

Results of Special Meeting – Planning Board

October 14, 2003

The Development Regulations Ordinance (DRO) Task Force, City staff and the City planner (Heyer Gruel and Associates) have been working with the Planning Board and with the Common Council to implement the recommendations of Master Plan 2000. The DRO Task Force recommended a series of final actions as outlined below, and in the following pages. The Planning Board will held a special meeting on October 14, 2003 at 7:30 PM in the Summit Recreation Center, 100 Morris Avenue to consider these recommendations.

After the public presentations by the city's planners and by members of the DRO Task Force, the Board held "break-out sessions" where Board members and the public discussed each proposal in depth. Upon re-convening, the Board accepted most of the recommendations, withholding action on the proposed ORC zone and on the proposed PROD zone identified below. These zones were referred back to the DRO Task Force for further discussion.

It is anticipated that the Planning Board will take up a recommendation for slight modification to the PROD zone at its October 27 meeting at 8:00 PM in City Hall, and will consider a recommendation for the ORC zone at its November 24 meeting (same time and location).

- **Master Plan Reexamination Report.** This is a formal document that recommends the addition of three properties to the *Neighborhood Business (NB) Zone* at Springfield Avenue (near Kings Supermarket); an additional *Office Residential Character (ORC) Zone* on Springfield Avenue across from the Summit Grand Hotel; and a new *Multi-Family Tower 1 Residential/Office (MFT1) Zone* for certain Summit Medical Group properties. The NB and ORC changes down-zone the properties to less intense uses than currently permitted; the MFT1 change focuses office uses and/or multi-family residences in this particular zone.
- **Planned Research Office Development (PROD) Zone.** Draft ordinance language is being presented to create this new zone at the Schering-Plough Pharmaceuticals property on Morris Avenue at River Road. This new Planned Research Office Development Zone will enhance the 88 acre campus setting and eliminate manufacturing from the site. It will require Schering to submit to the Planning Board a general development plan for the next ten years. The zone standards are specifically designed to provide Schering the regulations and standards needed to facilitate their redevelopment and reinvestment on Summit's largest commercial site, while protecting and preserving surrounding residential areas through enhanced buffers and traffic control measures.
- **Multi-Family Zones and Multi-Family Tower Zones.** The proposal entails down-zoning these areas by limiting property uses to residential purposes only. Ordinance language is proposed that will no longer permit new offices in these zones and thereby help preserve the residential character of each zone. Existing offices will remain as legal uses.
- **Development Regulations Ordinance.** A newly-formatted and improved ordinance is in *DRAFT* form and has been submitted to the Planning Board for its consideration and comment. This draft ordinance not only includes amendments previously recommended by the Planning Board and adopted by the Common Council, but a number of other changes in

format, style, and content. These changes will not only update the ordinance to reflect Master Plan findings and recommendations, but also enhance its usefulness and readability.

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NEIGHBORHOOD BUSINESS ZONE

A modification to the *Neighborhood Business Zone* at Springfield Avenue and Passaic Avenue and Old Springfield Avenue proposes to add the following properties: #802 Old Springfield Avenue, #779 Springfield Avenue; and #803 Springfield Avenue. These properties will be added to the NB zone that was previously adopted, and will foster permitted uses that are more suitable to a small neighborhood commercial setting.

The following are the current zoning ordinance requirements for NB Zones. These requirements are not changing – they currently apply to this and to other NB Zones throughout the City, and will apply to these three new properties if the recommendation is accepted and they are added to the NB Zone.

4.3-12 NB Neighborhood Business Zone

- A. Purpose: The primary function of this zone is to offer a mix of residential uses and convenient commercial services that are compatible with the nearby residential neighborhoods. The commercial uses are relatively small in scale and are related to the day-to-day needs of nearby residents. Buildings often contain a mix of street level commercial and residential on the upper floors.
- B. Principal Permitted Uses
 1. Retail sales and services.
 2. Personal service facilities.
 3. Professional Offices.
 4. Dance schools and studios.
 5. Restaurants and other eating establishments except that drive-in or drive-through facilities shall not be permitted.
 6. Residential uses above the first floor.
 7. Principal, permitted uses found in the R-5 residential zone, subject to the standards of that zone.
 8. Financial institutions except that drive-through facilities shall not be permitted.
- C. Accessory Uses
 1. Uses which are customarily incidental and accessory to the principal permitted use.
- D. Conditional Uses
 1. Adult day care.
 2. Houses of worship.
 3. Philanthropic uses.
- E. Supplementary Regulations
 1. No parking shall be permitted between the front building façade and the street right-of-way.
 2. No single building on a lot shall contain more than 10,000 square feet of gross floor area.
 3. All new buildings, and any existing buildings that are expanded, shall be constructed to include at least two stories above grade.

4. The roof pitch on all new buildings and on existing buildings where a second floor is added or created shall be a minimum of 4:12.
 5. Each business establishment shall have a visually prominent entrance from the street right-of-way.
 6. Use of shared driveways shall be encouraged.
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OFFICE RESIDENTIAL CHARACTER ZONE

A new **Office Residential Character Zone** is proposed for the following area:

- North Side of Springfield Avenue from and including # 573 to and including #605.

This neighborhood is ideally suited to the standards outlined in the existing zoning ordinance requirements for an ORC zone. Properties are mostly residential in character, and are on lots sufficiently large enough to provide required parking if the properties are converted to office uses, or a combination of office and residential uses. Creating this new ORC will down-zone this neighborhood from Multi-Family zoning and preserve the character of the buildings, forming a transition to the nearby residential zones.

The ORC language that follows was previously adopted by the Common Council after extensive discussion and public meetings before the Planning Board and the Council. These requirements are not changing – they currently apply to the ORC Zones on DeForest Avenue and on Woodland Avenue, and will apply to the seven properties listed above if the recommendation is accepted.

4.3-13 ORC Office Residential Character

- A. Purpose: The purpose of this zone is to allow the conversion of existing residential structures for office uses, while preserving the historic character, scale and features of the buildings and the streetscape.
- B. Principal Permitted Uses
 - 1. One and two-family residential dwellings subject to the R-5 standards.
 - 2. Offices; Professional Offices
 - 3. Mixed use structures of office(s) and one or more residential dwelling unit(s). Residential dwelling units shall contain a minimum of 500 square feet.
- C. Accessory Uses
 - 1. Uses which are customarily incidental and accessory to the principal permitted use.
- D. Conditional Uses
 - 1. Houses of worship.
 - 2. Philanthropic uses.
- E. Supplementary Regulations
 - 1. Buffer
 - a. A five (5) foot landscaped buffer shall be required along each side yard and a seven (7) foot landscaped buffer shall be required along the rear property line.
 - 2. Parking
 - a. No parking shall be permitted in the required front yard nor between any part of the front building façade and the street right-of-way line.

- b. Parking areas shall be screened from view of adjacent residential zones, existing residential uses and public roads by landscaping, fencing or a combination of these to create a buffer at least five (5) feet in height. Landscaping shall contain a mix of deciduous and evergreen plantings sufficient to screen the view of vehicles in all seasons.
- 3. Design standards:
 - a. All uses in the ORC Zone shall maintain the character and architecture of the existing structure and shall also meet the standards of this section and the design standards in Article 5 and other applicable provisions of the Chapter.
 - b. New Construction: New construction shall be compatible with the residential character of the surrounding buildings and neighborhood and shall also meet the standards of this section and the design standards in Article 5 and other applicable provisions of the Chapter.
- 4. Building design and requirements.
 - a. Rooftop mechanical equipment shall be screened from public view by architecturally compatible materials. Ground level mechanical equipment, such as air conditioning equipment, utility boxes and meters, shall be screened by landscaping, walls or fencing.
 - b. A minimum of one (1) primary building entrance shall be incorporated into the front façade. Sidewalks shall be provided within the front yard area for access from the existing sidewalk system.
 - c. The visual character of buildings along street frontages and entryways shall encourage pedestrian access.
 - d. Existing open porches that are visible from the right-of-way shall not be enclosed and shall not be included in the calculations of floor area ratio. Any porch that is enclosed will be included in the calculation of floor area ratio.
 - e. Fire escapes are prohibited on the front façade of buildings. On corner lots, both facades facing the street shall be considered front facades.
- 5. Trash disposal.
 - a. Trash disposal areas shall be located as far from residential zone boundaries as possible, but in no case shall they be located within seven (7) feet of any adjacent residential zone or use.
 - b. Trash disposal areas are prohibited between the front façade and the street right-of-way, and shall be screened from view from the street right-of-way.
- 6. Storage.
 - a. All provisions and facilities for storage, other than pickup of refuse and recyclables, shall be contained within a principal building.

MULTI-FAMILY and MULTI-FAMILY TOWER ZONES

These zones currently permit office uses in either new buildings, or in residential buildings that are totally converted to office use.

Master Plan 2000 recommended controls that would limit uses in the MFT zones to residential only. The DRO Task Force now recommends (in the *Reexamination Report*) that this control should be extended to the MF zones as well.

In addition, the *Reexamination Report* also recommends a new MFT1 zone for the property currently occupied by the Summit Medical Group at DeForest Avenue, Beechwood Road, Parmley Place and Summit Avenue, along with three properties on the north side of Parmley Place. Offices would continue to be a permitted use in this new zone, which would serve as a transition between the CRBD, the MF and MFT zones, and the adjacent Residential zones.

PLANNED OFFICE RESEARCH DEVELOPMENT ZONE

The *Planned Office Research Development (PROD) Zone* is specifically designed for the Schering Pharmaceuticals property at Morris Avenue and River Road. It outlines the specific requirements for the zone, and also requires submittal of a ten-year development plan to the Planning Board before any further development can take place.

The PROD Zone will allow development of the property within limits that are similar to those that were historically imposed on Ciba-Geigy/Novartis by the Zoning Board of Adjustment. Establishing this new zone will give both the property owner and the Planning Board the guidelines necessary for controlled development on the site.

After the PROD Zone is adopted (as presented or as modified by the Planning Board), the property owners would submit their general development plan, which would then be the subject of further public hearings before the Board. Expert witnesses and testimony would be presented, with the Board making its findings and conclusions.

Upon approval of the general development plan, the property owner is then allowed to develop the site without returning to the Board, provided the development conforms to the approved general development plan.

Staff at Community Services will be responsible to compare any construction permit applications to the approved general development plan to assure compliance.

The proposed PROD language that follows was developed through consensus of the City's planners, technical and administrative staff, working with similar representatives for Schering Plough. The proposal was thoroughly discussed and debated by the DRO Task Force, and as presented on the following pages, represents the final version as recommended by the DRO Task Force.

4.3-15 PROD Planned Research Office Development Zone

A. Purpose

The zone is intended to permit a specialized range of uses which will strengthen the local economy by expanding job opportunities and diversifying the City's tax base in a manner which is consistent with the overall character of the City and compatible with surrounding uses and facilities. The zone is intended to accommodate offices, scientific and applied research facilities, and uses dedicated to the development and application of technology and production techniques. The nature, scale, and function of such uses shall be limited and regulated to ensure that they pose no significant or unusual risk to the public health, safety, and welfare, generate a minimum of noise, heat, glare, odor, dust, vibration, or other nuisances; emit no harmful radiation or pollution of the air, water, or ground; and pose a minimum of traffic, fire, and other safety hazards. The design and development of land and facilities in the zone will be regulated to create a well-planned environment with attractive buildings and structures, well-landscaped buffer and yard areas, and screened access and storage facilities. To achieve these objectives, the zone requires the integrated planning of large tracts of land while permitting phased development to minimize disruptions and instability for existing nearby residents.

B. Principal Permitted Uses

1. Scientific, testing, analytical, research and product development laboratories exclusively devoted to research, design, and testing or experimentation, including processing or fabricating that is clearly incidental to the principal uses, and specifically excluding the manufacturing, distribution or fabricating on the premises of materials or finished products for sale to the general public.
 - a. Administrative, corporate, research and general offices.
 - b. Computer centers, data processing and communications.
 - c. Pharmaceutical research and development operations which includes discovery through clinical trials.
 - d. Pilot plants.

C. Accessory Uses

1. Child care centers.
2. Buildings, structures and uses owned or operated by the City of Summit.
3. Restaurants or cafeterias supplying meals only to employees and guests of the permitted use; and newsstand, post office, health clubs, copy centers, credit unions and banking facilities and similar conveniences serving employees and guests of the permitted use.
4. Conference center and in-service training school for employees
5. Indoor and outdoor recreation facilities such as tennis courts, basketball courts, jogging paths and exercise stations and ball fields, provided that such uses, including any accessory buildings associated therewith, shall be planned as an integral part of the site.
6. Conference and assembly halls for meetings incidental to the business of any permitted use.

7. Maintenance, utility and storage facilities incidental to any permitted use.
 8. Surface parking and loading areas provided in conjunction with a permitted use.
 9. Bus stop shelters, bike racks, mail boxes, phone booths, waste receptacles, gatehouses, benches, kiosks, drinking fountains, art sculptures, plazas, water features and other pedestrian and transit amenities.
 10. Off-street parking in elevated structures as a conditional use subject to the standards set forth in 4.3-15D below.
- D. Conditional uses.
1. A parking structure no taller than sixty (60) feet shall be a permitted conditional use if setback at least one hundred (100) feet from Passaic Avenue, two hundred (200) feet from River Road, five hundred (500) feet from Morris Avenue, Lincoln Avenue and Madison Avenue.
 2. A parking structure no taller than thirty (30) feet shall be a permitted conditional use if setback at least three hundred (300) feet from Passaic Avenue.
 3. Parking structures shall be architecturally compatible with primary on-site buildings and structures. The location of parking structures shall be limited by minimum setback requirements to assure adequate shielding from off-site views and surrounding residential neighborhoods. Ample landscape screening shall be provided by the applicant to soften visual impacts associated with the construction of parking structures.
 4. Parking structures shall be included as part of the building coverage calculation and are subject to the standards set forth in the Schedule of Space Regulations footnote (f). Parking structures shall not be included in the calculation of floor area ratio as detailed in the Schedule of Space Regulations.
 5. The planned development phasing schedule shall identify the construction of one or both of the parking structures in one of the early phases.
- E. Supplementary regulations
1. Any development application in the PROD Zone shall be submitted, initially, as a planned development, in the nature of a preliminary site plan application, for the entire zone. Such application shall describe any phasing of the proposal together with any on-site, off-site, and off-tract improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approvals with respect to each phase or phases.
 2. A planned research office development shall be subject to the requirements of the zone, to the mandatory findings for a planned development as required by the Municipal Land Use Law at N.J.S.A. 40:55D-45, and to the general development plan submission requirements found in Article 3.
 - a. The circulation plan required by Section 3.21 shall include the following supplementary elements:

- (1) The following intersections shall be reviewed for primary and secondary impact.
 - (a) River Road and Route 24
 - (b) Kent Place Boulevard and Morris Avenue
 - (c) Chatham Road into Chatham (intersections with Summit Avenue and Hillside Avenue)
 - (d) Watchung Avenue and Fairmount Avenue
 - (e) Mount Vernon Avenue and River Road
- (2) The general study area shall also encompass all intersections with a ¾ mile radius of any portion of the PROD Zone.
- (3) The traffic study shall also include a comparison of the proposed and existing uses with the historical maximum site population (2500 employees).
3. The physical appearance of a planned research office development shall be of the highest quality. It is necessary that planned developments adhere to a set of standards and criteria that address a variety of site plan considerations including layout, building massing and form, and landscaping. This will result in an overall coordinated appearance for a particular development. The standards and criteria listed below must be incorporated into a general development plan submission for a planned development. Design covenants shall incorporate, complement and expand upon these standards and criteria. Such design covenants may be required by the approving authority as part of the general development plan application, review, and approval process.
4. Site Layout.
 - a. Through the site access locations and on-site circulation and building layout there shall be minimum conflicts between service vehicles, private automobiles and pedestrians.
 - b. Visitor building entrances and vehicular entrance driveways shall be readily identifiable and accessible to the first-time visitor.
 - c. The visual impact of large surface parking lots located in front of buildings and along street frontages shall be minimized with landscaping, landscaped earthen berms, and pedestrian systems and/or by making parking lots smaller.
 - d. Building entries shall be highlighted by such features including:
 - (1) Outdoor patios;
 - (2) Ceremonial entry porte cocheres;
 - (3) Plazas, paver block or brick crosswalks or other landscape features;
 - (4) Overhangs and peaked roof forms;
 - (5) Specially treated architectural walls;
 - (6) Covered walkways;
 - (7) Recesses, projections and arches.

- e. Buildings and structures shall be arranged and clustered to maximize opportunities for shared circulation, parking, loading, pedestrian walkways and plazas, recreation areas, transit-related facilities, and day and night security surveillance.
- 5. Building massing and form.
 - a. The architectural character of each proposed building or structure shall be of a complementary design and style for the campus.
 - b. Buildings shall generally have a horizontal appearance brought about by the use of horizontal bands and fascia to minimize the verticality of the structure.
 - c. Materials, colors and finishes shall be coordinated on all exterior elevations of each building.
 - d. Architectural designs shall be evaluated in terms of the sensitive integration of form, textures, and colors with the particular landscape and topographic characteristics of the site.
 - e. Groups of related buildings shall be designed to present a harmonious appearance in terms of style and use of exterior materials, fenestration and roof type.
 - f. Building exterior walls shall be articulated to reduce the scale and the uniform appearance of buildings and to provide visual interest that will be consistent with the site's identity, character and scale. As such, one or a combination of the following shall be utilized in a planned research office development:
 - (1) Roof line variation;
 - (2) Grouping into smaller or multiple structures;
 - (3) Mature landscaping and land form manipulation;
 - (4) Offsets and/or breaks in the building line;
 - (5) Patterned walls;
 - (6) Fenestration;
 - (7) Color changes.
 - g. The primary building objective is to maintain an architecturally harmonious development. Each building shall be sensitive to the immediate neighboring structure. Inconsistent variations in scale, texture or colors shall not be permitted.
 - h. Opportunities to provide walkway systems to adjoining buildings, including common plazas or courtyards, are encouraged.
- 6. Building appearance
 - a. To maintain a high standard of construction and appearance and to provide interesting and tasteful exteriors, the exterior walls of each building shall be constructed of durable permanent architectural materials compatible with campus-like standards, tastefully handled, i.e., carefully selected brick; stone with a weathered face or polished, fluted, or

- broken faced. Predominant exterior building materials shall not include smooth faced concrete block, tilt-up concrete panels or prefabricated steel panels.
- b. Pre-engineered metal buildings, industrial-type structures featuring predominantly painted exteriors, and corrugated metal-sided or clapboard aluminum-sided "Butler" type buildings shall not be permitted except for accessory maintenance and storage type buildings.
 - c. Building roofs are to be uncluttered. Vertical roof projections such as towers, vents, stacks or roof-mounted equipment shall be integrated into the architecture. All penetrations through the roof (i.e., mechanical equipment or skylights) must be organized in a manner that is integral to the architectural form of the building, or completely screened from view by parapet walls or approved enclosures. Equipment screens shall be attractive in appearance and reflect or complement the architecture of the building to which they belong.
 - d. Design of canopies shall be in keeping with the design of the building(s).
 - e. Loading areas shall be screened using architectural walls and landscaping.
7. Building color and texture.
- a. Simple and uniform texture patterns are encouraged to create shadow patterns.
 - b. Variations in color shall be kept to a minimum.
 - c. Colors shall be subdued in tone.
 - d. Accent colors may be used to express corporate identity.
8. Parking and circulation.
- a. Each development site must provide adequate off-street automobile parking and loading facilities and spaces and no parking or loading facilities and spaces shall be permitted on any street, entrance drive, or any place other than in an approved location. Off-street parking shall conform to those standards identified in Section 5.17. Loading facilities and spaces shall be based on actual site design and needs required by the applicant. It may not be necessary to pave the entire parking area established by ratios found in Section 5.17-5 where it can be demonstrated by the applicant that the minimum ordinance requirements are in excess of need.
 - b. Up to twenty (20) percent of the total number of parking spaces may be land banked if the applicant can demonstrate to the Planning Board that not all of the required number of parking spaces is needed. The location of future parking areas shall be indicated on the site plan. The City may conduct site visits to confirm that the amount of parking provided is being utilized by the development, and, in fact, that the parking remains sufficient to meet the needs of the development. If at any time it is determined that this is no longer the case, the construction of additional "banked" or reserved parking spaces may be required by the Planning Board to meet the demand.

- c. Parking areas shall provide safe, convenient, and efficient access. They shall be placed next to buildings in order to shorten the distance to other buildings and sidewalks and to reduce the overall scale of the paved surface.
 - d. All parking areas shall be screened from streets and adjacent parcels by earth berms and/or landscaping to assure that the visual effect of large paved areas and standing automobiles is minimized. The natural landscape and building views shall predominate. Parking areas shall also be subdivided by islands containing trees and other landscape materials. Planting islands shall be located at selected intervals where they will aid in reducing the visual expanse of parking areas.
 - e. Parking areas shall be located to maximize the potential for shared parking between uses. Parking areas shall be designed and located so as to facilitate transit, bicycle and pedestrian access. Parking spaces closest to the building entrances, in order, shall be reserved for:
 - (1) People with disabilities (all types of parking);
 - (2) Employee vanpool vehicles; and
 - (3) Employee carpool vehicles.
 - f. Traffic entrances and exits to property may not be on minor residential streets, but must be only on collector or arterial roads, as designated in the City Master Plan.
 - g. Landscaped buffers adjoining residential properties along Lincoln, Madison, Evergreen and Passaic Avenues and along Kent Place Boulevard shall be subject to a comprehensive landscape plan prepared by the applicant which shall be reviewed and approved by the Planning Board on a periodic basis.
 - h. Any new parking structure shall be subject to variable setbacks to assure the appropriateness of such a use at its proposed location.
 - i. Bicycle lockers and/or stands may be provided as close to building entrances as possible and may be located in front of a building. If the building is served by a bus line, a bus pullout or parking stop and a bus shelter shall be provided as close to a building entrance as possible, either within the street right-of-way or on the site.
 - j. Some textured crosswalks shall be used where public pathways come in contact with vehicular traffic at site entry points. All walks must be well lighted. On-site pedestrian linkages may connect buildings to external perimeter pedestrian systems.
9. Traffic management and planning.
- a. The applicant shall be required to submit a Traffic Management Plan which should incorporate one or more of the following: staggered work hours, flex-time, mass transit, park and ride, car and van pooling. The plan shall emphasize shuttle bus service to and from the train station.
10. Landscaping.

- a. Landscaping shall be required in those areas that are designated as setback and buffer areas, areas within parking lots, and areas not used for ingress, egress, parking, or storage, and areas subject to grading and re-contouring. An overall landscape theme dealing with major design elements must be established. These elements shall include:
 - (1) Setback and buffer areas along roadways as well as adjacent to residentially zoned properties;
 - (2) Parking lots and areas around buildings.
 - b. The design and development of landscaping shall:
 - (1) Enhance the appearance of the site internally and from a distance;
 - (2) Include street trees and street side landscaping;
 - (3) Provide an integrated open space and pedestrian way system within the development with appropriate connections to surrounding properties;
 - (4) Include, as appropriate, bike paths, bike lanes, sidewalks, pedestrian walkways or jogging trails;
 - (5) Provide buffering or transitions between uses;
 - c. Buildings shall be set back one hundred and twenty five (125) feet from the R-15 and R-10 residential zone boundary lines and fifty (50) feet from the R-6 residential zone boundary line. This setback area shall include suitable positive landscape screening consistent with the buffer requirements in Section 5.3 of the Development Regulations Ordinance.
 - d. Landscaping shall be designed and installed in accordance with professional standards and all landscape plans shall be subject to Planning Board review and approval. All landscaping, including lawn areas, trees and shrubbery shall be maintained in excellent condition by the property owner by cutting, trimming, feeding, watering and weeding. Plants shall be replaced as may be required. Landscaping shall be installed upon the substantial completion of a building(s), weather permitting, and an underground irrigation system may be required by the Planning Board in some landscaped areas.
 - e. Existing vegetation to be preserved on each site must be designated on submitted plan sheets. Techniques to be employed to preserve such vegetated areas shall be submitted to the Planning Board for review and approval. Such techniques shall address the following elements of tree structure so as to avoid damaging effects during and after construction to these elements: crown; branch system; drip line; existing grade, drainage and soil character; root system; and the feeder root system.
 - f. All required planting and screening shall be maintained in good condition.
11. Lighting.

- a. Well designed lighting of the building exterior shall be permitted provided that the lighting complements the architecture. Lighting shall not draw inordinate attention to a building facade.
 - b. Parking lot, service area, and roadway lighting shall be provided by fixtures designed to minimize glare to the street and adjacent properties. The type of fixture and color of lamping shall be evaluated for their compatibility with existing street lighting, building architecture and natural site characteristics.
 - c. Lighting for pedestrian walkways may include either cut-off or exposed light sources, but the height and intensity of the light must be subdued.
 - d. All lighting shall be designed and installed to avoid off-site spillage and halo effect to the greatest extent reasonably possible and consistent with public safety. Area lighting sources should be of the cut-off type.
 - e. All lighting designs and installation are subject to Planning Board review and approval.
12. Signage.
- a. All signs shall be required to satisfy all of the requirements as set forth in Section 5.2-18. The Planning Board shall have the right to modify the requirements whenever such modifications are necessary to achieve an appropriate overall design theme.
 - b. An overall graphic signage plan shall be developed to complement the overall site layout.
 - c. Corporate identification signage may be erected at principal entrances to the site as approved by the Planning Board. The design, format, and materials must be consistent with site architecture. No flashing, neon or moving elements shall be permitted. Such signs may indicate the street address, the company or development's name and logo.
 - d. Identification signage of a smaller scale shall be permitted on the exterior of a building at a location related to the principal entrance carrying the occupant's logo or symbol and such other locations as the Planning Board shall permit. They may be placed on the building surface or in a free-standing position, provided that the latter is clearly integrated with the building architecture. They shall not project above any roof or canopy elevations.
 - e. Any on-site directional, traffic, or parking control signs shall be reviewed and approved by the Planning Board, with the intent that these signs shall be restricted to the minimum necessary, shall be visually unobtrusive, and shall be consistent in format, lettering, and coloring.
 - f. As the need may arise during construction of a planned development, directory-type signs identifying groups of building locations may be established.
13. Utilities.
- a. All utilities and related appurtenances on the site shall be underground or located in a building or structure to the extent reasonably practical. Any utility structures operated in

conjunction with the owner and the city for the public good such as the sanitary sewer treatment facility shall not be counted towards the building or lot coverage calculations.

14. Street furniture, plazas and other amenities.
 - a. The design of a building's related entrance areas, plazas or terraces may vary based on the intentions and needs of individual building uses. At a minimum, however, building entrances shall be highlighted with plant materials and paved surfaces.
 - b. The introduction of a public or private transit system may necessitate bus shelters. As such needs become formalized, the applicant shall prepare a basic design vocabulary to cover such needs consistent with the overall design program.
 - c. This planned development shall include some or all of these spaces. patio/seating areas, pedestrian plazas with benches, kiosk areas, water feature, clock tower or other such deliberately shaped area and/or a focal feature or amenity that in the judgment of the Planning Board, adequately enhances such spaces.
15. Screening of loading and service areas.
 - a. All loading docks and service areas shall be sufficient to serve the business being conducted on the site without using adjacent public streets. No loading and service areas shall be visible from any neighboring property or adjacent public street. Provision shall be made for handling all freight on those sides of a building that do not face a street. The recommended method of screening shall consist of walls and gates compatible in color and texture with the building material, buffered by deciduous and evergreen shrubs and trees, so as not to be visible from neighboring properties and streets. Delivery and loading operations shall not disturb adjoining residential neighborhoods or other land uses.
16. Refuse collection and recycling.
 - a. All outdoor containers shall be visually screened within a durable, noncombustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties or public streets. No collection areas shall be permitted between a public street and the front of a building. Appropriate landscaping shall be installed to form a year-round effective visual screen at time of planting.
 - b. Collection areas shall be designed to contain all material generated on site and deposited between collections. Deposited material shall not be visible from outside the enclosure.
 - c. Collection enclosures shall be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme.
 - d. Collection areas shall be so located upon the site as to provide clear and convenient access for collection vehicles. Refuse collection and recycling areas shall not be located within parking areas or required landscaped yards and buffers.
 - e. Collection areas shall be designed and located upon the property as to be convenient for the deposition of material generated on the site.

- f. An option to reduce the visual impact of collection containers shall be to store and compact material inside a building at the service area, thus eliminating the need to screen containers.
- g. Delivery, loading, trash removal or compaction, or other such operations may be limited by the Planning Board between certain hours where noise impacts at the lot line of any adjoining residential property or district shall be required to meet City and State requirements.
- h. Storage and disposal and/or recycling of solid waste and research waste shall be in compliance with applicable state and federal regulations.

17. Storage.

- a. No open storage shall be permitted on any site. No articles, merchandise, products, goods, materials, or like equipment shall be kept in the open or exposed to public view, and no accessory use shall be constructed to permit open storage of materials or goods.
- b. Non-enclosed areas for storage shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall also conform to those used as predominant materials and colors on the building.

18. Fences and walls.

- a. Fences and walls are not desirable and shall be approved only for limited situations. Chain link fencing shall not be permitted. Decorative fences or walls may be used to screen service and loading areas, private patios or courts. They may be used to enclose recreational areas or to secure sensitive areas to uses, such as vehicle storage areas. Fences and walls shall not be located where they impede pedestrian or bicycle circulation through or between site areas. If approved, all fences and walls shall be designed as integrated parts of the overall architectural and site design. All materials shall be durable and finished in textures and colors complementary to the overall architectural design.

19. Maintenance.

- a. All site improvements including, but not limited to streets, drives, parking lots, drainage areas, culverts, curbing, buildings, fences, landscaping and lighting must be maintained in good condition and repair by either the owner or other designated entity.

20. Sidewalks and/or pathways.

- a. On-site pedestrian circulation systems shall be provided to meet the circulation needs of on-site users. Such systems shall provide safe, all-weather-efficient, and aesthetically pleasing means of on-site movement and shall be an integrated part of the overall architectural and site design concept. At a minimum, sidewalks and/or pathways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street

crossings, building and entry points, and shall feature adjoining landscaped areas that includes trees, shrubs, benches, flower beds, ground covers, or other such materials.

- b. Sidewalks shall be provided along any facade featuring a visitor or customer entrance, and along any facade abutting parking areas. Such sidewalks shall be located from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade. Pedestrian sidewalks may provide weather protection features such as awnings or arcades when located close to customer entrances.
 - c. Where appropriate, connections shall be made between on-site and perimeter sidewalk and/or pathway circulation systems.
 - d. Some pedestrian crosswalks shall be clearly delineated by a material different from the surrounding road surface through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the sidewalk and/or pathway.
21. Electrical and mechanical equipment
- a. All exterior electrical and mechanical equipment at ground level, such as transformers, shall be screened and located at the side or rear of the building and away from employee and visitor entrances. Screening methods shall include walls compatible with the building material, a plant material buffer utilizing a layered installation of shrubs, flowering trees, and ground cover.
22. Common Open Space
- a. An adequate amount of open space shall be provided and developed for on-site conservation and recreation facilities to service the needs of all employees and their visitors. The applicant shall submit an Open Space Plan showing the proposed land area and general location of any land area to be set aside for conservation and recreational purposes and a general description of improvements to be made thereon, including a plan for operation and maintenance.
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