



Design Guidelines for Commercial Site Plans

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I. Introduction

These Guidelines are adopted by the Town of Lockport Planning Board as authorized by Town Code Section 53-9.

The Guidelines are adopted as guidelines only. They do not require a particular design. The applicant must familiarize themselves with Town Code Chapter 53, which contains the Town of Lockport Architectural and Design Review Code.

To assist applicants, a copy of the above referenced Town Code is appended to these guidelines.

II. Architecture Samples

Architecture is a style or fashion of building, typically of a period of history or a particular location. Styles developed should take into consideration the type and color of building materials, and also components such as lighting ('dark sky' preferred) and site issues (parking lots, signage, etc.). The following samples provide general recommendations or preferred and non-preferred architectural styles for commercial development.

Preferred Styles







Building Style Elements Preferred Include:

1. Peaked roof lines
2. Gabled roof lines
3. Hipped roof
4. Dormers
5. Awnings or covered walkways
6. Blend of new and old

Styles Not Preferred





Building Style Elements Not Preferred Include:

1. Flat roof lines
2. Large parking lots framing the building
3. Concrete block buildings
4. Extensive or misplaced use of bright colors
5. Extensive use of corporate logos

Chapter 53 of the Code of the Town of Lockport

53-1. Title.

This local law shall be known as the Town of Lockport Architectural and Design Review Code.

53-2. Findings.

This Board makes the following findings:

- A. Ugly and poorly designed structures detract from the Town of Lockport image, marketability of properties, resale value of properties, and occupancy rates and diminish the appeal of the Town as an attractive place to live, work and visit.
- B. The establishment of architectural and design review procedure and architectural design standards are desirable for the construction, modification, expansion and exterior alteration of new and existing buildings in the Town of Lockport.
- C. Architectural and design review is necessary to assure appropriate design criteria, while taking into consideration individual needs and special circumstances, for new and modified buildings to assure orderly and aesthetically pleasing development in the Town of Lockport.
- D. Architectural and design review will assure the ability for the residents and visitors to the town to frequent and locate in well designed and architecturally pleasing buildings.
- E. The architectural and design review process will promote the health, prosperity, safety, pleasure and general welfare of the community, will foster civic pride, and will enhance the overall character and reputation of the town.
- F. Architectural and design review will differentiate the town from communities where architectural and design review have led to development which is uncoordinated, consists of poorly designed and prototyped buildings with little aesthetic appeal and which have experienced undesirable and unattractive development.

53-3. Standards and Procedures.

The standards and procedures established by this local law shall be in addition to any other requirements standards established by the Town of Lockport Town Code.

53-4. Definitions.

Definitions established by the Town of Lockport Zoning Code Chapter 200, Article II shall apply to this law in their entirety.

53-5. Powers of Planning Board.

The Planning Board of the Town of Lockport shall, in any case where site plan approval is required pursuant to Chapter 200, Article XVII (200-121 et seq.) of the Town Code, act as the design and architectural review board of the Town of Lockport and shall review architectural design of structures and buildings for compliance with this law. Such review shall be separate from and in addition to its site plan review and approval powers.

53-6. Compliance.

No building permit or certificate of occupancy shall be issued for any construction or reconstruction, modification or addition subject to review pursuant to the terms of this law until a certificate of compliance has been issued by the Chairman of the Planning Board after resolution approving architectural design by the Planning Board.

53-7. Submittals.

In reviewing for architectural design, the Planning Board shall utilize submittals made pursuant to Chapter 200, Article XVII (site plan review) of the Town Code and may require any additional architectural design, elevations, and any other information it shall determine necessary.

53-8. Criteria.

In its review, the Planning Board shall take into consideration architectural style and design quality including, but not limited to:

- A. Building Materials, variation of relief, architectural styles, colors, compatibility of amenities including awnings, signs, lighting, and landscaping in relation to architectural design.
- B. The surrounding area and the building located in the surrounding area, potential and existing development of the area, and compatibility of architectural design.
- C. Overall aesthetic enhancement of the Town and its various districts.
- D. Corporate signature styles or prototype buildings shall not be of paramount importance and shall not override other considerations given weight by the Planning Board.
- E. Architectural design for multiple buildings shall not be integrated for general period, style, coloration and thematic compatibility.
- F. Architectural design shall not be limited to any period, but due consideration shall be given to local, commercial, industrial and governmental architectural style during the historic development of Niagara County from the 1820's through the 1920's.
- G. Corporate logos, patterns, designs identifying details, color and shapes shall be reviewed for architectural and design compatibility and aesthetics and may be required to be deleted or modified when in conflict with acceptable design standards, except when incorporated into allowed signage, pursuant to Chapter 200, Article XXIV.
- H. When necessary, the Planning Board may require justification of design element by written documentation, including narratives, by the applicant's architects or design engineers.
- I. The Planning Board may require independent architectural evaluation by an architect or such other planners or experts as it determines at the applicant's expense, provided no such evaluation shall cost in excess of one-half of one percent of average per square foot building costs for structure of similar type, as determined by the Building Department of the Town of Lockport, based upon the square footage of the proposed structure.
- J. New or altered buildings shall not be so at variance with either the exterior architectural appeal and functional plan of the structure already constructed or in the course of construction in the immediate neighborhood or the surrounding area as to cause a substantial likelihood of depreciation in property values.
- K. New or altered buildings shall not be so detrimental to the desirability, property values, or development of the surrounding areas as to cause harmful effects by reason of excessive similarity, excessive dissimilarity, or appropriateness in relation to established character or other structure in the immediate area or neighboring areas.
- L. Review of alterations to existing buildings shall take into consideration limitation and practical difficulties caused by the existing features and materials of the building.

53-9. Guidelines.

The Planning Board may, but shall not be required to adopt design guidelines to assist designers in developing designs and architectural amenities which reflect the goals and purposes of this law.

53-10. Action by the Planning Board.

The Planning Board may take the following action:

- A. Approve a design referencing specific renderings and drawings, or
- B. Approve a design with conditions, or
- C. Disapprove a design, or
- D. At anytime that the Planning Board shall disapprove a design, it shall make specific findings based upon the criteria set forth in Section 53-8 Subsections A-L, and shall set forth the basis of its disapproval.

53-11. Appeal.

Any person who is aggrieved by a decision of the Planning Board may appeal to the Town Board within 30 days by filing a notice of appeal with the Town Clerk. Thereafter, the Town Board shall review the determination of the Planning Board and may uphold, modify or reverse the Planning Board's decision.

53-12. Limitation.

Nothing herein shall require architectural review of one and two family residences or industrial uses located in an industrial district, as established by Chapter 200.

53-13.

This law is adopted pursuant to Municipal Home Rule Law Section 10 (1)(i); Section 10(1)(ii)(a)(3), (11), (12) and (14); and Section 10(1)(d)(3). This law shall supersede any inconsistent provision of State Law including, but not limited to any inconsistent provision of Town Law Section 274-a; Section 274-b or Section 271.