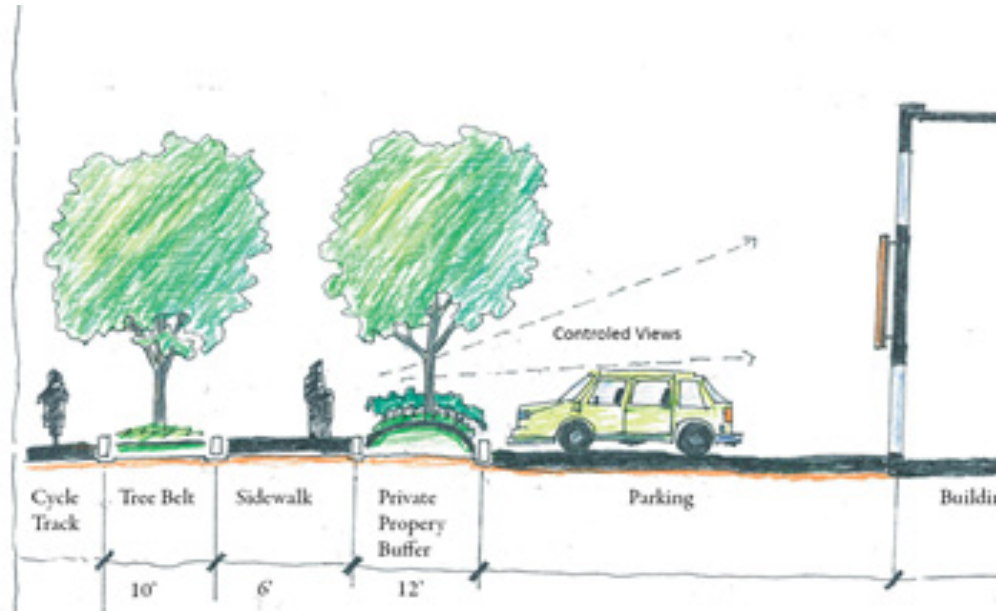


HIGHWAY BUSINESS DISTRICT

LANDSCAPING STANDARDS



1. TREE BELT (10' DEPTH MIN.)

A Tree Belt shall be established between the curb and sidewalk. Within the treebelt, shade trees shall be planted at 1 per 25' of entire street frontage unless otherwise approved by Planning Board. Shall be 2.5" caliper upon planting and 20'-30' minimum height at maturity. Trees may be limbed up to a maximum of 5' from the finished grade at planting, 10' upon maturity.

2. FRONT BUFFER PLANTING (12' DEPTH MIN.)

Dense landscaping is required between the sidewalk and the first row of parking or building that does not abut the sidewalk. Planted berms 3' in height may be incorporated as a mechanism to create this screen. Turf grasses are only allowed if expressly permitted by Planning Board. This buffer shall consist of:

- A. Shade trees (same standard as tree belt).
- B. Berms or evergreen shrubs min. 3' in height shall be located along the edge of the parking field to screen at minimum upon planting the grills of parked cars.
- C. Ornamental grasses, flowers, ground cover, etc up to 5' in height (3' height within 3' of street/driveway corners) shall fill out the remaining 12' buffer strip.
- D. Plants & trees considered invasive to Massachusetts shall not be allowed.
- E. A majority of the plants shall be native. The remainder may be either native plants or noncompeting exotic species. Trees shall be selected from the City of Northampton's tree list approved by Planning Board <http://www.northamptonma.gov/planbd/>. Noninvasive existing, preserved plants shall be counted toward these requirements.

LANDSCAPING STANDARDS (CONTINUED)



(Buffer strip to include combination of trees and shrubs with or without berm)

3. SITE/PARKING LOT LANDSCAPING

See Also 350 - 8.9 for additional landscaping requirements in parking lots.

Landscaped islands constructed to meet requirements of §350-8.9 shall include the following as part of meeting the 1 shade tree per:15 parking space tree planting:

- A. 1 shade per 15 parking spaces sized 2.5" caliper upon planting.
- B. Shrubs, ground cover, grasses, flowers ranging up to 3' in height.
- C. Islands shall primarily contain vegetation and/or sidewalk. Mulch, stone, etc only used as secondary material. Engineered rain gardens or other green infrastructure elements are strongly encouraged for these islands.

4. BUFFER TO RESIDENTIAL DISTRICTS

A 30' wide buffer strip shall be planted along the boundary with any residentially zoned lot. It shall contain a screen of plantings of vertical habit in the center of the strip not less than three feet in width and six feet in height at the time of occupancy of such lot. Individual shrubs shall be planted not more than five feet on center, and individual trees thereafter shall be maintained by the owner or occupants so as to maintain a visually impervious screen (upon planting) year round. At least 50% of the plantings shall be evenly spaced.

The buffer may be reduced to a min. 20' width if the Planning Board finds that a sight-impervious wall or fence will be erected of appropriate materials and sufficient height to screen abutting properties and will provide at least as much mitigation as the vegetated barrier described above.

Existing trees and ground cover should be preserved in this strip, reducing the need to plant additional trees. Trees may not be cut down in this strip without site plan approval. All landscaping shall be maintained in a healthy growing condition, neat and orderly in appearance, and free of refuse and debris. All plantings shall be arranged and maintained so as to not obscure the vision of traffic.

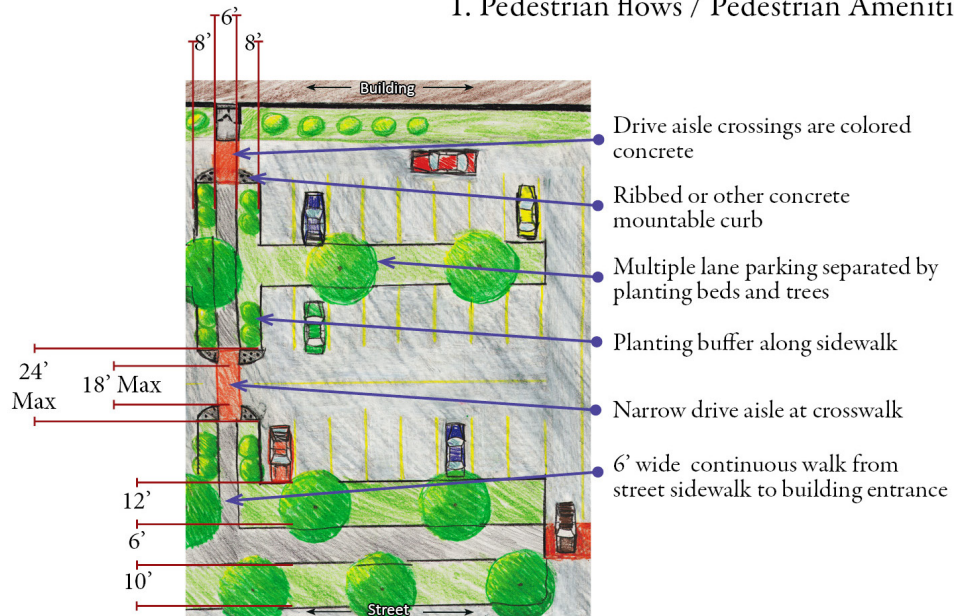
HIGHWAY BUSINESS DISTRICT BUILDING & SITE DESIGN STANDARDS

Projects must meet all standards. Because there is often more than one way to meet a standard, the Planning Board may grant other means of meeting design standards if it finds that an alternative site planning and building design approach addresses the standard equally well or better. In particular, alternatives may apply to buildings built to the sidewalk.

1. PEDESTRIAN FLOWS/PEDESTRIAN AMENITIES

Sidewalks and internal pedestrian circulation systems provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience.

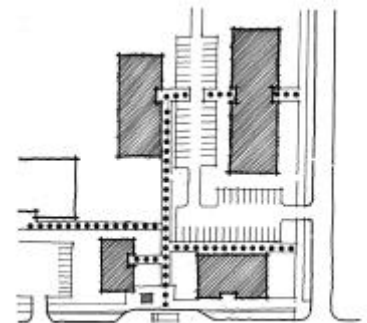
1. Pedestrian flows / Pedestrian Amenities :A



- A. At least one 6' wide principal sidewalk leading either from the street or public bike path to the principal structure on site shall be provided. The sidewalk shall only be interrupted by a maximum 18' wide drive aisle crossing. Such crossings shall be designed to be clearly visible and to slow vehicles, such as with raised crossings or cobbled crossings of different colors and/or texture. This principal pedestrian access shall be flanked on either side by a minimum 8' continuous landscaped buffer, broken only for drive aisles. Adjoining landscaped areas shall include trees, shrubs, benches, flower beds, ground covers, or other such materials. This buffer may be reduced to 6' on either side if an 8' wide sidewalk is constructed or if the buffer is an engineered rain garden or other LID system as determined by Office of Planning & Development.

- B. Continuous internal pedestrian walkways, no less than six feet (6') in width, shall be provided from the principal sidewalk to the main customer entrance of all other buildings on the site.

- C. Walkways shall connect focal points of pedestrian activity, such as but not limited to transit stops, street crossings, building and store entry points.



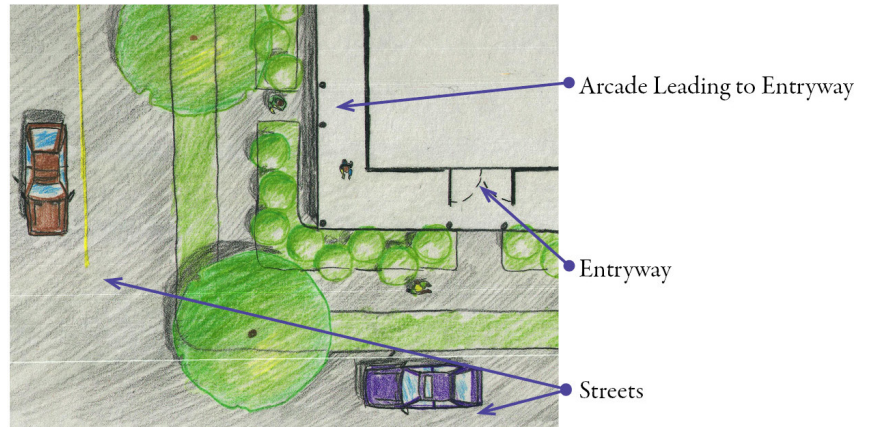
1 .PEDESTRIAN FLOWS/PEDESTRIAN AMENITIES (CONTINUED)

- D. Sidewalks, no less than eight 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.
- E. Sidewalks shall be anchored by special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces providing at least two of the following:
- i. outdoor benches or seating
 - ii. transit stop
 - iii. window shopping walkway
 - iv. outdoor playground
 - v. kiosks
 - vi. water feature
 - vii. clock tower, or other such deliberately shaped area and/or a focal feature or amenity that enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk



2. ENTRANCES AND ENTRYWAYS

Entryway design elements and variations give orientation and definition to the building(s).



The street/buffer oriented facades of any building abutting the street/front buffer shall have at least one customer entrance on that façade or a pedestrian arcade that brings pedestrians around the building to the entrance.

Each building and/or each store within a building must have at least one clearly defined, highly visible customer entrance, featuring no fewer than three of the following:

- canopies or porticos
- overhangs
- recesses/projections
- arcades
- raised corniced parapets over the door,
- peaked roof forms
- arches
- outdoor patios
- display windows
- architectural details which are integrated into the building structure (such as tile work and moldings), or integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

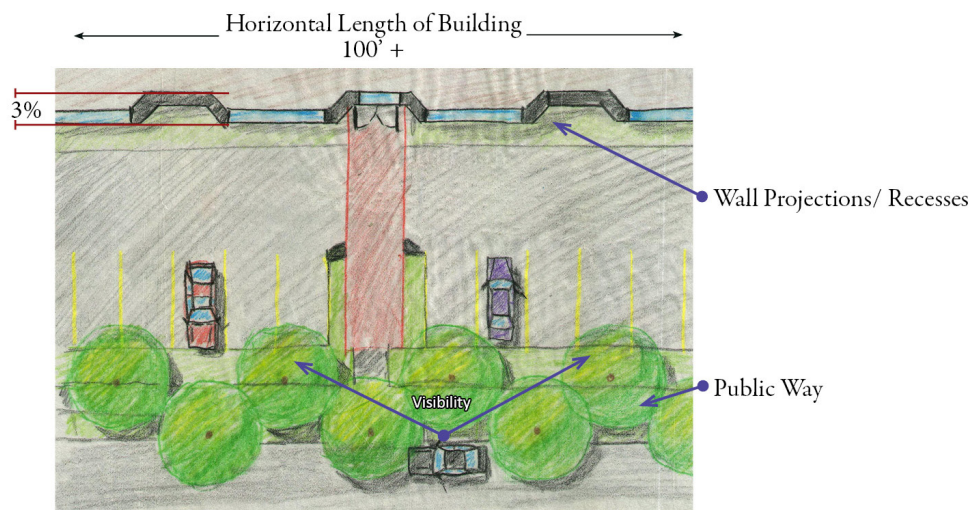


3. FACADES AND EXTERIOR WALLS

Walls and facades shall have human-scale architectural features and patterns. The elements shall be integral parts of the building fabric, and not superficially applied trim or graphics, or paint.

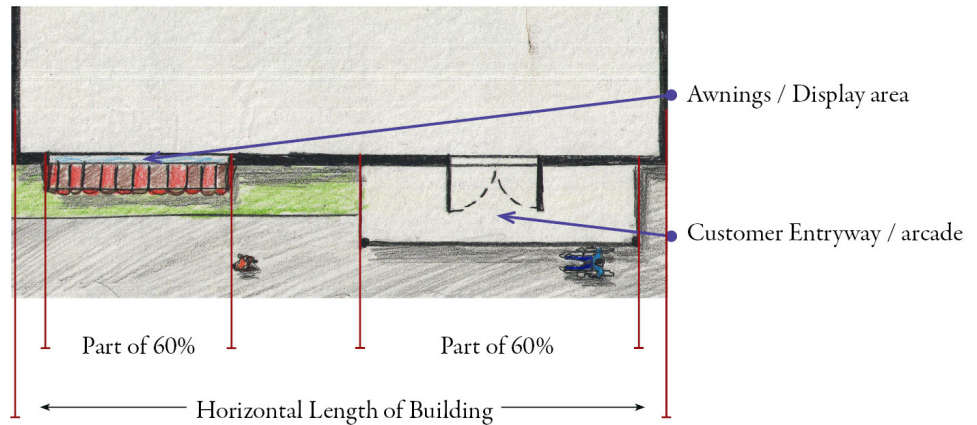
Patterns:

- A. Facades must include a repeating pattern that shall include color, texture, and materials change. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically. Patterns can include architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.



- B. Facades visible from a public way greater than 100 feet in length, measured horizontally, shall:
- i. Incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade so that no uninterrupted facade shall exceed 100 horizontal feet; or
 - ii. Incorporate other types of articulation, facades, displays, or texture which meets the above standard without forcing structural changes to the core building.

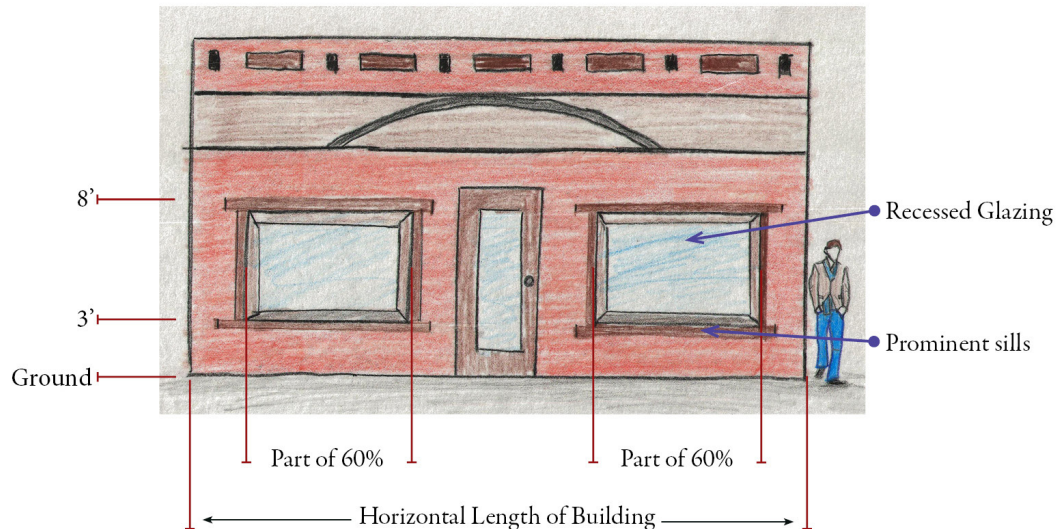
3. FACADES AND EXTERIOR WALLS (CONTINUED)



- C. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length.

Glazing:

- D. The street level facade built at the public sidewalk shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 60% of the horizontal length of the building facade. Buildings setback beyond the required 12' buffer may have 40% glazing in this area or less if the



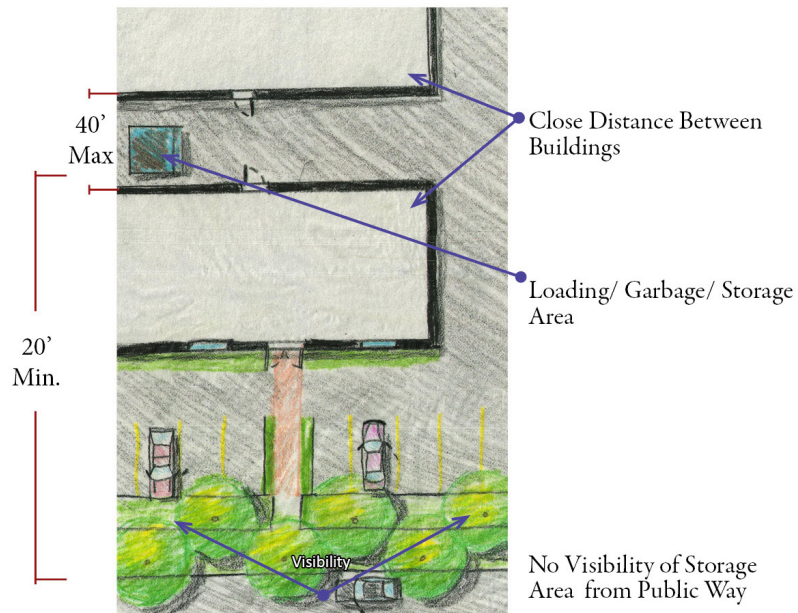
Planning Board determines that other features accomplish similar building transparency or articulation.

- E. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing.

4. ROOFS AND EAVES

Variations in rooflines and roof features should be used to add variety to, and reduce the massive scale of, large buildings and shall have no less than two of the following features:

- A. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall, and such parapets shall not at any point exceed 1/3 of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment.



- B. Overhanging eaves, extending no less than three feet past the supporting walls.
- C. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run.
- D. Three or more roof slope planes.

5. MATERIALS

Predominant exterior building materials shall be durable, high quality materials and include, but not be limited to, brick, wood, native stone, tinted, textured, and concrete masonry units.

Facade colors shall be low reflectance unless otherwise approved by the Planning Board.

6. LOADING, STORAGE, HVAC EQUIPMENT, GARBAGE COLLECTION REFUSE

Unless otherwise approved by the Planning Board areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from abutting streets nor be located within 20 feet of any street, sidewalk or internal pedestrian way. Such areas shall be screened from streets, recessed or enclosed with appropriate screening materials. Such spaces may be between buildings, where such buildings are not more than 40 feet apart, or on those sides of buildings that do not have customer entrances.

Areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences.

Architectural and landscaping features should mitigate the impacts of rear and sides of buildings which otherwise present a view of blank walls, loading areas, storage areas, HVAC units, garbage receptacles, and other such features.

