

DIVISION 18. SITE PLANS

Sec. 6-184. SITE PLAN CONTENTS: SPECIFICATIONS.

- (a) Site Plans shall indicate property lines of all buildings and future building locations including yard dimensions, building lines, area of building and lot, existing streets, curbs, or edge of pavement, sidewalks, traffic lights and controls, public trees, catch basins, hydrants, telephone and light poles and other existing objects that may affect the site plan: drives, walks, canopies, grades, drainage facilities and retaining walls, fences, parking layouts (including employee and customer parking), loading areas, exterior lighting, landscaping and signs as further defined in this Section.
- (b) Site Plans shall be drawn to scale, include a north arrow, adjacent streets, owner and potential user of the property, signature block, sight distance from any driveway and parking lots, and a note indicating that “detailed plans of sidewalks, curbs and ramps to be approved by the Department of Public Works.”

Sec. 6-185. SITE PLAN DIMENSIONS FOR PARKING. (11/17/97)

(A) - TRANSIENT PARKING SPACES (9 X 18) FEET FOR 3 HOURS OR LESS:

Stalls for all off-street parking spaces shall be not less than nine (9) feet wide, measured at right angles to the direction of the stall and eighteen (18) feet long, measured parallel to the direction of the stall except where such parking space is at the end of a row of parking spaces, in which case the end parking space must be ten (10) feet wide, or unless the space is a non-transient parking space as provided below or where the Commission makes a determination that a use subject to site plan approval is a use that can be considered to be non-transient parking. (4/19/2006)

(B) - NON-TRANSIENT PARKING SPACES (3 HOURS OR MORE) AT 8 1/2 X 18 FEET

- 1) Non-transient parking spaces are permitted only in Commuter parking lots for all day parking and for Use Group 2C - (offices over 20,000 s.f.). Non-transient spaces for office uses over 20,000 square feet may not exceed 80% non-transient (8 1/2 x 18) and 20% transient (9 x 18)
- 2) Non-transient stalls shall not be less than eight and one half feet wide, measured at right angles to the direction of the stall and eighteen feet in depth measured parallel to the direction of the stall. When a mix of non-transient and transient spaces is proposed in office parking lots, the transient spaces shall be signed for visitors.

(C) PARKING LOT DIMENSIONS FOR TRANSIENT (9 x 18) AND NON-TRANSIENT (8 1/2 X 18)

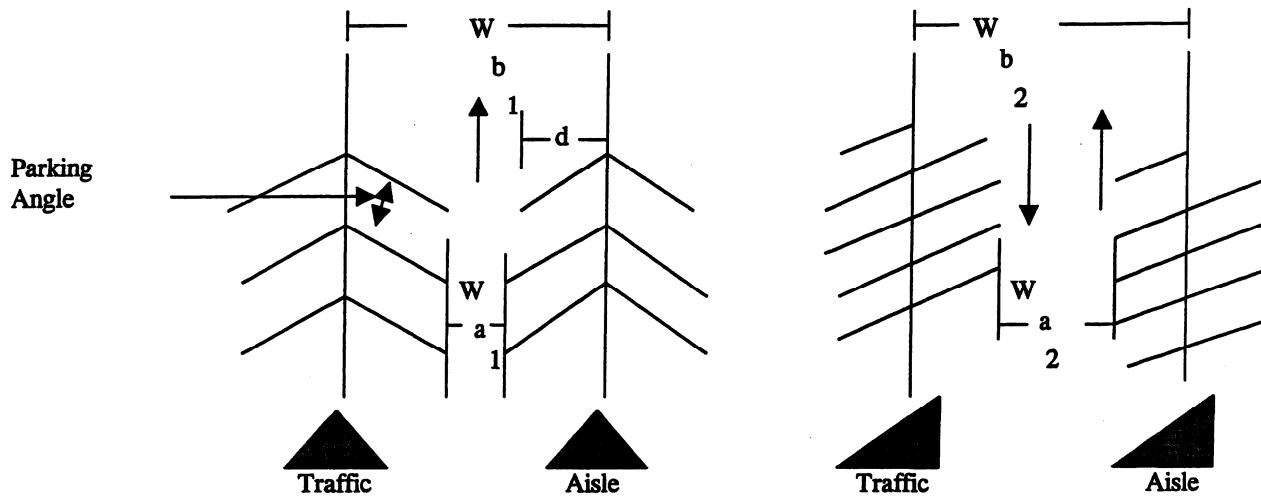
Minimum stall depth, aisle width and bay width dimensions, in feet, for off street parking layout in relation to angle of parking, shall be in accord to the following for transient and non-transient spaces in Table 1 and Figure 1 below:

TABLE 1

Angle	Depth	One Way Flow		Two Way Flow	
		<u>W</u> <u>a1</u>	<u>W</u> <u>b1</u>	<u>W</u> <u>a2</u>	<u>W</u> <u>b2</u>
45	16	16	48	20	52
60	17	18	52	20	54
90	18	23	59	23	59

(4/19/2006)

FIGURE 1



Notes: Parking Angle

- (a) Stalls provided for parking parallel to the direction of traffic flow shall have a maneuvering area not less than four feet long in addition to stall depth. Dimensions are minimum standards and may be increased by the Traffic Engineer.
- (b) All spaces shall be striped with white traffic pavement marking paint or a pavement marking material (i.e. thermoplastic tape) as approved by the Town Traffic Engineering.

(D) AISLES PROVIDING FOR GENERAL CIRCULATION shall have a width of not less than twenty (20) feet for two way circulation and not less than fifteen (15) feet for one way circulation

(E) In order to satisfy the requirements of this sub-section, any proposed restriping plan shall be submitted for approval of the Zoning Enforcement Officer in accord with the requirements of Sec. 6-10.

Sec. 6-186. SPECIFICATIONS OF PARKING AND LOADING AREAS.

All parking and loading areas shall be paved with an asphaltic or concrete surfacing except that a porous surface may be approved by the commission where it is deemed desirable to control water runoff problems. Wood faced guard rails shall be permanent bumper guards or wheel bumpers shall be required in those locations of the parking and loading area where a matter of safety is involved. Provision shall be made to prevent vehicles from overhanging any sidewalk area. Except for driveways and other entrances, parking and loading areas shall properly protect adjacent areas against headlight glare by means of a fence, wall or hedge having a maintained height of not less than two (2) feet nor more than three (3) feet; except that the fence, wall or hedge shall be maintained at a height of not less than six (6) feet on the side of the lot adjoining a residential zone, and the area between the property line of the lot and such fence, wall or hedge shall be planted with lawn, shrubs, or flowers and continuously maintained in good condition. (11/17/97)

(11/17/97)

Sec. 6-187. MARKING OF PARKING AND TRAFFIC SIGNS.

Parking stalls, directional arrows and other traffic signs shall be adequately marked and maintained on the surface of the pavement with contrasting paint for night operation. All pavement markings shall be reflective and traffic control signs shall be installed and maintained in accord with Town standards to the satisfaction of the Zoning Enforcement Officer. (11/17/97)

Sec. 6-188. SIDEWALK SPECIFICATIONS.

Sidewalks connecting all building entrances, exits, parking and loading areas and the public street shall be paved with an asphaltic or concrete surfacing and shall have a minimum width of at least six (6) feet, and be adequately lighted if intended for night use. Parking stalls will not be permitted directly in front of entrances or exits to buildings. These areas shall be designated as loading areas (passenger or other). Sidewalks shall be required on street frontage in business zones and shall conform to the Department of Public Works' Engineering standards in respect to location, width and construction specifications.

Sec. 6-189. CURB CUTS; ACCESS DRIVES.

- (a) Curb cuts shall conform to Town regulations on Town roads and any State regulations that may apply on State Highways and authorization from appropriate State or Town agencies shall be secured prior to the issuance of a building permit. Depressed curbs at access points shall be indicated.
- (b) Access drives should cross sidewalks and enter public streets at right angles. Parking areas should be designed to prevent backing across sidewalk areas along street frontage.
- (c) Any new or relocated curb cuts on private roads shall require that entity or association that owns or maintains the private road receive notice of at least 14 days prior to construction of said curb cut as per Sec. 6-14 (a) (3). (2/27/2001)

Sec. 6-190. LANDSCAPING REQUIREMENTS.

Landscaping and tree planting is encouraged. All street tree planting comply with regulations of the Department of Public Works and all trees indicated on the Site Plan for street tree planting shall be on the recommended species list issued by the Parks and Trees Department. Planting areas within the parking areas are to be encouraged.

Sec. 6-191. SIGNS.

All signs shall comply with the standards listed in Division 16 of this Article and in addition all signs on the property shall be so located that they will not interfere with the vision of a driver entering or leaving the property.

Sec. 6-192. ENCLOSED RUBBISH AREA.

An enclosed rubbish area shall be provided and screened from public view.

(2/27/2001)

LAND USE

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