

## 401.6 Route 4 District- FOR 2013 ENFIELD TOWN MEETING CONSIDERATION

### Purpose:

The Route 4 District is intended to promote compact, mixed-use, walkable development supported by the availability of public water and sewer infrastructure, and characterized by: high-quality, multi-story buildings designed to be compatible with traditional New England architecture; a multi-modal, interconnected transportation network, including safe routes for pedestrians, bicyclists and other trail users, and front yards dominated by landscaped green space rather than parking. The following standards shall apply to all future development within the Route 4 District.

### A. Lots and Uses

Lots in the Route 4 District shall comply with the following requirements:

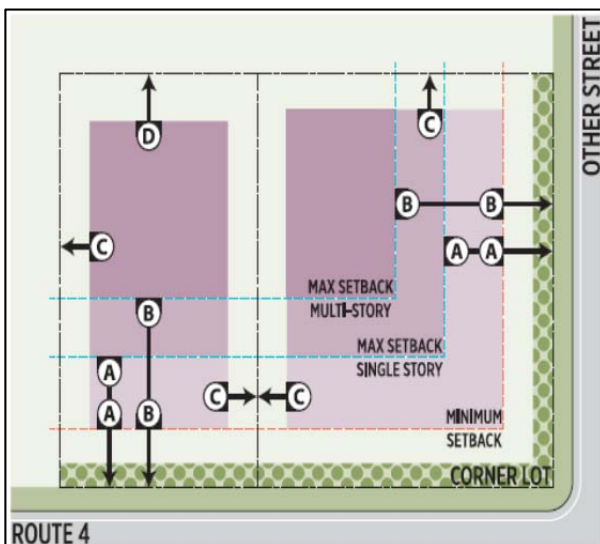
Lot Requirements	
Road Frontage	100 ft. (minimum)
Lot Size	15,000 SF (minimum)
Impervious Surface Coverage	70% (maximum)
Residential Density	12 dwelling units per acre (maximum)

Allowed uses in the Route 4 District shall be limited to:

By-Right Uses	
Retail Trade	Upper-floor Residential
Retail Service	Ground-floor Residential <sup>(2)</sup>
Office	Food Service
Light Industry <sup>(1)</sup>	Lodging
Research and Development <sup>(1)</sup>	Entertainment and Recreation
Special Exceptions	
<ul style="list-style-type: none"> <li>Buildings or lots developed solely for residential use less than 600 feet from Route 4.</li> <li>Any by-right use occurring primarily outside an enclosed building.</li> </ul>	
Notes	
<sup>(1)</sup> Shall be located 400 or more feet from Route 4. <sup>(2)</sup> Shall be located 600 or more feet from Route 4.	

### B. Building Placement Along Route 4

Buildings on lots with frontage on Route 4 shall be placed in compliance with the following requirements:



Principal Building Setback from Lot Lines		
Front Setback (<2 story building)	25 ft. (min)- 55 ft. (max)	A
Front Setback (2+ story building)	25 ft. (min)- 80 ft. (max)	B
Side Setback	0 ft. or 15 ft. (min) <sup>(1)</sup>	C
Rear Setback	20 ft. (min)	D
Accessory Building Setback from Lot Lines		
Front Setback	85 ft. (min)	
Side and Rear Setback	15 ft. (min)	
Distance Between Buildings		
Between Principal Buildings	0 ft. or 25 ft. (min) <sup>(1)</sup>	
Between All Other Buildings	15 ft. (min)	
Notes		
<sup>(1)</sup> Attached buildings may be approved with no side setback or space between buildings.		

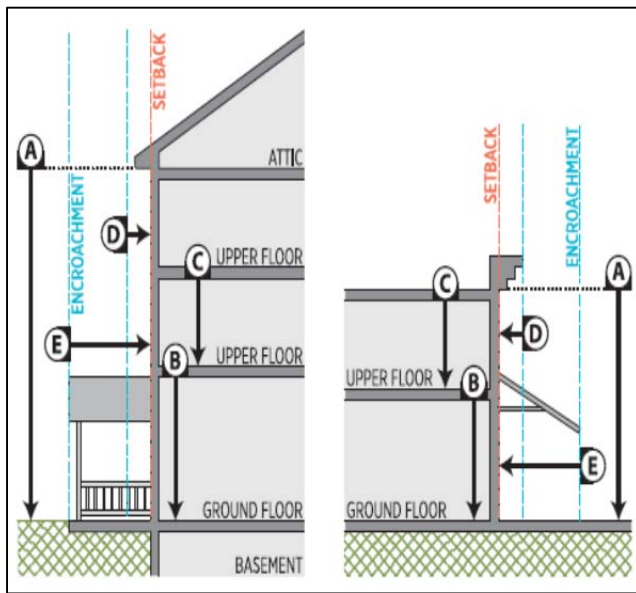
### C. Building Placement Along Streets Other than Route 4

Buildings on lots fronting streets other than Route 4 shall be placed in compliance with the following requirements:

Principal Building Setback from Lot Lines	
Front Setback	30 feet (min)
Side Setback	0 feet or 20 feet (min) <sup>(1)</sup>
Rear Setback	20 feet (min)
Accessory Building Setback from Lot Lines	
Front Setback	35 feet (min)
Side and Rear Setback	20 feet (min)
Distance Between Buildings	
Between Principal Buildings	0 feet or 30 feet (min) <sup>(1)</sup>
Between All Other Buildings	20 feet (min)
Notes	
<sup>(1)</sup> Attached buildings may be approved with no side setback or space between buildings.	

### D. Building Form

Buildings in the Route 4 District shall comply with the following requirements:



Principal Building <sup>(1)</sup>		
Building Height	16 ft. (min)-32 ft. (max)	<b>A</b>
Ground Floor-to-Ceiling Height <sup>(2)</sup>	12 ft. (min)-24 ft. (max)	<b>B</b>
Upper Floor-to-Ceiling Height	8 ft. (min)-16 ft. (max)	<b>C</b>
Building Footprint	40,000 SF (max)	
Notes		
<sup>(1)</sup> Buildings with a footprint of less than 10,000 SF shall be designed with pitched roofs. Buildings with a footprint of 10,000 SF or greater may be designed with flat roofs, but shall provide a parapet at least 3 feet in height. The design of parapets shall be reviewed by the Enfield Fire Department. Flat-roofed buildings shall incorporate pitched-roof architectural elements such as enclosed entrances, porches, arcades or awnings along street-facing facades.		
<sup>(2)</sup> The minimum ground-floor-to-ceiling height may be 8 feet for solely residential buildings.		

Accessory Buildings		
Building Height	24 feet (maximum)	<b>A</b>
Building Footprint	10,000 SF (maximum)	
Architectural Encroachment Beyond Setback		
Eaves, balconies, chimneys	3 feet (maximum)	<b>D</b>
Porches, awnings, arcades <sup>(1)</sup>	10 feet (maximum)	<b>E</b>
Notes		
<sup>(1)</sup> Applies only to front setback.		

### E. Principal Building Facades

The street facing-facades of principal buildings shall comply with the following requirements:



Principal Building Facades		
Bay Width	24 ft. (min)-64 ft. (max)	<b>A</b>
Depth Change Between Bays	4 ft. (min)	<b>B</b>
Ground Floor Blank Wall Width	16 ft. (max)	<b>C</b>
Upper Floor Blank Wall Width	32 ft. (max)	<b>D</b>
Ground Floor Fenestration	40% (min)-80% (max)	
Upper Floor Fenestration	20% (min)-60% (max)	

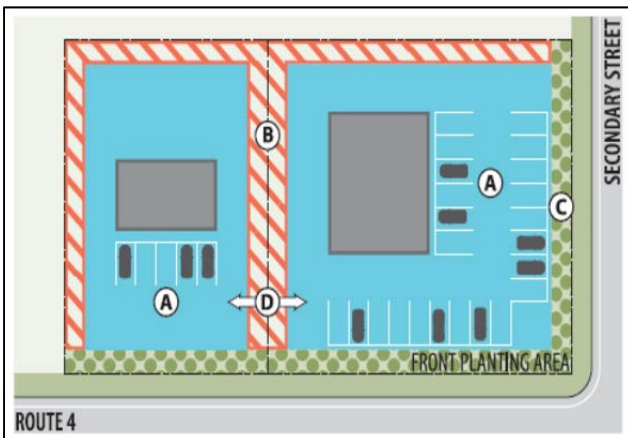
## F. Pedestrian Access

Pedestrian access shall comply with the following requirements:

1. Sidewalks shall be provided along all road frontage. For lots fronting Route 4, the sidewalk may be located on the interior side of the front planting area.
2. Sidewalks shall be provided from the road sidewalk to the public entrances of principal buildings and between principal buildings on a lot.
3. Pedestrian access shall be provided from parking areas to the public entrances of principal buildings. The Planning Board may require provision of pedestrian ways within parking areas to enhance pedestrian safety.
4. Crosswalks shall be provided where pedestrians are directed to cross vehicular travel lanes, and shall incorporate accessibility features.
5. Lots abutting the Northern Rail Trail shall provide pedestrian access from the trail to the public entrances of principal buildings unless the Planning Board finds that natural constraints make access infeasible.
6. Pedestrian access shall be provided between adjoining lots unless the Planning Board finds that natural constraints make access infeasible.
7. Pedestrian access may be located within setbacks, but shall not be located within the front planting area.

## G. Location of Parking

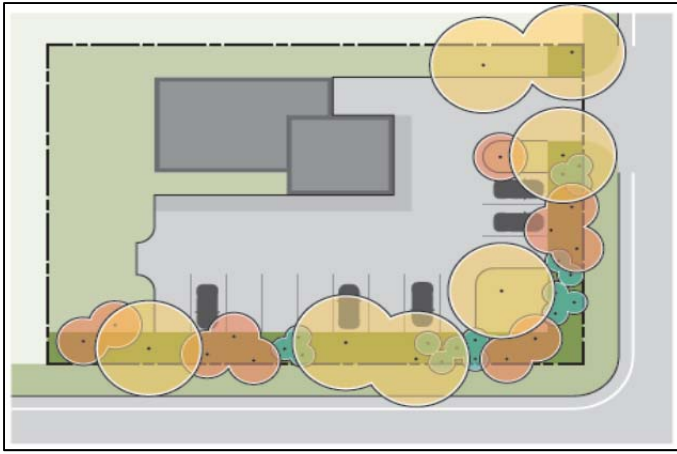
In addition to the requirements of Section 409, parking shall be primarily located to the side and rear of principal buildings and shall comply with the following requirements:



Location of Parking <sup>(2)(3)</sup>		
Between Principal Building and Route 4	2 rows (max)	<b>A</b>
Setback from Property Line <sup>(1)</sup>	0 or 10 ft. (min)	<b>B</b>
Notes		
<sup>(1)</sup> Shared parking or access located on or across side or rear lot lines may be approved.		
<sup>(2)</sup> No parking shall occur within the front planting area. <b>(C)</b>		
<sup>(3)</sup> Vehicular access shall be provided between adjoining lots unless the Planning Board finds that natural constraints make the connection infeasible. This vehicular access shall be considered internal site circulation, not a street subject to dimensional and setback requirements. <b>(D)</b>		

## H. Landscaping

Landscaping shall comply with the following requirements:



#### Landscaping Along Frontages<sup>(1)(2)</sup>

A planting area at least 10 feet deep shall be established along all front lot lines, excluding areas used for access. The planting area shall be landscaped as specified below:

Shade Trees	1 per 50 feet of frontage (min)
Small Trees	1 per 30 feet of frontage (min)
Shrubs	1 per 20 feet of frontage (min)

#### Notes

<sup>(1)</sup> Plants may be clustered and do not have to be evenly distributed within the planting area.

<sup>(2)</sup> Existing vegetation to be retained may be counted towards landscaping requirements.

#### Landscaping in Parking Areas<sup>(1)(2)(3)</sup>

Parking lot landscaping shall consist of:

Shade Trees	1 per 8 spaces (minimum)
Small Trees	1 per 6 spaces (minimum)
Shrubs	1 per 4 spaces (minimum)

#### Notes

<sup>(1)</sup> Landscaping shall be located at each end of and within parking rows so that no row of parking exceeds 15 contiguous spaces.

<sup>(2)</sup> Landscaped areas (strips and islands) shall be at least 180 SF in area and shall not measure less than 5 feet in any dimension.

<sup>(3)</sup> Use of Low-impact development (LID) approaches to stormwater management within surface parking lots is encouraged and landscaped areas may be used to collect and infiltrate runoff.

#### Landscaping Buffers from Residential Development

Where a non-residential use will abut a residential lot or zone, a vegetated buffer at least 25 feet deep shall be established or retained to maintain residents' visual privacy and quality of life.

#### Planting and Maintenance<sup>(1)</sup>

Required landscaping shall meet the following size requirements when planted:

Shade Trees	2 inch caliper or 8 feet high (minimum)
Small Trees	1 inch caliper or 5 feet high (minimum)
Shrubs	1 gallon size (minimum)

#### Notes

<sup>(1)</sup> Required landscaping shall be maintained. Dead, dying, damaged, or removed plants shall be replaced in a timely manner (no later than the next growing season).

"Shade Trees" are defined as a tree with a mature height of at least 30 feet.

"Small Trees" are defined as a tree with a mature height of at least 15 feet.

## I. Signs

In addition to the requirements of Section 408, signs shall comply with the following requirements (where these standards conflict with Section 408, the standards below shall govern):

#### Sign Setbacks

Front Setback (signs may be located in planting area)	2 feet (minimum)
Side and Rear Setback	10 feet (minimum)

1. One freestanding sign, not to exceed 32 SF in area and 16 feet in height to the top of the sign, may be allowed per road entrance. Multiple uses accessed via the same entrance shall not erect separate signs, but may erect a directory sign.
2. Freestanding directory signs for multiple lots or uses may be located within 15 feet of shared road entrances. The maximum sign area may be increased by 8 SF for each lot or use listed on the sign.
3. One freestanding sign, not to exceed 12 SF in area and 6 feet in height may be allowed per Northern Rail Trail entrance. Multiple uses accessed via the same entrance shall not erect separate signs, but may erect shared sign. The maximum sign area may be increased by 4 SF for each use listed on the sign.
4. One wall sign or hanging sign per façade facing a street or customer parking area, not to exceed 1 SF x the width of the wall the sign will be mounted on or hanging from, may be allowed for each use.
5. One pedestrian-oriented portable sign placed on or adjacent to a sidewalk advertising daily specials or sales, not to exceed 8 SF in area and 4 feet in height, may be allowed for each use. These pedestrian-oriented portable signs shall not require a sign permit. The sign shall be taken in when the business is closed and shall be located on the same lot as the business.

**J. Natural Resource Protection Requirements**

1. No structure shall be placed, located, or constructed within fifty (50) feet from the seasonal high water line of any river, stream, wetland, lake, or public pond, and no dock may be located nearer than 25 feet from a side lot line. Dry hydrants, culverts, and bridges may be permitted by the Planning Board and with State permits as required.
2. No structure shall be placed, located, or constructed within four hundred (400) feet from a wellhead associated with the Town of Enfield drinking water supply.