

# Article 5A. Development Standards – Commercial, Industrial, And Mixed Uses

## Proposed Amendments

### CORRECTION N

#### Section 18-512 Buffer Between Zones

1. **Required Planting Buffer.** The following table sets forth the required screening buffer width between properties:

PROPOSED USE	ABUTTING USE				
	Single Unit Detached (RS-10, RS-12.5, RS-16)	Duplexes, Townhouses, Cottage Courts, or Multi-Unit Attached(RMU)	<del>Commercial</del> <del>Commercial</del> or Mixed Use	Industrial	Public, <del>Insitutional</del> <del>Institutional</del> , or Community Use
Commercial or Mixed Use	Ten (10) ft. min.	Ten (10) ft. min.	Zero (0) ft.	Ten (10) ft. min.	Five (5) ft. min.
Industrial	Fifteen (15) ft. min.	Fifteen (15) ft. min.	Ten (10) ft. min.	Zero (0) ft.	Five (5) ft. min.

### CORRECTION O

2. **Wall Required Adjacent to Residential.**

B. Required screening shall be a six (6) foot tall masonry wall constructed of brick or other ornamental masonry of equal ~~accetable~~ ~~acceptable~~ aesthetic quality along the boundary adjacent to the less intensive use.

### EDIT No. 16, 17

#### Section 18-531 Minimum Required Off-Street Parking for Vehicles

PROPOSED USE	Minimum Required Off-Street Parking Spaces	Notes/Additional Requirements
Event Space	<del>1 space per 2 seats</del> 1 space per 3 persons based on the occupancy load, plus one space per employee on major shift	
<b>Medical Office</b>	<b>1 space per 200 sq. ft.</b>	

# Article 5A. Development Standards – Commercial, Industrial, And Mixed Uses

## Proposed Amendments

### CORRECTION P

#### EDIT No. 18

#### Section 18-534 Bicycle Parking Requirements

1. Minimum bicycling parking spaces required by use are listed in the table below:

PROPOSED USE	Short-term Bike Parking Spaces	Long-term Bike Parking Spaces
Upper Story Residential	One (1) space per 10 <del>dwelling</del> <b>dwelling</b> units	One (1) space for every two (2) dwelling units

4. Long-term bicycle racks shall comply with the following:
  - C. Bicycle lockers shall be anchored in place and have an opening clearance of at least ~~five (5)~~ **seven (7) feet**.

### CORRECTION Q

#### Section 18-547 Sign Standards - Temporary Signs

1. Temporary signs are permitted for commercial, industrial and mixed uses as follows:

STANDARDS FOR TEMPORARY <del>WINDOW</del> <b>SIGNS</b>			
Type of Sign	Sign Area	Number of Signs Permitted	Maximum Duration of Display
Window signs	25% max. of total area of single window	1 sign per window	60 days
A-Frame signs	12 sq. ft. max. for any single sign	1 sign per tenant	Unlimited
Banners & yard signs	25 sq. ft. max. for any single sign	50 sq. ft. max. cumulative sign area	60 days
Non-commercial signs (construction, for sale, rent, or lease)	32 sq. ft. max. total sign area	1 sign per frontage max.	During duration of construction, sale, rent or lease

**OR, any revisions as recommended by Town Council.**

**Section 18-512 Buffer Between Zones**

1. **Required Planting Buffer.** The following table sets forth the required screening buffer width between properties:

PROPOSED USE	ABUTTING USE				
	Single Unit Detached (RS-10, RS-12.5, RS-16)	Duplexes, Townhouses, Cottage Courts, or Multi-Unit Attached(RMU)	Commercial or Mixed Use	Industrial	Public, Institutional, or Community Use
Commercial or Mixed Use	Ten (10) ft. min.	Ten (10) ft. min.	Zero (0) ft.	Ten (10) ft. min.	Five (5) ft. min.
Industrial	Fifteen (15) ft. min.	Fifteen (15) ft. min.	Ten (10) ft. min.	Zero (0) ft.	Five (5) ft. min.

A. When a screening buffer is required, a combination of understory trees, canopy trees, and shrubs shall be included on the proposed development’s site along the property line as follows:

Specifications	5 ft. Buffer	10 ft. Buffer	15 ft. Buffer
Canopy Trees (per 100 ft along shared lot lines)	Not required	Three (3) min.	Four (4) min.
Understory Trees (per 100 ft along shared lot lines)	Four (4) min.	Three (3) min.	Three (3) min.
Shrubs	Three (3) min.	Four (4) min.	Four (4) min.

B. All plantings and trees must be permanently maintained in good growing condition and replaced with new plant materials, when necessary, to ensure continued compliance with applicable landscaping and/or buffer yard requirements.

**2. Wall Required Adjacent to Residential.**

- A. All land zoned AC, AE, AW, CS, GS, M, NM or T on which any commercial, industrial, or mixed use is conducted shall be screened from all adjacent single-unit detached and multi-unit attached residential zones.
- B. Required screening shall be a six (6) foot tall masonry wall constructed of brick or other ornamental masonry of equal accetable aesthetic quality along the boundary adjacent to the less intensive use.
- C. The six (6) foot height of the wall shall be measured from the grade level on the residential side of the wall.
- D. If an alley or public utility easement is abutting in between land that would require a wall and residential property, the wall shall still be required.

**3. Modification of Wall Requirement.** The Town Council may waive or modify the requirement for any masonry wall or walls required by this section if in the judgment of the Council such wall or walls would not protect the residential property against loss of privacy, trespass by persons or vehicles, or intrusion of noise or trash, or other impacts attributable to activities conducted on the subject multi-unit attached residential lot. See Article 8 §18-830 for application information.

**4. Required Maintenance of Buffer and Screening.** Required screening shall be maintained as shown on the approved site plan. Removal or replacement of screening, fences, and walls with a different material or design shall require an amendment of the site plan. See Article 8 §18-836 for application procedures.

**Section 18-513 Fences and Walls**

**1. Applicability.**

- A. The provisions of this section shall apply to all construction, substantial reconstruction, or replacement of fences or walls not required for support of a principal or accessory structure, and to any other linear barrier intended to delineate different portions of a lot.

**Section 18-531 Minimum Required Off-Street Parking for Vehicles**

Minimum required off-street parking spaces required by use are listed in the table below:

<b>PROPOSED USE</b>	<b>Minimum Required Off-Street Parking Spaces</b>	<b>Notes/Additional Requirements</b>
Adult Business	1 space per 200 sq. ft.	
Adult Day Support Center	1 space per 4 adults, based on the maximum number of adults licensed to attend the center	
Animal Care Facility	<ul style="list-style-type: none"> <li>• Grooming or Commercial boarding: 1 space per 200 sq. ft. of gross floor area</li> <li>• Veterinary: 10 spaces plus additional spaces required to accommodate employees and visitors anticipated to be on-site at any one time.</li> </ul>	
Bed and Breakfast	1 space per guest room	
Brewpub	1 space per 200 sq. ft.	
Building Materials Storage and Sales	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	
Carwash	Space for 30 cars waiting for service	
Catering	1 space per 1,000 square feet of gross floor area or 1 space per employee on major shift, whichever is less	
Child Care Center	1 space per room used for care facility plus 1 space per 500 gross floor area of building	
College or Technical School	1 space per 200 sq. ft. for classroom and office facilities;	All other facilities associated with the use are subject to the requirements for the most similar use.
Continuing Care Facility	0.75 spaces per separate unit or bed approved on the development plan	

**Section 18-531 Minimum Required Off-Street Parking for Vehicles (continued)**

<b>PROPOSED USE</b>	<b>Minimum Required Off-Street Parking Spaces</b>	<b>Notes/Additional Requirements</b>
Craft Beverage Production Establishment	1 space per 4 seats where seating is at tables, plus 1 space per 2 seats where seating is at a counter, plus 1 space per 2 employees. This rate applies to outdoor seating in excess of 20 outdoor seats for an establishment with a gross floor area of less than 5,000 square feet, or to outdoor seating in excess of 32 outdoor seats for an establishment with a gross floor area of 5,000 square feet or more	
Entertainment	<ul style="list-style-type: none"> <li>• Theater: 2 spaces per 5 seats</li> <li>• Skating arena: 1 space per 100 sq. ft.</li> <li>• Video arcade: 1 space per 2 mechanical or electronic amusement devices in addition to required parking for primary use of building</li> </ul>	
Event Space	1 space per 2 seats	
Financial Institution	1 space per 200 sq. ft. of floor area plus sufficient space for 10 stacking spaces for first drive-through window and 5 spaces for each additional window	
Funeral Home or Mortuary	1 space per 4 seats in the main chapel or parlor, plus 1 space per 2 employees on major shift, plus 1 space for each vehicle used in connection with the business	
Grocery	4 spaces per 1,000 sq.ft	
Hotel	1 space per rental room	
Indoor Recreational Use, Private	<ul style="list-style-type: none"> <li>• 3 spaces per alley or lane</li> <li>• 2 spaces per court</li> <li>• Skating arena: 1 space per 100 square feet</li> <li>• Swimming pool: 1 space per 6 persons legally allowed in pool at one time</li> </ul>	Plus one space per employee on maximum shift
Manufacturing, Artisan	1 space per 3 employees on maximum shift	
Manufacturing, Light	1 space per 3 employees on maximum shift	
Massage Therapy	1 space per 200 sq. ft.	

**Section 18-531 Minimum Required Off-Street Parking for Vehicles (continued)**

<b>PROPOSED USE</b>	<b>Minimum Required Off-Street Parking Spaces</b>	<b>Notes/Additional Requirements</b>
Medical Care Facility	<ul style="list-style-type: none"> <li>• Hospital: 2.9 spaces per bed licensed by the State, plus additional or fewer spaces as deemed necessary based on specific analysis for each site.</li> <li>• Institution providing intensive special medical or mental care: 1 space per 2 patients, based on the occupancy load, plus 1 space per employee or staff member on major shift</li> </ul>	
Office	1 space per 200 sq. ft.	
Production or Processing	1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	
Recycling Drop-off Facility	1 space per 1 employee on major shift, plus 1 space per company vehicle	
Restaurant	1 space per 4 seats	
Retail	<ul style="list-style-type: none"> <li>• Generally: 1 space per 200 square feet</li> <li>• Furniture: 1 space per 500 square feet of floor area plus 1 space per employee on maximum shift</li> </ul>	
Self-storage	3 spaces per 1,000 square feet of gross floor area of office space associated with the use plus 1 space per employee on major shift, and 2 spaces for a resident manager.	
Services, General	1 space per 200 sq. ft.	
Services, Personal	1 space per 200 sq. ft.	
Shared Kitchen	1 space per 3 employees on maximum shift	
Specialized Instruction	2 spaces per each 3 employees on major shift, plus a sufficient number of spaces to accommodate all persons anticipated to be on-site at any one time under normal operating conditions.	
Storage Yard	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	

**Section 18-531 Minimum Required Off-Street Parking for Vehicles (continued)**

PROPOSED USE	Minimum Required Off-Street Parking Spaces	Notes/Additional Requirements
Upper Story Residential	<ul style="list-style-type: none"> <li>• Efficiency: 1 space per dwelling unit</li> <li>• One bedroom: 1.5 spaces per dwelling unit</li> <li>• Two or more bedrooms: 2 spaces per dwelling unit</li> </ul>	
Vehicle Fueling Station	2 spaces per service bay, plus 6.5 spaces per 1,000 square feet of gross floor area devoted to the retail use, but never less than 5 spaces	
Vehicle Repair and Maintenance	1 space per 200 sq. ft. of net floor area, plus 2 spaces per service bay	Plus one space per employee on maximum shift
Vehicle Sales and Rental	1 space per 500 sq. ft. of enclosed sales and rental floor area, plus 1 space per 2,500 sq. ft. of open sales and rental display lot area, plus 2 spaces per service bay	Plus one space per employee on maximum shift Never less than 5 spaces
Warehouse	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	
Wholesale	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, but with a minimum of 1 space per 1,000 square feet of gross floor area	

**Section 18-532 Stacking Requirements**

1. Stacking spaces must be designed so that they do not impede pedestrian or vehicular circulation on the site or along any abutting street.
2. All required stacking spaces must be a minimum of eighteen (18) feet in length.
3. The geometric design of the stacking aisle, including but not limited to the radius and width of the travel aisle, is subject to the approval of the Board of Zoning Appeals.



**2. Required dimensions of loading space**

- A. Minimum twenty-five (25) feet in depth;
- B. Minimum fifteen (15) feet in width; and
- C. Minimum fifteen (15) feet in height, if located within a building.

**3. Location.**

- A. All required off-street loading spaces must be located on the same lot as the use served.
  - B. Loading spaces may not be located in a required front setback.
  - C. Loading areas must not interfere with the free circulation of vehicles in any off- street parking area.
4. When an existing structure or use is expanded, accessory off-street loading spaces must be provided in accordance with the minimum requirements for the entire structure or use, as expanded or enlarged.
5. Required off-street loading areas may not be used to satisfy the space requirement for any off-street parking facilities.

**Section 18-534 Bicycle Parking Requirements**

1. Minimum bicycling parking spaces required by use are listed in the table below:

PROPOSED USE	Short-term Bike Parking Spaces	Long-term Bike Parking Spaces
Office/Medical/ Service	One (1) space per 5,000 sq. ft. of gross floor area	One (1) space per 2,000 sq. ft. of gross floor area
Restaurant/Retail	One (1) space per 10,000 sq. ft. of gross floor area	One (1) space per 5,000 sq. ft. of gross floor area
Upper Story Residential	One (1) space per 10 dwelling units	One (1) space for every two (2) dwelling units
Other	One (1) space per 10,000 sq. ft. of gross floor area	One (1) space per 10,000 sq. ft. of gross floor area

2. Both short-term and long-term bicycle parking shall be located in visible, well-illuminated areas that do not impede or conflict with automobile, pedestrian, or bicycle traffic.

**Section 18-547 Sign Standards - Temporary Signs**

1. Temporary signs are permitted for commercial, industrial and mixed uses as follows:

**STANDARDS FOR TEMPORARY WINDOW SIGNS**

Type of Sign	Sign Area	Number of Signs Permitted	Maximum Duration of Display
Window signs	25% max. of total area of single window	1 sign per window	60 days
A-Frame signs	12 sq. ft. max. for any single sign	1 sign per tenant	Unlimited
Banners & yard signs	25 sq. ft. max. for any single sign	50 sq. ft. max. cumulative sign area	60 days
Non-commercial signs (construction, for sale, rent, or lease)	32 sq. ft. max. total sign area	1 sign per frontage max.	During duration of construction, sale, rent or lease

**2. Other Regulations for Temporary Signage**

- A. Temporary signs must be constructed of durable weather resistant materials.
- B. Moving or unsecured signs are prohibited.
- C. Banners and non-rigid signage must be affixed to a building or frame so that they shall not move with the wind or function as a flag.
- D. Non-commercial signs (construction, for sale, rent, or lease) shall not exceed five (5) feet in height.
- E. Temporary yard signs shall not exceed four (4) feet in height.
- F. Damaged, faded, or torn temporary signs must be removed.
- G. Signs must not block pedestrian access ways.
- H. All temporary signs must be located on private property, and may only be posted with the permission of the property owner.
- I. Unauthorized signs are to be removed by the property owner or tenant.

**3. Church Street Vision Overlay**

Temporary window signs in the Church Street Vision may not cover more than ten percent of any window area in which it is placed. Temporary window signs may not stay up for more than 30 days at one time and there may be no more than four such signs posted in any one calendar year.

**4. Temporary Sign Types**

**A. A-Frame**

- i. All signs must be clear of pedestrian pathways on private property.
- ii. A-Frame signs are to be displayed only during a business’s operating hours.
- iii. A-Frame signs may not be placed in the right-of-way.