

**Large Scale Development Standard  
Amendments to Waldoboro Land Use Ordinance**

**Article 5 – Specific Performance Standards**

Z. Large Scale Development

In addition to any other applicable standards or requirements of the Land Use Ordinance, large-scale development shall also conform to the follow performance standards. Article 5 Section Z shall not apply to the Industrial District or to large scale development constructed prior to (*insert effective date of ordinance*) except that additions to such structures constructed after (*insert effective date of ordinance*) shall comply with this Section when such additions, either individually or cumulatively within a five (5)-year period, meet the threshold for large scale development. The Planning Board may modify or waive specific performance standards for such additions if it finds that, due to the design, location, function or layout of the principal structure, the application of specific performance standards is impractical or inappropriate.

1. Building appearance. The building shall employ varying setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent size and scale of the building.
  - a. A minimum of twenty (20) percent of the structure's façades that are visible from a public street shall employ actual protrusions or recesses with a depth of at least six feet. No uninterrupted façade shall extend more than 100 feet.
  - b. A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet.
  - c. Pitched roofs with a minimum pitch of 5/12 may be required by the Planning Board to complement existing buildings or otherwise establish a particular aesthetic objective.
  - d. Building facades shall include a repeating pattern that includes no less than three (3) of the following elements: (i) color change, (ii) texture change, (iii) material module change, (iv) expression of architectural or structural bay through a change in plane no less than twenty four (24) inches in width, such as an offset, reveal or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

## Specific Performance Standards

- e. Any rear and side building facade that is visible from a public street or three (3) or more residences shall be designed to complement the architectural treatment of the primary façade.
- f. Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage.
- g. Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted and decorative concrete block, wood, stucco, and exterior insulation and finish systems (EIFS) shall be used. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building.
- h. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length. The integration of windows into building design is required, and shall be transparent glass between three (3) to eight (8) feet above the walkway along any façades facing a public street. The use of blinds shall be acceptable where there is a desire for opacity. Any blinds shall comply with the color standard of Section 1.f, above. If large areas of plate glass are proposed, the Planning Board may require the applicant to demonstrate that glare from such glass will not create safety concerns for vehicles.
- i. Ground floor facades of retail buildings that face public streets or contain the principal access to the building and which exceed 150 feet in length shall be designed to appear as a series of attached, individual storefronts even though the building itself may consist of a single retail occupancy.
- j. Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Where additional stores will be located in the principal building, each additional store that exceeds 2,500 sf in

## Specific Performance Standards

floor area shall have at least one exterior customer entrance that shall conform to the above requirements.

- k. The building's architecture shall reflect traditional New England building forms including pitched roofs, dormers, windows, and clapboard or brick siding. Freestanding accessory structures, such as ATM's, gas pump canopies, sheds, etc., shall be treated as architectural elements and meet the same design standards as the principal structures on the site. If plate glass is used instead of windows, the applicant shall demonstrate that the use of such material does not unreasonably detract from the objectives of this Section.

### 2. Parking

- a. Parking areas shall provide safe, convenient, and efficient access for vehicles and pedestrians. They shall be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface.
- b. Parking lots over 100 spaces shall be segmented visually and functionally into distinct parking areas of no more than 60 spaces by landscaped and curbed medians with a minimum curb to curb width of 10 feet. Curbed landscaped islands shall be sited at the end of each parking aisle and within parking aisles at intervals no greater than one island per every twenty (20) spaces. Islands at the ends of aisles shall be counted toward meeting this requirement. Each required landscaped island shall be a minimum of three hundred sixty (360) sf in landscaped area.
- c. No more than 10% of off-street parking shall be sited between the front façade of the principal building and the primary abutting streets with the exception of parking areas used for the display of vehicles for sale. The Planning Board may increase this limit to 50% if it determines that the building and parking are screened from view by out lot development consisting of buildings less than 10,000 sf of floor area and by the use of additional tree plantings, berms, fencing, low walls, shrubs and/or perennials.

### 3. Landscaping

- a. The applicant shall submit a site landscaping plan that presents the location and quantity of all project plantings. The applicant shall also submit a planting schedule keyed to the site landscaping plan that lists the botanical and common names, size at planting and

## Specific Performance Standards

quantity of all project plantings. Landscaping shall be considered an integral component of the approved project. The applicant shall replace within 30 days any landscaping that dies, is removed or otherwise requires replacement. Such replacement landscaping shall be equivalent in species and size to the original landscaping unless the applicant can demonstrate to the satisfaction of the code enforcement officer that site conditions require an alternative species of comparable size.

- b. A minimum of 50% of the building's total foundation, including a minimum of 50% along the building's front façade, shall be planted with landscaping consisting of one 2.5" caliper ornamental tree and 4 shrubs per ten (10) linear feet of foundation. Preferred locations for such landscaping are near entrances and facades facing public streets
  - c. One 2.5" caliper canopy tree, one 4-foot high understory tree, and five 12" high evergreen or 15" high deciduous shrubs shall be planted within each parking lot island
  - d. Landscaping consisting of three 2.5" caliper street trees, six 4-foot high understory trees, ten 12" high evergreen or 15" high deciduous shrubs and five 3-foot evergreen trees shall be planted every 50' along and within a minimum 30-foot wide green strip buffer adjacent to all public street and along and within a minimum 20-foot wide green strip buffer adjacent to all private streets and drives including parking lot connectors, circulation drives (including those adjacent to building) and loading areas
  - e. Where the building site abuts an area zoned or developed for residential uses, a six-foot high berm shall be provided and planted with double offset row of 4-foot high evergreens spaced 15' on center
4. Lighting
- a. Plans shall be submitted for all proposed exterior lighting drawn to a scale of 1" = 20' and shall include the location and type of lighting equipment, manufacturer's specification sheets and point-by-point calculated illuminance values noted on a 10-foot grid. Lighting fixtures including poles shall be compatible with the design of the principal structure.
  - b. The following lighting criteria shall not be exceeded:

## Specific Performance Standards

- 1) Parking lots: an average of 1.5 foot-candles throughout, a maximum of 6 foot-candles and a maximum-to-minimum uniformity ratio of 20:1 foot-candles
  - 2) Intersections: an average of 3 foot-candles throughout, a maximum of 6 foot-candles and a maximum-to-minimum uniformity ratio of 20:1 foot-candles
  - 3) Maximum at property lines: 0.1 foot-candles
- c. The maximum height of freestanding lights shall be the same as the principal building, but shall not exceed 20 feet
  - d. All lights shall have shielding to provide a beam cut-off at no more than 75 degrees nadir
  - e. The applicant shall demonstrate to satisfaction of the planning board that the proposed lighting is appropriate for the intended use. The planning board shall consider the hours of operation, characteristics of the neighborhood and the specific activities proposed in making its determination. When the activity is not in use, lighting shall be turned off or turned down to security level as determined by the Police Chief.
  - f. Lighting shall be located along streets, parking areas, at intersections and crosswalks and where various types of circulation systems merge, intersect or split
  - g. Pathways, sidewalks and trails shall be lighted with low or mushroom-type standards
5. Screening.
- a. Ground- and wall-mounted mechanical equipment, refuse containers and permitted outdoor storage must be fully concealed from on- and off-site ground level views with materials identical to those on building exterior.
  - b. All trash collection areas that are not within an enclosed building or underground must be screened or recessed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties and at least 50 feet from any lot line. Screening and landscaping of these areas shall conform to the predominant materials used on the site.

## Specific Performance Standards

- c. Rooftop equipment must be screened by parapets, upper stories or exterior walls from view from public streets within 1,000'
  - d. Gates and fencing may be used for security and access but not for screening. Chain link, wire mesh or wood fencing is not acceptable.
  - e. Loading docks must be screened from surrounding roads and residential properties by walls matching the building's exterior or fully opaque landscaping
6. Outdoor sales. Additional standards applicable only to large scale development consisting of retail establishments greater than 10,000 sf of floor area.
- a. Areas for outdoor sales of products may be permitted if they are extensions of the sales floor into which patrons are allowed free access. Such areas shall be incorporated into the overall design of the building and the landscaping and 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 be similar in materials and colors to those that are predominantly used on the building facade. Outdoor sales areas shall be considered as part of the gross floor area of the retail establishment.
  - b. Except for agricultural, landscaping, nursery and similar products, outdoor storage of products for sale in an area where customers are not permitted is prohibited. This prohibition includes outdoor storage sheds and containers.
  - c. Outdoor sales areas must be clearly depicted on site plan. They must be at least 10 feet from motor vehicle routes and protected by a physical barrier.
7. Bicycle and pedestrian facilities. Additional standards applicable only to large scale development consisting of retail establishments greater than 10,000 sf in floor area.
- a. Pedestrian walkways internal to the development shall be no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large commercial buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points,

## Specific Performance Standards

and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than fifty (50) percent of the length of the walkway.

- b. With the exception of U.S. Route 1, sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public street.
  - c. Sidewalks at least five (5) feet in width shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet 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. Weather protection features such as awnings or arcades are required within thirty (30) feet of all customer entrances.
  - e. All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces 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 walkways.
  - f. The development shall provide exterior pedestrian furniture in appropriate locations at the rate of one seat for every 20,000 sf of gross floor area and secure, integrated bicycle parking at the rate of one bicycle rack space for every 50 vehicle parking spaces.
8. Building reuse. Additional standards applicable only to large scale development consisting of retail establishments greater than 50,000 sf in floor area.
- a. A form of surety approved by the Planning Board must be established by the applicant to ensure the building and all amenities on the site are maintained if the building becomes vacant. The amount of such surety shall be based on estimates prepared by a registered professional engineer of the cost of four years of maintenance of all site improvements and the cost of razing the building and removing all demolition materials. The surety must be of a form that cannot lapse or be discontinued without consent of the Board of selectmen.
  - b. The estimates shall be increased by 50% to reflect inflation. If the building remains vacant for a period of one (1) year and site

## Specific Performance Standards

improvements are not maintained over this period, the selectmen may vote to exercise the surety to pay for site maintenance.

- c. If the building remains vacant for a period of four (4) years, the selectmen may vote to exercise the surety to remove the building from the site.
  - d. Where the building will replace an existing building within the community, the applicant shall submit evidence that there will be no private prohibition on the type or reuse of the previously occupied building through conditions of sale or lease
9. Location. Additional standards applicable only to large scale development consisting of retail establishments greater than 50,000 sf in floor area. These standards are intended to ensure such large buildings are placed in suitable locations and that they are not prominently visible from designated roads as listed in Section 9.d, below, unless they are sited close to the road in a manner similar to traditional village commercial development.
- a. Retail buildings over 50,000 sf in floor area that are set back more than 50 feet from a designated road shall not be prominently visible from such road. This may be accomplished by existing vegetation and topography as well as proposed site improvements such as landscaping, berms and similar site design features. In determining if existing vegetation and/or proposed landscaping will satisfy this standard, the Planning Board may consider the projected height and substance of such vegetation and/or landscaping seven years after construction of the large retail building is completed.
  - b. Alternatively, the standard in Section 9.b, above, may be satisfied by the siting of smaller buildings on pads or out lots between the large scale retail building and the designated road. This technique shall be employed for the full width the development site along the road that provides its principal vehicular access except for access locations and landscaped public open spaces that the Planning Board determines will provide effective visual buffering of the large retail building.
  - c. The following are designated roads within the meaning of Sections 9.b and 9.c, above.
    - 1) US Route 1
    - 2) State Routes 32, 220 and 235
    - 3) Old Route 1
    - 4) Jefferson Street

## Specific Performance Standards

- 5) Manktown Road
  - 6) Main Street
- d. For large scale developments that are sited in conformance with Sections b or c, above, the maximum size of freestanding signs as provided for in Article 4 Section N.5.d of the Land Use Ordinance shall be increased by 100%.
10. Definitions. In addition to the definitions presented in Article 16, the following definitions apply specifically to large scale developments.

Arcade: A series of outdoor spaces located under a roof or overhang and supported by columns or arches.

Bay: As applied to large scale development, a spatial division element in a building defined by beams or ribs and their supports.

Berm: An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining uses.

Buffer: As applied to large scale development, an area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesirable views, noise and glare, effectively providing greater privacy to neighboring land uses. Typical buffers include, but are not limited to, plant materials, walls, fences and/or significant land area to separate the uses.

Canopy: A projection over a niche or doorway, often decorative or decorated; a roof over an accessory structure including but not limited to gasoline pumps and an ATM.

Column: A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built up of drums the full diameter of the shaft.

Eave: The overhang at the lower edge of the roof, which usually projects out over the exterior walls of the structure.

Façade: The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

Floor Area: The aggregate of the areas of each floor of a structure, measured between the exterior faces of the exterior walls of the structure at the level of each floor.

## Specific Performance Standards

Footcandle: A measure of light falling on a surface. One (1) footcandle is equal to the amount of light generated by one (1) candle shining on one (1) square foot surface located one (1) foot away.

Formula Restaurant: An eating place that is one of a chain or group of three (3) or more establishments and which satisfies at least two of the following three descriptions:

- a. It has the same or similar name, trade-name, or trademark as others in the chain or group;
- b. it offers either of the following characteristics in a style which is distinctive to and standardized among the chain or group;
  1. exterior design or architecture;
  2. uniforms, except that a personal identification or simple logo will not render the clothing a uniform;
- c. it is a fast food restaurant.

Landscaping: The combination of natural elements such as trees, shrubs, groundcovers, vines, or other organic and inorganic materials, which are installed for purposes of creating an attractive and pleasing environment, screening unsightly views, reducing environmental impacts, and filtering matter from air.

Large scale development: Unless otherwise described, a retail sales establishment that exceeds 10,000 sf of gross floor area, a non-residential development that exceeds 25,000 sf of gross floor area or a retail sales establishment with a drive-thru facility or outdoor fuel sales, or a formula restaurant; large scale development does not include commercial greenhouses and nurseries accessory to a retail or wholesale sales establishment.

Nadir: The angle pointing directly downward ( $0^\circ$ ) from the lighting fixture.  $75^\circ$  nadir, for example, is the angle pointing  $75^\circ$  above nadir.

Parapet: The portion of a wall that extends above the roofline.

Pedestrian walkway: A surfaced walkway, separate from the traveled portion of a public or private right-of-way, parking lot or driving aisle.

Pitch: The slope of a roof commonly expressed in terms of inches of vertical rise per foot of horizontal run.

Portico: A porch or walkway with a roof supported by columns, often leading to the entrance to a building.

## Specific Performance Standards

Retail: The selling of goods and commodities directly to consumers and not for resale except

Scale: The size or proportion of a building element or space relative to the structural or functional dimension of the human body.

Screen: See also “buffer”. The sole purpose of a screen is to block views. A screen should be constructed of opaque materials and whose height will be effective in obstructing unwanted views.

Storefront: The traditional “main street” façade bound by a structural pier on either side, the sidewalk on the bottom and the lower edge of the upper façade at the top.

Texture: The visual and tactile quality of a surface apart from its color and form. A building texture refers to the variations in the exterior façade and may be described in terms of roughness of the surface material, the patterns inherent in the material or the patterns in which the material is placed.