

Article 4B. Development Standards – Multi-Family Residential Uses Proposed Amendments

CORRECTION L

Section 18-464 Landscape 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)	Commeriat Commercial or Mixed Use	Industrial	Public, Institutional, or Community Use
Duplexes, Cottage Courts, Townhouses, or Multi-Unit Attached (RMU)	Five (5) ft. min.	Zero (0) ft. min.	Ten (10) ft. min.	Ten (10) ft. min.	Five (5) ft. min.

EDIT No. 15

Section 18-484 Bicycle Parking Requirements

4. **Long-term bicycle parking** 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 M

Section 18-492 Sign Illumination

2. No building mounted signs may be illuminated if they are located within fifty (50) feet of a property line adjoining a property zoned RS-10, RS-12.5 or RS-16 or a public alley that ~~seperates~~ **separates** the proposed building from those zones.

OR, any revisions as recommended by Town Council.

Section 18-464 Landscape 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)	Commerial or Mixed Use	Industrial	Public, Institutional, or Community Use
Duplexes, Cottage Courts, Townhouses, or Multi-Unit Attached (RMU)	Five (5) ft. min.	Zero (0) ft. min.	Ten (10) ft. min.	Ten (10) ft. min.	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
Canopy Trees (per 100 ft along shared lot lines)	Not required	Three (3) min.
Understory Trees (per 100 ft along shared lot lines)	Four (4) min.	Three (3) min.
Shrubs	Three (3) 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.

Section 18-483 Loading Area Requirements

Loading areas shall meet the following standards:

1. **Minimum loading spaces required.**
 - A. One (1) loading space per fifty (50) dwelling units for multi-unit residential developments.
 - B. Loading spaces are not required for duplex, townhouse, or cottage court developments with fewer than fifty (50) units.
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.
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.
6. Loading areas must not interfere with the free circulation of vehicles in any off-street parking area.

Section 18-484 Bicycle Parking Requirements

1. **Minimum bicycle parking spaces required.**
 - A. Short-term: One (1) space per ten (10) dwelling units
 - B. Long-term: One (1) space for every two (2) dwelling units
2. **Location.** 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.
3. **Short-term bicycle parking** shall comply with the following:
 - A. Short-term racks shall include inverted “U” bicycle racks and circular bicycle racks or acceptable variations as determined by the Zoning Administrator with recommendation from the Director of Public Works.
 - B. Bicycle racks that are located parallel to each other shall be at least three (3) feet apart and shall allow bicycles to be locked on both sides without conflict.
 - C. Bicycle racks that are located in a linear configuration shall be at least five (5) feet apart.
 - D. Bicycle racks shall be securely anchored and shall be easily usable with u-locks and cables.
 - E. Bicycle racks shall be spaced at least two (2) feet from walls, curbs, pavement edges, or other structures.

4. **Long-term bicycle parking** shall comply with the following:
 - A. Long-term bicycle racks, which are intended for overnight parking and longer, shall be covered and weather resistant.
 - B. Long-term bicycle racks may include, but are not limited to, covered bicycle racks that meet the standards of short-term bicycle racks; or bicycle lockers or bicycle racks that meet the standards of short-term bicycle racks and are located within a parking structure or other enclosed structure.
 - C. Bicycle lockers shall be anchored in place and have an opening clearance of at least five (5) feet.
 - D. Long-term bicycle racks must be located no more than one hundred (100) feet from the building entrance that the bicycle rack is intended to serve.

Section 18-485 Overnight Parking of Commercial Vehicles

1. For the purposes of this section, the term “commercial vehicle” shall include the following:
 - A. Any solid waste collection vehicle, tractor truck, tractor truck/semitrailer, tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 12,000 pounds or more, and any heavy construction equipment;
 - B. Any trailer, semitrailer, or other vehicle in which food or beverage are stored or sold;
 - C. Any trailer or semitrailer used for transporting landscaping or lawn-care equipment, and whether or not such trailer or semitrailer is attached to another vehicle;
 - D. Any vehicle licensed by the Commonwealth for use as a common contract carrier or as a limousine.
2. It shall be unlawful to park any commercial vehicle in any residential zone of the Town for more than one hour in any 24-hour period, except that not more than one such vehicle which does not exceed 20,000 pounds gross weight may be parked overnight and on Saturdays, Sundays, and holidays on the property owned or leased by the vehicle owner or custodian; provided that while so parked, such vehicle shall not be moved or operated at any time to further any profit-making business or professional enterprise, and further provided that while so parked between the hours of 7:00 p.m. and 5:00 a.m., such vehicle shall not be operated nor its engine run for any purpose whatsoever, nor may such vehicle be driven from the parked location between the hours of 7:00 p.m. and 5:00 a.m.
3. Notwithstanding the provisions of this section, any such vehicle may be parked on a residential street for more than one hour while actually being loaded or unloaded, while the custodian of any such vehicle is actively performing services in the area, or for the occupants of a residence abutting the street on which the vehicle is parked and the residence is not that of the custodian of such vehicle.
4. The provisions of this section shall not apply to any waste collection vehicle(s) or the parking or storage of the same on street or off street in any residential zone being hereby strictly prohibited at any and all times of day or night.

Section 18-492 Sign Illumination

1. All lighting for signs, both ground and building mounted, shall be provided by an external source that is shielded and directed so that only the face of the sign is illuminated.
2. No building mounted signs may be illuminated if they are located within fifty (50) feet of a property line adjoining a property zoned RS-10, RS-12.5 or RS-16 or a public alley that separates the proposed building from those zones.

Section 18-493 Sign Setbacks

1. All ground-mounted sign structures must be set back from the right-of-way a distance that is at least equal to the sign height.
2. Signs must meet the height restrictions of §18-467.

Section 18-494 Certificate of Approval Required

1. All permanent sign types are required to be reviewed by the Board of Architectural Review and shall not be permitted or constructed until the Board of Architectural Review issues a Certificate of Approval. See §18-821 for the review procedure.
2. Signs exempted from review by the Board of Architectural Review:
 - A. Signs that meet the requirements of a Master Sign Plan that has previously been approved by the Board of Architectural Review, and
 - B. Temporary signs, as described in §18-498.

Section 18-495 Prohibited Signs

The following signs are prohibited in all zones and districts:

1. Signs and/or sign structures that are erected on any property without the express written permission of the property owner or their authorized agent(s).
2. Signs that are a public nuisance for, without limitation, reasons of amplified sound, smoke, vapor, particle emission or objectionable odors.
3. Moving or rotating signs, flags, pennants, streamers, balloons, or similar devices that involve motion or rotation of any part or display.
4. Signs with electronic messages; changeable copy; changing color(s); flashing, blinking, or oscillating effects; that imitate movement through lighting effects; or that use video display of any kind. Exception: As expressly permitted herein or for fuel station pricing signs in which prices are displayed continuously, with occasional changes.
5. Any exposed-tubing lighting arrangement.
6. Portable signs. Signs located on trailers, wheels, or affixed to a vehicle intended for advertising. Exception: Business-related vehicles parked on-site with valid tags and registration.
7. Signs that contain words, pictures, or statements that are obscene.
8. Signs placed in the right-of-way without the expressed consent of the Town. See Town Code §10-28.1.
9. Signs of any type shall not be erected upon the roof of any building, except on the sides of a mansard-type roof.