



248 Tioronda Avenue

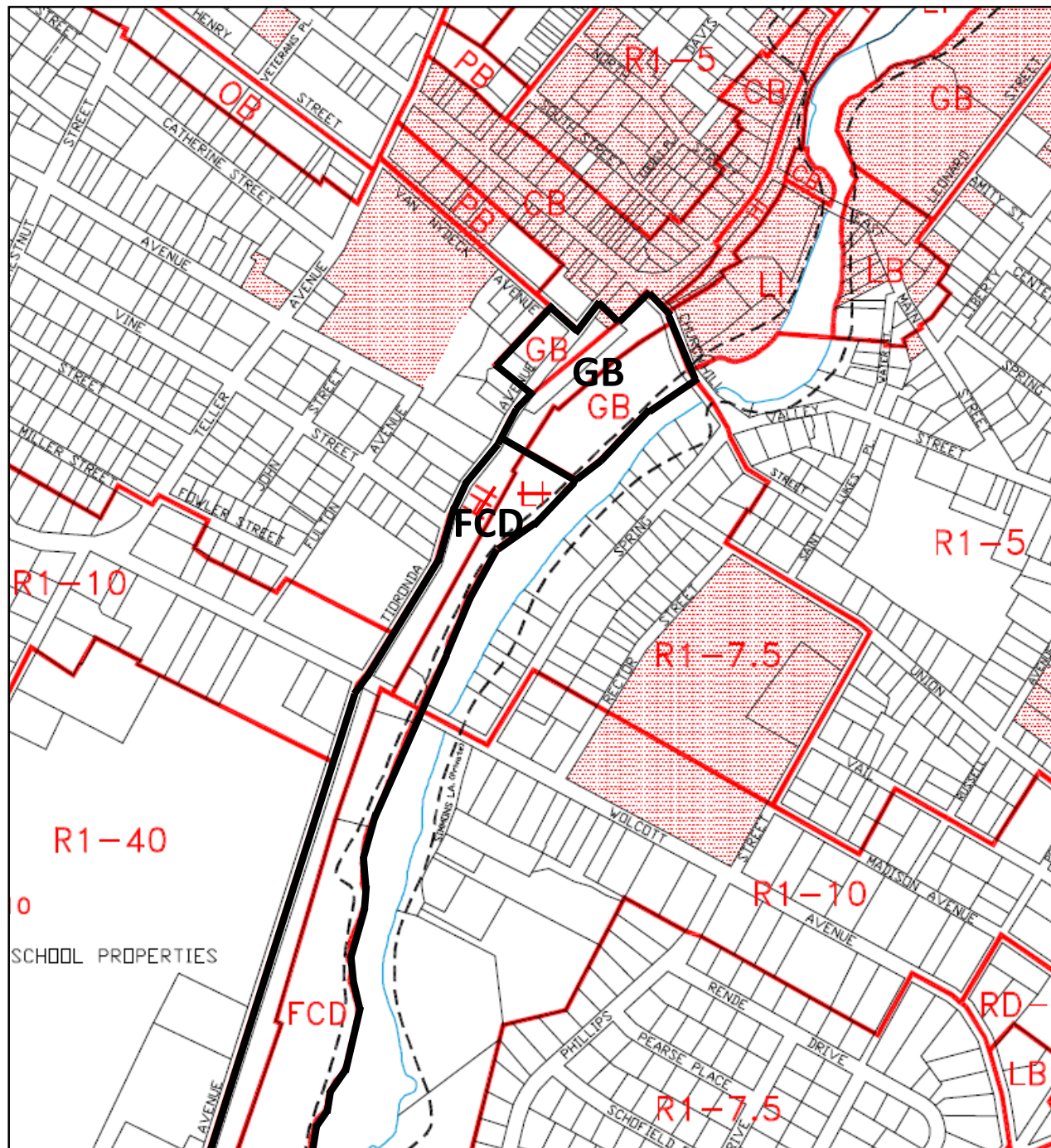


Groveville Mills



555 South Avenue





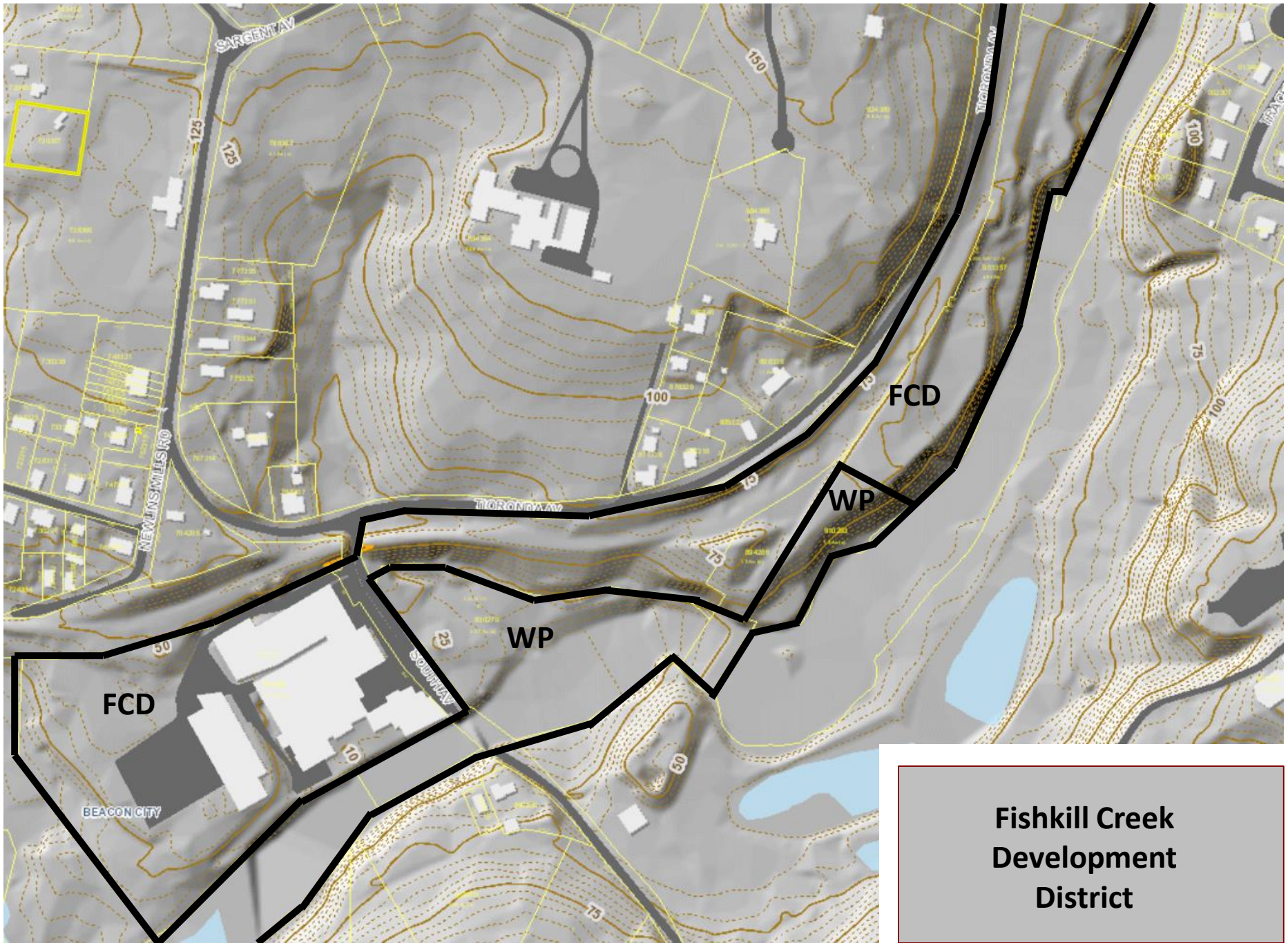
## General Business District Map Changes

See Comprehensive Plan Update  
Table 12-1 and Figure 12-1

1. Merge Metro-North tracks HI with adjacent GB districts;
2. Combine split parcel currently in two zoning districts;
3. Change former Highway Garage from LI to FCD.







**Fishkill Creek  
Development  
District**



# FCD Design Standards Illustrative Examples

Historic mill buildings generally had simple forms and repetitive window openings with flat or low-pitched gable roofs.

Industrial artifacts, such as stacks, towers, window frames, loading doors, and docks, should be incorporated into the design.



555 South Avenue and Tioronda Bridge



248 Tioronda Avenue Former Factory Buildings

A tower one story above the building height may add architectural interest and encourage access to rooftop gardens.

Buildings shall have an emphasized entrance doorway to visually connect the building to the street and sidewalk.



One East Main Street

New construction should have rooftop cornices, capstones, parapets, railings, or projecting eaves.

Commercial buildings shall have at least 70% glass on the first-floor facades. Residential floors shall have at least a 30% glass to wall ratio.

# FCD Design Standards Illustrative Examples

Architectural features, materials, and windows shall be continued on all sides of the building, avoiding any blank walls.

Larger buildings should incorporate subtle breaks in the façade and window surrounds with projecting sills, lintels, or crowns to add some depth and detail.

Windows shall be divided into smaller panes to break up large areas of glass. Individual panes shall be greater in height than width.

Traditional brick is recommended with secondary elements of fiber-cement siding, metal, or other material deemed acceptable by the Planning Board.

Off-street parking shall be located toward the rear or side of the site, under the building, and/or screened from public views by approved landscaping or architectural elements.



Front Street Building #4



12 East Main Street



11 Creek Drive



## FCD Design Standards Illustrative Examples

Every site should include a pedestrian-oriented gathering place, green, landscaped plaza, courtyard, terrace, or outdoor eating area, using the building forms to frame, overlook, or complement the space.

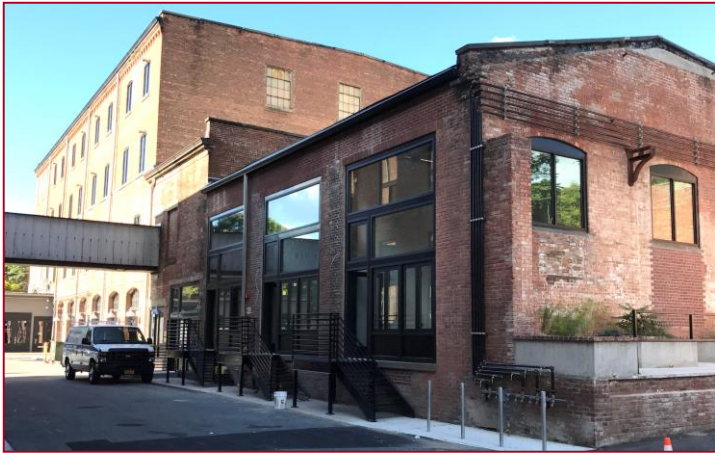
Roundhouse  
Beacon



Groups of related buildings shall be designed to present a varied, but compatible mix.

Railings, balconies, entrance canopies, lighting fixtures, and other functional details should use industrial styles, metal materials, and darker colors.

Beacon HIP Lofts  
Mason Circle



Industrial artifacts should be incorporated into the design.

Lighting fixtures shall use full cut-off fixtures to prevent any lighting that directly projects above the horizontal level into the night sky.

