

Section 5.5 and Section 3.2.02 Mixed Use, Horizontal Mix

Amendment to Article 22:

Amendments are highlighted and *italic*.

To see if the Town will vote to amend the Zoning Bylaws to include the addition of Mixed Use , Horizontal Mix to the HB-1 District to Section 3.2.02 (Schedule of Use), and Section 5.5 as described below:

3.2.02

14.	<i>Mixed-Use Development, Horizontal Mix</i>	HB-1	N HB-1 SP HB-2 N
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5.5 Highway Business Industrial District 1 (HB-1 & HB-2)

5.5.01.2: HB-1 Mixed Use– (Horizontal Mix) - Mixed use developments shall have both a residential and a commercial component, regardless of the composition of uses, all mixed use projects shall be scaled to ensure consistency with the surrounding neighborhoods. Mixed use projects may utilize “horizontal “mixed use where commercial, office, and residential uses are desiGned as a single project, yet constructed in separate and distinct building footprints. *All Highway Business Industrial District 1 (HB-1) Mixed use projects are subject to Site Plan Review standards as outlined in Section 5.2 and Section 5.5.02 through 5.5.02.3 except as detailed in section 5.5.01.3.*

5.5.01.3 HB-1 Mixed Use, Horizontal Mix Density Requirements

Residential Density	
Units/Acre	6
Units/Acre (Min)	5
Minimum Commercial Requirements ^{1 2}	
Residential Building Area	Commercial Building Area
60%	40%
Parking Requirements	
Residential Spaces Per Unit	1.6
Commercial Spaces per 1,000 SF	4

1. The Planning Board may authorize a reduction in the minimum amount of commercial building area if the amount of mandatory land set aside is equal to: 20% Open Space. ~~and 10% useable outdoor space.~~

2. Waivers for commercial building area will be considered for recreational facilities incidental to the residential use.

5.5.01.4 Design standards for Mixed Use, Horizontal Mix (Amendments noted in *italics*)

1. Newly constructed buildings *shall* not overwhelm or disregard the adjacent context with regard to building location, scale, bulk, massing, material, color, texture and fenestration.
2. Contemporary designs *shall* respect the traditional character of their context and maintain the front setback established by neighboring buildings.
3. Distinguishing features, historic elements and examples of craftsmanship *shall* not be removed or covered during the alteration of existing older structures. Where damaged, they shall be restored or recreated.
4. Signage, awnings, light fixtures and other applied elements *shall* not cover architectural details and should be in scale with the building facade and its immediate context. Generally, materials that have been applied to cover older traditional facade elements should be removed and not replaced.
5. Materials used *shall* complement existing contextual materials.
- ~~6. Consider the effect of small scale details on visual appeal for pedestrians.~~
- ~~7. Consider the effect of overall forms, materials and colors on visual appeal for drivers.~~
8. All service entrances, dumpsters and loading facilities *shall* be located at the rear of buildings. They shall be screened from view with solid wood fencing, a masonry wall and/ or landscaping from public streets and parking areas.
9. Equipment (such as air conditioner units or exhaust fans) *shall* be screened from view and located either in the rear of the building or on the roof. No equipment shall be mounted on street facade(s) or be visible from the street or customer parking areas.
- ~~10. Break up Long expanses of blank wall shall be broken up~~ with pilasters or similar architectural features to suggest structural bays or vary massing and/ or roofline to provide visual interest.
- ~~11. Break up Vertical massing shall be broken up~~ with materials or trim that define a distinct base, middle and top
12. Colors *shall* be complementary and harmonic, and not clash on any given facade. Developer *shall* not use the entire building as a brand identity package in such a way that it becomes an “attractive nuisance.”
13. Applied elements - Such as railings, awnings, signage, and light fixtures – *Shall* coordinate with, rather than overwhelm the proportions of the building.
- ~~14. If~~ Equipment is mounted behind louvered panels or other visual screen, screening *shall* be oriented to conceal the equipment from view from any public way or private residence and finished to obscure.
15. Visible roof vents, and other roof elements and penetrations, should be finished to match adjacent roof color when possible. If color matching is not possible, roof elements *shall* be screened from view.
16. Windows and Doors *shall* reflect the style of the building itself in scale, proportion, and construction.

17. Appropriately scaled lighting fixtures are recommended
18. Free-standing fixtures *shall* be coordinated in appearance with building-mounted light fixtures
19. Landscape lighting *shall* be complementary and harmonic to the buildings and landscape design.
20. Expanses of blank wall *shall* be softened through the use of landscape treatments such as foundation plantings or trellises or broken up with architectural elements.
21. Chain link fencing *shall* not be permitted.
22. Landscaping *shall* be designed with consideration of nearby buildings, walkways, and parking areas.
23. Parking lots *shall* be designed with landscaped islands, and islands between buildings, roads and walkways shall be abundantly planned to create a strong horticulture character throughout the year
24. All landscaping *shall* be scaled appropriately for pedestrian traffic and properly maintained in a healthy condition.
25. *All landscaping shall be chosen from the Town of Leicester approved native plantings list*
26. *All exterior lighting shall be Dark Sky Compliant.*