

Incorporating the Architectural Control Areas into the Heritage Conservation District		
	Existing Land Use By-law Provisions:	Proposed Heritage District By-law Provisions:
1	<p>26G.1 New Main Buildings</p> <p>In addition to all requirements governing land use, new main buildings within the Architectural Control Area, as shown on Map 2, the Future Land Use Map, shall be similar to any substantially intact pre-1940 main building located within 91 metres (300 feet) of the new building and fronting on the same street, with respect to:</p> <ul style="list-style-type: none"> (a) architectural style; and (b) building length to width ratio; and (c) height; and (d) roof shape; and (e) appearance of exterior cladding and roof materials; and (f) architectural details and trim; and (g) shape and size of porches, doors and windows; and (h) window area to wall area ratio; and (i) location, type, bulk and appearance of chimneys. <p>New main buildings located on corner lots may use either street as the street on which they front.</p>	<p>1.1 Compatibility with Lunenburg’s Historic Architecture Styles</p> <p>New buildings, and alterations or additions to existing buildings constructed within the Heritage Conservation District shall be compatible with the architectural style and design characteristics of Lunenburg’s historic architectural styles as outlined in Schedule “C” - Lunenburg's Historic Architecture Styles in terms of the following:</p> <ul style="list-style-type: none"> (a) architectural form, roof shape, roof pitch and roof line orientation; (b) facade design (proportion, directional emphasis, visual balance, rhythm and alignment); (c) height, size, massing and proportion (width to length ratio); (d) design, placement, orientation and proportion of window and doors and their trims; (e) construction in traditional materials, including, without limiting the foregoing, exterior cladding and trim unless otherwise permitted by this By-law; (f) location (setback, building separation, and orientation to the street); (g) design and placement of dormers; (h) design and placement of porches, verandas and exterior stairs; (i) roofing materials unless otherwise permitted by this By-law; (j) materials and placement of chimneys unless otherwise permitted by this By-law;

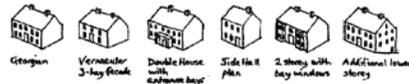
3.1 Form and Roof Shape

New residential buildings shall have a form and roof shape similar to or adapted from one of the traditional residential building forms, as outlined in Schedule “C” - Lunenburg’s Historic Architecture Styles in terms of the following:

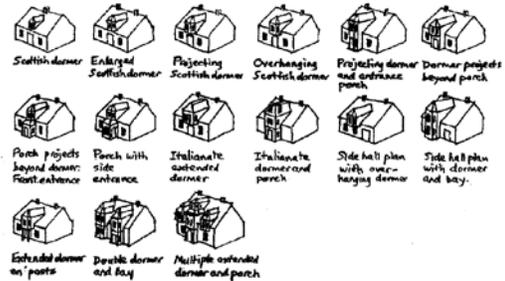
(1) 1 ½ storey, gable roof, main entrance in long elevation (Cape Cod & Nova Scotia Vernacular):



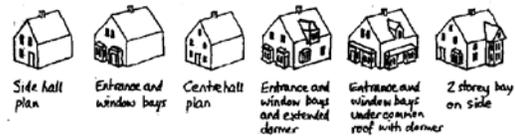
(2) 2 storey, gable roof, main entrance in long elevation (Georgian):



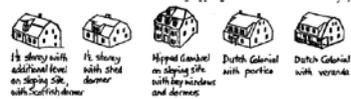
(3) 1 ½ storey, projecting dormer and bay (Lunenburg Vernacular):



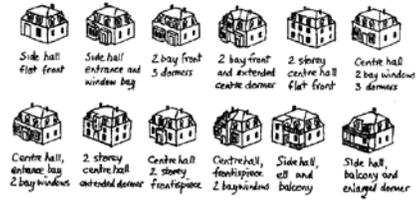
(4) 1 ½ & 2 ½ storey gable front, main entrance in end elevation (Greek Revival):



(5) 1 ½ & 2 ½ storey gambrel roof form (including hipped gambrel and Dutch Colonial style):



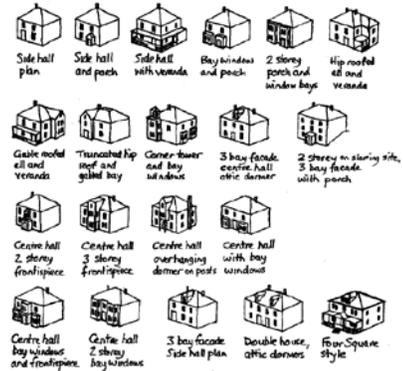
(6) 1 1/2 & 2 1/2 storey mansard roof form (Second Empire style):



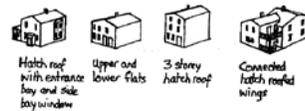
(7) 1 1/2 & 2 1/2 storey hipped gable form:



(8) 2 storeys hipped roof form (including Four Square style):



(9) 2 storeys hatch roof form:



(10) 2 & 2 1/2 storey complex forms (including Queen Anne Revival style):



(11) 1 1/2 & 2 1/2 storey Craftsman Cottage/California Bungalow forms:



<p>2</p>	<p>26G.2 Additions and Alterations to Existing Buildings</p> <p>In addition to all requirements governing land use, additions and alterations to any main building constructed prior to 1940 within the Architectural Control Area as shown on Map 2, the Future Land Use Map, shall be similar to the main building with respect to the considerations set out in Section 26G.1.</p>	<p>1.1 Compatibility with Lunenburg’s Historic Architecture Styles</p> <p><i>Same as item #1 above.</i></p> <p>The buildings in the Heritage Conservation District are treated in the same fashion, whether the building is pre-1940 or post-1940.</p>
<p>3</p>	<p>26G.3 (a) The total ground floor area (footprint) of all additions shall not exceed 25% of the ground floor area (footprint) of the building existing prior to 13 June 1996.</p> <p>(b) For the purposes of this section, the calculation of ground floor area (footprint) does not include decks or verandas which do not enclose interior space.</p> <p>(c) An addition, less than ten per cent of which (by volume) is visible from the street directly in front of the main building, or from any other street abutting the property, in the case of a corner lot, and which is not higher than the main building, is permitted provided it does not exceed 100% of the footprint of the existing structure. Adopted October 2, 2012</p>	<p>2.3 Size of Additions</p> <p>The area of an addition to an existing building or the accumulated sum of additions areas over time shall not exceed 25% of the existing building’s footprint as it existed on September 4th, 2000. This shall apply in the case of an addition attached to the sides of the building as well as in the case of an addition attached to the top of the building such as an additional storey to the existing building. Notwithstanding the foregoing, this provision shall not apply to Waterfront Buildings as identified on Schedule “B”, Waterfront Buildings Area Map.</p> <p>Notwithstanding the foregoing, pursuant to Policy 4.8 of the Heritage Conservation District Plan applicants may apply for Council’s approval to exceed 25% of the existing building’s footprint limitation through a Public Hearing Process subject to the submission of a Heritage Impact Assessment Report (HIAR).</p> <p><i>Definition of Building’s Footprint has changed to include roofed decks and verandas:</i></p> <p>1.4 Building’s Footprint means the area encompassed by the extremities of the gross floor area of a building on a horizontal plane including the area beneath any opened or unopened roofed porch, roofed veranda or roofed court yard attached to the building as visible from a bird’s eye view.</p>
<p>4</p>	<p>26G.4 Renovations and Replacements</p> <p>Any renovation or replacement of any part of an existing building in the Architectural Control Area as shown on Map 2, the Future Land Use Map, shall be similar to the main building as it existed prior to the renovation or replacement in terms of the considerations set out in Section 26G.1.</p>	<p>4.8 Developments consistent with Lunenburg’s Historic Architecture Styles</p> <p>Developments shall be reasonably consistent to and compatible with one of Lunenburg’s Historic Architecture Styles as outlined in Schedule “C”.</p>

		<p>4.9 Developments consistent with Design Guidelines</p> <p>Developments shall be reasonably consistent to and compatible with the Design Guidelines as outlined in Schedule “D”.</p> <p>4.10 Post 1940’s Buildings compatible with their Architectural Style</p> <p>Notwithstanding anything contained in this By-law, post 1940’s buildings may be issued a Certificate of Appropriateness for additions and alterations provided they are reasonably consistent with and compatible with their architectural style with regards to form and roof shape provided all other provisions of this By-law are satisfied.</p> <p>2.2 Compatible Additions and Alterations Permitted (<i>Design Guideline for Existing buildings</i>)</p> <p>The addition to, or alteration of, any existing buildings shall be permitted provided they do not destroy or obscure any significant architectural features or character defining elements of the building or its streetscape and provided they are designed and constructed in a manner which is compatible with the style, scale and materials of the existing building and the character of the streetscape and are reasonably consistent with the provisions of this Heritage Conservation District By-law. Notwithstanding the foregoing, modern style buildings may be altered in such a fashion to be reasonably consistent with and compatible with Lunenburg’s historic architectural style.</p>
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