



# GATEWAY 1

## Performance Standards for Large Scale Developments

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## DEFINITIONS

<b>Arcade</b>	<i>A series of outdoor spaces located under a roof or overhang and supported by columns or arches.</i>
<b>Bay</b>	<i>As applied to large scale development, a spatial division element in a building defined by beams or ribs and their supports.</i>
<b>Berm</b>	<i>An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining uses.</i>
<b>Buffer</b>	<i>As applied to large scale development, an area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesirable views, noise and glare, effectively providing greater privacy to neighboring land uses. Typical buffers include, but are not limited to, plant materials, walls, fences and/or significant land area to separate the uses.</i>
<b>Canopy</b>	<i>A projection over a niche or doorway, often decorative or decorated; a roof over an accessory structure including but not limited to gasoline pumps and an ATM.</i>
<b>Column</b>	<i>A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built up of drums the full diameter of the shaft.</i>
<b>Eave</b>	<i>The overhang at the lower edge of the roof, which usually projects out over the exterior walls of the structure.</i>
<b>Façade</b>	<i>The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.</i>
<b>Floor Area</b>	<i>The aggregate of the areas of each floor of a structure, measured between the exterior faces of the exterior walls of the structure at the level of each floor.</i>
<b>Footcandle</b>	<i>A measure of light falling on a surface. One (1) footcandle is equal to the amount of light generated by one (1) candle shining on one (1) square foot surface located one (1) foot away.</i>
<b>Landscaping</b>	<i>The combination of natural elements such as trees, shrubs, groundcovers, vines, or other organic and inorganic materials, which are installed for purposes of creating an attractive and pleasing environment, screening unsightly views, reducing environmental impacts, and filtering matter from air.</i>
<b>Large Scale Development</b>	<i>Unless otherwise described, a retail sales establishment that exceeds 10,000 sf of gross floor area or a non-residential development that exceeds 25,000 sf of gross floor area.</i>
<b>Nadir</b>	<i>The angle pointing directly downward (0°) from the lighting fixture. 75° nadir, for example, is the angle pointing 75° above nadir.</i>
<b>Parapet</b>	<i>The portion of a wall that extends above the roofline.</i>
<b>Pedestrian Walkway</b>	<i>A surfaced walkway, separate from the traveled portion of a public or private right-of-way, parking lot or driving aisle.</i>
<b>Pitch</b>	<i>The slope of a roof commonly expressed in terms of inches of vertical rise per foot of horizontal run.</i>
<b>Portico</b>	<i>A porch or walkway with a roof supported by columns, often leading to the entrance to a building.</i>
<b>Retail</b>	<i>The selling of goods and commodities directly to consumers and not for resale.</i>
<b>Scale</b>	<i>The size or proportion of a building element or space relative to the structural or functional dimension of the human body.</i>
<b>Screen</b>	<i>See also "buffer". The sole purpose of a screen is to block views. A screen should be constructed of opaque materials and whose height will be effective in obstructing unwanted views.</i>
<b>Storefront</b>	<i>The traditional "main street" façade bound by a structural pier on either side, the sidewalk on the bottom and the lower edge of the upper façade at the top.</i>
<b>Texture</b>	<i>The visual and tactile quality of a surface apart from its color and form. A building texture refers to the variations in the exterior façade and may be described in terms of roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed.</i>



## INTRODUCTION

Until relatively recently, non-residential development in Mid-Coast Maine reflected the traditional pattern of small businesses, schools, professional offices and personal services located on or within walking distance of the village main street. Industrial buildings, if present, were often sited within or near the village center, usually close to residential neighborhoods. Most buildings were sized to fit the needs of the community or its limited market area.

The physical pattern of streets, buildings and neighborhoods in most Mid-Coast communities was in place prior to the advent of the automobile so parking, when it was made available, was often to the rear of buildings and away from the main street. And because many buildings were constructed close to one another and were often of the same era, they shared design features and were of similar scale and form. Indeed, they created what today we call the New England village, one of the defining features of coastal Maine.

The economy of the coast, as well as that of the rest of Maine, has changed over the years. Traditional industries have closed or moved away, schools have been consolidated outside of villages, and local businesses are increasingly being replaced by national retailers. New development, which is primarily automobile oriented, is locating on the fringes of mid-coast communities in order to take advantage of better access, cheaper, and more abundant land. New buildings are often large and bear little resemblance to the traditional New England building form and tend to be accompanied by acres of paved parking with little greenspace; a stark contrast to the identity and image of mid-coast communities.

Some towns have reacted to the scale aspect of the problem by enacting ordinances that set upper limits on the size of retail buildings. This approach alone, however, does not address many of the other impacts of the new wave of generic development that is occurring in the Mid-Coast, such as non-traditional building design, screening, bicycle and pedestrian access, lighting, landscaping, parking lot design and others.

The purpose of this report, “Performance Standards for Large Scale Development” is not to prohibit new development on the basis of size; mid-coast towns have clearly demonstrated that they already have this authority but rather to ensure that new development that does take place will reflect the positive characteristics of their host communities.

Large scale development performance standards are designed to be integrated into the performance standard section of a town’s existing site plan review ordinance. If a project meets the definition of a large scale development, it would need to comply with all applicable performance standards in order to be approved by the planning board. The performance standards are intended to be as objective as possible because it is important for both the developer and the planning board to have a common understanding of how they can be satisfied.

For ease of review, the performance standards are organized into separate sections. Communities are encouraged to customize the standards to meet their local needs. Some performance standards may be unsuited for local conditions while others may need to be revised or upgraded. In particular, communities may want to consider the suggested 10,000 s.f. threshold for retail buildings. Chain convenience stores, drugstores or restaurants, for example, may be smaller than the 10,000 s.f. threshold



but they may represent significant development in a small community. Adjusting some or all of the performance standards to your local context may be important in preserving the appearance and character of many mid-coast communities.

## BUILDING DESIGN

A significant portion of recent large-scale retail and non-residential development in Maine consists of generic or uninteresting architecture that is out of character with the typical commercial buildings that are found in many mid-coast communities. A principal goal of this effort is not to recreate historic buildings but rather to encourage development of new buildings that complement rather than overwhelm traditional commercial neighborhoods. The following photo illustrates some of the issues associated with the appearance of some large non-residential buildings.

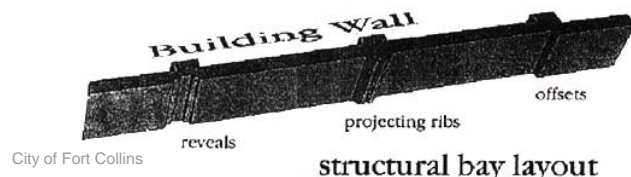


### *Suggested introductory performance standard*

*The Building shall employ varying setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent size and scale of the building.*

### Variation in Facades

The addition of protrusions and recesses in an otherwise flat façade makes a building more interesting and reduces its apparent mass.



### *Suggested performance standard*

*A minimum of twenty (20) percent of the structure's facades that are visible from a public street shall employ actual protrusions or recesses with a depth of at least six feet. No uninterrupted facade shall extend more than 100 feet.*

### Rear and Side Facades

While the principal design effort may be focused on the front façade, the side and rear sides of the building that face public streets or residential neighborhoods should not be forgotten.

***Suggested performance standard***

***Rear and side building facades that are visible from public streets, residential neighborhoods or adjacent properties shall be designed to complement the architectural treatment of the primary façade.***

**Façade Appearance**

Repeating patterns of materials, colors, surface textures and physical elements add interest and variety to a large façade. This photo of a large chain supermarket in Wisconsin shows all of these elements combined to create an attractive building face along a public street.



***Suggested performance standard***

***Building facades shall include a repeating pattern that includes no less than three (3) of the following elements: (i) color change, (ii) texture change, (iii) material module change, (iv) expression of architectural or structural bay through a change in plane no less than twenty four (24) inches in width, such as an offset, reveal or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.***

**Facade Colors**

There is little tradition in the Mid-Coast for reflective surfaces, high intensity hues and trademark colors yet they are often preferred by national and regional retailers because they can serve as a form of advertising for national companies.

Retailers often prefer  
this over this





***Suggested performance standard***

*Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage.*

**Façade Materials**

Wood, brick and stone are traditional materials used in Mid-Coast downtowns and villages. If this tradition is to be continued for new commercial development, this objective must be clearly reflected in a performance standard.

This?



or This?



***Suggested performance standard***

*Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted and decorative concrete block, wood, stucco, and exterior insulation and finish systems (EIFS) shall be used. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building.*

**Façade Appearance and Features**

Mid-Coast commercial buildings have traditionally incorporated display windows, awnings and defined pedestrian entryways. These features combine to make a more pedestrian and shopper friendly atmosphere whether they serve a multi-tenant or single occupancy facility.



Hamburg Place

***Suggested performance standard***

*Ground floor facades that face public streets shall have arcades (a series of outdoor spaces located under a roof or overhang and supported by columns or arches), display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length. The integration of windows into building design is required, and shall be transparent, clear glass (not tinted) between three (3) to eight (8) feet above the walkway along any façades facing a public street. The use of blinds shall be acceptable where there is a desire for opacity.*



Mid-Coast downtowns and villages consist of many small, individual storefronts that, when considered in their entirety, can represent a considerable amount of non-residential floor area. The realities of modern retailing, however, dictate larger single occupancy buildings offering a variety of products and services under a single roof. This does not necessarily mean

that modern retail buildings should not compliment or express the traditional appearance of mid-coast businesses, including facades that are divided into individual, non-functional storefronts.

***Suggested performance standard***

*Ground floor facades of retail buildings that face public streets or contain the principal access to the building and which exceed 150 feet in length shall be designed to appear as a series of attached, individual storefronts even though the building itself may consist of a single retail occupancy.*

**Building Entryways**

A clearly defined entry to a building enhances pedestrian safety, improves appearance and provides an opportunity to incorporate additional details into its overall design.



***Suggested performance standard***

*Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Where additional stores will be located in the principal building, each such store shall have at least one exterior customer entrance that shall conform to the above requirements.*



## Building Style

Mid-Coast residents are familiar with traditional New England building forms because our downtowns and villages consist overwhelming of building type. By requiring new construction to reflect New England building forms, a basic level of compatibility between the new and the old is achievable.



### *Suggested performance standard*

*The building's architecture shall reflect traditional New England building forms. Freestanding accessory structures, such as ATM's, gas pump canopies, sheds, etc., shall be treated as architectural elements and meet the same design standards as the principal structures on the site.*

## Roofs

Flat roofs on single story commercial buildings emphasize length and single occupancy and provide little opportunity for screening rooftop equipment.



Not This

This



Hamburg Place

***Suggested performance standard***

***A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet.***

Pitched roofs on smaller buildings may be appropriate in many situations but are impractical on larger buildings that exceed 80-100 feet in depth.



[CharretteCenter.com](http://CharretteCenter.com)

***Suggested performance standard***

***Pitched roofs with a minimum pitch of 5/12 may be required by the Planning Board to complement existing buildings or otherwise establish a particular aesthetic objective.***

## **OUTDOOR SALES**

Outdoor sales areas should be specifically identified on site plans submitted to the planning board. Such areas are often located within parking lots so, in effect, not all proposed parking will be available for that purpose for a significant part of the year. As shown in the following photo, about 20% of total parking is taken up by seasonal storage. The photo also illustrates another consideration of outdoor sales area - pedestrian safety. The main store and the outdoor sales area are separated by the principal access lane in front of the building. Customers will cross this lane many times during the day, increasing the possibility of vehicle-pedestrian conflicts at the site.



**outdoor sales area  
within parking lot**

Outdoor sales should be designed into the project as an extension of the indoor sales area and should reflect the design theme and details of the principal building. The following photo shows a covered outdoor sales area extending from the building. It is also shows an uncovered sales area separated from the main facility by an access lane.

The following photos show a covered outdoor sales area that is an extension of the main building. There is an additional uncovered outdoor sales area that is separated from the covered sales area by an access lane. Due to its location on a lightly used side of the developed site, however, safety concerns are less significant."



#### ***Suggested performance standard***

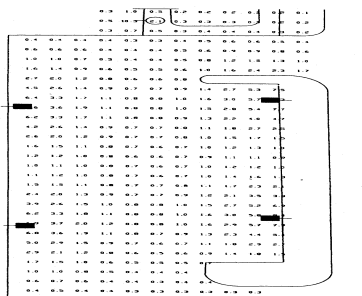
*Areas for outdoor sales of products may be permitted if they are extensions of the sales floor into which patrons are allowed free access. Such areas shall be incorporated into the overall design of the building and the landscaping and shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall be similar in materials and colors to those that are predominantly used on the building facade. Outdoor sales areas shall be considered as part of the gross floor area of the retail establishment.*

*Outdoor storage of products for sale in an area where customers are not permitted is prohibited. This prohibition includes outdoor storage sheds and containers. Outdoor sales areas must be clearly depicted on site plan and separated from motor vehicle routes by physical barrier and 10'.*

## **LIGHTING**

### **Lighting - Plan**

Lighting contractors routinely use computer programs to design lighting plans for non-residential projects. The most important variables in designing lighting plans are the number and height of poles and the type and wattage of fixtures. The following lighting plan shows the number of foot-candles (level of illumination) at any location in a parking lot. Any non-residential project that will require illumination of parking lots should include a lighting plan.



#### ***Suggested performance standard***

*Plans shall be submitted for all proposed exterior lighting drawn to a scale of 1" = 20' and shall include the location and type of lighting equipment, manufacturer's specification sheets and point-by-point calculated illuminance values noted on a 10-foot grid.*

### Lighting - Maximum Level of Illumination

In order to avoid unnecessarily high levels of exterior lighting, maximum illuminance levels should be established for parking lots, intersections and property lines.

#### *Suggested performance standard*

*The following lighting criteria shall not be exceeded:*

*Parking lots: an average of 1.5 foot-candles throughout, a maximum of 6 foot-candles and a maximum-to-minimum uniformity ratio of 20:1 foot-candles*

*Intersections: an average of 3 foot-candles throughout, a maximum of 6 foot-candles and a maximum-to-minimum uniformity ratio of 20:1 foot-candles*

*Maximum at property lines: 0.1 foot-candles*

### Lighting - Pole Height

Pole height can significantly affect the off-site impact of project lighting. The taller the poles, the higher the "halo of light" created by a project. This, in turn, will make the project more visible to off-site properties as well as result in more generalized light pollution. Both problems are exacerbated when the project's hours of operation exceed those normally common in the community. The following photos show the difference between 38 foot and 20 foot poles used at different outlets of the same retail chain store.

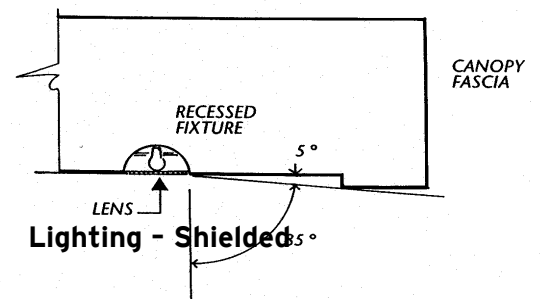


#### *Suggested performance standard*

*The maximum height of freestanding lights shall be the same as the principal building, but shall not exceed 20 feet.*

### Fixtures

Shielded or cut-off luminaires do not permit direct view of a bulb except from directly below the lens,



Gas pump canopy.



thereby significantly reducing adverse lighting impacts. If the bottom of the bulb extends just to the bottom of the enclosed fixture housing, its beam of light is designated 90° nadir. The following illustration shows a fixture housing extending below the bulb, creating an 85° nadir beam of light.

***Suggested performance standard***

***All lights shall have shielding to provide a beam cut-off at no more than 75 degrees nadir.***

**Lighting - Hours of Operation**

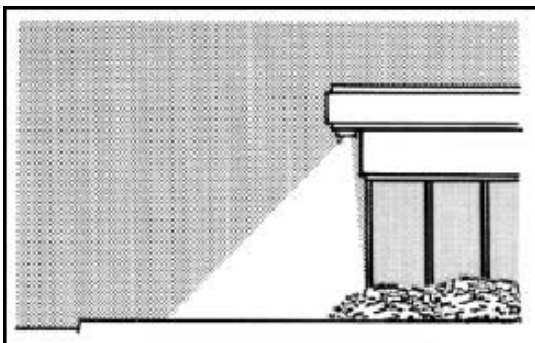
Communities may not have authority to determine the hours of operation of a non-residential facility but they can regulate how it functions. The following photos are of a convenience store in a very rural area with little nighttime traffic. The level of lighting itself would present a problem in a neighborhood that has no other nighttime businesses but this particular facility operates all night long without an attendant. The lighting impact is compounded by the use of unshielded canopy bulbs.



***Suggested performance standard***

***The applicant shall demonstrate to satisfaction of the planning board that the proposed lighting is appropriate for the intended use. The planning board shall consider the hours of operation, characteristics of the neighborhood and the specific activities proposed in making its determination. When the activity is not in use, lighting shall be turned down to security level or turned off.***

**Lighting - Impact on Adjacent Properties**

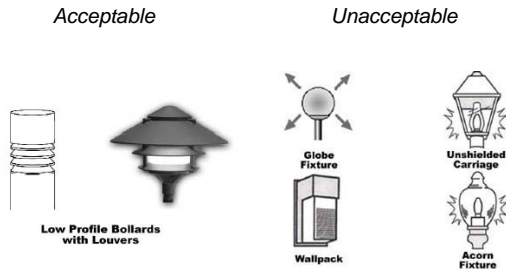


***Suggested performance standard***

***Where lights along property lines will be visible to adjacent residences, the lights shall be appropriately shielded.***

## Lighting - Other Areas

If lighting is desired in other locations within a project site, it must be specified by the community. In addition, the applicant should be given guidance as to the suitable types of fixtures to be used. The following illustrate acceptable and unacceptable light fixtures for crosswalks, pedestrian paths, sidewalks and areas adjacent to streets and parking lots.



**Suggested performance standard**  
*Lighting shall be located along streets, parking areas, at intersections and crosswalks and where various types of circulation systems merge, intersect or split. Pathways, sidewalks and trails shall be lighted with low or mushroom-type standards.*

## LANDSCAPING

Landscaping serves many purposes in development. It softens the appearance and improves the operation of parking lots and access roads, makes buildings more inviting and provides visual separation between incompatible uses. Unfortunately, too much recent development has ignored these potential developments, as shown in the following photo.

no foundation landscaping

no landscaping within parking lot



City of Lewiston GIS

## Landscaping - Building Foundations



### **Suggested performance standard**

*A minimum of 30% of the building's total foundation, including a minimum of 50% along the building's front façade, shall be planted with landscaping consisting of one 1.5" caliper ornamental tree and 4 shrubs per ten (10) linear feet of foundation. Preferred locations for such landscaping are near entrances and facades facing public streets.*



## Landscaping - Adjacent Streets; Access and Circulation Drives



City of West Bend

### *Suggested performance standard*

*Landscaping consisting of three 2.5" caliper street trees, six 4-foot high understory trees, ten 12" high evergreen or 15" high deciduous shrubs and five 3-foot evergreen trees shall be planted every 50' along and within a minimum 30-foot wide green strip buffer adjacent to all public street and along and within a minimum 20-foot wide green strip buffer adjacent to all private streets and drives including parking lot connectors, circulation drives (including those adjacent to building) and loading areas.*

## Landscaping - Parking Lot Islands

### *Suggested performance standard*

*One 2.5" caliper canopy tree, one 4-foot high understory tree, and five 12" high evergreen or 15" high deciduous shrubs shall be planted within each parking lot island. All landscaped areas shall be a minimum 10' in width in their smallest dimension and tree wells shall be a minimum 36 sf in area.*



## Landscaping - Separation of Incompatible Uses



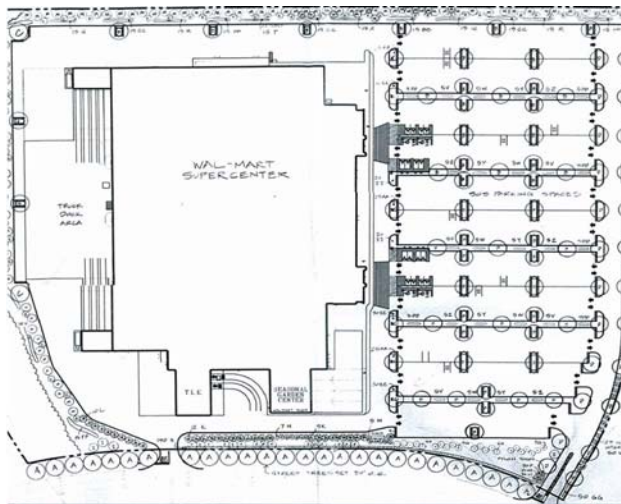
City of West Bend

### ***Suggested performance standard***

***Where the building site abuts an area zoned or developed for residential uses, a six-foot high berm shall be provided and planted with double offset row of 4-foot high evergreens spaced 15' on center.***

### **Landscaping - Plans**

In order to ensure compliance with landscaping standards, developers must submit plans and specifications detailing the type, size, location and number of proposed plantings. The following site landscaping plan and planting schedule documents to the planning board, neighbors and the public precisely what landscaping improvements will be completed as part of a proposed project. Because it is part of the overall approval of a project, landscaping is considered just as important a component of a development as are buildings, roads and utilities. Therefore, landscaping must be maintained and replaced as necessary for the life of the project.



CD.	#	BOTANICAL NAME	COMMON NAME	SIZE
<b>CANOPY TREES</b>				
A	26	ACER RUBRUM RED SUNSET	RED MAPLE	3-3 1/2" CAL.
B	65	FRAXINUS PENN. SUMMIT	SHADELESS GREEN ASH	2 1/4-3" CAL.
C	18	GLADITEIA T. SHADMASTER	SHADEMASTER HONEYLOCUST	2 1/4-3" CAL.
D	24	QUERCUS RUBRA	RED OAK	2 1/4-3" CAL.
<b>UNDERSTORY TREES &amp; MULTISTEM CLAMPS</b>				
E	70	AMELANCHIER AUTUMN BRILLIANCE	SHADBLOW	6-8' HT.
F	15	BETULA PAPERIFERA	PAPER BIRCH	1 1/4-2" CAL.
G	12	CRATAEGUS WINTER KING	WINTER KING HAWTHORN	8-10' HT.
H	10	MAGNOLIA ROYAL STAR	ROYAL STAR MAGNOLIA	5-6' HT.
I	5	MALUS ROYALTY	ROYALTY CRAB	1 1/4-2" CAL.
J	10	SALIX NIOBE	WEeping WILLOW	8-10' HT.
<b>EVERGREEN TREES</b>				
K	22	PICEA ABIES	NORWAY SPRUCE	5-6' HT.
L	25	PINUS NIGRA	AUSTRIAN PINE	5-6' HT.
M	120	PINUS STROBUS	EASTERN WHITE PINE	3-4' HT.
N	37	THUJA O. NIGRA	DARK AMER. ARBORVITAE	4-5' HT.
<b>DECIDUOUS SHRUBS</b>				
P	20	BERBERIS T. CRIMSON PYROMY	DWARF RED BARBERRY	15-18" SPD.
Q	50	CORNUS A. ELEGANTISSIMA	VAR. RED TWIG DOGWOOD	18-24" SPD.
R	50	CORNUS RACEMOSA	GRAY DOGWOOD	18-24" SPD.
S	150	FORSYTHIA NORTHERN GOLD	HARDY FORSYTHIA	18-24" SPD.
T	50	ILEX VERT. WINTER RED	WINTERBERRY	18-24" SPD.
U	90	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	18-24" SPD.
V	30	POTENTILLA F. ABBOTSMOOD	WHITE POTENTILLA	15-18" SPD.
W	30	POTENTILLA F. GOLDFINGER	GOLD POTENTILLA	15-18" SPD.
X	50	PRUNUS CISTENA	PURPLE LEAF SAND CHERRY	18-24" SPD.
Y	30	ROSA RUGOSA	RED RUGOSA ROSE	15-18" SPD.
Z	30	SPIRAEA JAPONICA GOLD MOUND	GOLD MOUND SPIREA	15-18" SPD.
<b>EVERGREEN SHRUBS</b>				
AA	75	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	12-15" SPD.
BB	40	ILEX GLABRA COMPACTA	COMPACT INKBERY	15-18" SPD.
CC	120	JUNIPERUS C. PITCHERIANA	PITCHER JUNIPER	15-18" SPD.
DD	30	JUNIPERUS H. BAR HARBOR	BAR HARBOR JUNIPER	15-18" SPD.
EE	90	JUNIPERUS H. BLUE CHIP	BLUE CHIP JUNIPER	15-18" SPD.
FF	40	PINUS MUGO MUGUS	MUGO PINE	15-18" SPD.
GG	50	RHODODENDRON PJM	PJM RHODODENDRON	15-18" SPD.
HH	40	THUJA O. WOODWARDII	GLOBE ARBORVITAE	15-18" SPD.
<b>GROUNDCOVERS</b>				
JJ	40	PHLOX SUBULATA WHITE DELIGHT	WHITE CREEPING PHLOX	QT. POT.
KK	20	RUDBECKIA GOLDSTORM	BLACK-EYED SUSAN	QT. POT.
LL	20	SEDUM AUTUMN JOY	AUTUMN JOY SEDUM	QT. POT.

### ***Suggested performance standard***

***The applicant shall submit a site landscaping plan that presents the location and quantity of all project plantings. The applicant shall also submit a planting schedule keyed to the site landscaping plan that lists the botanical and common names, size at planting and quantity of all project plantings. Landscaping shall be considered an integral component of the approved project. The applicant shall replace within 30 days any landscaping that dies, is removed or otherwise requires replacement. Such replacement landscaping shall be equivalent in species and size to the original landscaping unless the applicant can demonstrate to the satisfaction of the code enforcement officer that site conditions require an alternative species of comparable size.***

## PARKING

One to two square feet of pavement are required to support every square foot of non-residential floor area. This includes areas for access, customer parking and maneuvering, trucking loading and outside storage. In many instances, fields and forested sites are cleared to create parking lots so the contrast between pre- and post-project conditions can be dramatic. Parking lots need to satisfy their principal purpose of providing safe and convenient parking for customers and employees but they can often also do so in a more environmentally and aesthetically acceptable manner. The following photo illustrates some of the characteristics of typical parking lots.



### Location of Parking Spaces

The following photos compare parking lots with spaces that are all located to one side of a building versus spaces that are sited convenient distances from one or more buildings.



Maine OGIS



#### ***Suggested performance standard***

***Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface.***

The historic pattern of development in Maine downtowns and villages usually involved buildings close to the principal street with parking located to the rear, as illustrated in the following photos of downtown Auburn and Damariscotta. In the absence of significant site constraints, modern commercial development almost invariably develops parking in front of buildings.





Maine OGIS



In order to enhance the compatibility between historic and modern development schemes, parking in front of buildings should be minimized.



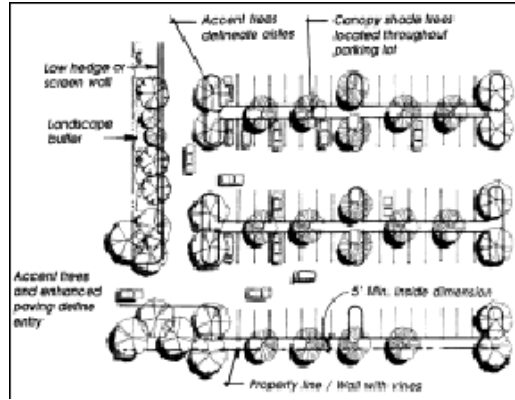
(T.W. Layman Associates, Architects)

#### ***Suggested performance standard***

***No more than 10% of off-street parking shall be sited between the front façade of the principal building and the primary abutting streets with the exception of parking areas used for the display of vehicles for sale. The Planning Board may increase this limit up to 50% if it determines that the building and parking are screened from view by out lot development consisting of buildings less than 20,000 sf of floor area and by the use of additional tree plantings, berms, fencing, low walls, shrubs and/or perennials.***

#### **Parking Lot Segmentation and Landscaping**

Segmenting parking lots into smaller subareas will reduce incidents of vehicles cutting through parking aisles, reduce the apparent scale of the paved area and provide opportunities for landscaping.



#### ***Suggested performance standard***

***Parking lots over 100 spaces shall be segmented visually and functionally into distinct parking areas of no more than 60 spaces by landscaped and curbed medians with a minimum curb to curb width of 10 feet. Curbed landscaped islands shall be sited at the end of each parking aisle and within parking aisles at intervals no greater than one island per every twenty (20) spaces. Islands at the ends of aisles shall be counted toward meeting this requirement. Each required landscaped island shall be a minimum of three hundred sixty (360) sf in landscaped area.***

## **SCREENING**

Screening is intended to buffer visually unattractive components of a development, such as waste containers, rooftop equipment, loading docks, etc. Screening must be of suitable size and materials to meet the needs of the development. The following photos demonstrate unacceptable and acceptable methods of screening waste storage facilities. The chain link fence enclosure does not have enough height or capacity to meet the business's needs and is not sight impervious. The solid enclosure is constructed of the same material as the principal building, making its appearance less dramatic and more consistent with the overall project theme.



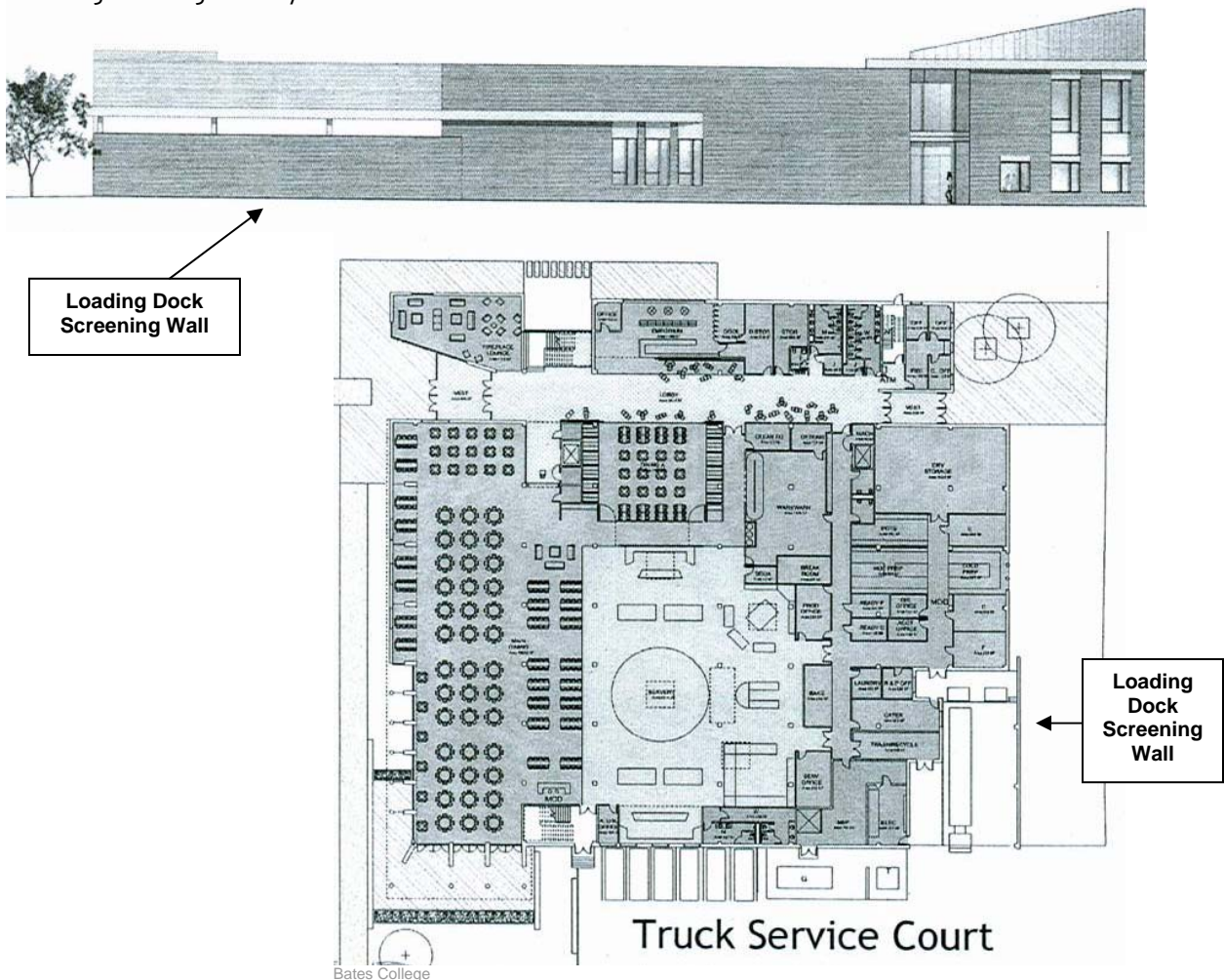
Lexcollab.org

### ***Suggested performance standard***

***Ground- and wall-mounted mechanical equipment, refuse containers and permitted outdoor storage must be fully concealed from on- and off-site ground level views with materials identical to those on building exterior. All trash collection areas that are not within an enclosed building or underground must be screened or recessed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties and at least 50 feet from any lot line. Screening and landscaping of these areas shall conform to the predominant materials used on the site.***

***Rooftop equipment must be screened by parapets, upper stories or exterior walls from view from public streets within 1,000'. Gates and fencing may be used for security and access but not for screening. Chain link, wire mesh or wood fencing is not acceptable.***

Loading docks can present special screening challenges because they may be used during otherwise “quiet” hours, may face adjacent residences, can present an unattractive view to the public, etc. As a result, their screening requirements should be specifically addressed as shown in the following rendering of a loading dock serving a college dining facility.





***Suggested performance standard***

*Loading docks must be screened from surrounding roads and properties by walls matching the building's exterior or fully opaque landscaping.*

## **PEDESTRIAN AND BICYCLE FACILITIES**

Pedestrians must have the ability to walk safely from adjacent public streets, sidewalks and transit stops to the facility's principal entrance. These walkways should be clearly defined and landscaped.



***Suggested performance standard***

*Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large commercial buildings on the site. Curbed walkways are preferred. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than fifty (50) percent of the length of the walkway.*

Walkways should be clearly distinguishable from driving surfaces.



City of Niagara, CA

***Suggested performance standard***

*All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.*

Sidewalks should extend along the full length of any building façade with a customer entrance and lead to an arcade or awning providing protection from the elements. Because entrances are activity areas with people entering, exiting and waiting for rides, etc., the awning or facade should extend at least 30 feet from the entrance to provide adequate space.



***Suggested performance standard***

***Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade. Weather protection features such as awnings or arcades are required within thirty (30) feet of all customer entrances.***

Sidewalks should be installed along all sides of the development site that front on a public street, even if sidewalks do not presently on those portions of the streets leading to the site. This will permit extension of the sidewalks in the future.



***Suggested performance standard***

***Sidewalks at least eight (8) feet in width shall be provided along all sides of the lot that abut a public street.***

Large commercial buildings often serve as gathering areas so when weather conditions permit, outdoor furniture should be available for use by customers and visitors. In addition, secure bicycle parking facilities should be provided for the use of customers and employees.

***Suggested performance standard***

***The development shall provide exterior pedestrian furniture in appropriate locations at the rate of one seat for every 20,000 sf of gross floor area. The development shall provide secure, integrated bicycle parking at the rate of one bicycle rack space for every 50 vehicle parking spaces.***



Dero Company

## BUILDING REUSE (retail buildings > 25,000 sf)

One of the more troubling problems with modern retail development in general and “big box” buildings in particular is how and when these buildings are reused once they are vacated by the original occupant.



They often represent relatively small investments on a square foot basis and can require substantive improvements as little as halfway through their normal life expectancy. As a result, rather than expand in place, it is sometimes easier and more cost effective to vacate them and build new and larger facilities elsewhere. While this may make business sense, large vacant retail buildings can negatively impact the community in which they are located.

### *Suggested performance standard*

*A maintenance/restoration bond must be established by the applicant to ensure the building and all amenities on the site are maintained if the building becomes vacant. The amount of such bond shall be based on estimates prepared by a registered professional engineer of the cost of four years of maintenance of all site improvements and the cost of razing the building and removing all demolition materials. The estimates shall be increased by 50% to reflect inflation.*

*If the building remains vacant for a period of one (1) year and site improvements are not maintained over this period, the selectmen may vote to exercise the bond to pay for site maintenance. If the building remains vacant for a period of four (4) years, the selectmen may vote to exercise the bond to remove the building from the site.*

*Where the building will replace an existing building within the community, the applicant shall submit evidence that there will be no private prohibition on the type or reuse of the previously occupied building through conditions of sale or lease.*

## LOCATION WITHIN THE COMMUNITY (retail buildings > 25,000 sf)

Perhaps the two most significant characteristics of the new wave of non-residential development in Mid-Coast Maine is the traffic it generates and the sheer mass of buildings and site improvements. For example, village traffic was traditionally distributed among many small businesses with shoppers making multiple stops on a single shopping trip. This tended to produce less traffic since a single trip was often used to accomplish many purposes. In contrast, modern retailing generates many more single-purpose trips. While there is some increase in efficiency because shopping is concentrated in a single store, the traffic is also concentrated at a single location. Not only does this increase the overall volume of traffic, it also results in significant changes in traffic patterns.

There are few examples of very large retail buildings in mid-coast Maine and there is almost no precedent for the expansive parking lots required to serve them. Some communities use site plan review or similar ordinances to address many of the physical impacts of large-scale development, such as drainage, erosion, traffic, noise, lighting, water quality and so forth. Very few communities, however, have the tools to effectively deal with perhaps the most vexing characteristic of very large retail



buildings - locations outside of established village commercial areas and their high level of visibility that tends to dominate viewsheds.

### Location - Accommodate Traffic

If community has zoning, it is may be possible to identify acceptable locations where large, new trip generators will not unduly affect traffic patterns in residential neighborhoods and village centers. Of course, such developments may require significant improvements to the existing transportation infrastructure. If a community does not have zoning, an alternative is to require direct access from an arterial or major collector highway. The following suggest performance standard includes a list of highways from the Maine Department of Transportation database for Lincoln County

#### *Suggested performance standard*

*The principal vehicular access to retail buildings over 50,000 sf in floor area shall be directly from an arterial or major collector road as defined by the Maine Department of Transportation with a posted speed limit less than 40 mph.*

Lincoln County			
County Wide	Primary Route Name	Classification	Mobility Arterial Corridor
STATE AND FEDERAL HIGHWAYS THROUGHOUT THE COUNTY			
	ST RTE 17	Arterial	X
	ST RTE 27	Major Collector	
	ST RTE 27	Arterial	X
	ST RTE 27	Minor Collector	
	ST RTE 32	Major Collector	
	ST RTE 96	Major Collector	
	ST RTE 96	Minor Collector	
	ST RTE 105	Minor Collector	
	ST RTE 126	Major Collector	
	ST RTE 126	Minor Collector	
	ST RTE 127	Major Collector	
	ST RTE 127	Minor Collector	
	ST RTE 128	Minor Collector	
	ST RTE 129	Major Collector	
	ST RTE 129	Minor Collector	
	ST RTE 130	Major Collector	
	ST RTE 130	Minor Collector	
	ST RTE 144	Minor Collector	
	ST RTE 194	Major Collector	
	ST RTE 194	Minor Collector	
	ST RTE 197	Major Collector	
	ST RTE 213	Major Collector	
	ST RTE 215	Major Collector	
	ST RTE 215	Minor Collector	
	ST RTE 218	Major Collector	
	ST RTE 220	Major Collector	
	ST RTE 235	Minor Collector	
	ST RTE 238	Minor Collector	
	US 1	Arterial	X
	US 1B	Major Collector	

### Location - Buffer Views

A common belief is that large retail developments need to be readily visible to the traveling public. In fact, most large "big boxes" are considered destination retail. That is, the big box represents the principal purpose of the motorist's trip and much of the sales volume is generated by repeat customers. The following photo shows the location of a new Home Depot in Topsham (before the access road was constructed).

New Home Depot



The store is a substantial distance from Route 196, its principal access. In fact, the only indication for Route 196 motorists that it exists is the sign shown in the photo below.



One of the performance standards under *Building Appearance* requires that the ground floor façade of a large retail building that faces a public street be designed to appear as a series of individual attached storefronts, which is in keeping with the appearance of many mid-cost village commercial areas. Therefore, if a big box were sited immediately adjacent to a street, it would have that traditional commercial-like appearance. Sited further away from the road, the issues of mass, paved area, etc. come into focus so the best means of dealing with them may be to reduce the building's visibility from the road. These alternative scenarios – setback plus full visibility vs. setback and reduced visibility are illustrated in the following photos.



***Suggested performance standard***

***Retail buildings over 50,000 sf in floor area that are set back more than 50 feet from a designated road shall not be visible from such road. This may be accomplished by existing vegetation and topography as well as proposed site improvements such as landscaping, berms and similar site design features. In determining if existing vegetation and/or proposed landscaping will satisfy this standard, the Planning Board may consider the projected height and substance of such vegetation and/or landscaping seven years after construction of the large retail building is completed. (note: "designated road" refers to roads specifically identified as those from which such developments should not be visible).***

An alternative approach would be to encourage the development of smaller commercial buildings between the large retail building and the designated road. This would provide the required buffering and also encourage more traditionally sized buildings along the road, as demonstrated in the following photo of Cook's Corner in Brunswick.



The following photos show two similar development sites. The supermarket in the first photo is fully visible from adjacent roads while the view of the supermarket from the adjacent road in the second photo is partially buffered by strategically sited small commercial buildings.



#### ***Suggested performance standard***

*Alternatively, this standard can be satisfied by the siting of smaller commercial buildings on pads or outlets between the large retail building and the designated road. This technique shall be employed for the full width the development site along the road that provides its principal vehicular access except for access locations and landscaped public open spaces that the Planning Board determines will provide effective visual buffering of the large retail building.*

### **COMMUNITY IMPACTS (retail buildings > 25,000 sf)**

The development standards discussed to this point focus on the physical and visual characteristics of large scale development. There are other aspects of such development that are of as much or even more concern to communities. These relate more to how the operation of a large-scale development might affect local employment, the local economy, direct and indirect demand for municipal services, tax



revenues, commercial property values, existing local businesses, etc. Communities sometimes have more difficulty in properly framing the questions than the developer might have in answering them. The following community impact statement is from Stoughton, Wisconsin and comprehensively addresses many of the issues of concern.

#### ***Suggested performance standard***

***For retail buildings over 50,000 sf floor area, the applicant shall provide adequate funding to the town to retain a consultant of its choice with appropriate experience to complete and present an Economic and Fiscal Impact Analysis. The impact statement shall include the following elements:***

- ***Identification and assessment of the impacts of the proposed project, including positive, negative, and indirect impacts.***
- ***Proposed measures to mitigate adverse impacts and/or maximize positive impacts including provision of infrastructure or public services improvements sufficient to support the project. Any adverse impacts that cannot be mitigated shall be identified.***
- ***Mitigation measures to be implemented by the applicant shall be identified.***

***The impact statement shall assess the following areas of potential impact:***

- ***Types of jobs created.***
- ***Number of full-time (40 hrs/wk) and part time (less than 40 hrs/wk) jobs created.***
- ***Estimate of the amount of local labor to be used in the construction of the project and in employment. Local is defined as town or county residents or businesses.***
- ***Evaluation of the market and financial feasibility of the project. Include a Trade Area analysis indicating the market proposed for the project and the area from which patrons will be attracted, and any plans for phased construction. Include any further market studies prepared for the project by the applicant.***
- ***Evaluation of the potential for the proposed project to create an over-supply of retail space in the town using industry-accepted standards for commercial floor area per resident.***
- ***Evaluation of the impact of the proposed project on commercial vacancy rates in the town and the county.***
- ***Estimate of the extent the proposed project would reduce the diversity of the town's economic base by eliminating smaller businesses.***
- ***Comparison and evaluation of the projected costs and benefits to the town resulting from the project including:***
  - ***projected costs arising from increased demand for and required improvements to public services and infrastructure,***
  - ***value of improvements to public services and infrastructure to be provided by the project,***
  - ***projected tax revenues to the town to be generated by the project,***
  - ***projected impact of the project on land values (both residential and commercial) and potential loss or increase in tax revenues to the town,***
  - ***short-term and long term projection of increased revenues to the town, and costs resulting from the proposed project,***
  - ***estimate of the difference between how much of the revenue generated by the proposed project will be retained and re-directed back into the economy of the community compared to other retail chain stores and locally owned, independent retailers in the town.***

## LARGE SCALE DEVELOPMENT

In addition to any other applicable standards or requirements of the this ordinance, large-scale development, which is defined as retail buildings greater than 10,000 sf in floor area and non-residential buildings greater than 25,000 sf in floor area, shall also conform to the follow performance standards.

1. **Building design.** The building shall employ varying setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent size and scale of the building.
  - a. A minimum of twenty (20) percent of the structure's façades that are visible from a public street shall employ actual protrusions or recesses with a depth of at least six feet. No uninterrupted façade shall extend more than 100 feet.
  - b. Rear and side building facades that are visible from public streets, residential neighborhoods or adjacent properties shall be designed to complement the architectural treatment of the primary façade.
  - c. Building facades shall include a repeating pattern that includes no less than three (3) of the following elements: (i) color change, (ii) texture change, (iii) material module change, (iv) expression of architectural or structural bay through a change in plane no less than twenty four (24) inches in width, such as an offset, reveal or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.
  - d. Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage.
  - e. Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted and decorative concrete block, wood, stucco, and exterior insulation and finish systems (EIFS) shall be used. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building.
  - f. Ground floor facades that face public streets shall have arcades (a series of outdoor spaces located under a roof or

overhang and support by columns or arches), display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length. The integration of windows into building design is required, and shall be transparent glass (not tinted) between three (3) to eight (8) feet above the walkway along any façades facing a public street. The use of blinds shall be acceptable where there is a desire for opacity.

- g. Ground floor facades of retail buildings that face public streets or contain the principal access to the building and which exceed one hundred fifty (150) feet in length shall be designed to appear as a series of attached, individual storefronts even though the building itself may consist of a single retail occupancy.
  - h. Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Where additional stores will be located in the principal building, each additional store that exceeds 2,500 sf in floor area shall have at least one exterior customer entrance that shall conform to the above requirements.
  - i. The building's architecture shall reflect traditional New England building forms. Freestanding accessory structures, such as ATM's, gas pump canopies, sheds, etc., shall be treated as architectural elements and meet the same design standards as the principal structures on the site.
  - j. A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet.
  - k. Pitched roofs with a minimum pitch of 5/12 may be required by the Planning Board to complement existing buildings or otherwise establish a particular aesthetic objective.
2. **Outdoor sales.** Additional standards applicable only to large scale development consisting of retail establishments greater than 10,000 sf of floor area.
- a. Areas for outdoor sales of products may be permitted if they are extensions of the sales floor into which patrons are allowed free access. Such areas shall be incorporated into the overall design of the building and the landscaping and shall be permanently defined and screened with walls and/or

fences. Materials, colors and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall be similar in materials and colors to those that are predominantly used on the building facade. Outdoor sales areas shall be considered as part of the gross floor area of the retail establishment.

- b. Outdoor storage of products for sale in an area where customers are not permitted is prohibited. This prohibition includes outdoor storage sheds and containers.
- c. Outdoor sales areas must be clearly depicted on site plan and separated from motor vehicle routes by physical barrier and ten (10) feet.

### 3. Lighting

- a. Plans shall be submitted for all proposed exterior lighting drawn to a scale of one (1) inch = twenty (20) feet and shall include the location and type of lighting equipment, manufacturer's specification sheets and point-by-point calculated illuminance values noted on a ten (10) foot grid.
- b. The following lighting criteria shall not be exceeded:
  - i. Parking lots: an average of one point five (1.5) foot-candles throughout, a maximum of (six) 6 foot-candles and a maximum-to-minimum uniformity ratio of twenty (20) to one (1) foot-candles.
  - ii. Intersections: an average of three (3) foot-candles throughout, a maximum of six (6) foot-candles and a maximum-to-minimum uniformity ratio of twenty (20) to one (1) foot-candles.
  - iii. Maximum at property lines: zero point one (0.1) foot-candles.
- c. The maximum height of freestanding lights shall be the same as the principal building, but shall not exceed twenty (20) feet .
- d. All lights shall have shielding to provide a beam cut-off at no more than seventy-five (75) degrees nadir.
- e. The applicant shall demonstrate to satisfaction of the planning board that the proposed lighting is appropriate for the intended use. The planning board shall consider the hours of operation, characteristics of the neighborhood and the specific activities proposed in making its determination. When the activity is not in use, lighting shall be turned to security level or turned off.

- f. Where lights along property lines will be visible to adjacent residences, the lights shall be appropriately shielded.
- g. Lighting shall be located along streets, parking areas, at intersections and crosswalks and where various types of circulation systems merge, intersect or split . Pathways, sidewalks and trails shall be lighted with low or mushroom-type standards

#### 4. Landscaping

- a. A minimum of thirty (30) percent of the building's total foundation, including a minimum of fifty (50)percent along the building's front façade, shall be planted with landscaping consisting of one- one point five (1.5) inch caliper ornamental tree and four (4) shrubs per ten (10) linear feet of foundation. Preferred locations for such landscaping are near entrances and facades facing public streets.
- b. Landscaping consisting of three (3) two point five (2.5) inch caliper street trees, six (6) four (4) foot high understory trees, ten (10) twelve (12) inch high evergreen or fifteen (15) inch high deciduous shrubs and five (5) three (3) foot evergreen trees shall be planted every fifty (50) feet along and within a minimum thirty (30) foot wide green strip buffer adjacent to all public street and along and within a minimum twenty (20) foot wide green strip buffer adjacent to all private streets and drives including parking lot connectors, circulation drives (including those adjacent to building) and loading areas.
- c. One (1) two point five (2.5) inch caliper canopy tree, one (1) four (4) foot high understory tree, and five (5) twelve (12) inch high evergreen or fifteen (15) inch high deciduous shrubs shall be planted within each parking lot island. All landscaped areas shall be a minimum ten (10) feet in width in their smallest dimension and tree wells shall be a minimum thirty six (36) square feet in area.
- d. Where the building site abuts an area zoned or developed for residential uses, a six (6) foot high berm shall be provided and planted with double offset row of four (4) foot high evergreens spaced fifteen (15) feet on center.
- e. The applicant shall submit a site landscaping plan that presents the location and quantity of all project plantings. The applicant shall also submit a planting schedule keyed to the site landscaping plan that lists the botanical and common names, size at planting and quantity of all project plantings. Landscaping shall be considered an integral component of the approved project. The applicant shall replace within thirty (30) days any landscaping that dies, is



removed or otherwise requires replacement. Such replacement landscaping shall be equivalent in species and size to the original landscaping unless the applicant can demonstrate to the satisfaction of the code enforcement officer that site conditions require an alternative species of comparable size.

## **5. Parking**

- a. Parking areas shall provide safe, convenient, and efficient access for vehicles and pedestrians. They shall be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface.
- b. No more than ten (10) percent of off-street parking shall be sited between the front façade of the principal building and the primary abutting streets with the exception of parking areas used for the display of vehicles for sale. The Planning Board may increase this limit to fifty (50) percent if it determines that the building and parking are screened from view by out lot development consisting of buildings less than twenty thousand (20,000) sf of floor area and by the use of additional tree plantings, berms, fencing, low walls, shrubs and/or perennials.
- c. Parking lots over one hundred (100) spaces shall be segmented visually and functionally into distinct parking areas of no more than sixty (60) spaces by landscaped and curbed medians with a minimum curb to curb width of ten (10) feet. Curbed landscaped islands shall be sited at the end of each parking aisle and within parking aisles at intervals no greater than one island per every twenty (20) spaces. Islands at the ends of aisles shall be counted toward meeting this requirement. Each required landscaped island shall be a minimum of three hundred sixty (360) sf in landscaped area.

## **6. Screening**

- a. Ground- and wall-mounted mechanical equipment, refuse containers and permitted outdoor storage must be fully concealed from on- and off-site ground level views with materials identical to those on building exterior. All trash collection areas that are not within an enclosed building or underground must be screened or recessed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties and at least fifty (50) feet from any lot line. Screening and landscaping of these areas shall conform to the predominant materials used on the site.

- b. Rooftop equipment must be screened by parapets, upper stories or exterior walls from view from public streets within one thousand (1,000) feet. Gates and fencing may be used for security and access but not for screening. Chain link, wire mesh or wood fencing is not acceptable.
  - c. Loading docks must be screened from surrounding roads and properties by walls matching the building's exterior or fully opaque landscaping
7. **Bicycle and pedestrian facilities.** Additional standards applicable only to large scale development consisting of retail establishments greater than 10,000 sf in floor area.
- a. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large commercial buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than fifty (50) percent of the length of the walkway.
  - b. All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
  - c. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade. Weather protection features such as awnings or arcades are required within thirty (30) feet of all customer entrances.
  - d. Sidewalks at least eight (8) feet in width shall be provided along all sides of the lot that abut a public street.
  - e. The development shall provide exterior pedestrian furniture in appropriate locations at the rate of one (1) seat for every twenty thousand (20,000) square feet of gross floor area and secure, integrated bicycle parking at the rate of one bicycle rack space for every fifty (50) vehicle parking spaces.

8. **Building reuse.** Additional standards applicable only to large scale development consisting of retail establishments greater than 20,000 sf in floor area.
- a. A maintenance/restoration bond must be established by the applicant to ensure the building and all amenities on the site are maintained if the building becomes vacant. The amount of such bond shall be based on estimates prepared by a registered professional engineer of the cost of four (4) years of maintenance of all site improvements and the cost of razing the building and removing all demolition materials. The estimates shall be increased by fifty (50) percent to reflect inflation.
  - b. If the building remains vacant for a period of one (1) year and site improvements are not maintained over this period, the selectmen may vote to exercise the bond to pay for site maintenance. If the building remains vacant for a period of four (4) years, the selectmen may vote to exercise the bond to remove the building from the site.
  - c. Where the building will replace an existing building within the community, the applicant shall submit evidence that there will be no private prohibition on the type or reuse of the previously occupied building through conditions of sale or lease
9. **Location.** Additional standards applicable only to large scale development consisting of retail establishments greater than twenty thousand (20,000) square feet in floor area. These standards are intended to ensure such large buildings are placed in suitable locations and that they are not visible from designated roads as listed in subsection 9.c, below, unless they are sited close to the road in a manner similar to traditional village commercial development.
- a. *For communities with zoning - designate acceptable locations on zoning map)*
  - a. *For communities without zoning - Retail buildings over 20,000 sf in floor area that are set back more than 50 feet from a designated road shall not be visible from such road. This may be accomplished by existing vegetation and topography as well as proposed site improvements such as landscaping, berms and similar site design features. In determining if existing vegetation and/or proposed landscaping will satisfy this standard, the Planning Board may consider the projected height and substance of such vegetation and/or landscaping seven years after construction of the large retail building is completed. (note: "designated road" refers to roads specifically identified as those from which such developments should not be visible.)*

- b. Alternatively, this standard may be satisfied by the siting of smaller commercial buildings on pads or out lots between the large scale retail building and the designated road. This technique shall be employed for the full width the development site along the road that provides its principal vehicular access except for access locations and landscaped public open spaces that the Planning Board determines will provide effective visual buffering of the large retail building.
- c. The following are designated roads within the meaning of subsections 9.a and 9.b, above.
  - i. \_\_\_\_\_
  - ii. \_\_\_\_\_
  - iii. \_\_\_\_\_

10. **Community impacts.** For retail establishments over fifty thousand (50,000) square feet in floor area, the applicant shall provide adequate funding to the town to retain a consultant of the town's choice with appropriate experience to complete and present an Economic and Fiscal Impact Analysis.

- a. The impact statement shall include the following elements:
  - i. Identification and assessment of the impacts of the proposed project, including positive, negative, and indirect impacts.
  - ii. Proposed measures to mitigate adverse impacts and/or maximize positive impacts including provision of infrastructure or public services improvements sufficient to support the project. Any adverse impacts that cannot be mitigated shall be identified.
  - iii. Mitigation measures to be implemented by the applicant shall be identified.
- b. The impact statement shall assess the following areas of potential impact:
  - i. Types of jobs created
  - ii. Number of full-time (forty (40) hrs/wk) and part time (less than forty (40) hrs/wk) jobs created.
  - iii. Estimate of the amount of local labor to be used in the construction of the project and in employment. Local is defined as town or county residents or businesses.
  - iv. Evaluation of the market and financial feasibility of the project. Include a Trade Area analysis indicating the market proposed for the project and the area





from which patrons will be attracted, and any plans for phased construction. Include any further market studies prepared for the project by the applicant.

- v. Evaluation of the potential for the proposed project to create an over-supply of retail space in the town using industry-accepted standards for commercial floor area per resident.
- vi. Evaluation of the impact of the proposed project on commercial vacancy rates in the town and the county.
- vii. Estimate to the extent the proposed project would reduce the diversity of the town's economic base by eliminating smaller businesses.
- viii. Comparison and evaluation of the projected costs and benefits to the town resulting from the project including:
  - 1. Projected costs arising from increased demand for and required improvements to public services and infrastructure,
  - 2. Value of improvements to public services and infrastructure to be provided by the project,
  - 3. Projected tax revenues to the town to be generated by the project,
  - 4. Projected impact of the project on land values (both residential and commercial) and potential loss or increase in tax revenues to the town,
  - 5. Short-term and long-term projection of increased revenues to the town, and costs resulting from the proposed project,
  - 6. Estimate of the difference between how much of the revenue generated by the proposed project will be retained and re-directed back into the economy of the community compared to other retail chain stores and locally owned, independent retailers in the town.

11. **Definitions.** In addition to the definitions presented on page three of the report, the following definitions apply specifically to large scale developments.

**Arcade.** A series of outdoor spaces located under a roof or overhang and supported by columns or arches.

**Bay.** As applied to large scale development, a spatial division element in a building defined by beams or ribs and their supports.

**Berm.** An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining uses.

**Buffer.** As applied to large scale development, an area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesirable views, noise and glare, effectively providing greater privacy to neighboring land uses. Typical buffers include, but are not limited to, plant materials, walls, fences and/or significant land area to separate the uses.

**Canopy.** A projection over a niche or doorway, often decorative or decorated; a roof over an accessory structure including but not limited to gasoline pumps and an ATM.

**Column.** A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built up of drums the full diameter of the shaft.

**Eave.** The overhang at the lower edge of the roof, which usually projects out over the exterior walls of the structure.

**Façade.** The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

**Floor Area.** The aggregate of the areas of each floor of a structure, measured between the exterior faces of the exterior walls of the structure at the level of each floor.

**Footcandle.** A measure of light falling on a surface. One (1) footcandle is equal to the amount of light generated by one (1) candle shining on one (1) square foot surface located one (1) foot away.

**Landscaping.** The combination of natural elements such as trees, shrubs, groundcovers, vines, or other organic and inorganic materials, which are installed for purposes of creating an attractive and pleasing environment, screening unsightly views, reducing environmental impacts, and filtering matter from air.

**Large scale development.** Unless otherwise described, a retail sales establishment that exceeds 10,000 sf of gross floor area or a non-residential development that exceeds 25,000 sf of gross floor area.

**Nadir.** The angle pointing directly downward (0°) from the lighting fixture. 75° nadir, for example, is the angle pointing 75° above nadir.

**Parapet.** The portion of a wall that extends above the roofline.

**Pedestrian walkway.** A surfaced walkway, separate from the traveled portion of a public or private right-of-way, parking lot or driving aisle.

**Pitch.** The slope of a roof commonly expressed in terms of inches of vertical rise per foot of horizontal run.

**Portico.** A porch or walkway with a roof supported by columns, often leading to the entrance to a building.

**Retail.** The selling of goods and commodities directly to consumers and not for resale.

**Scale.** The size or proportion of a building element or space relative to the structural or functional dimension of the human body.

**Screen.** See also "buffer". The sole purpose of a screen is to block views. A screen should be constructed of opaque materials and whose height will be effective in obstructing unwanted views.

**Storefront.** The traditional "main street" façade bound by a structural pier on either side, the sidewalk on the bottom and the lower edge of the upper façade at the top.

**Texture.** The visual and tactile quality of a surface apart from its color and form. A building texture refers to the variations in the exterior façade and may be described in terms of roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed.