

5.1 Commercial and Industrial Development. (Effective April 1, 2006)

- A. **Applicability:** The requirements of this section (5.10) shall apply to all uses within the LB Local Business; HB Highway Business; CB Central Business, IN Industrial and HI Highway Industrial districts.
- B. **Purpose:** The purpose of this regulation is to provide for sound commercial and industrial development within the Town of Stafford to achieve the following objectives:
 - 1. Improve the tax base of the Town.
 - 2. Provide long-term employment opportunities for Town residents.
 - 3. Facilitate attractive commercial and industrial development to serve Town residents and is complementary to the scale and character of the community.

C. Preliminary Site Development Plan:

It is recommended that, prior to the submission of an official application for commercial, or industrial development approval, the applicant initiate a pre-application conference with the Commission and subsequently prepare and present a preliminary plan for informal consideration by the Commission. The preparation of the preliminary plan is recommended to facilitate the general consideration of factors and problems affecting the development of the land before the applicant proceeds with the official application and the preparation of final maps, plans, and documents required for formal consideration by the Commission. The presentation of a preliminary plan will more readily and economically facilitate alterations and changes recommended by the Commission.

Neither the pre-application conference nor the formal consideration of the preliminary plan shall be deemed to constitute any portion of the official and formal procedure of applying for a Preliminary Site Development and Land Use Concept Plan approval. Neither the proponent nor the Commission shall be in any way bound by statements made in such informal discussions, their purpose being only to minimize delay, expense, and inconvenience to the public, the proponent, and the Commission upon future receipt, if any, of a formal application. Following any formal discussion, the Commission may suggest that the proposal, or certain aspects thereof, be referred to other municipal, State, or Federal agencies for review and comment, or Federal agencies for review and comment or may suggest that additional Information is, or will be required.

D. Standards of Design:

1. Area and Bulk

- a. No single establishment intended for retail, restaurant, or other use that supplies goods and/or services on site to a consumer shall have a total floor area that exceeds sixty thousand (~~4060~~,000) square feet.
- b. No building for retail, restaurant, or other use that supplies goods and/or services on site shall have a total floor area that exceeds ~~forty-sixty~~ thousand (~~6040~~,000) square feet.

- c. There shall be a maximum of ~~forty-sixty~~ thousand (6040,000) square feet of gross floor area on each lot.
- d. Retail uses located in buildings constructed prior to the adoption of this regulation, when the gross floor area devoted to retail use is more than twenty thousand (20,000) square feet, may be enlarged up to a gross floor area of ~~sixforty~~ thousand square feet (6040,000), or ten (10) percent greater than exists at the date of the adoption of this regulation, whichever is greater, through issuance of a special use permit by the Commission, if the Commission determines that all criteria intent of this regulation is adhered to.
- e. The square footage devoted to a retail use shall be calculated by adding the sum of all individual retail stores for that permits are sought and also to the cumulative sum of related, or successive permits for retail stores that are part of a related retail development, such as additions to a building, or multiple buildings on a lot or adjacent lots.
- f. For purposes of this section, the gross floor area of a retail store shall include gross floor area of all portions of the site outside of the exterior walls, or buildings used for the display, storage, or sale of any goods, wares, or merchandise, except that the gross floor area of a retail store shall not include exterior areas of not more than three thousand (3,000) square feet used for seasonal or temporary sales events.
- g. The gross floor area of adjacent stores shall be aggregated in cases where the stores (A) are engaged in the selling of similar, or related goods, wares, or merchandise and operate under common ownership, or management; (B) share check stands, a warehouse, or a distribution facility; or (C) otherwise operate as associated integrated, or co-operative business enterprises.

2. Driveways and Access

- a. The number of access drives and intersections shall be the minimum necessary to provide reasonable access to the proposed development.
- b. For all development within the HB and LB districts, there shall be a maximum of one driveway access where there is three hundred (300) feet, or less of road frontage. If there is more than three hundred (300) feet of road frontage, there shall be a maximum of one driveway access for each three hundred (300) feet of road frontage.
- c. The use of shared access for adjacent properties shall be provided where feasible, as determined by the Commission.
- d. The maximum width of the driveway shall be the minimum necessary to provide safe and efficient access to the property.

3. Parking

- a. Parking for all uses shall be provided in accordance with the requirements of Section 6.2(D), (E), (F) of these regulations and the following requirements:

- i. The applicant shall submit information on projected periods of parking usage to the Commission to assist in their determination.
- ii. The Commission may require that a component of the total parking area that would be utilized only during peak periods of demand be surfaces with an appropriate pervious surface.
- iii. Traffic lanes in parking lots shall facilitate traffic movement and maneuverability, especially for ambulances and fire fighting vehicles.
- iv. All areas used for parking and driveways within the zone, except the buffer strip and any other planting strip, shall be provided with a dust free, all-weather surface.
- v. The perimeter of all parking areas that abut any required buffer strip, another property line, or a street line shall be provided with wheel, or bumper guards, so situated, designed, and maintained, that no part of any vehicle parked therein will extend beyond the zone, or street line, or into the buffer strip. The Planning and Zoning Commission may also require guards, or fences within the area for the regulation of traffic and the alignment of parked vehicles, or for either purpose.

4. Pedestrian Circulation

- a. The development of the site should include facilities for safe and convenient pedestrian circulation.
- b. Each site shall include a comprehensive system of pedestrian circulation, linking key components of the site with relevant external areas.
- c. If contiguous to other existing sidewalks, a concrete walkway with a minimum width of four feet shall be constructed along the frontage of the property, parallel to the public road(s). If there is insufficient room within the right-of-way to construct the sidewalk, it shall be within a public access pedestrian easement.
- d. Walkways with a minimum width of six (6) feet shall be constructed along the entrance of all retail and related uses that may be used by pedestrians.
- e. Pedestrian paths in the form of concrete walkways or areas of the parking area differentiated from vehicular travel areas by pavement shall link the building entrances with parking areas, sidewalks along the street, and adjacent properties, if required.

5. Utilities

- a. No commercial, or industrial development shall be approved unless adequate public utilities are to be provided by the developer.
- b. All development within the HB, LB, and CB districts with a gross floor area of twenty thousand (20,000) square feet, or greater shall be served with public water and sanitary sewage.

- c. No development shall occur without an adequate supply of potable water for consumption and firefighting.
- d. There shall be adequate capacity for sanitary waste disposal generated by the proposed development.
- e. Electric power, telephone, and other cable systems shall be placed underground.
- f. Fire hydrants shall be placed at locations determined by the Commission upon advice from the Fire Marshal.
- g. The design of the proposed development must include storm water management so that the completed development will cause no net increase in storm water discharging from the site during twenty-five (25) year and fifty (50) year storm events when compared to pre-development conditions during such storm events.

6. Signs

- a. All signs shall conform to a theme or design that is compatible with the architecture of the buildings and site.
- b. All signs shall comply with requirements of Section 6.3 of the regulations.

7. Landscaping

A. Intent: These landscaping regulations are adopted for the purpose of:

- i. Protecting property values by preserving existing vegetation and planting new materials;
- ii. Providing privacy from visual intrusion, light, dirt, and noise;
- iii. Preventing soil erosion; providing water recharge areas; and
- iv. Improving the quality of the environment of the Town of Stafford and contributing to maintaining its rural character.

B. Overall Landscaped Area Requirements

- i. All areas of any parcel used for commercial or industrial purposes that is not paved, covered by a building, or left in its natural state as designated on an approved site plan shall be landscaped in accordance with subsection 3 (Perimeter Landscape Area Requirements) below.

C. Perimeter Landscaped Area Requirements

- i. Front Yard – Any lot developed for commercial or industrial use shall provide a landscaped area adjacent to the street that is not less than the width specified in the table below;

Light Business	10 feet
Highway Business	25 feet
Industrial	50 feet
Highway Industrial	30 feet

- ii. The front yard landscaped area shall contain at least one shade tree at least three (3) inches in caliper for each fifty (50 feet), or part thereof of street frontage.

- iii. Side/Rear Yards – Any lot developed for commercial or industrial use shall provide a landscaped area alongside and area lot lines at least ten (10) feet wide with one (1) shade tree at least three (3) inches in caliper for each fifty (50) feet, or part thereof of such lines.

D. Parking Lot Landscaping Requirements

- i. Landscaped end islands and interior islands and planting strips shall be provided in parking lots to avoid the visual and environmental impacts of large expanses of asphalt.
- ii. Landscaping within the parking lots shall contain a minimum of one (1) shade tree, three (3) inch caliper and three (3) shrubs, with a minimum height of twenty-four (24) parking spaces, planted within islands, planting strips, or buffer areas, as provided below.
- iii. There shall be no more than twenty-five (25) contiguous parking spaces without an interior, or end island.
- iv. End islands shall be provided at each end of each row of parking spaces, curbed and landscaped, and a minimum of ten (10) feet wide by eighteen (18) feet long for a single row of spaces and ten (10) feet wide by thirty-six (36) feet long for a double row of spaces.
- v. Planting strips shall be provided in every third (3rd) set of interior parking spaces between abutting rows of spaces, curbed and landscaped, at a minimum width of ten (10) feet. Such planting strips may contain a pedestrian walkway.
- vi. Trees in, or adjacent to parking lots shall be of a variety suitable for a parking lot environment that provide shade, or are capable of providing shade at maturity.
- vii. No parking area, or driveways shall be closer than ten (10) feet from any portion of a building other than its garage entrance, or loading area apron. This ten (10) foot area shall be used for walkways and/or landscaping.
- viii. All curbing to be Cape Cod style curbing.

E. Landscaped Buffer Requirements

Landscaped buffers shall be provided where required by this section and shall conform to the standards illustrated in the buffer yard graphic.

- i. Canopy trees shall be deciduous shade trees planted at three (3) inches in caliper with a mature height of at least thirty-five (35) feet. Under story trees shall be deciduous shade, or fruit trees planted in two (2) inches in caliper with a mature height of at least twelve (12) feet.
- ii. Evergreens shall be coniferous species planted at six (6) feet in height. Shrubs shall be either deciduous species planted at twenty-four (24) inches in height.
- iii. Front Yards – a front yard landscaped buffer, meeting, or exceeding the requirements of the A-1 buffer yard, shall be required in the Industrial Zone, Highway Industrial Zone, or the Highway Business Zone where residentially zoned properties are located directly across the street.

- iv. Front Yards – A front yard landscaped buffer, meeting, or exceeding the requirements of the A-2 Buffer yard, shall be required by the Commission in Highway Business, Local Business, Highway Industrial Zone, or Industrial Zones to screen parking lot areas from the public street.
- v. Side/Rear Yards – A landscaped buffer shall be provided alongside and rear yards where development within Highway Business, Local Business, Highway Industrial Zone, or Industrial Zones, or industrial uses that abut Residential Zones, or uses, in accordance with the following:

Buffer Yard	Between any Highway Business, Local Business Zone, and a Residential Zone
Buffer Yard	Between any Industrial Zone, Highway Industrial Zone, and a Residential Zone

- vi. The Commission shall determine that type of buffer yard within each category shall be based upon a review of the site design, topography, existing vegetation, and abutting land uses. The Commission may authorize the use of existing vegetation in lieu of part, or all of the buffer yard requirements. Also, the Commission may require the substitution of the evergreen plan materials shown in the buffer yard graphic. The use of B1, B2, or B3 berms may also be required by the Commission where deemed appropriate in any buffer yard as an additional buffering mechanism.

F. Existing Vegetation

Existing plant materials may be used to meet all, or part of the landscape regulations. Existing trees in good condition over twelve (12) inches in caliper, within areas designated for landscaping, shall be preserved unless approved for removal by the Zoning Enforcement Officer.

G. Variations to Landscape Requirements

- a. Additional Landscaping – The Commission may require additional landscaping, or more mature plantings when unusual conditions require more extensive screening or for noise abatement to prevent the depreciation of adjoining residential properties.
- b. Reduced Landscaping – The Commission may reduce the landscape requirements by not more than 25% for excellence in building, or space design, where site conditions are appropriate to a revised landscape plan. The Commission shall consider, among other features, the site characteristics, compatibility of proposed structures with surrounding architectural types, quality of building materials, and the size and quality of landscape materials.

1. Completion of Landscaping

In new construction, all landscaping shown on the approved plan shall be completed before issuance of a bond in a form and amount satisfactory to the Commission assuring completion within a specific time (not to exceed one year) shall be filed with the Commission. Such bond shall be forfeited if the work is not completed within such time limit.

2. Landscape Plan Requirements

Landscape plans shall include a plant list, with plant names, quantities, size at planting, and size when mature. Typical sections may be shown. Existing planting shall be identified on the plan.

8. Architectural guidelines

The following architectural guidelines shall apply to all new construction, reconstruction, or addition within all commercial and industrial districts. The Commission may waive all, or sections of these requirements for building additions of less than two thousand five hundred (2,500) square feet of gross floor area.

1. Facades

- a. No uninterrupted length of any façade shall exceed one hundred (100) feet and shall incorporate wall plane projections, or recesses.
- b. The ground floor façade of a retail, or similar use facing a public street, or pedestrian area shall incorporate display windows, awnings, or other such features to create visual interest in the site.
- c. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing.
- d. All building facades that are visible from a public street must be attractively designed with windows and other architectural elements so that no visible elevation looks like the back of a building.

2. Roofs

- a. Variations in roof lines shall be used in the design of buildings.
- b. Rooftop equipment such as HVAC units shall be screened from public view with parapets featuring three-dimensional cornice treatments.
- c. The appearance of a flat roof shall be avoided.

3. Materials, colors, and detail features

- a. Building facades shall include a repeating pattern including color, texture, and materials.
- b. Predominant exterior building materials shall be high-quality materials, such as brick, wood, sandstone, and other native stone or tinted and textured concrete masonry units.
- c. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited.
- d. Predominant exterior building materials should not include smooth-faced concrete block, tilt-up panels, or pre-fabricated steel panels.