

Architectural Design



Traditional Architecture along Main Street



Traditional Architecture along Main Street



Traditional Architecture along Main Street



Traditional Architecture along Broad Street

Legislative Intent

- 20.144 The design of new buildings is intended to be referential to existing traditional buildings in Lititz Borough.

Design Standards

- 20.145 New buildings shall be designed, built, and maintained to reflect the traditional architecture of Lititz Borough.
- 20.146 New Buildings shall have a scale, size, massing, proportion, and fenestration similar to the traditional buildings in Lititz Borough.
- 20.147 Building design and materials shall emulate the character of buildings shown in the photographs of pages 200 to 200.7
- 20.148 Architectural Plans and Building Elevations shall be submitted with all land development plan submissions. Such plans and elevations shall be dimensioned, and shall indicate proposed finishes.

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Side Porch along Main Street



Front Porch along Spruce Street



Traditional Wraparound Porch on Main Street



Traditional Front Porch on Spruce Street

Legislative Intent

20.149 The design of new Single-Family Dwellings is intended to include porches.

Design Standards

- 20.150 New Single-Family Dwellings shall be designed, built, and maintained with porches.
- 20.151 At least 80% of the primary facade of a Single-Family Dwelling shall have a porch. The porch shall be raised at least 18 inches above ground level.

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Portico along Main Street



Stoop Along Broad Street



Side Porch, Commercial Building along Broad Street



Second floor Porch of Commercial Building along Broad Street

Legislative Intent

- 20.152 The design of non-residential buildings and multi-family dwellings is intended to include porticos and stoops, and could include porches.

Design Standards

- 20.153 New non-residential buildings and multi-family dwellings shall be designed, built, and maintained with porticos and stoops, and may include porches.

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Legislative Intent

- 20.154 Architectural Design is intended to be compliant with the Form-Based Code Regulations of Article VIII of the Zoning Ordinance.

Design Standards

- 20.155 New Buildings may be more contemporary in style, but shall be consistent with the overall form, scale, massing and proportions of traditional buildings in Lititz.
- 20.156 New buildings are encouraged to have context-sensitive design details.



Materials wrap around building corner



Diversity of building materials and design details



Window and Shutter detail



Building Arcade, Downtown

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Design Standards

- 20.157 New Buildings shall utilize a diversity of traditional building materials, such as brick, stone, painted wood clapboard siding, and stucco.
- 20.158 New Non-Residential Buildings shall have warm colors, to the maximum extent possible, to complement existing traditional materials.
- 20.159 Exposed concrete block shall be avoided, except when used for foundations.
- 20.160 Rooftop HVAC units shall be visually screened.



Traditional Building Materials



Traditional Building Materials



Stoop at entrance



Office Building with traditional window proportions

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Legislative Intent

- 20.161 Non-residential buildings exceeding 20 feet in width are intended to have recesses or projections to break up the horizontal mass of the building.

Design Standards

- 20.162 Recesses or projections shall be provided every 18 to 20 feet on center for non-residential buildings, through the use of Pilasters, Piers, Columns, and the like.
- 20.163 The Pilaster material shall be extended to the sidewalk as a full vertical unit, while maintaining the minimum required sidewalk width.
- 20.164 The 18 to 20 foot wide bays shall enable a proportion that respects Lititz Borough character.



Pilasters create vertical rhythm to "tame" horizontal mass of former Woolworths (now Iron Hill Restaurant), West Chester, PA



Alley view showing rhythm of Pilasters at former Wylie Garage, West Chester, PA



Pilasters along former Wylie Garage (now Offices), West Chester, PA



Piers along Bicentennial Garage, West Chester, PA

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Multi-Family Dwellings, Summerset at Frick Park TND, Pittsburgh, PA



Townhomes, Belvedere at Doyle Square TND, Doylestown, PA



Townhomes, Wyncrest TND, Sandy Spring, MD



Duplex Units, Eagleview TND, Lionville, PA

Legislative Intent

- 20.165 Townhomes and duplex/twin dwellings are intended to provide housing diversity within the TND.
- 20.166 Duplex/twin dwellings are intended to provide for an economy of lots, and units at both ends of the building.

Design Standards

- 20.167 A variety of building types shall be created.
- 20.168 Single-family attached dwellings may include triplex and quadraplex units.
- 20.169 A variety of roof lines, architectural features and materials shall be provided to create diversity.

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Brick Piers at Mashpee Commons, Massachusetts



Two-story Commercial Streetscape, Main Street at Exton, Exton, PA



Two-story Commerce Bank with Portico, Media, PA



Mixed-Use Neighborhood Center, Crocker Park, Ohio

Legislative Intent

- 20.170 Facade articulation, variation in roof lines, and vertical expression of buildings, is intended to promote consistency with the scale and proportion of traditional Streetscapes and neighborhoods of Lititz Borough.

Design Standards

- 20.171 A vertical proportion to buildings shall be achieved through the use of a crenelated type of recess and projection through the use of windows, doors, pilasters, piers, columns, arches, porches, porticos, stoops, balconies, colonnades, arcades, and the like.
- 20.172 Facades, roof lines, and building heights shall be provided and articulated along the primary facade of a building. On corner lots, all buildings shall have two primary facades, one for each street frontage.

Design Standards

- 20.173 Roof lines of buildings shall be varied through the use of dormers, gables, and the like, to the maximum extent possible.
- 20.174 Facade wall heights of flat-roofed buildings shall be staggered to create visual interest. Such heights shall vary by at least 42 inches through the use of Parapet walls.
- 20.175 Retail store fronts shall have display windows with low sills and high lintels.
- 20.176 The maximum glass area of the primary facade of a building wall shall be 60%.
- 20.177 The minimum glass area of the primary facade of a building wall shall be 30%.