

INSERT INTO LAND DEVELOPMENT REGULATIONS

Post Road Corridor (PRC) District Design Standards & Guidelines

A. Purposes

In the PRD district, the following architectural standards and guidelines are provided to establish and eventually maintain the Post Road District (PRD) as a vibrant pedestrian-friendly mixed use corridor. The standards recognize the importance of consistency in building materials, massing, scale and articulation, design elements and motifs that represent the region's architectural heritage and shall be used to shape development that is consistent with the Comprehensive Plan and the Post Road Corridor Plan.

The Permit Granting Authority may provide waivers for each of these standards in the event that:

- (1) existing site conditions provide significant hardship and preclude the implementation of any design standard;
- (2) an applicant provides an alternative design that better achieves the goals of the Master Plan and the Post Road Corridor Plan;
- (3) proposed architectural features represent a motif that is consistent with the fabric of traditional New England design.

B. Site Design

- (1) The location of buildings, parking areas, walkways, outdoor gathering places, landscaping, utilities, loading areas, dumpsters, automobile access, travel lanes, and signs shall reflect a thoughtful approach that focuses primarily on providing optimal access and mobility for pedestrians on and between sites;
- (2) Parking areas behind buildings shall allow for easy access between lots for automobiles and pedestrians. Where feasible, parking lots shall be connected by a travel lane within the rear yard to provide an opportunity for pedestrians and motorists to pass from one site to another without using the Post Road right of way;
- (3) Within the front yard setback, clear pedestrian pathways shall be provided between buildings and across automobile travel lanes in the form of raised or distinct surfaces such as stamped concrete or grid pavers, arcades, colonnades or other similar features;
- (4) In complexes with multiple principal buildings, landscaped areas with walkways, courtyards or arcades shall be used in conjunction with compact site design to bring buildings closer together and enhance connectivity between them for residents and customers.

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OVERVIEW

The following proposed Zoning Ordinance changes cover sections within seven Articles of the existing Zoning Ordinance. The proposed changes are summarized below in the order they will appear in the ordinance. Following these summaries, the ordinance language is provided with “Commentary” inserted where brief explanations may be helpful to the reader.

ARTICLE I

- In Subsection 21-22 Definitions, new definitions are proposed for Mixed Use, Building Height, and Building Story.

ARTICLE II

- The Post Road District is established and development criteria are added for this district.

ARTICLE III

- Additions to the Use Table for the Post Road District are added.
- Minor changes or clerical changes are proposed in the use table (highlighted).

ARTICLE IV

- Additions to the Dimensional Table (2.B) are proposed primarily for the new Post Road District.
- Some minor changes are proposed for maximum ground floor square footage and minimum stories/building height.

ARTICLE V (currently “reserved”)

- Revises the Town’s regulatory approach for Land Development to be consistent with current practice throughout the State.
- Defines “Major” and “Minor” projects as follows.
 - Minor: Commercial or industrial developments in which the total floor area is at least 50,000 square feet but less than 100,000 square feet and mixed use developments in which the total floor area is at least 100,000 square feet but less than 200,000 square feet.
 - Major: Commercial or industrial developments in which the total floor area is at least 100,000 square feet, mixed use developments in which the total floor area is at least 200,000 square feet, or projects proposing density bonuses through the Transfer of Development Rights or Inclusionary Zoning.
- References the existing development criteria from other sections of the Zoning Ordinance (Conservation Design, Planned Unit Development, etc.).
- Adds new development criteria for the Post Road District.

ARTICLE VIII

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- Several amendments are proposed to clarify the standards that will be applied to development that is within the Groundwater Overlay and the Post Road District. Where property is sewered, the density standards for the Post Road Corridor shall apply. Where property is unsewered, the density standards for the groundwater overlay shall apply.

ARTICLE XI

- Parking requirements have been significantly restructured to incorporate lower standards and innovative approaches to shared parking and off-site parking.
- Minimum and maximum standards are now incorporated into the parking schedule.
- Sample calculations are provided for shared parking reductions.
- Section 21-284 is amended to make the existing Development Plan Review process more consistent with state law requirements and current practice.

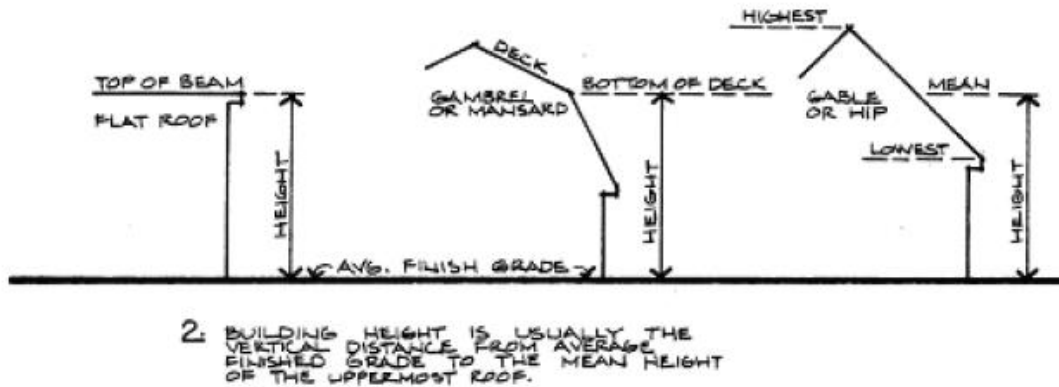
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AN ORDINANCE IN AMENDMENT OF CHAPTER 21 OF THE CODE OF ORDINANCES OF THE TOWN OF NORTH KINGSTOWN, ENTITLED "ZONING"

The Town Council of the Town of North Kingstown hereby ordains:

ARTICLE I Subsection 21-22, titled Definitions of the Code, is hereby amended as follows:

Building Height means the vertical distance from the average finished grade of the adjacent ground to the top of the structure of the highest roof beams of a flat roof, the deck of a mansard roof, or the mean level of the highest gable or slope of a hip roof (see diagram below.)



Building Story means the portion of a building which is between one floor level and the next higher floor level. Such space shall be designed with adequate dimensions to reasonably accommodate daily use in the case of a non-residential use or habitation in the case of a residential use. Attic or subsurface crawlspaces shall not qualify as a story. If a mezzanine floor area exceeds one third (1/3) of the area of the floor immediately below it, the mezzanine shall be deemed to be a story.

Mixed Use means the inclusion of more than one general type of land use within a single structure or site development as they are grouped in the Land Use Table under Article III. For the purposes of this ordinance, all mixed use shall include a residential component that is fully integrated into the site or structure in a way that enables residents to easily access non-residential amenities.

Commentary: These definitions do not currently exist in the Zoning Ordinance. The lack of a clear Mixed Use definition has made it impossible to achieve the mix of uses identified for many districts within the Comprehensive Plan. The definitions for Building Height and Building Story have been provided to clarify repeated difficulties with enforcement issues.

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ARTICLE II titled Zoning Districts of the Code is hereby amended by adding the following:

Commentary: The Post Road District is presented in the same area of the Ordinance as the other business districts. General and specific criteria are listed here to ensure that all permitting processes (DPR, Land Development and Subdivision) will be subject to these standards.

21-94 Post Road District

- A. Purpose and Intent. The Post Road District (PR) is established as a mixed use, economic development center. Because of the available infrastructure within the district, development shall be designed to provide a mix of commercial and residential uses at higher densities than what is permitted in most of the other zoning districts in the Town. Density bonuses shall be made available to encourage environmentally friendly and pedestrian-oriented site design practices and the incorporation of affordable housing into mixed use environments. Better site design practices shall be encouraged in the district to facilitate the development of pedestrian friendly environments, to leverage environmental improvements, to increase property values, and to improve the general aesthetic appeal of the area.
- B. General Requirements
- (1) Ground Floor Uses. Ground floor uses in the PRD shall be restricted according to the following provisions:
- (a) Ground floor uses along arterial roads and shall be limited to non-residential uses.
 - (b) Where a structure is located within four hundred (400) feet of Post Road, ground floor uses shall be limited to non-residential use. The distance from Post Road shall be measured from the nearest point of the lot in question to the nearest point of Post Road right of way. The Planning Commission may reduce this restriction to three hundred (300) feet where the ground floor uses are not visible to pedestrians from Post Road and are part of a larger coordinated development proposal with multiple primary buildings sited in a manner that is consistent with the goals of the district.
 - (c) Ground floor uses along collector roads may include up to twenty-five percent (25%) of the gross floor area as residential use as long as such housing is restricted to households above the age of fifty-five (55), is not subject to Subsection B(1)(b) above, and meets any applicable design requirements for the PR District.
 - (d) Ground floor uses on local roads or other small private ways internal to developed areas may include any of the uses allowed in the PR District in accordance with the Use Table (Article III) as long as compliance with Subsection B(1)(b) above is maintained.

Commentary: Limitations on residential use for ground floors is meant to reserve all of the prime business real estate for business use. These restrictions are consistent with the goals in the Post Road Corridor Plan.

- (2) Height Requirement. Pursuant to the Dimensional Regulations listed in Article IV of this ordinance, no single story development shall be allowed in the PR District.
- (3) Nutrient Loading Limitations. New development in the PR District shall not discharge nitrogen to groundwater at an average site-wide concentration greater than five (5) mg/L.

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The Department of Planning and Development or Planning Commission shall deem areas compliant with this standard if the development is connected to a centralized sewer system and complies with all other zoning and land development standards. Applicants choosing to discharge wastewater on-site or by any other means than a centralized sewer system shall demonstrate compliance with the nutrient loading limitations set forth in this subsection to the satisfaction of the Department of Planning and Development or the Planning Commission.

Commentary: Nutrient Loading limitations are used to encourage high density development to be connected to the sewer system, to ensure adequate treatment of stormwater runoff, and to discourage the development of high maintenance landscaping.

- (4) Stormwater Recharge for New Development. In new development, loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type.

The NRCS classifies soils into four hydrologic groups, A through D, indicative of the minimum infiltration obtained for a soil after prolonged wetting. Group A soils have the lowest runoff potential and the highest infiltration rates, while Group D soils have the highest runoff potential and the lowest infiltration rates. The required recharge volume, the stormwater volume that must be infiltrated, shall be determined by multiplying a fixed amount of runoff by the amount of impervious cover that lies above a particular hydrologic soil group.

An applicant must demonstrate to the Planning Commission that the stormwater management practices selected shall adequately capture, treat and infiltrate the total required annual recharge resulting from these calculations. The multiplication coefficients for each soils group are listed below:

Hydrologic Soil Group	Volume to Recharge x Total Impervious Area
A	0.60 inches of runoff
B	0.35 inches of runoff
C	0.25 inches of runoff
D	0.10 inches of runoff

Sample Calculation for Stormwater Recharge

Square Feet of Impervious Cover	Required Annual Recharge
25,000 over A Soils	0.6 in x 25,000 sq ft = 9,350 gallons
12,000 over B Soils	0.35 in x 12,000 sq ft = 2,618 gallons
1,000 over C Soils	0.25 in x 1,000 sq ft = 156 gallons
0 over D Soils	0
Total Required Annual Recharge	12,124 gallons

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Commentary: The stormwater recharge standards listed above were developed as part of an extensive study of natural recharge rates for different soil types as they relate to rainfall frequency over time. These standards will allow the applicant to use simple calculations to demonstrate that the natural hydrologic budget is being maintained relative to stormwater management.

- (5) Stormwater Recharge for Redevelopment or Constrained Sites. The Town recognizes the difficulties associated with recharging groundwater on sites with certain unique constraints. These constraints may include previously developed sites with considerable amounts of poor quality fill, sites comprised entirely of hydrologic group C or D soils, or sites with contaminated soils. In these situations, the Town shall require that the recharge standards listed under Section 21-94.B(4) above are met to the maximum extent practicable. For the purposes of determining compliance with this standard, the Planning Commission shall require the applicant to demonstrate that:
- (a) A complete evaluation was performed of all possible applicable infiltration measures, including environmentally sensitive site design that minimizes land disturbance and impervious surfaces, low impact development techniques, reduced parking requirements, and structural stormwater best management practices; and
 - (b) If the post-development recharge does not at least approximate the annual recharge from pre-development conditions, the applicant has demonstrated that s/he is implementing the highest practicable method for infiltrating stormwater.

Commentary: These standards above allow the Planning Commission to relax the recharge requirements for areas that have significant hardship due to pre-developed conditions or extremely poor natural conditions.

- (6) Non-Conformity. Pre-existing non-conforming land or structures shall be governed by those provisions listed in Article XII of the Zoning Ordinance. In addition to those requirements, the following shall apply:
- (a) The movement of any building that may be allowed pursuant to Article XII shall require compliance with all PR District Design Standards listed in the Subdivision and Land Development Regulations;
 - (b) Where a building is non-conforming by dimension, and any addition, enlargement, expansion or change of use is proposed, such activity shall require conformance with PR District Design Standards “E” through “M” listed in the Subdivision and Land Development Regulations.

Commentary: Standards “E” through “M” in the Design Guidelines deal primarily with aesthetic improvements to the site. Design Standards for large scale improvements such as building placement were not referenced as these would not be applicable to small alterations or expansions.

C. Specific Requirements

- (1) Density
- (a) As a mixed use district, four units of residential use shall be allowed for each acre of buildable land.

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- (b) For projects in which twenty percent (20%) of all housing units shall be reserved as affordable as defined in the affordable housing definition in Section 21-22. Definitions, the Planning Commission may increase the allowable residential density to ten (10) units per buildable acre.
- (c) For projects that meet the affordability threshold listed in h(3)(a)(ii) and also apply Transfer of Development Rights as described in Article XVII of this ordinance, the Planning Commission may increase the allowable residential density to twenty-five (25) units per buildable acre.
- (d) The average bedroom count per unit for any residential development in the PR District shall not exceed 2.25.

Commentary: The language above sets up a sliding scale of density bonuses. It is worth noting that the baseline density of four units is the same as what may occur today. However, the four units per building allowed today is only through a Special Use Permit. The highest level of density is only allowed through a successful TDR. Language for this regulatory tool is being refined and will be presented again to the Planning Commission at a later date.

- (2) Buffers. Landscaping shall be required between non-residential uses or mixed use developments and existing or future residential development areas. Buffer zones shall occupy the specified setback area in Table 2B of Article IV and shall substantially screen the site from view through the use of evergreen vegetation at least six (6) feet in height. Fences may be used as part of screening but shall not be constructed from materials incongruent with the design goals of the PR District as determined by the Department of Planning and Development or the Planning Commission. These requirements shall not apply to non-residential or mixed use development that are designed to integrate existing or future neighboring residences into the site through the use of walkways, bicycle paths or other pedestrian amenities.
- (3) Design. All new Land Development projects in the PR District shall comply with the Post Road District Design Guidelines and Standards listed in the Subdivision and Land Development Regulations.

Commentary: Draft Design Guidelines and Standards have been drafted and presented to the Town. Illustrations to accompany those guidelines are currently being developed.

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ARTICLE III of the Code titled Land Use Table is hereby amended to read as follows:

ARTICLE III. LAND USE TABLE*

*Editor's note--See editor's note to art. II of this chapter.

Any use not expressly permitted by this chapter shall be deemed to be prohibited. However, any list of prohibited uses contained in any section of this chapter shall be deemed to be illustrative only, not exhaustive.

List of districts for use table:

Residential:

- Rural (RR/R-80)
- Pojac Point (PP)
- Neighborhood (NR/R-40)
- Village (VR/R-20)
- Multifamily (MF)
- Planned village (PV)
- Very low density residential (VLDR-200)
- Low density residential (LDR-120)

Business:

- Neighborhood (NB)
- Waterfront (WB)
- General (GB)
- Heavy (HB)
- Planned (PB)
- Institutional/office (IO)
- Wickford Village Center (WVC)
- Post Road District (PR)

Commentary: Post Road District is added to the Business Districts above.

Industrial:

- Light industrial (LI)
- General industrial (GI)
- Waterfront industrial (WI)

Other:

- Open space (OS)
- Public (P)

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Abbreviations:

Y = Yes, use is permitted

N = No, use is prohibited

S = Special use permit is required for use

A = Use is an accessory use

Commentary: The Use Table below only shows the NB, GB, PB and the new PR districts. These four districts were chosen so the Planning Commission would be able to view the new PR District allowances next to other business uses. All other Districts in the Use Table would remain unchanged.

Uses	NB	GB	PB	PR	
<i>Agricultural</i>					
1.	Agricultural and crop farming	Y	Y	Y	N
2.	Raising of livestock	N	N	N	N
3.	Commercial greenhouse or nursery	Y	Y	Y	S
4.	Noncommercial greenhouse	A	A	A	A
5.	The sale of farm, garden and/or nursery products grown on site	A	A	A	A
6.	The sale of animals raised on the premises	N	N	N	N
7.	Wildlife management	Y	Y	Y	Y
8.	Forest management	Y	Y	Y	Y
9.	Aquaculture	N	N	N	N
<i>Residential</i>					
1.	Single-family dwelling	N	N	N	N
2.	Two-family dwelling*	N	N	N	N
3.	Multifamily dwelling*(1)	N	N	Y/S	Y
4.	Community dwelling	N	N	N	N
5.	Accessory family dwelling unit	N	N	N	N
6.	One accessory dwelling unit	N	N	N	N
7.	Residential associated with Mixed Use	Y	S	S	Y

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8.	Mobile home	N	N	N	N
9.	Mobile home park	N	N	N	N
10.	Nursing home or convalescent home	N	N	N	S
11.	Not more than 2 rooms rented or table/board furnished incidental to a single-family res. use	N	N	N	N
12.	Home occupation:				
	a. Within a dwelling	N	N	N	Y
	b. Within an accessory structure	N	N	N	N
<i>Public and Semipublic</i>					
1.	Public or private park	Y	Y	Y	Y
2.	Conservation or recreation	Y	Y	Y	Y
3.	Museum	Y	Y	Y	Y
4.	Libraries, art galleries, art centers (incl. assoc. educational and instructional activities):				
	a. Located within a building having a gross floor area not exceeding 3,500 square feet	Y	Y	Y	Y
	b. Located within any permissible structure	Y	Y	Y	Y
5.	Religious institutions (incl. assoc. resid. structures and assoc. bldgs. for religious personnel, but not including elementary or secondary school buildings)	Y	Y	Y	Y
6.	Noncommercial clubs or fraternities	Y	Y	Y	Y
7.	Hospital	N	Y	Y	S
8.	Medical clinic	Y	Y	Y	Y
9.	Municipal facilities	Y	Y	Y	Y
10.	Post office	Y	Y	Y	Y
11.	Cemetery	N	N	N	N
<i>Utilities</i>					

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1.	Communications services and broadcasting offices	Y	Y	Y	Y
2.	Communications tower	S	Y	Y	S
3.	Electric substation	S	S	S	S
4.	Electric and steam power generation	N	N	N	N
5.	Electric transmission towers	N	N	N	N
6.	Public utilities not otherwise listed	S	S	S	S
<i>Educational</i>					
1.	Family day care	Y	Y	Y	Y
2.	Day care center	Y	Y	Y	Y
3.	Nursery school	Y	Y	Y	Y
4.	Elementary and secondary schools	N	N	N	S
5.	Trade or vocational school	N	S	S	S
6.	Colleges, universities, community colleges	N	S	S	S
7.	School conducted as a private gainful business entirely within a building (i.e., music, dance)	Y	Y	Y	Y
8.	Educational and training center	S	Y	Y	Y
<i>Retail Business</i>					
1.	Sales of food (excluding fish and shellfish), drugs, clothing, jewelry, stationery, or similar personal or specialty items	Y	Y	Y	Y
2.	Sales or rental of general merchandise, furniture, household goods, supplies and appliances, sporting goods, automotive accessories, or other similar retail products	Y	Y	Y	Y
3.	Sale of fish and shellfish	Y	Y	Y	Y
4.	Shop for custom work, shop for making or restoring articles or products to be sold at retail:				
	a. With outside storage	N	N	Y	N
	b. Without outside storage	Y	Y	Y	Y

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5.	Open air markets, such as farm and craft markets, flea markets, or produce markets	S	S	S	S
6.	Sale of motor vehicles, trailers, building supplies or machinery:				
	a. With repair and/or outside storage	N	S	S	N
	b. Without repair and/or outside storage	N	Y	Y	S
7.	Sales of boats and trailers:				
	a. With repair and outside storage	N	S	S	S
	b. Without repair and outside storage	N	Y	Y	S
8.	Sales or display areas within wholesale/manufacturing establishments limited to 1,000 square feet of net floor area	N	N	N	N
<i>Personal Convenience Services</i>					
1.	Services such as barbershop, hairdresser, tailor shop, dressmaker, laundry and dry cleaning services, home appliance repair, shoe repair	Y	Y	Y	Y
<i>Professional and Business Services</i>					
1.	Professional offices	Y	Y	Y	Y
2.	Mortuary or funeral homes	S	Y	Y	Y
3.	Bank or credit union	Y	Y	Y	Y
<i>General Services Business</i>					
1.	Animal hospital	N	Y	Y	Y
2.	Animal board kennel	N	Y	N	S
3.	Clinical veterinary services	N	Y	Y	Y
4.	Heavy equipment and machinery repair	N	N	N	N
5.	Dry cleaning plants	N	N	N	N
6.	Rental of motor vehicles, tools and machinery	N	Y	Y	Y
7.	Material equipment storage and lay down yard	N	N	N	N
8.	Drive-in windows (accessory):				
	a. Food services	N	S	S	S

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	b.	All other services	A	S	S	S
9.		Ministorage facilities	N	Y	Y	N
10.		Automobile service station	S	Y	Y	S
11.		Automobile services	N	S	S	S
<i>Restaurant and Entertainment</i>						
1.		Carryout food services	Y	Y	Y	Y
2.		Fast-food restaurant:				
	a.	Greater than 1,500 square feet	N	Y	Y	S
	b.	Less than or equal to 1,500 square feet	Y	Y	Y	S
3.		Restaurant	Y	Y	Y	Y
4.		Motion picture theater, maximum 500 seats	S	Y	Y	Y
5.		Theater, auditorium, lecture hall or conference center	Y	Y	Y	Y
<i>Recreation</i>						
1.		Indoor commercial recreation	Y	Y	Y	Y
2.		Outdoor commercial recreation	S	Y	Y	Y
3.		Commercial establishments whose principal purpose is the furnishing for use and for a profit coin-operated amusement devices	N	S	S	S
4.		Golf courses with associated facilities	N	N	N	N
5.		Health and fitness facility	S	S	S	Y
<i>Tourism</i>						
1.		Travel trailer park	N	N	N	N
2.		Camping area	N	N	N	N
3.		Hotel; Motel; Inn, (Inn may be within a building previously occupied as a residence)	Y	Y	Y	Y
4.		Bed and breakfast	S	N	N	N
<i>Marine Business</i>						

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1.	Marine and oceanographic research labs	N	N	N	S
2.	Marinas	N	N	N	N
3.	Marine-oriented clubs, i.e., boating, swimming	N	N	N	N
4.	Boat building or boat restoration	N	N	N	N
5.	On-land boat storage during non-boating season	N	S	N	N
6.	Agency for rental of boat and marine equipment	N	Y	N	S
<i>Marine Industrial</i>					
1.	Commercial fishing docks and facilities	N	N	N	N
2.	Commercial fish processing	N	N	N	N
3.	Wholesale fish and shellfish establishment	N	N	N	N
4.	Waterfront terminal operations	N	N	N	N
5.	Vessel towing services	N	N	N	N
6.	Marine salvage	N	N	N	N
<i>Industrial</i>					
1.	Earth removal	N	N	N	N
2.	Commercial salvage yard	N	N	N	N
3.	Processing of sand and gravel	N	N	N	N
4.	Recycling facilities	N	N	N	N
5.	Manufacturing, fabrication or processing	N	N	N	N
6.	Assembly or packaging	N	N	N	N
7.	Printing and publishing plant	N	N	N	N
8.	Distribution center, parcel delivery center, delivery warehouse	N	N	N	N
9.	Millwork	N	N	N	N
10.	Research and development facilities	N	N	N	S
11.	Wholesaling and warehousing	N	N	N	N
12.	Custom work or restoration:				
	a. With outside operations and storage	N	N	N	N

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	b.	Without outside operations and storage	N	N	N	Y
13.		Business incubator, no one use to exceed 2,500 square feet in size	N	N	N	Y
<i>Transportation</i>						
1.		Bus or Rail terminal	N	N	N	Y
2.		Freight terminal	N	N	N	N
3.		Helistop	N	N	N	N
4.		Maritime Passenger terminal	N	N	N	N

NOTES:

- (1) Except as permitted under article 9.
 - (2) Subject to limitations on the size of uses and structures as stated in section 21-93, Wickford Village district, general provisions, paragraph (2).
 - (3) Sales of kayaks, canoes, or other non-motorized small craft shall be allowed with a special use permit.
 - (4) Any carry-out window shall be located in such a manner that it is accessible only from the property upon which the business is located. No interference with the public right-of-way shall be allowed.
 - (5) Operation of a boat brokerage shall be a permitted use.
- * Notwithstanding the provisions of Article IX of this chapter.

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ARTICLE IV of the Code titled Dimensional Regulations is hereby amended to read as follows:

ARTICLE IV. DIMENSIONAL REGULATIONS*

TABLE 2B. BUSINESS DISTRICTS

Commentary: The Dimensional Regulations table below only shows the NB, GB, PB, and the new PR District. These four districts were chosen so the Planning Commission could review proposals for the PR District beside those standards for other business districts. A second proposed change is the addition of some minimum standards for building stories and building height. These were added to several business districts to ensure that a certain “critical mass” of building structure will be achieved in accordance with the economic goals of the Comprehensive Plan. A third proposed change is the inclusion of new maximum standards for “Ground floor area per commercial operation”. These were inserted to help manage the market pressure to develop big box retail and facilitate a more diverse local retail economy.

STANDARD DIMENSIONAL REGULATIONS FOR BUSINESS DISTRICTS

	NB		GB		PB		PR	
	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
Lot area	4,000 sf	--	20,000 sf	--	5 acres	--	5,000 sf	--
Lot width	40'	--	200'	--	400'	--	40'	--
Lot frontage	40'	--	200'	--	400'	--	40'	--
Building setbacks:								
Front	(1)	--	25'	--	25'	--	10'(7)	20'
Side	(2)	--	15'	--	65'	--	0'	--
Corner side	(1)	--	25'	--	25'	--	0'	--

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Rear	30'	--	25'	--	50'	--	0'	--
From residential district	30'	--	50'	--	65'	--	20'(8)	--
Building stories above grade	1	3	1	3	2	5	2	3(6)
Building height	15'	35'	15'	35'	25'	60'	25'	40'(6)
Ground floor area per commercial operation	--	10,000 sf	--	50,000 sf	--	(3)	--	20,000 sf
Building width	--	2.5 x bld. hgt.	--	--	--	--	--	2.5 x bldg. hgt.
Building depth	--	3.5 x bld. hgt.	--	--	--	--	--	3.5 x bldg. hgt.
Impervious lot coverage	--	90%	--	90%	--	80%	--	90%

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NOTES:

- (1) See subsection 21-87(b).
- (2) Zero feet if attached; 15 feet if not attached.
- (3) For land parcels comprised of five to 15 acres, the maximum size of any one building footprint shall not exceed the lesser of 50,000 square feet or 25 percent of the area of land suitable for development. For land parcels comprised of in excess of 15 acres, the maximum size of any one building footprint shall not exceed the lesser of 85,000 square feet or ten percent of the area of land suitable for development, nor shall there be more than one building in excess of 50,000 square feet in any single master plan or site plan in a planned business district.
- (4) Zero feet if attached; ten feet if not attached.
- (5) The maximum building height for single story structures shall be 25 feet and the roof shall have a slope or pitch of at least one foot vertical rise for each two feet of horizontal distance.
- (6) Where density bonuses are allowed by the Planning Commission for the inclusion of affordable housing or the use of Transfer of Development Rights, building stories may be increased to five (5) and building height may be increased to sixty (60) feet.
- (7) Where lots do not front Post Road or other arterial road within the PR District, the minimum frontyard setback may be zero (0) so long as pedestrian access remains uninterrupted across the front of the principal building(s).
- (8) Where density bonuses are allowed by the Planning Commission for the inclusion of affordable housing or the use of Transfer of Development Rights the minimum setback shall be increased to thirty (30) feet.

Commentary: Note (7) above was added specifically for Land Development projects with multiple principle non-residential structures. It is important in these developments to allow for unusual lot configurations as some tenants may want to own their piece of the plaza while others may be content to lease. Lot lines can be drawn right along buildings to allow for clear delineation of ownership and maintenance responsibilities so a “zero” option is provided.

Commentary: Note (8) above was added to ensure that four and five story buildings are not sited too close to residential neighborhoods.

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ARTICLE V of the Code titled Land Development Projects is hereby created to read as follows:

V. Land Development Projects

Section 21-131. Purpose

- A. The purpose of this article is to permit the review and establishment of land development projects. Land development projects may be permitted through review of the planning commission and/or other local agents in accordance with G.L. 1956, § 45-23-1 et seq., based on the impacts associated with the nature of the use; scale of the project; or other unusual conditions which require additional regulations to meet the objectives of this article, the subdivision and land development regulations adopted by the planning commission and the town comprehensive plan. The review process for land development projects is promulgated to further the following purposes:
- (1) Provide for the orderly, thorough and expeditious review of projects;
 - (2) Promote high quality and appropriate design and construction;
 - (3) Promote the protection of existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
 - (4) Promote project design which will be well integrated with the surrounding neighborhoods with regard to natural and built features and which concentrates development in areas which can best support it by reason of natural characteristics and existing infrastructure;
 - (5) Encourage local design and improvement standards to reflect the intent of the town comprehensive plan with regard to the physical character of various neighborhoods and districts of the municipality;
 - (6) Promote thorough technical review of all proposed land developments by appropriate local officials;
 - (7) Give developers guidance before incurring the cost of final design and engineering while providing assurances to the town and the general public that the approved project will meet with approved objectives and standards;
 - (8) Encourage that local requirements for dedications of public land, impact mitigation and payment-in-lieu thereof are based on clear documentation of needs and to be fairly applied and administered; and
 - (9) Encourage the establishment and consistent application of procedures for local recordkeeping on all matters of land development review, approval and construction.

Section 21-132. Criteria for Approval

- A. A land development project or any component thereof shall be consistent with the following general criteria where applicable. Additional criteria and standards may be listed within individual districts under Section 21-134.
- (1) Promote economical and efficient use of the land while providing diverse housing choices and opportunities;
 - (2) Promote flexibility in design and diversification in the location of structures;
 - (3) Promote flexibility and creative and imaginative design for the development of residential and mixed use areas than what is generally possible under conventional zoning regulations;

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- (4) Provide suitable safeguards and consideration for land use and site and architectural design that is compatible with adjacent districts and uses;
- (5) Permit development to an extent commensurate with the availability of public facilities and services and promote the safe circulation of traffic throughout the town;
- (6) Preserve and protect natural resources and features and encourage consideration of environmental impacts and mitigation measures;
- (7) Encourage the provision of open space and public access and give due consideration to the quality and design of landscaping;
- (8) Provide for the proper control of erosion, surface and subsurface drainage and pollution through innovative design and best management practices;
- (9) Facilitate orderly and harmonious site development including safe and convenient provision and design of egress and ingress, off-street parking, truck loading, internal circulation, emergency access, refuse disposal, outdoor storage, signage and lighting;
- (10) Preserve natural, historical and cultural resources to the maximum extent feasible;
- (11) Protect appropriate vistas and environmental qualities of the town; and
- (12) Assure compliance with the various elements of the comprehensive plan of the town.

Commentary: These general approval criteria act as an over-arching set of standards for all Land Development Projects. More specific criteria for site elements such as density, dimensional requirements etc are located in the individual district criteria in ARTICLE II.

Section 21-133. Applications and review procedures

- A. Commercial or industrial developments in which the total floor area is at least 50,000 square feet but less than 100,000 square feet and mixed use developments in which the total floor area is at least 100,000 square feet but less than 200,000 square feet will be considered Minor Land Development Projects and shall be reviewed in accordance with the subdivisions and land development regulations adopted by the planning commission. Commercial or industrial developments in which the total floor area is at least 100,000 square feet, mixed use developments in which the total floor area is at least 200,000 square feet, or projects proposing density bonuses through the Transfer of Development Rights or Inclusionary Zoning will be considered Major Land Development Projects and shall be reviewed in accordance with the subdivision and land development regulations adopted by the planning commission. These regulations shall provide for application requirements, review procedures, findings, amendments and appeals.
- B. Commercial or industrial developments containing less than 50,000 square feet of total floor area and mixed use developments containing less than 100,000 square feet of total floor area shall be subject to Section 21-284-Development Plan Review.
- C. Where the land development project also constitutes a subdivision, as defined in the land development and subdivision regulations adopted by the planning commission, the two processes shall proceed concurrently in a unified manner. The procedures for review shall be

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in accordance with this chapter and the subdivision and land development regulations, including requirements for applications and fees. All information must be submitted, but where there is a duplication of requested information, the application need only provide the information once and make reference to the plans/documents on the other application. At each stage, the subdivision review and action shall take place prior to the decision on the land development project.

- D. Where the land development project requires a special use permit or variance, the two processes shall proceed in a unified manner to the extent possible. The procedures for review shall be in accordance with this chapter and the subdivision and land development regulations, including requirements for applications and fees. All information must be submitted, but where there is a duplication of requested information, the applicant need only provide the information once and make reference to the plans/documents on the other application.

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ARTICLE VIII of the Code titled Land Development Projects is hereby created to read as follows:

Sec. 21-186. Groundwater recharge and wellhead protection overlay districts.

Revise subsection (d) as follows:

(d) *Permitted uses in zone 1 and zone 2 groundwater protection areas.* All uses permitted in the underlying districts shall be permitted in the zone 1 and zone 2 areas subject to the development criteria listed in 21-186(d)(1)–(3) below. However, these development criteria shall not apply to development in the Post Road District that will be connected to a centralized sewer system and will meet all other applicable development standards required by the Town of North Kingstown.

Revise subsection (g) as follows:

(g) *Land Development and Development Plan Review*

- (1) All use proposed to be located in a zone 1 or zone 2 groundwater protection areas shall be reviewed in accordance with Section 21-133 or Section 21-184 of the Zoning Ordinance as applicable.

Commentary: The two amendments ensure that the Post Road District standards shall apply for development that is sewered and also integrate the proposed Land Development and Development Plan Review procedures by reference. The nutrient loading and recharge requirements provided in the Post Road District language provides equal or better standards than the groundwater overlay does today.

Sec. 21-187. Best management practices.

Revise subsection (a) as follows:

(a) *Recommendations and guidelines.* To the extent possible, all applicants for activities in groundwater areas shall follow the recommendations and guidelines contained in the documents listed below. Where any standards in the Post Road District may conflict with those listed in these publications, the standards for the Post Road District shall apply.

Commentary: The recharge requirements in the Post Road District are superior to those listed in the current DEM guidelines. This provision ensures that the Post Road District standards shall apply where there may be a conflict.

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ARTICLE XI titled Development Plan of the Code is hereby amended to read as follows:

Sec. 21-270. Off-street parking and truck loading generally

In order to minimize traffic congestion, air pollution and the risk of accidents and to promote other elements of sound community planning, off-street parking and truck loading spaces shall be provided and satisfactorily maintained for all permitted uses of buildings, structures or lots as specified in this section. The requirements of this section apply under the following circumstances:

- A. All new buildings and structures erected for a use that requires off-street parking or loading;
- B. Any building and/or structure that is altered or enlarged; and
- C. All new, additional or expanded uses of a property or any change in an existing use which generates additional off-street parking or loading.

(Ord. No. 98-7, 5-11-1998)

Cross reference(s)--Streets and sidewalks, ch. 17.

Sec. 21-271. Methods of determining off-street parking space requirements.

- A. The requirement for a single use for off-street parking shall be determined directly from the schedule of such requirements in Sections 21-272.
- B. When the required number of spaces is determined to result in a fraction, the number shall be rounded in a manner that ensures compliance with the minimum and/or maximum number provided in the Parking Schedule.
- C. If the use is not specifically listed in the schedule of such requirements, the requirements shall be the same as for the most similar use listed as determined by the Director of the Department of Planning and Development referencing the Institute of Traffic Engineers Parking Generation Report.
- D. When the schedule requires the on-site number of spaces to be calculated per employee and employees are on the site in shifts, the number to be used is the number of employees present during the largest shift (most employees). It shall mean the total number of employees on the site or who will use the site for parking at any one time.
- E. A garage or carport may be used to meet the requirements of this section. A driveway may only be used to meet the requirements of this section where it serves a one-family or two-family dwelling.
- F. When any lot contains two or more non-residential uses, the sum of the individual parking demand values shall serve as the baseline parking demand. Fractions shall be rounded down where any component of this calculation uses more than the minimum parking requirements listed in the Parking Schedule. Fractions shall be rounded up where only the minimum parking requirements are used. Once the baseline parking demand is determined, applicants shall then submit a peak use demand analysis to the Department of Planning and Development illustrating the relationship between peak parking demands for the different

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non-residential uses. Reductions to the baseline parking demand shall then be applied accordingly:

Commentary: Subsection “F” above establishes the method for calculating the “baseline parking demand” for mixed use. This first step is essentially calculated by adding all of the individual parking demands together. The reductions that take place after that are provided below.

- (1) For Two Non-Residential Uses Sharing Parking Areas:
 - (a) Where peak parking demands for two non-residential uses overlap, either the aggregate parking space requirement between those uses shall be reduced by thirty (30) percent, or the larger single use demand shall serve each of the uses, whichever number is greater.
 - (b) Where peak parking demands for two non-residential uses do not overlap, the aggregate parking space requirement shall be served exclusively by the higher parking demand associated with an individual use.

Sample Calculations for Parking Areas Serving Two Non-Residential Uses

Competing Uses

1. Baseline Parking Demand Determination		
Use	Parking Multiplier	Individual Demand*
Bank	3,000 square feet	11 spaces
Office Building	10,000 square feet	30 spaces
Baseline Parking Demand		41 spaces
2. Reduction Comparison		
30% Reduction		29 spaces
Larger Individual Demand		30 spaces

*Assumes the applicant uses the average parking demand according to the Parking Schedule

Commentary: The table above illustrates how a Bank and an Office building would determine shared parking demand. In this case, the larger individual demand is adequate for determining the number of spaces.

Non-Competing Uses

1. Baseline Parking Demand Determination		
Use	Parking Multiplier	Individual Demand
Office Building	8,000 square feet	24 spaces
Restaurant (dinner service only)	100 seats	34 spaces
2. Reduction		
Larger Individual Demand		34 spaces

Commentary: The table above illustrates how an Office building and a Restaurant would determine shared parking demand. In this case, because the peak demand for spaces is at different times, the larger individual demand is adequate for determining the number of spaces.

- (2) For More than Two Non-Residential Uses:

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- (a) Reductions for areas that contain more than two non-residential uses shall first determine reductions for those uses with competing peak demands in accordance with the methodology in Section 271(g)(1)(i).
- (b) The result of competing peak demand calculations shall then be compared to determine which set of competing demands shall be used to provide the overall parking space count. For example, daytime demands may exceed nighttime demands and would therefore serve as the overall parking demand for a particular development.

Sample Calculations for Parking Areas Serving More than Two Non-Residential Uses

Sample Mixed Use Plaza Profile:

- Office Space (10,000 square feet)
- Grocery Store (20,000 square feet)
- Retail, Daytime (5,000 square feet)
- Restaurant, Dinner Only (80 seats)
- Restaurant, Lunch and Dinner (60 seats)
- Bank (3,000 square feet)

Commentary: The tables below illustrates how a multi-tenant plaza would determine shared parking demand. In this case, the three step process demonstrates that less than half the aggregate parking demand for each use is required to serve them together in a shared situation.

Step 1: Competing Uses (Daytime)

1. Baseline Parking Demand Determination (Daytime Peak)		
Use	Parking Multiplier	Individual Demand*
Office Space	10,000 square feet	30 spaces
Grocery Store	20,000 square feet	60 spaces
Retail, Daytime	5,000 square feet	15 spaces
Restaurant, Lunch and Dinner	60 seats	20 spaces
Bank	3,000 square feet	11 spaces
Baseline Parking Demand		136 spaces
2. Reduction Comparison (Daytime Peak)		
30% Reduction		95 spaces
Largest Individual Demand		60 spaces

*Assumes the applicant uses the average parking demand according to the Parking Schedule

Step 2: Competing Uses (Nighttime)

1. Baseline Parking Demand Determination (Daytime Peak)		
Use	Parking Multiplier	Individual Demand*
Restaurant, Lunch and Dinner	60 seats	20 spaces
Restaurant, Dinner Only	80 seats	27 spaces
Grocery Store	20,000 square feet	60 spaces
Baseline Parking Demand		107 spaces

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2. Reduction Comparison (Nighttime Peak)		
30% Reduction		74 spaces
Largest Individual Demand		60 spaces

*Assumes the applicant uses the average parking demand according to the Parking Schedule

Step 3: Non-Competing Uses (Nighttime vs. Daytime)

Daytime Demand	95 Spaces
Nighttime Demand	74 Spaces

- G. Where residential and non-residential uses are mixed, parking space demands for residential use may not be reduced.
- H. Where it can be demonstrated, to the satisfaction of the Department of Planning and Development, that less parking would be needed than the minimum requirements and adequate land is available should future uses warrant additional parking, fewer parking spaces may be allowed.
- I. Up to 100% of on-site off-street parking requirements may be provided off-site provided that parking is located within 500 feet of the property boundary in a walkable route from one property boundary to another and safe, well lighted pedestrian access can be demonstrated by the applicant.
- J. ~~Wickford Village Center district~~—Delineated on-street parking located directly in front of a lot on which a business use operates may be counted towards fulfilling the off-street parking space requirements of that use.
- K. ~~Wickford Village Center district~~—Personal convenience services (as listed in the land use table), museums, libraries and art galleries, which are operated in store fronts or as home occupations, and which do not exceed 750 square feet of floor space, are exempt from off-street parking space requirements.
- L. Wickford Village Center district--Off-street parking shall be located, to the maximum extent feasible, at the rear of the building. No off-street parking shall be located between the street line and the building face containing the principal entrance.

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Sec. 21-272. Parking Schedule

Commentary: The parking schedule below has been amended, most notably, by the addition of maximum parking requirements. Also, most of the maximum requirements proposed below are equal or approximately equal to the existing minimum standards. Studies have demonstrated that the minimum standards required by most codes today represent the maximum observed values by traffic engineers. In other words, what we've been using for minimums are generally more than we'll ever need.

Use	Parking Requirement	
	Minimum Parking Spaces	Maximum Parking Spaces
1. Commercial (wholesale or retail) nurseries or greenhouses	One per 500 square feet of total wholesale or retail sales area is sales are made on site	One per 1,000 square feet of total wholesale or retail sales area is sales are made on site
2. One-family and two-family dwellings	Two per dwelling unit	NA
3. Multifamily Dwellings	One per efficiency studio and 1.5 per one-bedroom unit and 1.75 per two bedroom unit	1.5 per efficiency studio and 1.75 per one-bedroom unit and two per two bedroom unit
4. Nursing or convalescent homes	One for each three patient beds plus ten percent for employees	One for each two patient beds plus ten percent for employees
5. Museums, art galleries and libraries	One per 600 square feet of gross floor area	One per 400 square feet of gross floor area
6. Churches, theaters, auditoriums or any public assembly area with fixed seats	One for each four seats provided based on maximum seating capacity	One for each two seats provided based on maximum seating capacity
7. Any public assembly area without fixed seats	One for each 200 square feet of gross floor area	One for each 100 square feet of gross floor area
8. Hospitals	Two for each patient bed	2.5 for each patient bed
9. Municipal Offices	Two per 1,000 square feet of gross floor area	Six per 1,000 square feet of gross floor area
10. Communications services and broadcasting offices	1.5 per 1,000 square feet of gross floor area	2.5 per 1,000 square feet of gross floor area
11. Day care centers or nursery schools	One per four persons of the facility's licensed capacity, plus three designed for the safe and convenient loading and unloading of students	A ten percent (10%) increase over the minimum parking requirement
12. Elementary and junior/middle schools	One for each classroom, plus one for each employee or staff member other than teachers, plus sufficient off-street space for the safe and convenient unloading of students	A ten percent (10%) increase over the minimum parking requirement
13. High schools	One for each classroom, plus one for each employee or staff member other than teachers, plus	A ten percent (10%) increase over the minimum parking requirement

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	one per four students of driving age	
14. Colleges, universities and trade schools	One per daytime faculty and one-half per student.	A ten percent (10%) increase over the minimum parking requirement
15. Retail Stores	Two per 1,000 square feet of gross floor area	Four per 1,000 square feet of gross floor area
16. Outdoor sales	One per 1,000 square feet of lot areas devoted to the use	A ten percent (10%) increase over the minimum parking requirement.
17. Office buildings, including medical and dental	Two per 1,000 square feet of gross floor area	Four per 1,000 square feet of gross floor area
18. Mortuaries or funeral homes	Four per 1,000 square feet of gross floor area but never less than twenty	Five per 1,000 square feet of gross floor area
19. Banks	Three per 1,000 square feet of gross floor area	Four per 1,000 square feet of gross floor area
20. Material equipment storage and lay down yards	One per 500 square feet of lot area	One per 1,000 square feet of lot area
21. Drive-in windows	For fast food restaurants or any window designated for the pick-up of readily consumable food or beverage, ten standing spaces entering and three standing spaces exiting for each drive-in window For banks, five standing spaces entering and two standing spaces exiting for each drive-in window For pharmacies or any window designated for the pick-up of goods to be used or consumed at a later time, three standing spaces entering and two standing spaces exiting for each drive-in window	A ten percent (10%) increase over the minimum parking requirement
22. Gasoline filling stations and motor vehicle repair shops	One storage space for each 400 square feet of floor area, plus one per employee	One storage space for each 200 square feet of floor area, plus one per employee
23. Automatic carwash facilities	15 standing spaces for each automatic wash bay, plus two spaces for each vacuum machine and non-automatic wash bay, plus one parking space for each 1,000 square feet of total floor area, plus two per wash bay for employees.	A ten percent (10%) increase over the minimum parking requirement.
24. Fast-food restaurants (majority of service over	One for each 50 square feet of floor area or a minimum of ten	One for each 90 square feet of floor area.

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the counter)	spaces, whichever is greater	
25. Restaurants	One for each four seats provided for patrons, based on a maximum seating capacity, plus 20 percent for employees	One for each three seats provided for patrons, based on a maximum seating capacity, plus 20 percent for employees
26. Bowling alleys	Two for each bowling alley	Four for each bowling alley
27. Golf courses	Three spaces per hole	Four spaces per hole
28. Hotels, motels, tourist homes, cabins, lodging, rooming houses and boardinghouses	One for each guest sleeping room or suite, plus five percent of the total for management and employees	A ten percent (10%) increase over the minimum parking requirement
29. Marinas	One for each boat slip or mooring station, either water or land based	A ten percent (10%) increase over the minimum parking requirement
30. Industrial or manufacturing establishments	One for each 1,000 square feet of gross floor area	One for each 600 square feet of gross floor area
31. Research and development facilities	One per 1,000 square feet of gross floor area	One per 500 square feet of gross floor area
32. Any commercial or business uses not otherwise expressly provided for	One parking space for each 500 square feet of total floor area; general storage areas within business or commercial operations shall not be counted as a part of the square footage of those operations requiring off-street parking	One parking space for each 250 square feet of total floor area; general storage areas within business or commercial operations shall not be counted as a part of the square footage of those operations requiring off-street parking
33. Other businesses or commercial establishments whose operations are based solely on storage facilities will be required to provide	One for every 5,000 square feet of storage space	One for every 2,000 square feet of storage space
34. Freight and materials trucking terminals	One per 200 square feet of office floor area plus adequate spaces for each company vehicle operating from the premises, plus one for each employee	A ten percent (10%) increase over the minimum parking requirement.
35. Railroad passenger stations, bus depots, airports and other passenger terminal facilities	Such parking spaces as the planning commission shall deem to be adequate for employees, for the loading and unloading of passengers, and for spectators, visitors and others	NA
36. Educational and training centers	One for each employee, plus one for each instructor, plus one for each 1.5 students for which the maximum capacity is designed	A ten percent (10%) increase over the minimum parking requirement
37. Health and fitness facilities	One for each 300 square feet of gross floor or building area	One for each 100 square feet of gross floor or building area

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	devoted to such use	devoted to such use
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Sec. 21-284. Development Plan Review

Commentary: The provisions in this section are provided for those developments that are not captured by the subdivision process or by the proposed Land Development thresholds. Under this model, the Planning Commission retains its jurisdiction over proposals in the Groundwater Overlay.

- A. *Purpose.* The purpose of the development plan review is to insure compliance with the Comprehensive Plan and protect the health, safety, convenience and general welfare of the inhabitants of the town by providing a review of plans for uses and structures which may have significant impacts on traffic, municipal and public services and utilities, environmental quality, community economics and public health.
- B. *Approval required.* Procedures for approval are as follows:
- (1) *Administrative approval required.* Any construction of a structure, group of structures, alteration, improvement or change of use of a building or property which does not meet the criteria for Planning Commission review shall require development plan approval by the Director of Planning and Development including:
 - (a) Any structure or group of structures proposed for commercial or industrial use containing less than 50,000 square feet of total floor area under the same ownership or contiguous lots;
 - (b) Any structure or group of structures proposed for a mixed use development less than 100,000 square feet of total floor area under the same ownership or contiguous lots; and
 - (c) Any structure or group of structures proposed for development at the Quonset Point/Davisville Industrial Park.
 - (2) *Planning Commission approval required.* Any construction of a structure or group of structures and any alteration or improvement of property for commercial or industrial use shall require development plan review and approval by the Planning Commission for the following:
 - (a) Any new structure, group of structures, improvements or change of use as described in subsection (b)(1)a of this section which is located in a groundwater recharge and wellhead overlay district.
 - (3) *Activities exempt.* The administrative officer may determine that developments that meet the following criteria may be exempt from the requirements of the development plan review, except where the approval of the Zoning Board of Review is required or for multifamily developments or developments in a groundwater recharge or wellhead area where the Planning Commission approval is required:
 - (a) Alterations or enlargements, individually or collectively, of an existing structure where the expansion or change is less than 25% of the original footprint as of the date of passage of this ordinance or 2,500 square feet from the original footprint, whichever is less; and
 - (b) A change or expansion in use where an increase in required parking results in the addition of no more than five (5) spaces.

C. Building Size, Height & Scale

- (1) In order to modulate their scale, multi-story buildings shall clearly articulate the base, middle and top of the building through the use of cornices, stepbacks, borders of distinct material or other articulating features.
- (2) Larger buildings with long façades shall articulate the façade with varied rooflines, distinct signage for multiple tenants, awnings, arcades, pilasters, columns, recessed spaces and/or entrances and any other features that serve to add texture to these longer façades. Unbroken façades in excess of fifty (50) feet shall not be allowed.
- (3) Large, flat, unadorned, blank walls shall be avoided for any side or rear walls of buildings. Where windows are not feasible, raised or recessed vertical surfaces may be used in conjunction with windows, window-shaped depressions and decorative lighting to make these surfaces more attractive.

D. Building Placement

- (1) Building setbacks shall comply with the provisions in [REFERENCE DIMENSIONAL TABLE]
- (2) Street corridors entering Post Road shall be framed at their terminus with buildings of at least two stories at approximately equal setbacks. Please provide more clarification / description and/or provide illustration. Maybe we should identify key secondary street intersections at Post Road where this regulation should apply.
- (3) On sites with multiple principal buildings, site design shall be as compact as is feasible. To the greatest extent practicable, pedestrians shall not need to cross parking areas to move from one building to another.

E. Entranceways

- (1) All buildings shall have a principal façade and entry (with operable doors) facing a street or other area dedicated to pedestrian circulation. Buildings may have more than one principal façade and/or entry. Primary entrances not facing a street shall open onto sidewalks or other pedestrian features at least ten (10) feet in width.
- (2) Main entrances shall incorporate architectural features that draw attention to the entrance. These features may include covered porches, porticos, recessed doorways and awnings.
- (3) Street level frontage shall be primarily devoted to entrances, shop windows or other displays.

F. Fenestration

- (1) The width-to-height ratio of bays in the façade shall be as close as possible to a width to height ratio of 1:2.
- (2) Windows on the ground floor shall begin no lower than two (2) feet from street level and shall extend at a minimum height of seven (7) feet from street level.
- (3) Muntin pattern and thickness shall reflect traditional New England design with broad decorative surfaces between windows.
- (4) Clear, non-reflective glass with minimal tinting shall be used at street level to allow maximum visual interaction between pedestrians and the interior of the building.
- (5) Street level facades shall have a transparency of at least sixty (60) percent.
- (6) Blinds, fabric, and shelving used along the outside of walls of retail spaces should be limited and not diminish the pedestrian's visibility into the retail space, or other space with human activity.
- (7) All windows (except storefront windows) shall be operable.

G. Dormers

- (1) On pitched rooflines, dormers shall be used to break up roof surfaces and shall be provided at a minimum frequency of one per thirty (30) feet or fraction thereof.
- (2) Dormer styles may include doghouse, eyebrow or shed dormers. Shed dormers shall only be placed on the rear or less public side of a building with a side-gable roof.
- (3) Dormers shall not be so large that they dominate the gable end roofline.
- (4) Windows shall fill the face wall of the dormer to the maximum extent practicable and match the windows in the rest of the building.

H. Parking, Loading, Garages and Driveways

- (1) Loading docks, service areas and trash disposal facilities shall not face a public gathering space or a public street.
- (2) Drive-through service windows shall only be located on the side or in the rear of properties which are internal to the block or accessible from an alley.
- (3) Garages shall be subservient in size, height and location to the overall building and shall be located with entrances behind the principal building(s);
- (4) Common or shared driveways and parking lots may be used to reduce curb cuts and enhance pedestrian circulation.

J. Roofline Articulation

- (1) The roof design shall provide a variety of building heights and varied roofline articulation. Local models reflecting traditional New England architecture shall be considered in the selection of roof forms. These models include gables, gambrels, flat roofs, mansards and any jointed configuration of these styles. Decorative spires or towers may also be used to articulate rooflines and to provide focal points within a complex of principal buildings;
- (2) Metal roofing visible from the street shall not be permitted.
- (3) Flat roofs shall not be used for single story buildings. Where proposed, flat roofs shall have decorative cornices or parapets that shield views any mechanical systems located on the roof from the street or from windows at a lower elevation in adjacent buildings.
- (4) Downspouts shall match gutters in material and finish.
- (5) Utilities and protuberances through or on the front of roofs is highly discouraged.
- (6) For any building, the pitch and vertical height of roofs shall not rival or exceed walls in their respective visible proportions from street views.

K. Building Materials

- (1) Materials and building treatments shall be used that reduce the visibility of buildings from distant vantage points and shall be consistent and compatible with traditional New England design.
- (2) Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc.). The change in material shall occur along a horizontal line, preferably at the floor level.
- (3) Natural materials, such as brick, stone, wood clapboards and shingles, and slate shall be used in contrast with industrial materials such as concrete, sheet metal, asphalt shingles, vinyl and plastic synthetic siding and windows and insulated steel doors; especially those that can be seen at the pedestrian level.

L. Landscaping. Requirement for landscaping and landscaping plans in the PRC District shall be consistent with those listed in 21-276 and 21-277 of the Zoning Ordinance and the regulations for Development Plan Review [REFERENCE SECTION].

M. Lighting. Requirement for lighting and lighting plans in the PRC District shall be consistent with those listed in 21-278 of the Zoning Ordinance, the regulations for Development Plan Review [REFERENCE SECTION] with the following exceptions or additions:

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- (1) Light standards shall not exceed fifteen (15) feet in height; and
- (2) Light posts and fixtures shall be decorative in nature and shall not use standard industrial-finish poles or shades.