

ZONING REGULATIONS

400 Attachment 3

City of Camden

Table 400.330.L: Site Plan Review Criteria

Site Plan Review Criterion	
Land Use Compatibility	
Development Density	Site area per unit or floor area ratio shall comply with the zoning district regulations in Table 400.200.
Height and Scale	
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations
Setbacks	Development setbacks shall comply with the zoning district regulations in Table 400.200.
Building Coverage	Building coverage shall comply with the zoning district regulations in Table 400.200. Higher coverage should be mitigated by landscaping or site amenities.
Site Development	
Frontage	Project frontage along a street should be similar to lot width.
Parking and Internal Circulation	<p>Parking shall comply with the zoning district regulations in Section 400.260.</p> <p>Parking should serve all structures with minimal conflicts between pedestrians and vehicles.</p> <p>All structures must be accessible to public safety vehicles.</p> <p>Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points</p>
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainageways should be preserved
Signage	All proposed signage shall comply with the regulations in Section 400.270.
Building Design	
Architectural Quality	Building design shall comply with the zoning district regulations and procedure in Chapter 410, Non-Residential Architectural Review. Architectural design and building materials should be compatible with surrounding areas or highly visible locations.

CAMDENTON CITY CODE

Site Plan Review Criterion	
Operating Characteristics	
Traffic Capacity	The development should not obstruct traffic on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations and compliant with Title III, Traffic Code
External Traffic Effects	Project design should direct non-residential traffic away from residential areas
Operating Hours	Projects with long business/service operating hours must minimize effects on surrounding residential areas.
Outside Storage	All outside storage areas must be screened from surrounding streets and less intensive land uses. Storage areas shall not be located in front or street side yards.
Public Facilities	
Sanitary Waste Disposal	All developments must connect to sewer system, Section 700.090 and 700.250. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare. Sanitary sewer must have adequate capacity to serve development.
Stormwater Management	Development should handle stormwater adequately to prevent overloading of public stormwater management system, reviewed by the City Engineer and compliant with any required permits, including those specified in Article III, Grading and Excavation and state and federal regulations, designed per current edition of ASCE/EWRI 45-, 46- and 45- and ACSE Manual 77. Development should not inhibit development of other properties. Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.
Utilities	Project must be served by utilities, including water, sewer, stormwater, street, erosion control, or other improvements as necessary and feasible.
Comprehensive Plan	
	Projects should be consistent with the City of Camden's Comprehensive Plan.