

Objectives

- Provide design guidelines to address architectural qualities, building massing and orientation, parking, fencing, lighting, and signage (BRP p. 154).
- Orient buildings to ensure public spaces have natural surveillance, enhance sociability where people know their neighbors, and promote walking by providing safe, appealing, and comfortable environments.

RELEVANT LOCATIONS

- [TOWN & VILLAGE CENTERS](#)
- [REGIONAL CIRCULATION CORRIDORS](#)

Measures

1. **Backs.** Prevent backs of buildings from facing public spaces or fronts of other buildings. Avoid garage doors, service entrances, blank walls, or parking lots as dominant streetscape visual images.
2. **Fronts.** Face fronts of buildings to public spaces, fronts of other buildings, or sides where unavoidable. Do not face building fronts to building backs. Orient principal building façades parallel or tangent to the front lot line. Face buildings with frontage on two streets toward the street that accommodate the most pedestrian traffic.
3. **Scale & Massing.** Where feasible, cluster multiple buildings to achieve an intimate village scale. Maintain the natural features of the land and protect viewsheds of dunes/ocean whenever feasible. Incorporate elements into the design of large structures which provide a transition to the human scale, particularly at the ground. Such elements include covered walkways, building arcades, and trellises.

Design Reference

- [Sample Building Types](#)