

PART II CODE OF ORDINANCES

CH. II-19 ZONING AND FLOODPLAIN MANAGEMENT

FOOTNOTE(S):

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Editor's note— The zoning, flood prevention and protection and site plan regulations of the town are not printed in this Code, but are on file in the town clerk's office.

Editor's note— At the city's instruction, Ord. of Sept. 24, 2007, Arts. I—XV, set out provisions intended for inclusion with Ch. II-19. For purposes of clarity, and at the editor's discretion, these provisions have been included as Art. II-19-2.

Cross reference— Boundaries of the town, § 2-2; provisions for notices for nuisances, signs, dangerous, unsafe, dilapidated buildings, and any other action the expense of which may be collected from the property owner, § 2-3; board of appeals, § 2-60 et seq.; parks and community programs advisory committee, § 2-85 et seq.; planning board, § 2-95 et seq.; waterfront and harbor committee, § 2-115 et seq.; division of planning, § 2-246; division of code administration functions, § 2-248; animals, Ch. II-3; buildings and building regulations, Ch. II-4; condominium conversion regulations, § 4-100 et seq.; land subdivision, Ch. II-7; licenses, permits and business regulations, Ch. II-8; marine activities, structures and ways, Ch. II-9; junked and abandoned motor vehicles prohibited on public and private property, § 12-3; solid waste regulations, Ch. II-13; swimming pools, Ch. II-15; traffic and motor vehicles, Ch. II-17; utilities, Ch. II-18; certain discharges into the public sewer system prohibited, § 18-190 et seq.

ART. II-19-1. IN GENERAL

Div. II-19-1-9. PLANNING BOARD SITE PLAN REVIEW

Sec. 19-155 Standards for Residential Planned Developments

The intent of the residential planned development provisions is to allow creativity and flexibility in the development of innovative housing projects. The following standards are set forth as a guide to developers in preparing proposals for residential planned developments. The Planning Board shall use these standards as the minimum acceptable unless the applicant demonstrates to the Board's satisfaction that alternate arrangements will meet or exceed the level of service and safety provided by the standard. [Effective 1/25/88]

- a. Road Layout - All streets, roads, access drives and parking areas shall be designed to harmonize with the topographic and natural features of the site. The road network shall

provide for vehicular and pedestrian safety, all season emergency access, snow storage, and delivery and collection services.

- b. Road Construction Standards - Roads within a residential development may either be public streets or private ways. All public streets shall meet the street construction standards of the Town. Private ways shall be constructed to the standards set forth in subsection 19-60.
- c. Utilities - All utilities shall be placed underground. The Planning Board may waive this requirement if this is not possible due to unique topographic or geological features of the site. Transformer boxes, meters, pumping stations and other components of the utility system which must be located above ground shall be located so as not to be unsightly or hazardous to the public and shall be landscaped or otherwise buffered so as to screen the components from public view. Water distribution, sewerage and stormwater drainage systems shall meet the requirements of the Town.
- d. Utilization of the Parcel - The plan for the development shall reflect the natural capabilities of the site to support development. Buildings and support facilities shall be clustered in those portions of the site that have the most suitable conditions for development.
- e. Environmentally sensitive areas such as wetlands, steep slopes, flood plains and unique natural features should be included in open space areas. Natural drainage areas shall be preserved to the maximum extent.
- f. Relationship of Residences and Open Spaces - The dwelling units and other improvements shall be located so that each unit has access to the open space and/or recreational facilities. The open space should be located to enhance the living environment of each unit in the development.
- g. Buffering - The plan for development shall provide for the buffering of adjacent properties. To this end, no building, structure or other facility shall be located within any required setback area. Within this setback area, a combination of landscaping, natural vegetation, fencing and grading shall be used to minimize the impact on abutting property owners. No parking, roads or service facilities shall be located in this strip.
- h. Open Space - At least twenty-five (25%) percent of the total lot area shall be set aside as open space. Areas of the site with significant development constraints or outstanding natural features shall be included in the open space. If the site contains soils which are identified as prime farmland soils, consideration should be given to including these areas in the open space.
- i. Recreation Facilities - An area equal to five hundred (500) square feet per dwelling unit shall be set aside as recreation areas and shall be developed with recreational facilities suitable for the anticipated occupants of the development. Recreation areas shall not count as open space.
- j. Private Outdoor Space - The design of the development shall provide each dwelling unit with a private outdoor space immediately adjacent to the unit where the architectural style of the buildings makes this possible.
- k. Storage - Each dwelling unit shall have access to and use of a minimum of four hundred (400) cubic feet of private lockable storage space either within the individual dwelling unit or in common storage facilities.
- l. The development plan shall also make provisions for the safe storage of such items as recreational vehicles and boats for dwellings other than detached single-family homes. The storage area shall be screened and landscaped.
- m. Pedestrian Circulation - The development plan shall provide for a system of pedestrian circulation within the development. This system shall connect with the existing sidewalks if they exist in the vicinity of the project. The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas. The system

shall be designed to link residential units with recreational facilities, other common facilities, school bus stops and existing sidewalks in the neighborhood.

- n. Shoreline Relationship - The development plan shall provide for access to abutting navigable water bodies for the use of residents of the development.

Effective on: 12/9/2013