

Material reviewed at this meeting: Part 2

Material to be reviewed at the next meeting: Continuing review of Part 2

GENERAL DISCUSSION

Sidewalks and Paths. There was discussion of where applicants should be required to construct sidewalks. There was general agreement that it made sense along Route 302 and in the Village Center and Town Center districts. It may be appropriate in the Residential district along main thoroughfares. There was also discussion of whether a multi-use path might be preferable in some locations to a sidewalk.

Light Industry. There was discussion of the definition of light industry. It needs to be clear and specific.

The definition of light industrial in Section 5204 was revised to read, “(1) Light Industrial. Industrial uses that generally: (a) Do not rely on specialized power, water or waste disposal systems for operation; (b) Occur entirely within an enclosed building, which is similar to an office building in its size, appearance and impacts; and (c) Exclude any use specifically defined this section.”

The definition of heavy industrial in Section 5204 was revised to read, “(2) Heavy Industrial. Industrial uses that generally: (a) Require sites and/or structures with specialized power, water or waste disposal systems; (b) Involve processing of raw materials, use of large machinery and/or other complex operations, some of which may occur outside an enclosed building; and (c) Operate continuously.”

District Standards. There was discussion of the need to emphasize that the various district standards like walkability, access management, architecture, etc. only apply to development requiring major site plan approval. The opening sentence in each of those sections will be revised to clarify that.

NOTES BY SECTION

CHAPTER 210. BASE ZONING DISTRICTS

Section 2101. Village Center (VC) District. There was general discussion of whether the Village Center boundary should extend south of Crosstown Road and whether there were residential areas that should be excluded. The PC had some concerns about the increased amount of nonresidential development that would be possible in the district. There was discussion of whether the standards for new development would address any potential concerns from residents. There was interest in seeking feedback on this issue from those living in the district.

Subsection 2101.A Purpose. No changes made.

Subsection 2101.B Permitted Uses. No changes made in the list of permitted uses. Given the decision to reduce maximum building footprint, the trigger for conditional use approval was lowered to 6,000 sf and 6 units of multi-family housing.

Subsection 2101.C Conditional Uses. A number of the more land intensive and light industrial uses were removed from this district (lumber or building materials sales, light industry, warehouse or storage, laboratory or research facility, cemetery, communication tower). This was intended to encourage those uses to locate other districts better suited to those uses such as the Highway Commercial,

Light Industrial and Industrial district. The goal for the Village Center is to encourage community-serving businesses like restaurants, small shops, services, etc. in a walkable, village setting.

Subsection 2101.D Dimensional Standards. The PC reduced the minimum front setback to 10 feet (from the edge of the right-of-way) after a discussion of wanting to bring buildings closer to the street and sidewalk. The PC lowered the maximum building footprint to 12,000 sf. While there are existing buildings larger than that in the district, the goal of this district to create a human-scaled, walkable village center. Additional large buildings do not further that goal. Language will be added to allow existing buildings to expand up to 25% through the waiver provisions in Section 4602.

Subsection 2101.E Walkability Standards. The intro sentence was revised for clarity as discussed above.

Subsection 2101.F Greening Standards. The general consensus was that these standards should be removed from the district and incorporated into the site plan review standards in Part 3.

Subsection 2101.F Architectural Standards. The intro sentence was revised for clarity as discussed above.