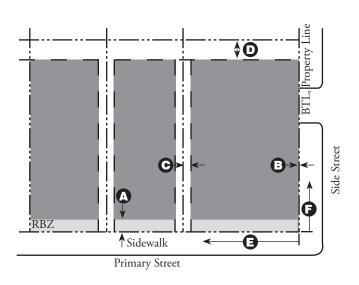
Town Center (TC) Standards





Building Placement		
Build-to-Zone (Distance from	Property Line)	
Front	0' min 10' max.	Δ
Side Street, corner lot	0'	3

^{*} For redevelopment properties where adjacent buildings are set back less than 12' from the public right of way, the Front Buildto-Zone maximum may be set to align with the front face of immediately adjacent properties.

Setback		
Side	5' min.	Θ
Rear	10' min.	
Adjacent to residential	10' min.	O
Adjacent to any other use	5' min.	O

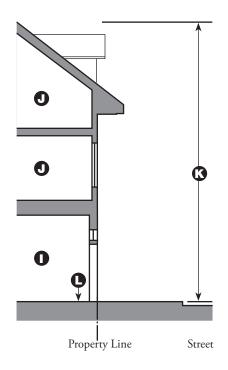
Building Form (relationship between building width and lot width)		
Primary Street RBZ	60 min80% max.	3
Side Street, Corner Lot RBZ	30% min.	3

Notes

Rear facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.

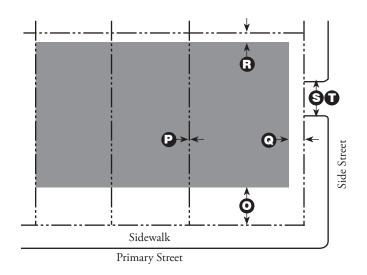
All floors must have a primary ground-floor entrance which faces the street.

Maximum 5,000 square foot building footprint.



Use		
Ground Floor	Service, Retail, Entertain-	
	ment, Education and	
	Public Assembly	0
Upper Floor(s)	Residential, Retail and Service	0

Height		
Building Minimum	16'	G
Building Maximum	2.5 Stories	(3
Ancillary Building Maximum	1.5 Stories	
Finish Ground Floor Level	12" max. above sidewalk	0
*All heights measured to eaves	or top of parapet.	



Key	

----Property Line

Parking Area

Parking*		
Location (Distance f	rom Property Line)	
Front Setback	20' min.	0
Side Setback	0' min.	Ð
Side Street Setback	10' min.	0
Rear Setback	5' min.	3

^{*}A 15' setback is required when adjacent to an existing residential use.

Required Spaces	
Ground Floor	
Uses < 3,000 sf (1 Story)	1 space/200 sf
Uses < 3,000 sf (2 Story)	No off-street parking required
Uses $> 3,000 \text{ sf}$	1 space/400 sf
Upper Floor(s)	
Residential uses	1 space/unit; .5 space/studio
Other uses	1 space/600 sf
Parking Drive Width	16' min.
Or as required by Standish Fir	re Department
On corner lots, parking drive primary street.	shall not be located on

Notes

Shared drives are encouraged between adjacent lots to minimize curb cuts.

Parking may be provided off-site within 1,300', on-site or as shared parking. 50% of off-street parking may utilize compact dimensions.

Street Space (see page 12)		
Location (Width Distances)		
Sidewalk	8' (Both Sides)	O
Amenity Zone	8' (Both Sides)	V
Shoulder	6' (Two Lanes)	•
Travel Lanes	11' (Two Lanes)	€

Blocks & Intersections		
Block length	250' min. 450' max.	
Intersection	TA (new street)	

Conditional Review Triggers

Proposed or existing buildings not meeting min. RBZ street frontage requirement

Proposed projects not utilizing TC required parking spaces Proposed buildings more than fifty (50) feet along RBZ street frontage

Proposed lot does not meeting min. required lot size of 20,000 square feet

Town Center (TC) Allowed Land Uses and Permit Requirements

Refer to the Standish Corner District Regulating Plan for the location of Street Frontage Types to determine permitted uses.

Non-conforming uses as of the date of this Ordinance or as revised are subject to standards of Article 5: Nonconforming Uses. When Site Plan review is triggered, the use and / or structure shall comply with applicable Street Frontage Type standards to the greatest extent practicable.

Planning Board Review is required for new construction, expansion, reconstruction and subdivision, but CEO approval is only required for subsequent uses in existing structures that:

- 1. Do not increase anticipated traffic volumes by 10%
- 2. Do not change vehicular traffic patterns
- 3. Do not increase parking requirements by more than 10%
- 4. Do not change the exterior visual appearance of buildings and continue to meet the applicable Street Frontage Type standards.
- 5. That are eligible for a permit by CEO per Street Frontage Type

Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only:

Accessory uses and buildings Dwelling, one unit Dwelling, two units Dwelling, Studio Home occupation level 1 Home occupation Level 2 Home occupation level 3 Home retail sales Outdoor display and sales Yard or garage sale

Tradesman

Permitted uses requiring site plan or subdivision review shall be as follows. Such uses shall require Planning Board approval, in accordance with Section 181.7.1, Part 2 or Part 3 of this chapter:

Art center – indoor
Art gallery/museum
Business profession office
Cafe
Convenience store
Dwelling, multiple family
Inns
Municipal uses
Public utility
Public house
Restaurant (includes outdoor dining)
Retail businesses
Schools

Building Form Standards

A. Window and Door to Facade Ratios:

- (1) Blank lengths of wall exceeding twenty (20) linear feet are prohibited on all RBZ's.
- (2) Fenestration on the ground story facades shall comprise at least fifty percent (50%), but not more than ninety percent (90%) of the façade area situated between two (2) and eight (8) feet above the adjacent public sidewalk on which the façade fronts.
- (3) Fenestration on the upper story facades shall comprise at least thirty percent (30%), but no more than seventy percent (70%) of the façade area per story (measured as a percentage of the Façade between floor levels).
- (4) The building façade may include jogs within the RBZ to articulate entrances, break down the form of the building or create outdoor areas for seating or the display of goods.

B. Building Projections:

- (1) Awnings, porches and stoops shall not project closer than five (5) feet to a common lot line.
- (2) No part of any building, except projecting signage, overhanging eaves, balconies, bay windows and awnings, shall encroach beyond the minimum required RBZ. An Eight (8) foot clearance must be maintained between the ground and the bottom of the projecting encroachment. The top of projecting signage or awnings shall not be placed higher than the second story floor plate.

C. Doors/Entries:

(1) Functioning entry door(s) shall be provided along ground story facades at intervals not greater than fifty (50) linear feet.

D. Building Walls:

- (1) Windows and doors openings shall not span vertically more than one story.
- (2) Window openings shall correspond to interior space and shall not span across building structure such as floor structural and mechanical thickness.
- (3) Wall materials shall be consistent horizontally (ie. joints between different materials must be horizontal and continue around corners) except for chimneys and piers.
- (4) Material changes shall be made within constructional logic as where an addition (of a different material) is built onto the original building.

E. Street Walls:

Street walls (stone, wrought iron, brick, wood or a combination of materials) establish a clear edge to the street where the buildings do not define outdoor space and separate the street from the private realm (parking lots, trash disposal bins, gardens, and equipment). Street walls shall be between 20 and 40 inches in height and are permitted along the frontage and common lot lines. All street wall shalls be as carefully designed as the building façade, with the finished side out, ie. The "better" side facing the Street.

F. Windows and Doors:

- (1) Window glass shall be clear, with light transmission at the ground story at least 90% and for the upper stories 75% (modification as necessary to meet any applicable building code requirements).
- (2) Doors shall be of wood, glass, clad wood, steel or a combination thereof.
- (3) Tinted glass is not allowed. Ultra violet protection glass of the highest transparency is allowed.

F. Green Building Design Standards

(1) Best management practices for energy efficiency and low impact development are encouraged. Utilize LEED design standards as established by The US Green Building Council or similar organizations.

Streetscape Standards

A. Sidewalks and Curbs:

Brick, brick pavers and / or concrete (pervious / porous materials encouraged. Fly ash concrete encouraged) Vertical granite curbing

B. Lighting:

LED's encouraged

Full cut-off fixtures required

Pedestrian-scaled lighting 30' o.c. or street-scaled lighting max. 90' o.c. staggered along both sides of the street

C. Street Trees:

Salt and urban tolerant. 3" min. caliper. 30' o.c. Plant in $6' \times 6' \times 6''$ granite planting strips or in $6' \times 6'$ decorative tree grates (Tree Boxes for managing stormwater - street, roof drains - encouraged). Tree trunk shall be a minimum of three feet (3) from curb line or edge of shoulder

D. Other Streetscape Amenities (shall be coordinated in style, color and materials):

Benches

Bike racks

Trash receptacles

Lighting

E. Parking

Off-street

Remote within 1,300 feet

Shared

50% of parking may utilize compact space dimensions

F. Signage

Building mounted in signable area: Maximum thirty two (32) square feet

Building mounted by entrances serving second floor: Maximum four (4) square feet, including all tenants

Projecting: Minimum eight foot (8) clearance. Maximum six (6) square feet

Sandwich boards: Four (4) square feet maximum

No signs permitted above second story floor plate, including signs in windows

Sandwich boards permitted during hours of operation. May not impede pedestrian movement

Externally lit signs only

Cut-off light fixtures required

LED's encouraged

Wood, composite, or metal materials only. Plastic signs not permitted

Neon signs not permitted

G. Low Impact Development Standards:

Utilize as feasible as defined in Section 181.7.1.2

