



Commercial Corridor Design Standards & Guidelines

Town of Malta

ADOPTED: September 19, 2016

Revised: December 19, 2016

Contents

Section 1. General

1.1 Purpose	3
1.2 Applicability	4

Section 2. Buildings

2.1 Setbacks	5
2.2 Transparency	5
2.3. Building Mass.	5
2.4 Pedestrian Access	5
2.5 Materials	6
2.6 Screening	6
2.7 Building Height Transect and Height Bonus	7

Section 3. Sites

3.1 Access	9
3.2 Parking	11
3.3 Lighting	12
3.4 Landscaping	14
3.5 Signs	18
3.6 Greenbelt and buffers	18
3.7 Outdoor amenity space	18
3.8 Outdoor elements	19
3.9 Design criteria for special uses	20

Section 4. Appendix

4.1 Project Flowchart	21
4.2 Zoning Applicability	22

Section 1. General

1.1 Purpose

The Town has experienced an increase in traffic along its main travel corridors of Route 9 which extends along a north-south axis through town and along Route 67 which extends along an east-west axis through town. Commercial zoning which existed prior to recent changes was limited both in its location and by the allowed uses. As a result of the study of portions of town, new and revised zoning was adopted by the town with the intent that design standards would be developed. The design standards, which are shared in this document, are intended to promote quality design and a consistent street-facing aesthetic among all future commercial development.

These design standards and guidelines are to be utilized in multiple areas of town along the commercially zoned portions of Routes 9 and 67 outside of the Form-Based Code downtown zoning. Section 4.2 of the Appendix of this document provides a description of which portions of the town are under the jurisdiction of these standards.

This Standard is intended to provide project sponsors and the town with clear requirements for the design of new and redeveloped commercial projects.

Standards should function as the minimum requirement that an element of site design should meet.

Planning staff has recommended and the Town Board has adopted standards that address the following elements of site plan design:

- Architecture
- Access
- Site layout
- Parking
- Lighting
- Landscaping
- Signs
- Greenbelt and buffers
- Outdoor site elements and special uses
- Building height transect and height bonus

1.2 Applicability

- A. This Standard is applicable to all new and redeveloped commercial projects in the zones and overlay districts identified in Section 4.2 of this document, in the Appendix.
- B. All references to the “Standard” or “Guideline” refer to this Commercial Corridor Design Standards and Guidelines unless otherwise stated. Unless otherwise noted a Standard can be identified by the use of “shall or must” to describe the action taken and a Guideline can be identified by the use of “should or may.” Where design elements are considered to be a Standard, it shall be fully met, unless a variance is granted by the Zoning Board of Appeals. Where design elements are considered to be a Guideline, such elements shall also be fully met; however, if the applicant for a project is able to demonstrate to the Planning Board’s satisfaction that a Guideline cannot be met, due to practical constraints and circumstances beyond the applicant’s control, the Planning Board may choose to require that it be met in a different way, in a lesser degree, or not at all.
- C. Where the provisions of these Standards are in conflict with other provisions of Town Code, the regulation which results in the higher standard as determined by the Building and Planning Coordinator shall apply. If the Building and Planning Coordinator determines that a higher regulation cannot be determined, the more recent provision of Town Code shall apply.
- D. Any alterations to legal nonconforming parcels must result in closer conformance to current zoning and to these Standards.
- E. All allowed uses shall be considered to be commercial uses for the purposes of these Standards and Guidelines and for the purposes of calculating applicable fees in lieu of mitigation as related to the Town-Wide Generic Environmental Impact Statement.
 - a. Exceptions to this include single-family or two-family residential on a single lot, and agricultural uses, where allowed.

Section 2. Buildings

Unless otherwise designated by the Building and Planning Coordinator, Route 67 and Route 9 will be considered Primary Streets for the purpose of this Section.

2.1 Setbacks

The zoning district table associated with Town Code Chapter 167 Zoning provides for building setback requirements by district and use. Setbacks may differ from those cited within the zoning district table as a result of implementation of the regulations within these Design Standards. Where conflicts exist, the regulations of the Design Standards shall apply.

2.2 Transparency

A. Definition

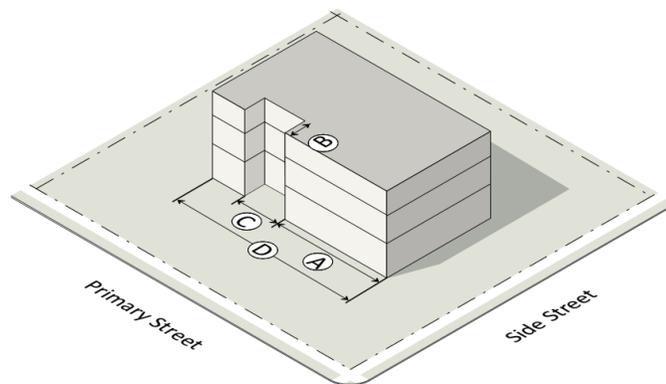
The minimum percentage of windows and doors that shall cover a façade (ground story or upper story) measured between 2 and 12 feet above the adjacent sidewalk. Glass shall have a transparency higher than 80% with an external reflectance of less than 15%

B. Requirement along a primary street:

Commercial: 30% ground floor, 15% upper stories

Hotel: 20% ground floor, 15% upper stories

2.3 Building Mass



- A. Primary street-facing wall length without offset maximum: 100'
- B. Primary street-facing wall offset depth minimum: 4'
- C. Primary street-facing wall offset length minimum: 8'
- D. Building length, primary street-facing façade maximum: 300'

2.4 Pedestrian Access

A. Definition

A street-facing entrance providing both ingress and egress operable to resident or customers at all times. Additional entrances are also permitted.

- B. Pedestrian access should be provided every 100' along the primary street-facing façade.

2.5 Building Materials

The following materials shall be utilized for all buildings:

A. Primary

- a. Brick and tile masonry
- b. Cementitious siding
- c. Glass curtain wall
- d. Native stone or synthetic equipment
- e. Stucco (cementitious finish)
- f. Wood- clapboard or shingles
- g. PVC siding - with traditional dimensions only
- h. Other primary materials determined by the Planning Board to be superior to the materials cited above, or which the Planning Board determines are appropriate due to special architectural features determined desirable by the Planning Board, may be substituted from materials cited above.

B. Accent

- a. EIFS (External Insulation Finishing System)- trim and cornice elements only
- b. Glass block
- c. GFRC (Gypsum Reinforced Fiber Concrete)- trim elements only
- d. Metal- beams lintels, trim elements and ornamentation
- e. Pre-cast masonry- trim and cornice elements only
- f. Split-faced block- piers, foundation walls and chimneys only
- g. PVC trim - with traditional dimensions and shapes only
- h. Other accent materials determined by the Planning Board to be superior to the materials cited above, or which the Planning Board determines are appropriate due to special architectural features determined desirable by the Planning Board, may be substituted from materials cited above.

C. Color

- a. All colors on a building must be of a natural, muted shade.
- b. Other colors determined by the Planning Board to be appropriate due to special architectural features determined desirable by the Planning Board.

2.6 Screening

A. Service Areas

1. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-way.
2. Service areas that are fully integrated into a building must be screened with a roll down door or other opaque screen.
3. Service areas that are not integrated into a building must be screened on three sides by a wall at least six feet in height and on the fourth side by a solid gate at least six feet in height.

B. Roof-Mounted Equipment

1. Roof-mounted equipment must be screened from ground level view from adjacent property or adjacent public street right-of-way.
2. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment from ground level view.

C. Wall-Mounted Equipment

1. Wall-mounted equipment cannot be located on any surface that directly faces a public right-of-way.
2. Wall-mounted equipment located on any surface that is visible from a public right-of-way must be fully screened by landscaping or an opaque screen.

D. Ground-Mounted Equipment

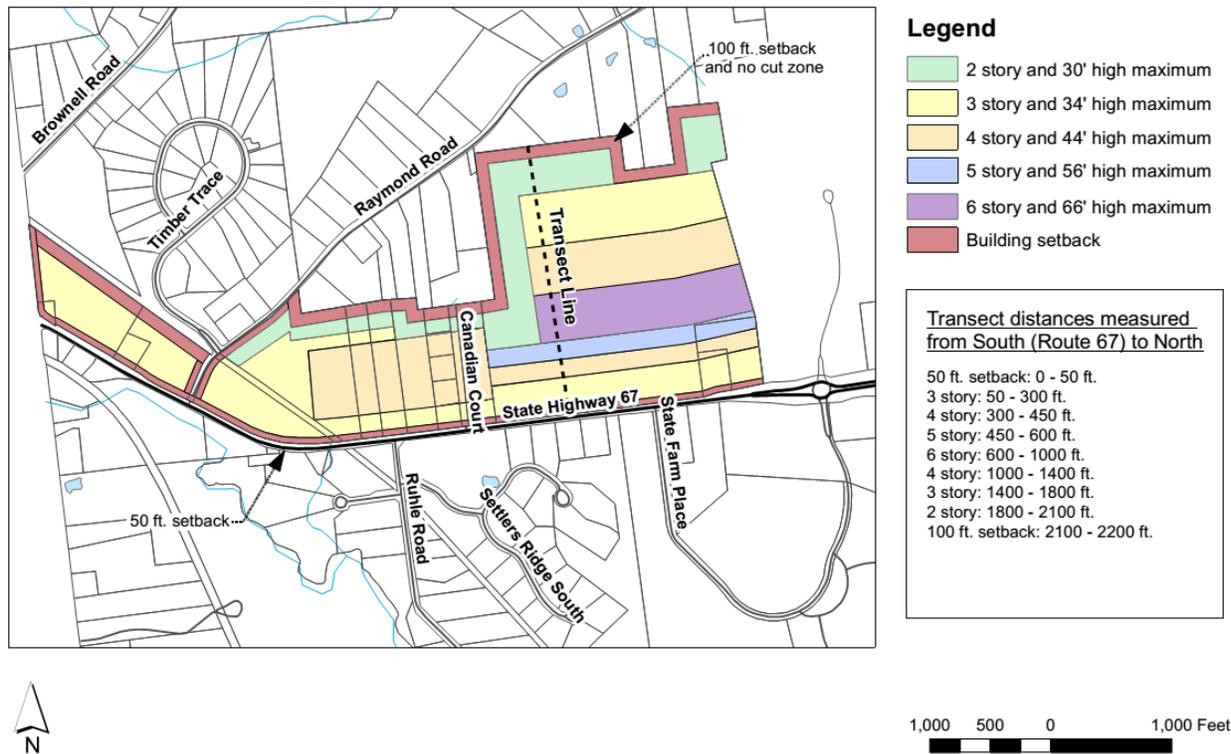
Ground-mounted mechanical equipment that is visible from a public right-of-way must be screened from view by landscaping or a fence or wall. The screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

2.7 Rt. 67 Overlay District - Building Height Transect and Height Bonus

A. Building Height Transect

1. The following building height transect shall apply where new development will occur on any parcel located north of Route 67 within the Overlay District. These requirements shall not apply to the parcels located near the northwest corner of the intersection of Interstate 87 & Route 67, identified by tax map number 229.-2-27 or any subdivision or lease lot thereof, or to any parcels south of Route 67 within the Overlay District.

Route 67 West - Transect Map



B. Bonus Building Height

1. Where application is made for issuance of a special use permit to allow a building height bonus for an office building, where total building height exceeds multi-story office buildings building height regulations cited within either C-2 zoning or within Route 67 West Overlay District 'Use, Area and Bulk Tables', additional building height may be permitted upon issuance of a special use permit as regulated by the Town Zoning Code and in conformance with the additional special use permit criteria cited herein. Such requests for bonus building height should also comply with the "Transect Map & Table", as delineated within Section 2.7
2. Any office building which exceeds the maximum height established in the 'Use, Area and Bulk Tables' cited above shall provide an additional green space above that area which would be required if the building did not exceed such Tables. The additional green space area shall be calculated as that percentage of gross floor area which exceeds the gross floor area at or below the building height which meets the criteria in the 'Use, Area and Bulk Tables', plus 25% for one additional story, 20% for two additional stories, 15% for three additional stories, 10% for 4 additional stories or more. For example, if an office building having a footprint of 100' by 100' which is permitted a building height of three stories pursuant to the 'Use, Area and Bulk Tables', but which is permitted an additional story 100' by 100', and if the 'Use Area and Bulk Tables' require a maximum lot coverage of 60%, the maximum lot coverage shall be calculated as: $(60)/(100,000/300,000)/0.25 = 45.05\%$; subsequently greenspace is increased by a correlating reduction of maximum lot coverage from 60% to 45.05%.

Section 3. Sites

3.1 Access

A. Site Access

1. Site entry points from Route 67 and Route 9 shall be emphasized as "gateways" for larger scale developments. These entries must be designed as attractive landscaped features that incorporate an integrated set of signage, lighting and planting elements.
2. Continuous service roads towards the rear of the property should be required for vehicular traffic. Continuous pedestrian connections should be built at the front of buildings.
3. Driveways which cross existing sidewalks or where new sidewalks are planned as part of the new development shall have an accessible concrete crosswalk and shall provide a connection on either side to the sidewalk. The design should be in conformance with MUTCD and approved by the Town Engineer.

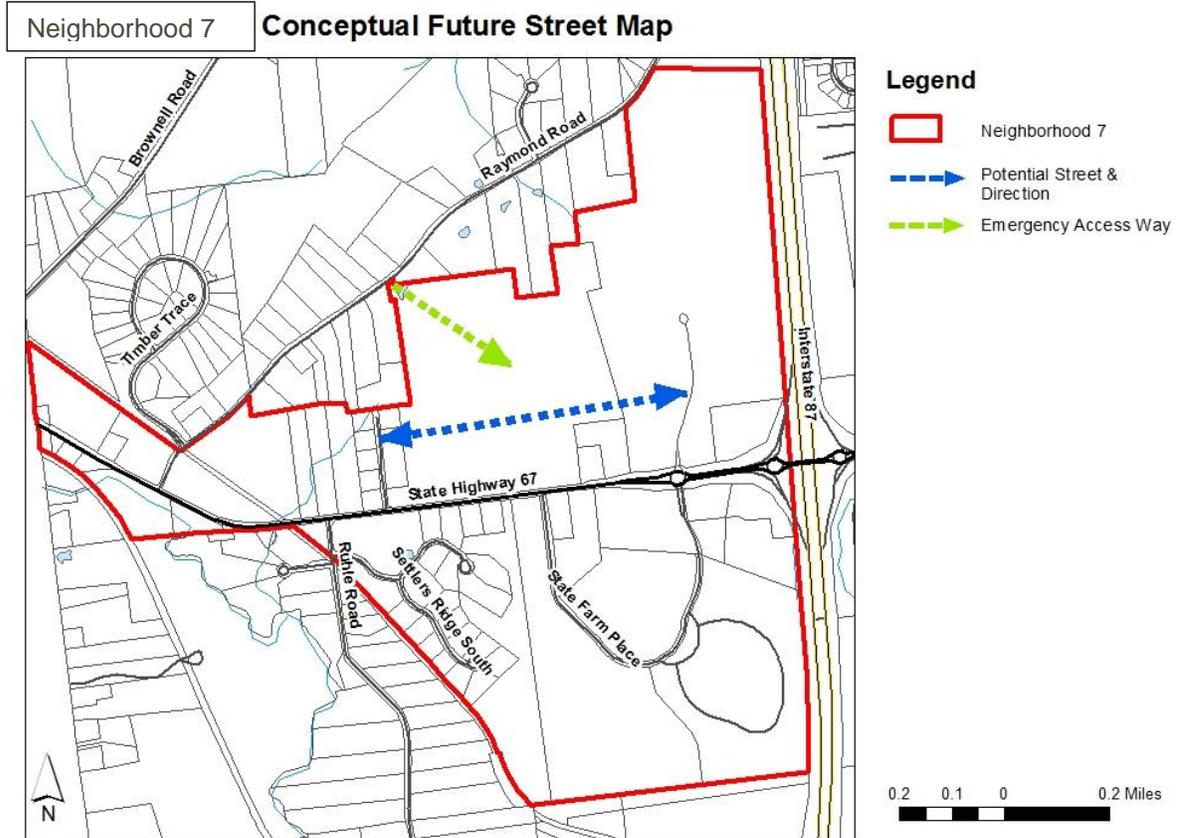
B. Shared Access

1. When adjacent parcels are developed, the owner and Planning Board shall review whether a shared access is feasible and whether project design can accommodate shared access. It is the desire of the Town of Malta that access along Route 67, Route 9 and busy town roads be shared among new developments.
2. Single-owner projects that span multiple parcels should utilize only one access onto Route 67, Route 9 and busy town roads. Exceptions to this may be considered by the Planning Board if recommended by the Town Planner or Engineer.
3. Where multiple structures and uses are proposed, buildings shall be clustered with access provided by common entrances and internal road systems.

C. Cross Access

1. Cross access for vehicles should be provided between abutting lots along Route 67 and Route 9.
2. A stub for future vehicular cross access should be provided to all abutting vacant land.
3. When vehicular cross access is deemed impractical by the Planning Board on the basis of topography, the presence of natural features, vehicular safety factors or incompatible uses, the requirement for cross access may be waived by the Planning Board.
4. If cross access is not provided at the time of original site plan approval due to the aforementioned conditions in item (3), cross access should be reconsidered for the site at the time of a change in tenancy, site plan amendment, or new site plan review.
5. Property owners who establish cross access easements shall:
 - a. Record an easement allowing cross access to and from properties served by the cross access easement.
 - b. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.
6. Route 67 Overlay District Requirement: All development within the areas depicted on the Transect Map & Table lying north of Route 67, south/east of Raymond Road and west of the Saratoga Medical Campus Planned Development District shall be designed for two-way traffic travelling east and west along a roadway generally parallel to Route 67. An emergency access way shall also be provided with access from Raymond Road to existing tax parcel 229.-2-75.12, or any subdivision parcels or lease lots thereof. Actual road design shall be more clearly delineated within a future

development proposal or by adoption of policy or code by the Town Board. These designs should generally reflect the 'Neighborhood 7 Conceptual Future Street Map' depicted below:



D. Pedestrian Access

1. Sidewalks and Crosswalks

- a. The sidewalk extending the frontage of the developed property should be minimum of 6'-0" width, of scored concrete, with gray pigment added to the concrete mix.
- b. Abutting the main pathway there should be a grass or paved strip between the sidewalk and the road, located in DOT right-of-way where stormwater is managed in an open swale. All street furnishings (trees, plantings, lighting, etc.) should occur within private property. Sidewalks should be located within private property, but they do not have to abut the DOT right-of-way and may be pulled back into the 50' greenway with adequate lighting for pedestrian safety. The Planning Board shall consider requiring site lighting adjacent to the walkways and sidewalks not directly located adjacent to high-visibility right-of-way.
- c. Clearly marked crosswalks should be placed at all intersections where the sidewalk crosses the site access road.
- d. The sidewalk and crossings located parallel to public roads shall be ADA compliant whether or not it is located on private property or in the road right-of-way.

3.2 Parking

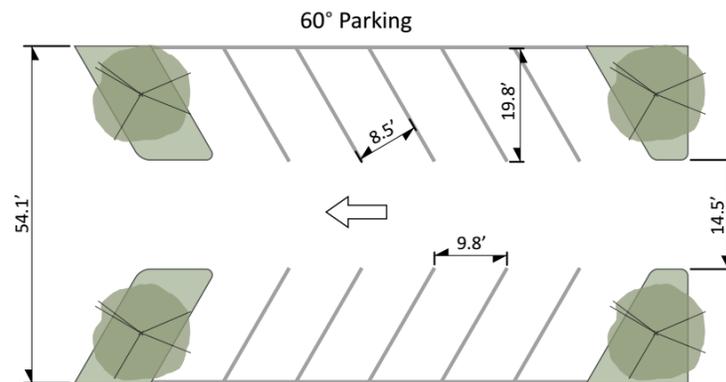
A. Setbacks

The following setbacks shall apply to parking; an access drive to the parking area is allowed within the setback so long as sufficient space for any required vegetation is provided.

1. The parking setback from the front property line along a primary street shall be 50 feet minimum.
2. The parking setback from a property line along a side street shall be 15 feet minimum.
3. The parking setback from a side property line shall be 15 feet minimum and sufficient space for any required vegetation must be provided for.
4. The parking setback from the rear property line shall be equal to the rear yard setback for a building.
5. No parking is allowed between the building and Route 9.
6. Where parking is placed between the front building line and Route 67, the parking setback from Route 67 shall be 50 feet minimum and the building setback shall be 100 feet minimum.

B. Parking Spaces

1. Striping shall be in accordance with the MUTCD marking standards.
2. Parallel parking spaces shall be a minimum of 8.5' x 22'.
3. 90° parking spaces shall be a minimum of 9' x 18'.
4. 60° parking spaces shall be a minimum of 8.5' x 19.8'. See graphic below.



C. Shared Parking

1. All required parking spaces may be located offsite, if the parking area is located within 660 feet from the primary entrance of the use served.
2. Up to 50% of the required parking spaces may be located more than 660 feet off-site, if the parking area is located within 1,320 feet from the primary entrance of the use served.

D. Parking Landscaping

See "Landscaping" section for standards.

E. Bike Parking

1. All developments must provide the following minimum bicycle parking spaces based upon gross floor area as indicated in the table below. Gross floor area is defined as the total square feet of all floors of the building.

Size of Use	Required Spaces
0 to 5,000 square feet of gross floor area	2
5,001 to 10,000 square feet of gross floor area	3
10,001 to 30,000 square feet of gross floor area	4
30,001 square feet or more of gross floor area	6

2. Required bicycle parking spaces must be publicly accessible and be located no more than 100 feet from the building entrance the bicycle parking space is intended to serve.
3. Each required bicycle parking space must be a minimum of 2 feet x 6 feet and be unobstructed by other site elements or car parking spaces.
4. Racks must be securely anchored, easily usable with both U-locks and cable locks, and support a bicycle at two points of contact to prevent damage to the bicycle wheels and frame.

3.3 Lighting

A. Light Trespass

1. Glare shall be eliminated so that roadway traffic will not be impacted by any lighting installed by the development.
2. Lighting must not be oriented onto adjacent properties, streets or sidewalks.
3. The maximum light level of any light fixture must not exceed 0.1 footcandles measured at the property line at any given point for adjacent commercial property and 0.05 footcandles measured at the property line at any given point for adjacent residential property (including a residential zoning district, a parcel containing a residential use, or residential areas of a PDD).
4. Lights must be “full cut off” or “fully shielded” fixtures.

B. Design

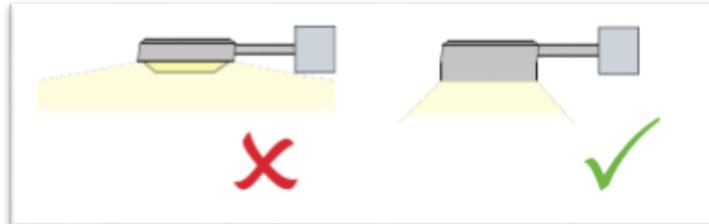
1. Light fixtures within parking areas may be no higher than 30 feet.
2. Light fixtures within pedestrian areas may be no higher than 15 feet.

Pole-Mounted Lighting Graphics



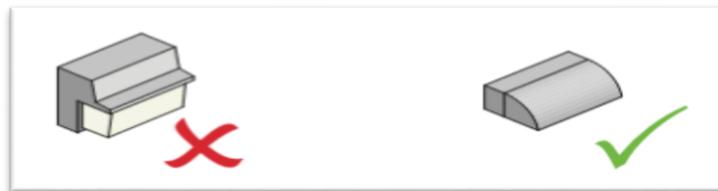
3. Light fixtures located within 50 feet of the property line to a residential zone or property (including a residential zoning district, a parcel containing a residential use, or residential areas of a PDD) may be no higher than 15 feet.

Full Cutoff Light Fixture



C. Building and Security Lighting

1. Lighting fixtures must be selected, located, aimed, and shielded so that direct illumination is focused exclusively on the building facade, plantings, and other intended site features and away from adjoining properties and the street right-of-way.
2. All wall pack fixtures must be full cutoff fixtures.



3. Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture is located, aimed or shielded to minimize light spill into the night sky.

D. Outdoor Sales and Canopy Lighting

Outdoor sales and gas station service canopy lighting shall be aimed downward and installed such that the center of the fixture's luminous opening is flush with or recessed into the canopy ceiling. All lighting from the canopy must be substantially confined to the ground area directly beneath the perimeter of the canopy. All exterior lighting for canopies and/or service areas shall be of an indirect nature, emanating only from fixtures located under canopies, under eaves on the principal building or at ground level in the landscaping. Exterior lighting shall be arranged and shielded so there shall be no glare or reflections onto adjacent properties or street rights-of-way.

3.4 Landscaping

A. Parking

1. A perimeter landscape screen must be provided between the street and parking lot. Screen to be a minimum 10-foot wide, landscaped area with a continuous row of evergreen shrubs.
2. Shrubs must be a minimum of 18 inches in height when planted and must reach a minimum size of 36 inches in height within 3 years of planting.
3. Breaks for pedestrian and vehicle access are allowed.
4. A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking area. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
5. Each interior island must include at least one shade tree per 150 square feet.
6. In no case can there be less than one shade tree for every 2,000 square feet of parking area including driving aisles.
7. A median island may also serve as the location for a sidewalk. In such case, the sidewalk must be a minimum of 6 feet wide, and the remaining planting area must be no less than 5 feet wide.
8. A coordinated landscape plan shall be provided in order to ensure adequate planting within parking lot interiors and along the perimeter of a lot.
9. Planting islands should be evenly spaced within the parking lot. In order to avoid runoff and allow infiltration, soil or mulch should not be mounded. Innovative and attractive ways to address stormwater management, such as rain gardens, should be encouraged. No planting shall be less than five feet wide in any dimension.

B. Transitional Buffers

1. Applicability

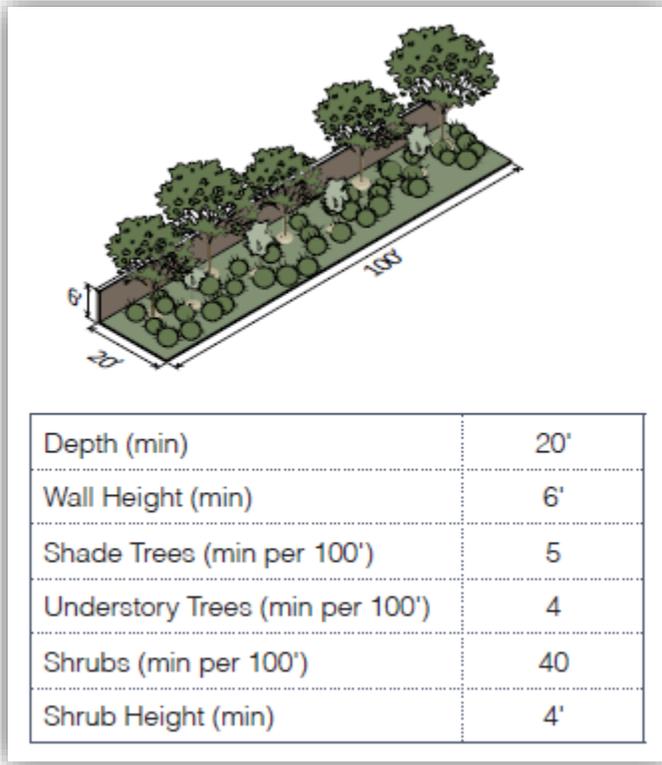
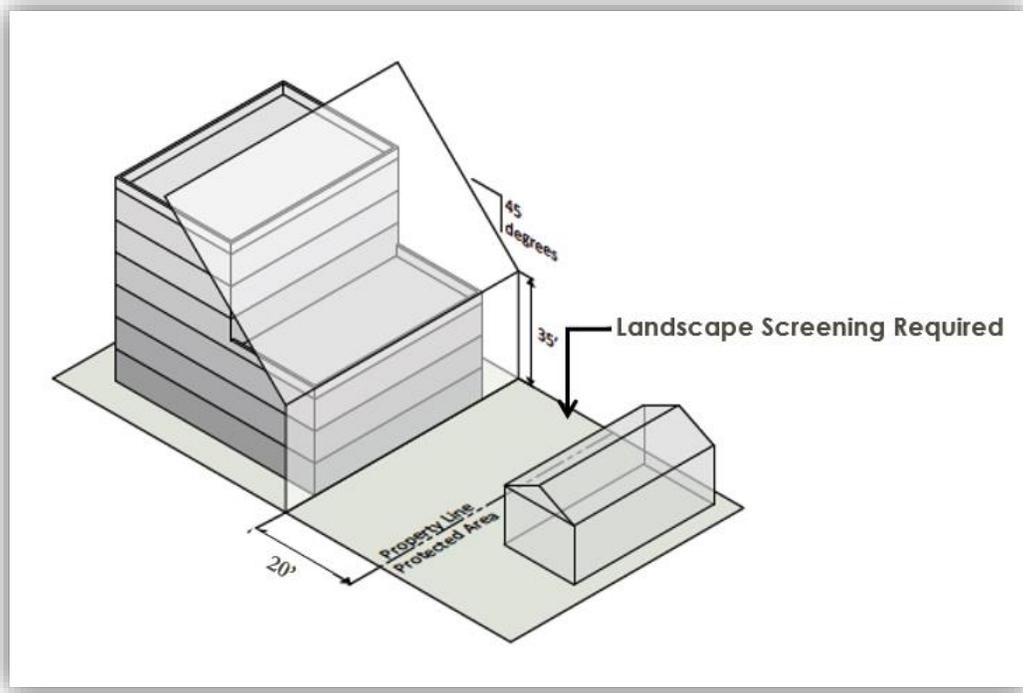
The following transitional buffer requirements shall apply where new development will occur on any parcel located along a property line that abuts a residential zoning district or a property line that abuts a parcel containing a residential use, or that abuts any residential areas of a PDD. These requirements shall not apply to the parcels located near the northwest corner of the intersection of Interstate 87 & Route 67, identified by tax map numbers 229.-2-29.1 and 229.-2-29.2, or the parcels located near the southeast corner of the western side of the State Farm Place and Route 67 intersection, identified by tax map numbers 229.-2-32.2 and 229.-2-32.1.

2. General Provisions

- a. A required transitional buffer must be located within the outer perimeter of the lot, parallel to and extending from the property boundary line and must be provided along the entire frontage immediately abutting the property line.
- b. The width of the buffer is determined exclusive of any required setback; however, the buffer may be located wholly or partially within a required setback.
- c. The parking of vehicles and the placement of buildings is not allowed in a required buffer. All required setbacks apply.
- d. A transitional buffer, as applicable pursuant to section B. 1. shall be provided along the northern boundary of the Route 67 Overlay District situated north of Route 67, as also depicted on the Transect Map & Table depicted in Section 2.7.
- e. A transitional buffer, unless required pursuant to Section B. 2. b., above, and as otherwise applicable pursuant to Section B. 1., above, shall be provided within the Overlay District, as depicted in Figure A, below.

3. Required Buffer

- a. 50% of the required trees must be locally adapted evergreen species.
- b. Shrubs must be evergreen and be of a species that under typical conditions can be expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 18 inches tall when planted.
- c. The transitional buffer wall must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced masonry blocks; glass block.
- d. A fence may be substituted for the wall. The fence must be constructed of high quality materials including vinyl or wood, with no transparency greater than 10% allowed.
- e. Where native well developed vegetation is available it must be retained on site to be used as the transitional buffer. If none exists, then the transitional buffer described above must be installed. When using existing vegetation, it must be equivalent to the protection afforded by the transitional buffer with larger stature trees, understory and shrub layer. Missing components shall be planted to create an equal buffer. If evergreen shrubs are to be installed per the spacing required, no fence is required. If no shrub layer exists then the fence or wall is required. The remaining rear setback area shall be left to revegetate naturally to provide a more substantial buffer over time.



C. No Cut Buffers

A 100-foot no cut buffer shall be preserved along the northern property boundaries of parcels located along the Route 67 West corridor, as illustrated in the Route 67 West Transect Map. The 100-foot no cut buffer is generally located 2,100 to 2,200 feet north of the Route 67 northern right-of-way. The parcels specifically identified as having the 100-foot no cut buffer include tax parcels: 229.-2-75.12, 229.-2-14, 229.-2-12.7, 229.-2-12.6, 229.-2-9, 229.-2-8, 229.-2-7, and 229.-2-6.

D. Building Landscaping

For every 30 linear feet of building façade, one shade tree must be provided and its trunk should be located within 25 feet of the face of the building. This applies to all four side of a building where the building face is located greater than 25 feet from a transitional buffer or wooded area. The intent is to soften the visual effect of the architecture, therefore, the trees should be placed along the façade and not grouped into one area, although the Planning Board may have some discretion over the placement.

E. Installation and Maintenance

1. General Provisions

- a. Plant materials must be hardy to zone 5, must not be invasive to the area or susceptible to pests known to cause widespread death in the Capital Region (i.e.- Emerald Ash Borer, etc.)
- b. All plants are to be true to species and nursery-grown in accordance with good horticultural practices.
- c. No stands of trees shall be removed unless expressly permitted by the Planning Board in conjunction with site plan review and approval.

2. Shade Trees – when planted to meet the landscaping Standards

- a. All shade trees must be locally adapted species. Deciduous trees must have an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater and evergreen trees must have an expected mature height of 30 feet or greater and an expected mature crown spread of at least 20 feet or greater unless subject to an overhead line in which case mature height may be less.
- b. All shade trees must, at the time of planting, for deciduous trees, have a minimum caliper of 3 inches and be at least 10 feet tall and for evergreen trees be at least 8 feet tall.

3. Understory Trees – when planted to meet the landscaping Standards

- a. Understory trees must be locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.
- b. Single-stem understory trees must, at the time of planting, for deciduous trees, have a minimum caliper of 1.5 inches and be at least 6 feet tall, and for evergreen trees be at least 5 feet tall.
- c. Multi-stem understory trees must, at the time of planting, be at least 6 feet tall for deciduous trees and 5 feet tall for evergreen trees.

4. Maintenance

The owner or tenant is responsible for maintaining all required landscaping in good health or condition. Any dead, unhealthy, deteriorating, broken or missing landscaping must be replaced with

landscaping which conforms to this Standard within 30 days (or within 180 days where weather conditions would jeopardize the health of plant materials).

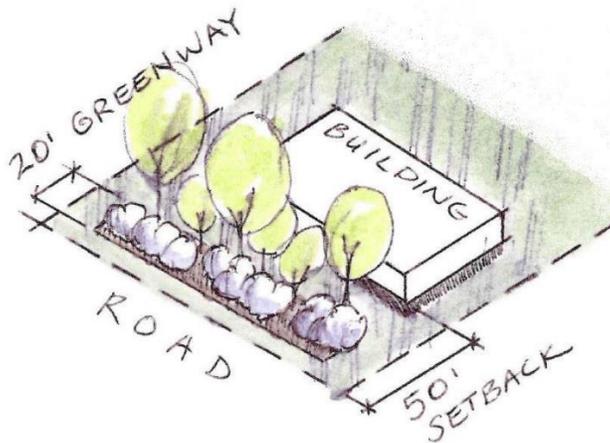
3.5 Signs

All provisions of the commercial zoning district sign regulations in the Town Code apply. Additional requirements are as follows:

1. Sign materials should be consistent with those used for the adjacent building.
2. Free-standing signs shall be placed so as not to obstruct the view of drivers.

3.6 Greenbelts and Buffers

A greenway should be provided along Route 67 and Route 9 for any new development, with a minimum depth of 20 feet. The greenway can be made up of existing vegetation, planted vegetation, or a combination of the two. The greenway shall be located between the front property line and the building or parking area, whichever is closest to the street (within the front setback), as shown below, and with its terminus at each end meeting or exceeding the extent of pavement or building, whichever extends closest to the side property lines. The minimum composition of the greenway is detailed below:



Greenway Planting Requirement

- Depth (minimum): 20 feet
- Shade or Evergreen trees (minimum per 30 linear feet): 1
- Understory trees (minimum per 30 linear feet): 1
- Shrubs (minimum per 30 linear feet): 10
- Shrub height minimum at maturity: 30 inches

3.7 Outdoor Amenity Space

A. Requirements

1. Outdoor amenity space must be provided on the lot and must be available as unenclosed, improved active and passive recreational space for use by the occupants, employees or users of the development.

2. Outdoor amenity space must cover a minimum of 5% of the total lot area to be developed (development is defined for this purpose as the area to be covered with structures, pavements, maintained vegetation such as stormwater structures, lawns, required buffers, and pedestrian areas.)
3. In the case of redevelopment, a minimum of 5% of the total area to be disturbed or refurbished must be covered by amenity space, excluding resurfacing or replacement in kind of existing pavements and structures.

B. Standards

1. Outdoor amenity space may be met in one contiguous open area or in multiple open areas on the lot; however, in order to receive credit the area must be at least 10 feet in width and 10 feet in length.
2. Multiple Lots - A development which aggregates multiple lots into a single development may provide a central amenity space which meets the requirements for the total development so long as it is convenient to the users of the entire site, or may provide multiple spaces so long as they meet the requirements in B.1. above.
3. Examples of active outdoor amenities include a playground, athletic court, pool deck, plaza or fountain, promenade or dog park.
4. Passive park areas must include improvements such as trails, paths and seating areas. Formal or informal gardens, greenbelts, ornamental raingardens, and created wetlands designed to appear natural are considered acceptable outdoor amenity areas so long as they are accessible (meaning they include improvements such as trails, paths and seating areas).
5. Outdoor amenity space cannot be parking islands or stormwater features such as ponds, swales and infiltration basins unless they are designed to double as formal or informal garden areas with the use of significant ornamental plantings, seating or other features listed above in B.3. or B.4.
6. Outdoor amenity space may be roofed but cannot be enclosed. Examples include a pavilion, gazebo or conservatory.
7. Outdoor amenity space may include structures such as kiosks, bicycle racks, benches or other seating, sculpture, fountains and similar amenities. Such areas must not include signs unrelated to the amenities, utility areas, dumpsters or similar structures.
8. Outdoor amenity space cannot be parked or driven upon, except for emergency access and permitted temporary events.
9. Amenities may be seasonal or variable in nature (i.e. outdoor dining, farmer's market, etc.), provided that they occur for a minimum duration of 3 months a year, and are designed to recur permanently.

3.8 Outdoor Elements

A. Outdoor Display

1. Definition
 - a. Outdoor display is the outdoor display of products actively available for sale that is placed in a fully-enclosed building at the end of each business day.
 - b. Outdoor display does not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, propane gas storage racks, ice storage bins, soft drink or similar vending machines (see outdoor storage).
2. Standards
 - a. Outdoor display is permitted in association with any permitted nonresidential principal ground floor use in accordance with the following provisions:
 - b. Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day.

- c. Outdoor display is permitted adjacent to the primary facade with the principal customer entrance, but cannot extend more than 8 feet from the facade and occupy no more than 30% of the horizontal width of the facade.
- d. Outdoor display cannot impair the ability of pedestrians to use the sidewalk or parking areas and must comply with ADA clearance and accessibility.

B. Outdoor Storage

1. Definition
 - a. Outdoor storage is the overnight storage of products or materials outside of a building.
 - b. Outdoor storage includes merchandise or material in boxes, in crates, on pallets or in shipping containers, propane gas storage racks, ice storage bins, and soft drink or similar vending machines.
 - c. Outdoor storage includes the overnight outdoor storage of vehicles awaiting repair, RV's and boats, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material, vehicles, or equipment.
2. Standards
 - a. Outdoor storage is not permitted except with Planning Board approval.
 - b. The Planning Board will determine where outdoor storage may be allowed on the site, and its extent (vertically and horizontally) must be shown on the site plan.

3.9 Design Criteria for Special Uses

A. Auto Sales

1. Vehicle display may take place between Route 67 and Route 9 and the building in a limited fashion as determined by the Planning Board.
2. The Planning Board shall establish a location and maximum number of vehicles to be displayed outdoors between the building and Route 67 and Route 9 at a given time.
3. The Planning Board shall establish a location for outdoor sales and storage, if it deems appropriate.
4. Display lighting shall be down lit and shall not exceed an average of 2 fc, see "Section 3.3 Lighting" for further requirements.
5. The design of the display area should be integrated within the site landscaping and screening and a detailed design shall be provided to the Planning Board.

B. Drive-through establishments

1. The Planning Board should ensure that there is adequate stacking space for vehicles within the drive-through and that they are sited appropriately relative to the right-of-way and sidewalks.
2. Drive-through areas and associated structures (menu boards, drive-up window, etc.) shall be located to the side and/or rear of the building.
3. Drive-through lanes must not be placed between the building and the Route 67 and Route 9.

C. Fuel pumps

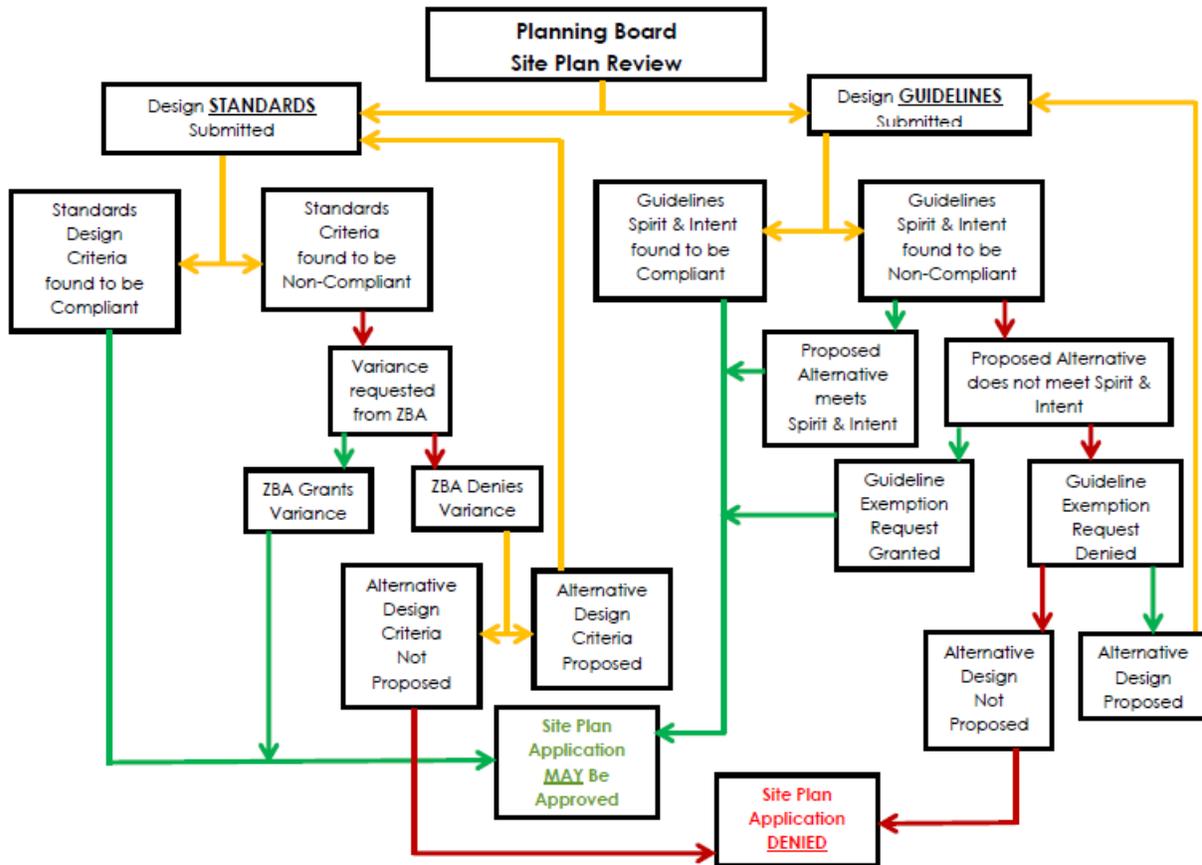
1. Fuel pumps should be located to the side of the building.
2. Canopies shall utilize the same materials/colors as the building.
3. Maximum illumination, measured in footcandles (fc) should be:
 - a. Gas station approach: 2 fc
 - b. Gas station pump area: average of 5 fc
 - c. Gas station service area: average of 3 fc

D. Loading areas

The loading area must be located to the side or rear of buildings. Loading areas may not be placed between the street and the associated building.

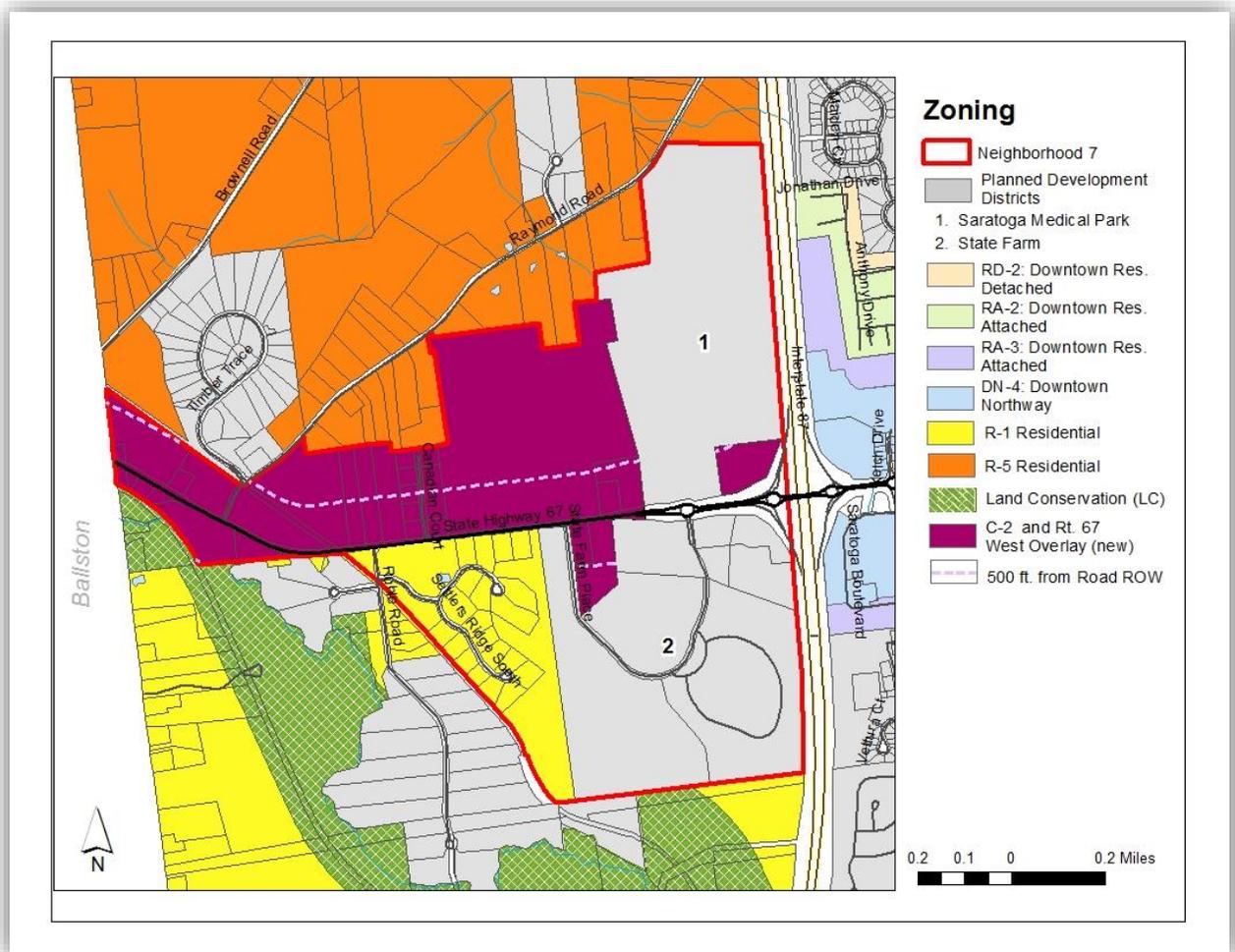
Section 4. Appendix

4.1 Project Flowchart



4.2 Zoning Applicability

- A. The Route 67 West overlay district which generally correlates to the C-2 zoning district along the Rt. 67 West corridor is governed by this set of Standards and Guidelines. The below map identifies this area in a purple/pink color labeled “C-2 and Rt. 67 West Overlay.” Any new or redeveloped commercial property in this area is required to be designed in accordance with this document.



- B. The C-2, C-9, and C-10 zoning districts in the south of town (south of the Form-Based Code downtown) along Routes 9 and 67 as well as the portion of PDD's with C-2 or C-10 overlays are governed by this set of Standards and Guidelines. The below map identifies these areas.

