

An architectural rendering of a two-story brick building. The building features a prominent chimney on the left side and a central entrance with a set of stone steps. The lower portion of the building is finished with a light-colored stone veneer. Several windows with white frames are visible. The scene is set against a clear sky with some light clouds, and a paved area and some landscaping are in the foreground.

PROPOSED AMENDMENTS TO THE
FREEPORT DESIGN REVIEW ORDINANCE

01.23.24 TOWN COUNCIL MEETING

FREEPORT DESIGN REVIEW ORDINANCE



1983 – Original Ordinance

2007 – Added District II

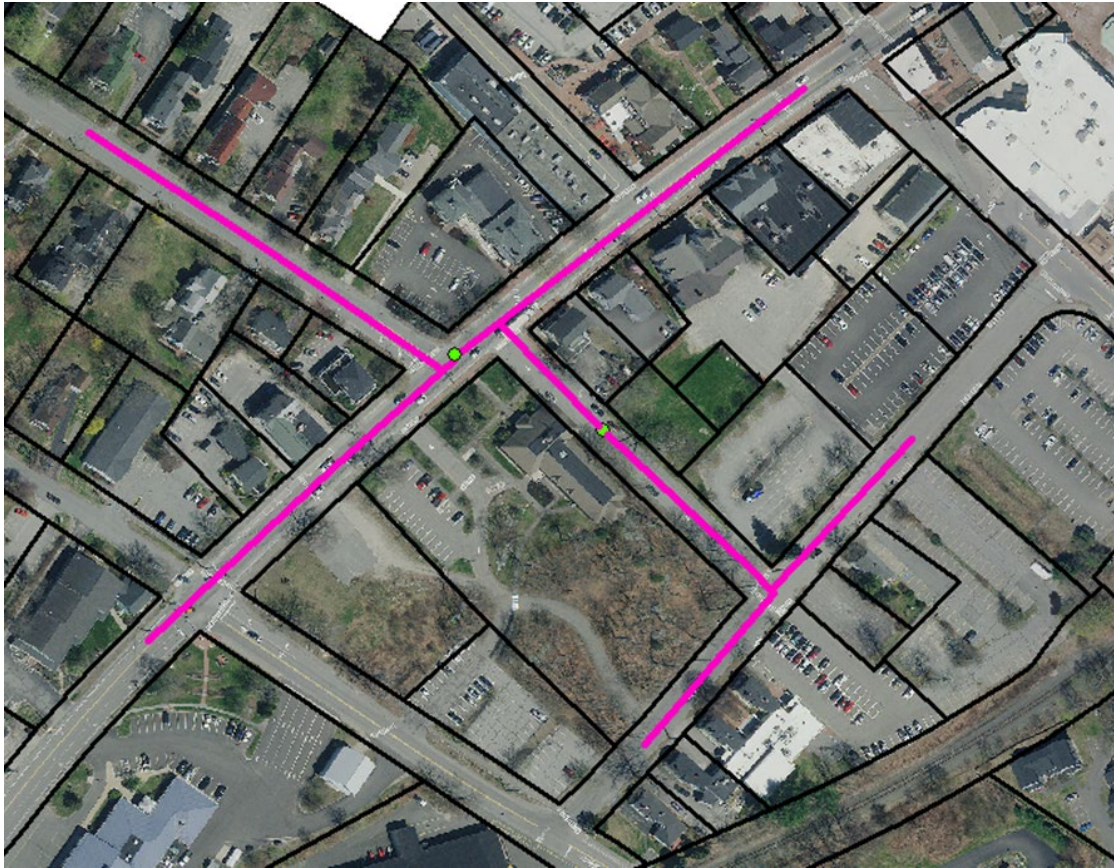
2008 – Creation of Color Overlay District

2019 – Town Contracted with Architectural Historian (Kleinfelder) to survey 120 A&B properties (13 no longer contributing)

2022 – Town Completed the Freeport Downtown Vision Plan

2023 – Freeport Town Council Housing Workshop

2023 - Central Core Working Group



PROPOSED CHANGES TO THE FREEPORT DESIGN REVIEW ORDINANCE

- General non-substantive clean-up and reorganization
- Update/expand definitions for clarity
- Material Change – is NOT a modification to light fixtures, plantings, the colors of a building (or changes as allowed by Section V.C of this Ordinance are not considered a material change)
- Nearby Building - For the purposes of this Ordinance, buildings are considered “nearby” when they are within 500 feet of a project seeking a Design Review Certificate, as measured from the center of a project’s primary building façade(s) along the centerline of the paved portion of any public rights-of-way.
- Primary Façade - Any one or more exterior facades or elevations of a building which is visible from a public right-of-way.

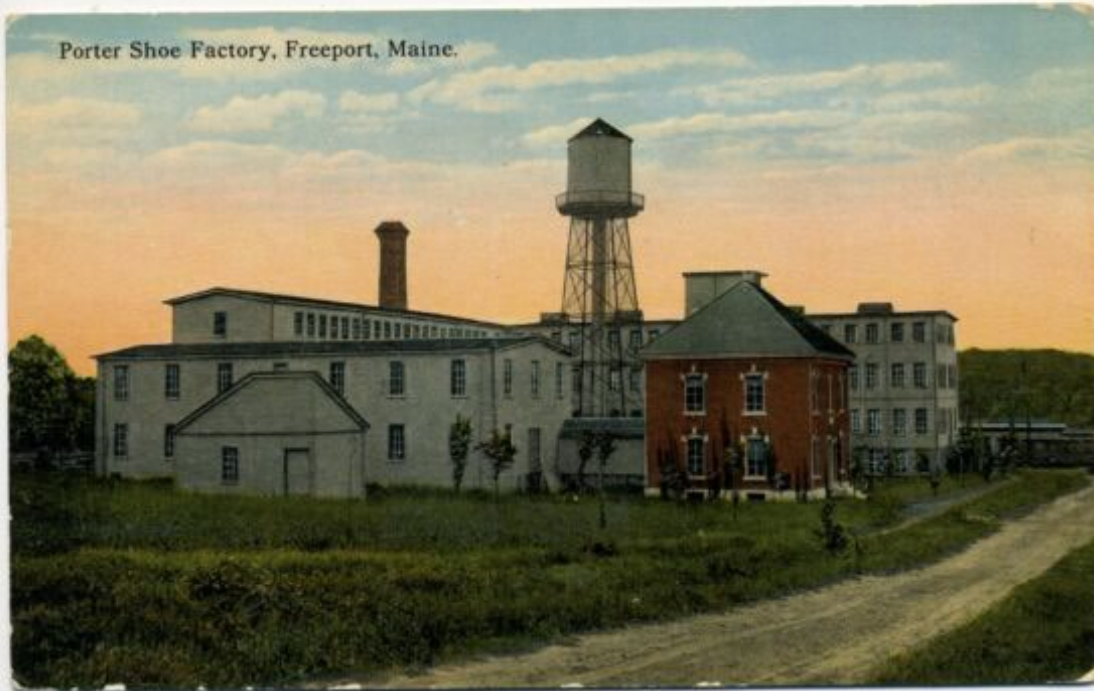
Projects Exempt from Design Review Certificate

- Siding and/or trim replaced with wood, cementitious, or engineered wood alternatives, so long as the style, reveal/exposure, and/or profile remain the same.
- Roof material changes to wood shingles, architectural asphalt shingles, slate, or copper.
- Roof mounted solar panels installed in-plane with the existing roofline.
- Replacement deck boards using wood or composite material.
- Handrails, balusters, and balustrades on existing exterior decks and/or existing stairs constructed to meet applicable building codes and made of wood or composite material.
- Ramps, balustrades, and handrails built to ADA specifications to meet accessibility codes.
- Door hardware, mailboxes, and house numbers.
- Fences less than five feet (5') in height and constructed of wood.

Clarified/expanded review thresholds

- Project Review Board
- Administrative Review (added certain door and window changes)
- Exempt projects





PROPOSED AMENDMENTS CONTINUED...

- Voting and Submission Requirements
- Updated Design Guidelines for clarity and consistency
 - Scale and Height – compatibility with all nearby buildings
 - All other standards - compatibility with nearby A and B buildings
- Appeals
 - Process for appeals of a Town Planner decision (Administrative Appeal)
 - Appeals of Project Review Board would go to Board of Appeals (*Note – this is different then recommendation of CCWG*)
- Fees removed

PROPOSED DESIGN REVIEW DISTRICT(S) MAP

District I – Boundaries Altered

District II – Same Boundaries

Color Overlay District Removed

Building classifications remain unchanged except for in cases where structures have been removed or new structures have been added in which case they are recategorized to Class C.

