



Introduction to Fairhaven Center

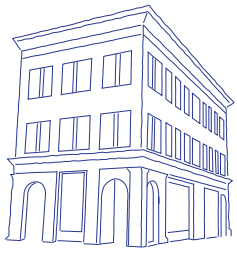
This *Low-Density Mixed-Use Neighborhood* includes institutions (the Town Hall, Town Library, and a church), businesses, and homes. Buildings meet the sidewalk and feature a range of traditional architecture, building materials, and signage. The sidewalks are wide and protected from the roadway by street trees and on-street parking.



Center Street, looking east toward Town Hall past a row of mixed-use buildings on the right.



A bird's-eye view of the intersections of Center Street with Main Street and William Street.



Street Design

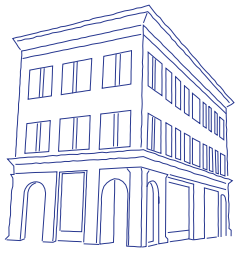
The vehicular ROW is 32' wide. In some cases - as on Williams Street - a 4' planting strip and street trees separate the 8' sidewalk from the roadway. In other cases - as along Center Street - the sidewalk is directly adjacent to the roadway and street parking. These characteristics promote slow traffic speeds. Moreover, tall buildings set close to ROW create a pleasant sense of enclosure and safety for people walking in the neighborhood.



Williams Street, looking north.



The pedestrian's view of Center Street: street parking, trees, and buildings create a sense of enclosure and safety.

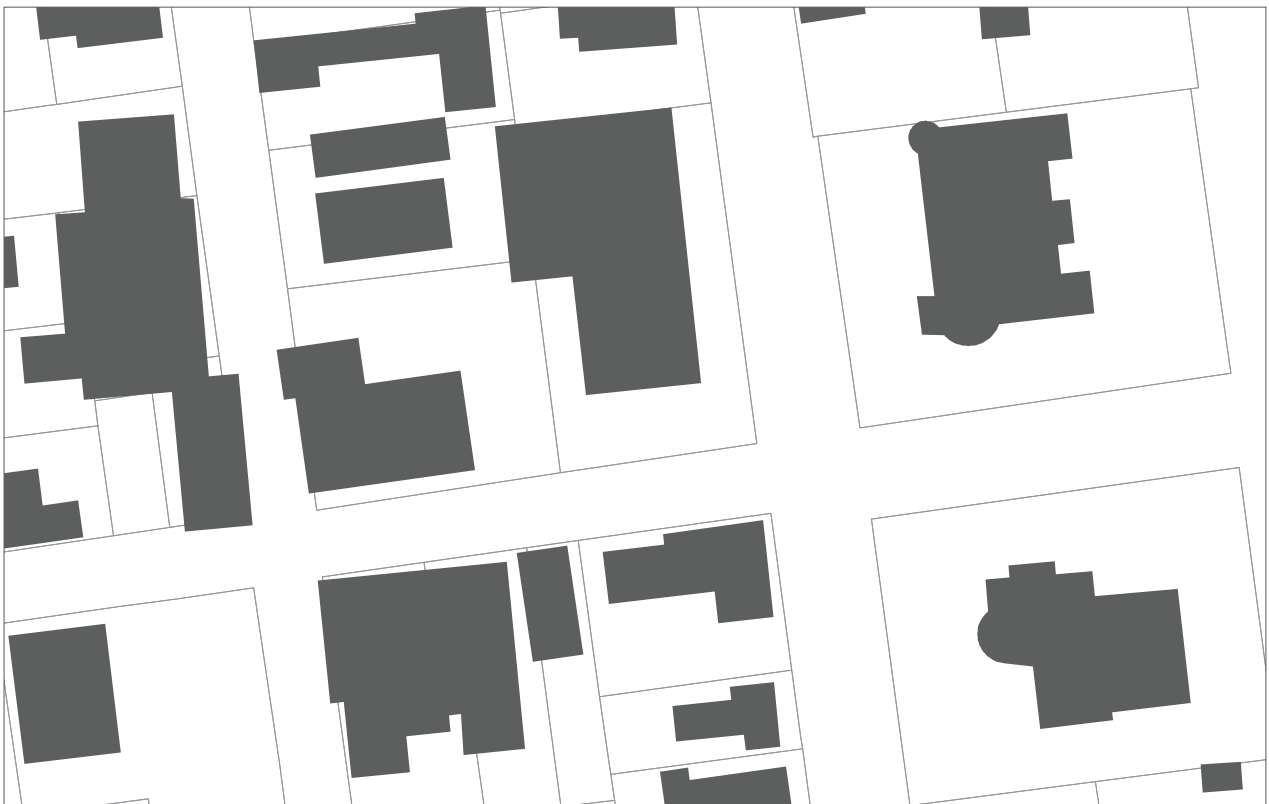


Development Pattern

Fairhaven Center has a regular, gridded block pattern. Buildings are grouped closely together and most are set close to lot lines and to rights of way (the exceptions being Town Hall and the Town Library). Large civic, religious, and business structures are located adjacent to smaller residences, creating a truly mixed area in both scale and use.



Aerial images of the built environment in Fairhaven Center.



A "Figure-Ground" graphic of Fairhaven Center depicts how the area's buildings relate to lot lines and RsOW.



Building Characteristics

Several different building styles are present in Fairhaven Center. There is also a variety of traditional materials - wood, stone, and brick. Building heights range between two- and five-stories. This mix of traditional materials and forms gives the neighborhood a diverse, but cohesive "patchwork quilt" feel that often characterizes mixed-use places.



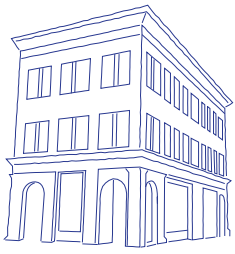
A residential section of Williams Street features simple two-story homes.



Different scales and materials on a commercial block.

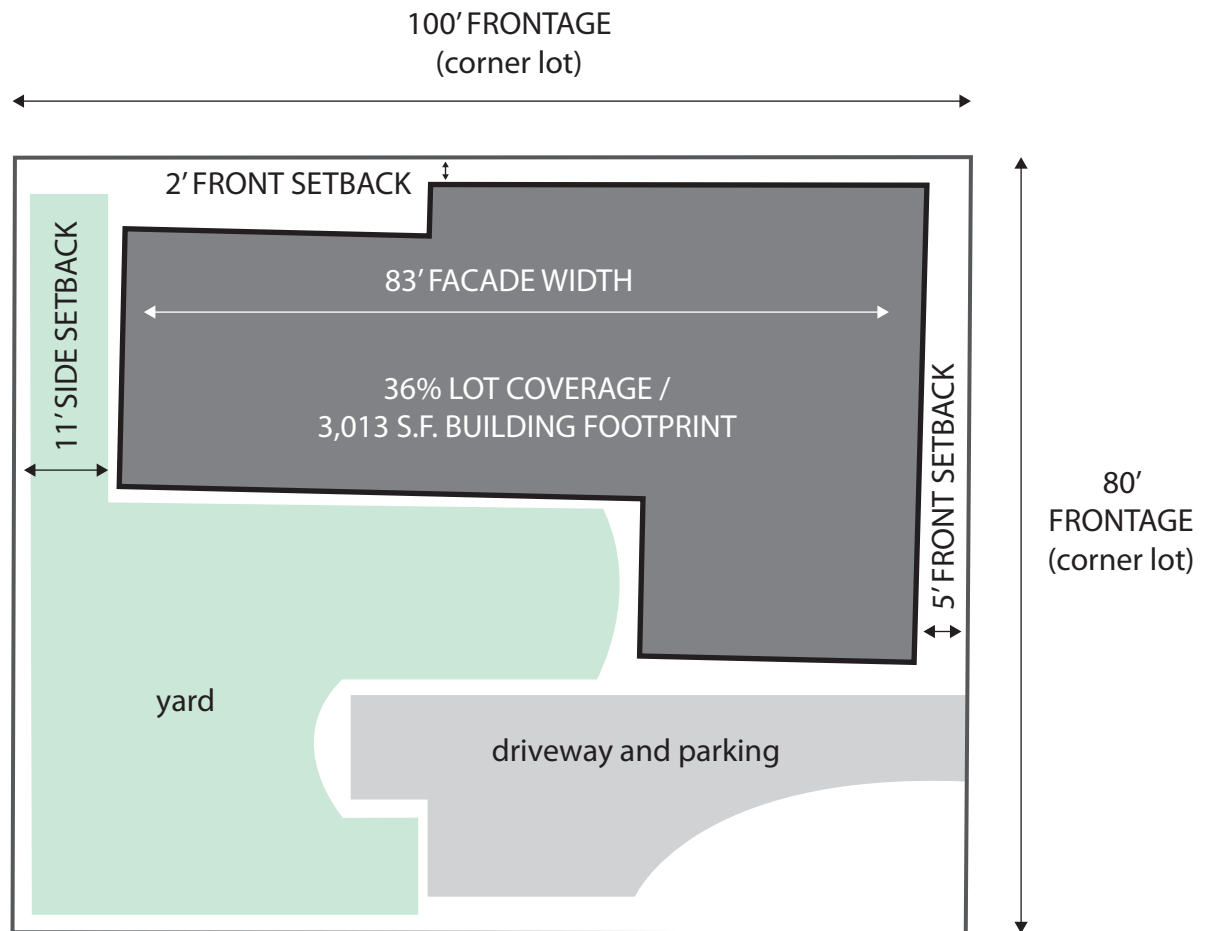


Millicent Library (1893) is an architectural gem.



Example Lot

This corner lot contains two large mixed-use buildings (two separate buildings that share an exterior wall). It is a fairly low density lot for the neighborhood, which has an average lot size of 7,115 S.F., an average building footprint of 3,659 S.F., and an average lot coverage of 55%. The lot has low setbacks, very little building separation (from neighboring buildings), and sufficient off-street parking that accommodate several vehicles.



- *Lot size = 8,276 square feet
- *Building footprint = 3,013 square feet
- *Lot coverage = 36%
- *Dwelling units = 3
- *DU per acre (UPA) = 16
- **Building height = Two stories

- *Floor Area Ratio (FAR) = 0.85
- **Frontage = 80 feet
- **Front setback = 2 feet
- **Side setback = 11 feet
- **Façade width = 83 feet
- **Building separation = 11 feet