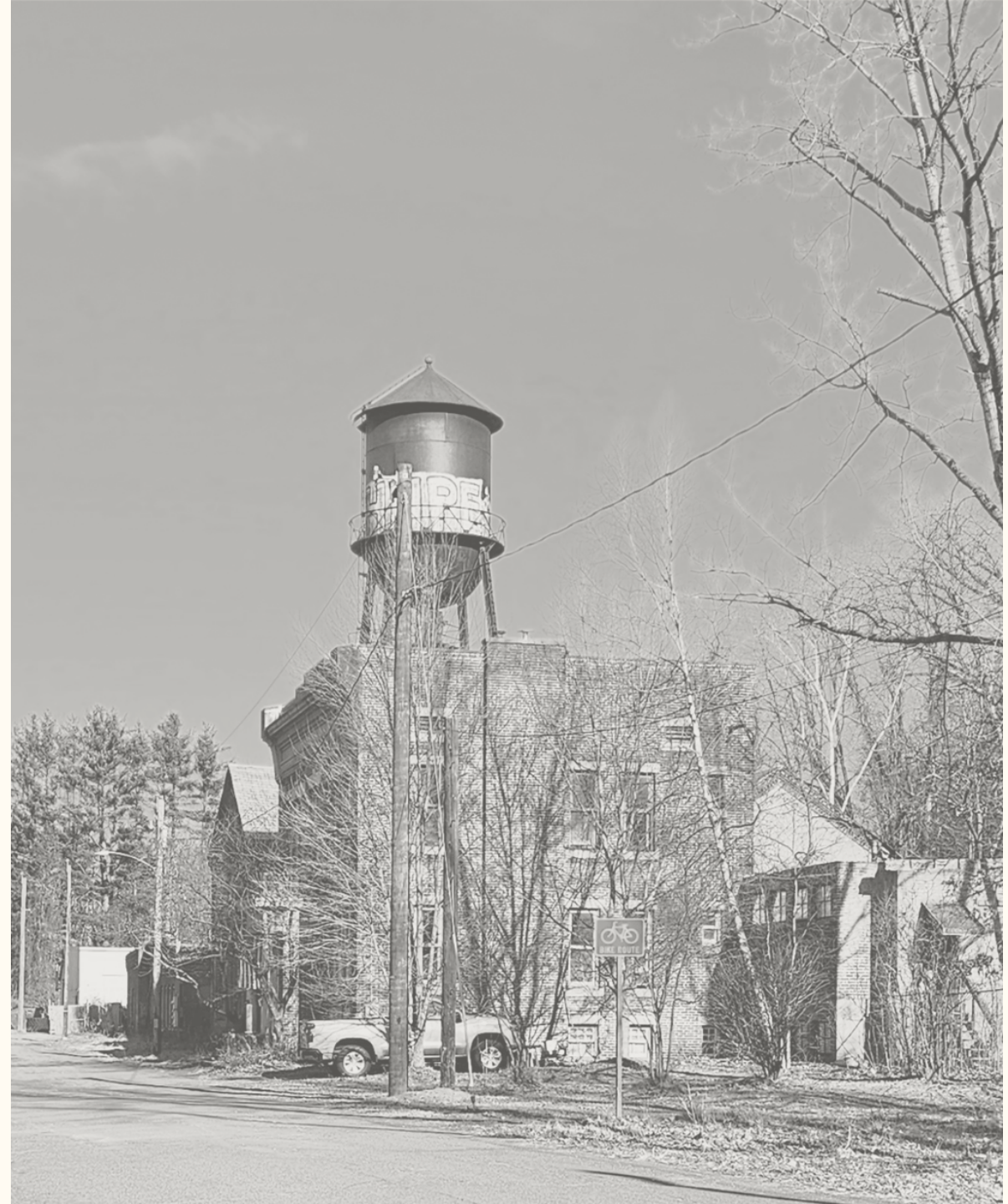
PURPOSE

Design Guidelines play an important role promoting design excellence in buildings, landscape and open space. These guidelines are a set of advisory recommendations with the goal of preserving or creating a cohesive, attractive, and functional environment that reflects community values and enhances quality of life.

The purpose of the Montague City Village Design Guidelines is to define which principles in architecture, urban design, and public space make successful projects, and to serve as a tool for guiding individual projects to meet design excellence expectations.

Specifically, the guidelines:

- Communicate the Town's design expectations presenting clear statements about what the Town values.
- Serve as the basis for fair and consistent recommendations by the Planning Board.
- Encourage development of projects appropriate to the Town's context.
- Provide clarity and predictability on what is important to consider in designing new projects.
- Facilitate safe, functional, and attractive development.
- Foster a sense of community and encourage pride and stewardship.



INTRODUCTION

INTRODUCTION DESIGN GUIDELINES

Montague City Village Design Guidelines establishes ten guidelines that acknowledge specific architectural and urban design qualities that are valued by the Town and community members.

The Guidelines are organized around three themes: **Architecture and Its Context**; **Neighborhood Street Level**; and **Healthy Neighborhoods**. Each theme includes three or four individual guidelines. Each guideline consists of a number, a title, a short description, and a set of best practices organized in three distinct blocks: Context, Site Planning, and Building Design. Diagrams accompany each guideline to provide further guidance

Architecture and Its Context

- Guideline 1: Context-sensitive design
- Guideline 2: Coherent architectural idea
- Guideline 3: Relation between architecture and function
- Guideline 4: Exterior elements and finishes

Neighborhood Street Level

- Guideline 5: Pedestrian-oriented streetsfronts
- Guideline 6: Active and vibrant neighborhoods
- Guideline 7: Mobility

Healthy Neighborhoods

- Guideline 8: Preservation of existing natural features
- Guideline 9: Strategies to reduce carbon emissions
- Guideline 10: Resilient strategies

APPLICABILITY

The Guidelines apply to all new development and substantial building alterations that shall go through the process of Site Plan Review or Special Permits. The Design Guidelines are not mandatory and they do not supersede or replace the Zoning Ordinance.

The Design Guidelines apply to the following districts within Montague City as shown in the Map below:

- Mixed-use Village Center
- Mixed-use Rod Shop Road
- Mixed-use Gateway

While all projects are expected to meet and address all of the guidelines, they are not expected to apply all the approaches and strategies listed for each guideline. Not all of the approaches and strategies will be relevant to every project. Applicants, Planning Board, and other reviewers should use their judgment and discretion in determining which approaches and strategies are particularly applicable to a given project.



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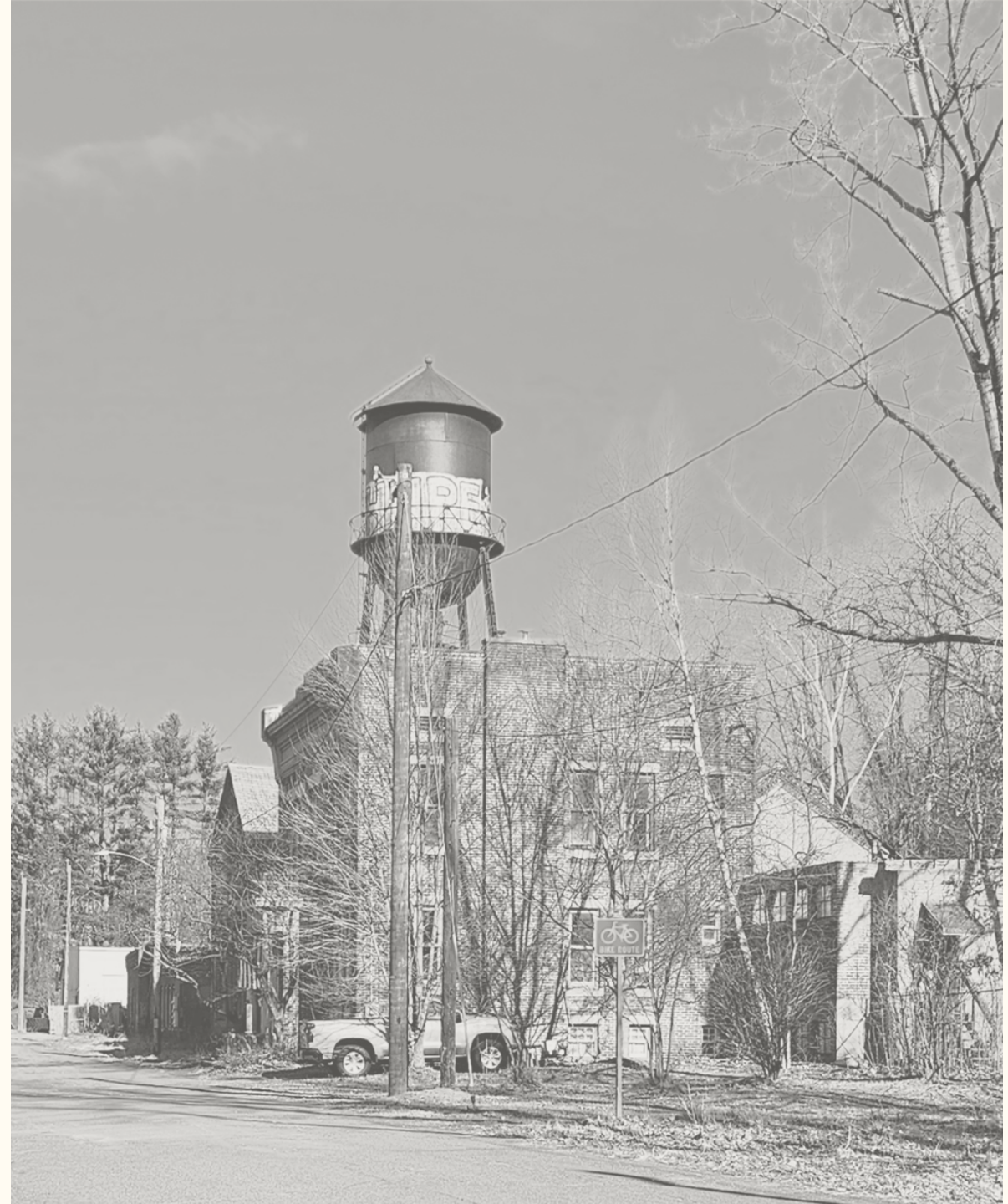
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ARCHITECTURE AND ITS CONTEXT

The first set of guidelines focuses on the building's architectural concept, describing a holistic approach that results in a unified, functional design that acknowledges and responds to its surroundings.

Guideline 1: Context-sensitive design.

Guideline 2: Coherent architectural idea.

Guideline 3: Relationship between architecture and function.

Guideline 4: Exterior elements and finishes.

ARCHITECTURE AND ITS CONTEXT

GUIDELINE 1: CONTEXT-SENSITIVE DESIGN

New projects must acknowledge the local context, recognizing the physical, historical, and cultural characteristics of a place. The design should consider how buildings relate to the open space and their neighbors.

Best Practices

Context Study

1. Emphasize attributes that give the neighborhood its distinctive sense of place.
2. Review the height and massing of existing neighboring buildings, as well as the characteristics of the zoning district in which the development is located, to better understand the potential scale for the area.

Site Planning

1. Design the building and open spaces to strengthen the neighborhood identity. In areas where the identity is less defined, use design as an opportunity to create a new local landmark that inspires a sense of belonging.
2. Site and shape buildings to maintain public views of important structures, places and natural landscape features.

Building Design

1. Where a project borders a less intense zone, the design should respond with an appropriate transition like stepping down building height, breaking up the massing, and/or matching the scale and detailing of adjacent properties.
2. Create compatibility between new projects and the existing architectural context — including historic and modern designs — through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
3. Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

ARCHITECTURE AND ITS CONTEXT

GUIDELINE 2: COHERENT ARCHITECTURAL IDEA

New developments should follow a holistic design approach that is reflected in the placement, proportion and massing of buildings, the facade composition, the use of materials and detailing, and the overall architectural expression.

Best Practices

Context Study

1. The site in relation to the block:
 - i. Corner sites can serve as gateways or focal points. Consider using a corner to open up space and highlight an important element such as the main entrance, or build out to the corner to provide a strong urban edge to the block.
 - ii. Mid-block sites should consider the facade alignment of adjacent buildings and choose to either continue a strong street-edge or set the building back to create open space.
 - iii. Full block sites should avoid a monolithic presence. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

Site Planning

1. Arrange the mass of the building to complement the characteristics of the site and the proposed uses of the building and its open space.
2. Reinforce the overall design concept through the selection of both plants and hardscape elements.

Building Design

1. Preserve and restore architectural features and materials that are important in defining historic character.
2. Integrate design elements that reference the architecture of adjacent buildings to achieve a cohesive relationship between the new project and its neighbors.
 - i. Consider the architectural style, roof line, datum line detailing, fenestration, color or materials of adjacent buildings
 - ii. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.
3. Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements that are consistent with the overall architectural concept, and highlighting building entries.
4. Design all building façades considering the composition and architectural expression of the building as a whole. Windows should incorporate well-designed trims and details.
5. If visible, design the party walls to provide visual interest through materials, color, texture, or other means that are consistent with the overall architectural concept.

ARCHITECTURE AND ITS CONTEXT

GUIDELINE 3: RELATIONSHIP BETWEEN ARCHITECTURE AND FUNCTION

New developments should follow a holistic design approach that is reflected in the placement, proportion, and massing of buildings, the facade composition, the use of materials and detailing, and the overall architectural expression.

Best Practices

Site Planning

1. Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the building.
2. Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
3. Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.
 - i. Choose a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use.
 - ii. Where driveways and curb cuts are unavoidable, minimize the number and width as much as possible.
4. Consider placing non-habitable uses such as parking structures, mechanical equipment, and utilities adjacent to the relevant sources of noise and/or pollutants.
5. Locate service facilities like loading docks, and trash receptacles to a non-visible portion of the site. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Building Design

1. Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly along sidewalks, parks, or other public spaces.
2. Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.
3. Facade design should express the internal organization of the building, reflecting its uses through its composition, rhythm, articulation, and fenestration ratio (the design and proportion of openings).
4. In historic buildings, accommodate the program or intended use while minimizing alterations that could significantly compromise or destroy the original character of the building.

ARCHITECTURE AND ITS CONTEXT

GUIDELINE 4: EXTERIOR ELEMENTS AND FINISHES

New projects should use appropriate and high quality elements and finishes for the building and its open spaces to strengthen the overall design.

Best Practices

Site Planning

1. Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
2. Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive, and durable paving materials.
3. Locate, design and screen utilities, rooftop equipment, trash enclosures, storage materials and all noise, and odor generating functions such that they do not detract from the overall environment.
4. Design long stretches of fencing to incorporate openings, changes in materials, texture, and/or landscaping. Avoid materials such as chain link and barbed wire.

Building Design

1. Building exteriors should be constructed of durable and maintainable materials. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
2. Select durable, attractive materials that age well in Montague's climate and are compatible with local building materials, paying special attention to corners, edges, and transitions. Highly visible features such as balconies, grilles, and railings should be especially finely detailed, well-crafted, and easy to maintain.
3. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
4. Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

ARCHITECTURE AND ITS CONTEXT

DESIGN GUIDELINES DIAGRAMS

NEIGHBORHOOD STREET LEVEL

This chapter aims to strengthen social, physical and economic resilience by promoting walkability within the urban fabric of the neighborhood. Neighborhood Street Level guidelines encourage lively environments that provide social interaction, addressing four conditions: convenience, safety, comfort and attractiveness.

Guideline 5: Pedestrian-oriented streetfronts

Guideline 6: Active and vibrant neighborhoods

Guideline 7: Mobility

NEIGHBORHOOD STREET LEVEL

GUIDELINE 5: PEDESTRAIN-ORIENTED STREETFRONTS

Create safe and comfortable public spaces that are well-connected and provide easy access to destinations. Promote high-quality street facades and open spaces that place people at the center of their design.

Best Practices

Context

1. Consider the qualities and character of the streetscape— its physical features and its function.
2. Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. Place and shape outdoor space to respond to, and/or connect with, nearby existing parks and open space areas.

Site Planning

1. Ensure that pedestrian pathways are accessible, clear, prominent and intuitive to navigate and prioritize pedestrian circulation at the street level. Maintain a minimum width of five feet on residential local streets and seven feet on primary and secondary streets.
2. Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.
3. Provide seating, drinking fountains, and other infrastructure that support increased frequency and duration of walking.
4. Provide exterior lighting along streets and outdoor paths. Pedestrian street lighting should be evenly spaced along the sidewalk, consistent in height, and offer adequate light coverage.

Building Design

1. Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
2. Ensure transparency of street-level uses such as nonresidential uses or residential lobbies.
3. Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

NEIGHBORHOOD STREET LEVEL

GUIDELINE 6: ACTIVE AND VIBRANT NEIGHBORHOODS

New projects should be designed to engage and interact with the site and building. Ground floors should be activated with uses that promote socialization, creativity, production and cultural exchange.

Best Practices

Context

1. Consider ways that design can enhance the features and activities of existing off-site open spaces.
2. Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

Site Planning

1. Seek opportunities to foster social interaction through open space available for public life. Consider features such as widened sidewalks, recessed entries, curb extensions, courtyards, plazas, or through-block connections, along with pedestrian amenities (see best practice 4 in this section).
2. Locate active ground floor uses along primary street frontages. Avoid long blank walls where pedestrian activity is anticipated.
3. Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
4. Consider creating lively, pedestrian oriented open spaces that could include pedestrian amenities like seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, artwork, awnings, large storefront windows, and engaging retail displays and/or kiosks.

5. Not every frontage must interact with the public. Frontages can be actively engaging with the public realm or inactive with little or no interaction. The design should respond to each type accordingly; inviting activity or allowing for privacy. The following strategies address the different edge types and how they should blend with the open space.
 - i. Retail edge: Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or setting structures back to allow retail uses to extend.
 - ii. Residential edge: Provide security and privacy through the use of a buffer or semi-private space between the development and the street. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping.
 - iii. Inactive edge: Turn them into canvases for mural art or a place to grow green walls.

NEIGHBORHOOD STREET LEVEL

GUIDELINE 6: ACTIVE AND VIBRANT NEIGHBORHOODS

New projects should be designed to engage and interact with the site and building. Ground floors should be activated with uses that promote socialization, creativity, production and cultural exchange.

Best Practices

Building Design

1. Provide multiple entries and locate windows, balconies and courtyards to provide views onto sidewalks and gathering spaces, to help activate and maintain a human scale that is inviting. In lower density residential neighborhoods provide, porches, stoops, and terraces, facing the street to foster a sense of security and facilitate a social environment.
 2. Ensure that ground floor uses maintain a high degree of transparency and maximize a visual connection to the street by providing clear and unobstructed windows, free of reflective glass coatings, exterior mounted gates, or security grills.
 3. Maximize variety, detail, and continuity on the lower one-to-two floors of the building exterior. The street facades of a project should contain appropriate variety and detailing to sustain pedestrians' interest. The size and texture of exterior details should relate to the scale of the human body and walking speed (visual variations every 20 to 30 feet). The design of the fine-grained detail should contribute to a sense of continuity and cohesion at the larger neighborhood scale.
 4. Preserve or restore traditional storefront to their original format. Storefront elements like bulkheads, display windows, and sign bands, should respect and be compatible with the building facade in which is to be located.
1. Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use, differentiating residential and commercial entries with design features and amenities specific to each.
 2. Design the entry as a collection of coordinated elements:
 1. Overhead shelter: covered areas such as canopies, porches, and building overhangs.
 2. Transitional spaces: areas that connect the street to the building entrance, such as stoops, courtyards, stairways, arcades, and pocket gardens.
 3. Ground surface: special paving, landscaping, trees, lighting.
 4. Building surface/interface: signage, lighting.
 3. Signage should balance communicating brand identity with matching the character of the commercial cluster, and respecting the pedestrian scale.
 4. Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.
 5. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features.

NEIGHBORHOOD STREET LEVEL

GUIDELINE 7: MOBILITY

Improve the overall pedestrian experience by calming traffic, promoting alternative modes of active mobility, and reducing the impact of vehicles on the streetscape.

Best Practices

Context

1. Minimize road width to reduce traffic speeds and pedestrian crossing distances.
2. Incorporate street additions that have shown to effectively calm traffic, such as curb extensions, medians, and raised speed reducers.
3. Create a buffer to separate pedestrian from moving vehicles using street furniture, trees, and other sidewalk infrastructure.
4. Utilize alleys and/or side streets for vehicular access where appropriate in lieu of interrupting a primary street with driveway entrances.
5. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible.
6. Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building.

Site planning

1. Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.
2. Encourage transit-friendly design and building orientation that promotes pedestrian activity and provides convenient access to transit for pedestrians and persons with disabilities.
3. Minimize both the number of driveway entrances and overall driveway widths.
4. Orient vehicular access as far from street intersections as possible.
5. Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.
6. Consider existing and future bicycle traffic early in the process so that access and connections are integrated into the project.

Building Design

1. Locate facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists to maximize convenience, security, and safety.

NEIGHBORHOOD STREET LEVEL

DESIGN GUIDELINES DIAGRAMS

HEALTHY NEIGHBORHOODS

Greening our town and designing with low-energy demand principles ensures a healthy, future-proof living environment.

These guidelines take an integrated approach to stormwater management, natural ecosystems, and the built environment. The goal is to achieve direct environmental benefits — such as improved water and air quality, and pollinator habitat — while also supporting mental, physical, and social well-being. The Healthy Neighborhoods guidelines sets a high-quality public realm that is accessible and enjoyable for all Montague residents.

Guideline 8: Preservation of existing natural features

Guideline 9: Strategies to reduce carbon emissions

Guideline 10: Resilient strategies

HEALTHY NEIGHBORHOODS

GUIDELINE 8: PRESERVATION OF EXISTING NATURAL FEATURES

Design that protects the Town's existing natural features improves the health and well-being of its residents.

Best Practices

Context

1. Retain existing healthy, mature street trees to the extent possible.
2. Examine the local habitats and encourage their continuity within the project. Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors.

Site Planning

1. Use the natural topography and/or other desirable land forms or features to inform the project design.
2. Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.
3. If the site includes any natural water features, consider ways to incorporate them into project design, where feasible. Daylight and protect existing streams, including intermittent stream flows.

HEALTHY NEIGHBORHOODS

GUIDELINE 9: STRATEGIES TO REDUCE CARBON EMISSIONS

Design projects to lower energy demand and increase the comfort and users well-being.

Best Practices

Context

1. Examine how the surrounding buildings, the topography, and the natural features will affect the site. Understand how sun exposure and wind affect the site throughout the day and during the year.
2. Minimize shading on adjacent sites through the placement and design of structures.

Site Planning

1. Take advantage of solar exposure and natural ventilation available onsite. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.
2. Place and design buildings on the site to maximize daylight for interior and exterior spaces, especially for common and active areas.
3. Manage direct sunlight, especially on south and southwest facing façades through shading structures and existing or newly planted trees.
4. Integrate solar powered lighting to increase energy efficiency.

Building Design

1. Include overhead architectural features to provide shelter from the sun and rain for pedestrians along the public right-of-way where the buildings meet the street — such as arcades, awnings, canopies, trellises, or cornice treatments — especially at entrances and windows on south-facing facades.
2. Consider white or reflective rooftop paint where green or blue roofs are not feasible, reducing heat gain and the need for mechanical cooling.
3. Avoid the use of highly reflective materials and finishes on building facades that direct heat and glare onto nearby buildings.

GUIDELINE 10: RESILIENT STRATEGIES

New projects should be designed to meet the Town’s environmental vision by enhancing the tree canopy and landscaping, reducing urban heat island effects, reducing stormwater runoff, and promote habitat.

Best Practices

Site Planning

1. Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials. Collect, store, and reuse stormwater for landscape irrigation.
2. Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and biodiversity habitats.
3. Select native and locally adapted plant species that are suitable for the site’s specific soil conditions and microclimate.
4. Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan in order to ensure the landscaping will perform and function as needed over the life of the project.

Building Design

1. Select high-quality locally sourced materials that offer an additional layer of benefits in the form of stimulating the local economy, reducing the energy involved in transportation, and reflect Montague’s historic context.

1. Choose recyclable, low embodied energy materials that require lower levels of energy at each stage of this process to substantially lessen its environmental impact. Products that are designed to be recycled reduce the energy needed to harvest raw materials in its next iteration.
2. Prioritize the use of stairs by locating them directly accessible, and visible from the building's elevator waiting areas, atrium, entry vestibules, and most-used public paths of travel. Design the stairs as a unique architectural element to promote interest in their use.
3. Provide physical activity spaces such as exercise rooms, active play spaces, and multi-purpose recreational spaces in public, workplace, and residential buildings. Locate these facilities in visible locations in the building to help increase awareness and use of these spaces.
4. Design spaces and activities to encourage more personal communication between people within the building. Provide spaces where people can gather and engage in productive, pleasant, and safe social interaction.
5. Create diverse and adaptable community gathering spaces that enhance opportunities for intergenerational healthy activities such as fitness, play, cooking and gardening to engage participants of all ages.

HEALTHY NEIGHBORHOODS

DESIGN GUIDELINES DIAGRAMS

GLOSSARY

Alley. A thoroughfare for vehicular traffic which affords only a secondary means of access to abutting property.

Arcade. Pedestrian walkway covered by the upper floors of a building. The ground story façade is set back and upper floors are supported by a colonnade or supports.

Awning. A roof-like covering stretched upon a frame that is affixed to a building and used above or before any place as a shelter from rain or sun.

Balcony. An open area located either recessed or projected out from the walls of a building, without support from the ground or floors below.

Bay/Bow window. A window or series of windows projecting from the outer wall of a building and forming a bay in a room and a projection outward from the main wall.

Blank wall area. Any portion of a façade that does not include fenestration (doors and windows) and surface relief.

Curb cut. A curb cut is a dip in a sidewalk and curb that enables a vehicle to drive to a driveway, garage, parking lot, loading dock or drive-through.

Façade. The exterior wall of a building.

Fenestration. Refers to all the openings in the building envelope, including curtain walls, windows and doors.

Frontage Zone. The area of a lot between the facade of a principal building and any front lot line(s), extending fully to each side lot line(s).

Gable, cross. A sloped roof that projects perpendicularly from the roof of a building to provide significant additional habitable space to a half-story.

Gable, projecting. An extension of the wall enclosing a pitched roof that expands the size of a room.

Impervious surface. Any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This may include but is not limited to: roads, driveways, parking areas and other areas created using non-porous material; buildings, rooftops, structures, artificial turf and compacted gravel or soil.

Lot or zone lot. A parcel of land identical in ownership throughout, bounded by other lots or by streets, which is designated to be used, developed or built upon as a unit.

Pervious surface. Provides a surface that allows rainwater to infiltrate through the surface and into the soil to filter out pollutants and recharge the water table.

Portico. A structure consisting of a roof supported by columns, typically leading to the entrance of a building or serving as a covered walkway.

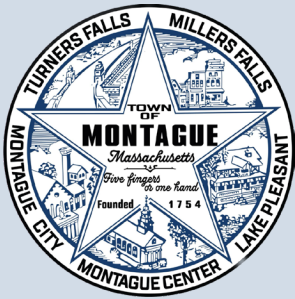
Roof, green. A building roof that is covered with vegetation that grows in a special lightweight material and supports sustainable stormwater management.

Sign. A name, identification, description, display or illustration or any other visual display which is affixed to, or painted or represented directly or indirectly upon a building, structure or piece of land and which directs attention to an object, product, place, activity, person, institution, organization or business.

Stoop. A raised platform that serves as an entrance to a building. A platform elevated from the street level connected by steps that provides access to the building.

Storefront. Assembly of commercial entry doors and windows providing access and light to a commercial space and a place to display goods, services, and signs.

Street. The right-of-way, including sidewalks, of a public way, or private way used or intended for use by vehicular traffic.



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Prepared for the Town of Montague by Innes Land Strategies Group

