

5.21 - Non-Residential Development in Residence Districts

The purpose of this section is to provide site design standards which will protect residential property values and the appearance of residential neighborhoods. This is accomplished by establishing site design standards to control new and especially large non-residential uses requiring building location and site design that is in scale with the surrounding residential uses and blends with the natural terrain of the site. The following site design standards shall be in addition to any other applicable zoning requirement. These standards shall apply in the residence districts to all buildings and accessory structures associated with any permitted use or Special Exception use with the following exceptions:

A. Buildings and accessory structures designed or intended for residential dwelling purposes.
B. Buildings and accessory buildings and structures designed and intended for farm use.
C. Buildings and accessory structures intended for public safety use. For the purpose of this sub-section the term "existing" shall be defined as the non-residential buildings or structures of a lot existing on July 6, 1992 - the original effective date of this section of these regulations.

1. The applicant may choose and apply only one of the following formulas for all building additions: a. The total floor area of the addition(s) to an existing building(s) shall not exceed 25% of the total floor area of all existing buildings on the lot; or b. The total building coverage (footprint) of the addition(s) to an existing building(s) shall not exceed 25% of the total building coverage (footprint) of all existing buildings on the lot, provided the total floor area of the addition(s) shall not exceed 35% of the total floor area of all the existing buildings on the lot.

2. The following standards limit the developed portion of a lot and the total floor area of the building(s) on a lot as a percentage of the Total Lot Area. These standards are consistent with the purposes of the Town Plan of Development and the intended scale of development in residence districts. a. The maximum percentage of total building(s) footprint to the Total Lot Area shall be 10%. ("Building Footprint" is the area within the foundation of a building.) b. The maximum percentage of total habitable floor area of all buildings to the Total Lot Area shall be 15%. c. The maximum percentage of all surfaces covered with an impermeable material to the Total Lot Area shall be 25%.

3. Each non-residential building with a building footprint in excess of 2,500 [4,000] square feet shall be setback from the front, side and rear Lot line by the distance required for the front, side and rear yard for the district in which the building is located, plus an additional 25 feet from the front, side and rear yard line for each 1,000 square feet, or fraction thereof, of building footprint in excess of 4,000 square feet.

4. No parking area or internal driveway(s) connecting parking areas shall be permitted within the minimum front, side or rear yards. No above or below ground parking structure shall be permitted.

5. Grading of the site within the required yards shall be kept to a minimum. Where grading is permitted within a required yard the finished grade shall not vary from the original grade before construction by more than 3 percent.

6. Natural stands of trees and shrubs located within the required yards shall be preserved wherever possible. The Commission shall require planting of additional trees and shrubs on the lot to provide a visual buffer between the proposed buildings and structures and any adjacent residentially zoned property and from the street.