

ZONING

575 Attachment 3

Design Guidelines for the M-2A Design Industrial District¹

In addition to the provisions of § 575-56 herein, all site plans are subject to specific design guidelines. These guidelines are intended to provide substantial buffering and screening of outdoor storage areas as well as to preserve views of the Hudson River from within the district and from adjacent areas. The following guidelines shall be applied in the review of site plans.

A. Introduction. [Amended 12-14-2015 by L.L. No. 12-2015]

- (1) The purpose of these Design Guidelines is to set the visual and urban design parameters for development in the M-2A and M-2B Design Industrial Districts. They are referred to under zoning regulations for the M-2A Design Industrial District (§ 575-40) and the M-2B Design Industrial District (§ 575-40.1) and are intended to be flexible and allow for responsiveness to the unique features of individual parcels, while providing a context within which rational and cohesive development can occur.
- (2) The Design Guidelines should be used by developers when beginning the design phase of development and will be referred to by the Planning Commission or other reviewing body when assessing projects under the site plan review process.
- (3) This document consists of a Design Guidelines map, typical street sections for Lower South Street and text describing the objectives for the area.²
- (4) The map shows important view corridors which should be preserved, as well as the preferred building entries and new rights-of-way.
- (5) The typical street sections were developed to show sidewalk widths, landscaping and lighting locations.
- (6) For land use, dimensional and height regulations refer to § 575-40 and § 575-40.1.

B. Design guidelines.

- (1) The location of all buildings on the parcel shall be such as to minimize any obstruction of views of the Hudson River from adjacent properties, roadways and properties outside the district. The views from Route 9 and the neighborhood to the east of Route 9 are particularly important. The site plan shall contain a viewshed analysis which addresses this issue. The conceptual plan prepared for the Lower South Street area shall be used as a reference point to identify important view corridors.

¹Editor's Note: Prepared by Harrall-Michalowski Associates, June 1997.

²Editor's Note: The map and typical street sections are on file in the City Clerk's office.

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- (2) A typical street section is contained in the conceptual plan. This street section shows sidewalk widths as well as landscaping type and location. While it is assumed that this street section will be contained in the public right-of-way, there may be situations where there is a need to incorporate the frontage of parcels within this design. In such cases, the site plan should include the specifics of such treatment.
- (3) The conceptual plan proposes the siting of buildings consistent with the topography of the district while maintaining view corridors. Site grading should be used to best accommodate the placement of buildings to preserve view corridors and minimize the visual impact of structures on adjacent areas.
- (4) To the greatest extent possible, rooftop mechanical systems shall be screened in order to minimize the visual impact.
- (5) Guidelines for buffer planting and landscaping.
 - (a) A landscaping buffer shall be provided along all property lines which abut Route 9, Louisa Street and Lower South Street. This buffer shall be 50 feet wide at a minimum. This buffer must be landscaped and may include earthen berms, fencing and other materials or combination thereof as determined necessary by the Planning Commission to mitigate off-site impacts associated with the subject use. The buffer shall be interplanted, and the following guidelines shall apply.
 - [1] Evergreen trees and large deciduous trees should be spaced using accepted landscaping practices, usually 20 feet or more on center.
 - [2] Flowering s should be, spaced using accepted landscaping practices usually 10 or more feet on center.
 - [3] Trees shall not be planted within 20 feet of a sewer line or area of heavy equipment use.
 - (b) Planting shall be staggered/clustered to achieve maximum screening after five years, and at maturity. Evergreen trees shall be a minimum of eight feet in height at the time of planting; deciduous shade trees shall be a minimum of three inches' caliper and 10 feet at time of planting; and flowering trees shall be a minimum of six feet in height at the time of planting and one and one-half inches' caliper.
 - (c) Side/rear yards which do not front the streets listed above shall provide a landscaped area at least 10 feet with one evergreen or large deciduous tree at least three inches in caliper for each 50 feet or part thereof of such lines.
 - (d) Suggested varieties of trees and shrubs include but are not limited to Canada hemlock, Scotch pine, white pine, Norway spruce, Douglas fir, juniper (including red cedar), rhododendron, azalea, holly, forsythia, viburnum, euonymus, lilac, yew, flowering crab, dogwood, magnolia, hawthorn, flowering quince, mountain ash, flowering cherry, sycamore (plane tree), male ginko, and Norway maple. Undesirable trees include but are not limited to poplar, box elder, cottonwood,

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basswood (linden), catalpa, tree of heaven (ailanthus), silver maple, red maple, black locust and chinese elm.

- (e) When mature existing vegetation is not being incorporated into the buffer plantings, or when such vegetation comprises a relatively insignificant proportion of the buffer, the buffer area shall be composed of a suitable combination of evergreen, deciduous and flowering trees and shrubs.
 - (f) The Commission may allow an alternative landscaped buffer design which meets, or exceeds, the performance level of the interplanted buffer. Said alternative buffer shall include tree and shrub plantings, and may include hedges, earthen berms, fencing or other treatments. The Commission may modify proposed landscaping plans to require more mature plantings, different species or alternative design, in order to afford a functional and aesthetically pleasing buffer area. Front yard landscaping shall not obstruct the line-of-sight for vehicles entering and exiting the premises, nor shall it unduly obstruct the line-of-sight for vehicles traveling on abutting City or state highways. Existing plant materials may be used to meet all or part of the landscape regulations. Existing trees in good condition over 12 inches in caliper shall be preserved unless approved for removal by the Commission.
- (6) Screening of outdoor storage areas.
- (a) All outdoor storage areas shall be screened from view from any adjacent street or residential area. Acceptable screening materials which are determined by the Planning Commission to be compatible with the character of the surrounding area shall include:
 - [1] Evergreen plantings having a minimum height of eight feet at the time of planting.
 - [2] Fences of timber construction, of a suitable height with the architectural side of the fence facing out from the property.
 - [3] Masonry walls of a suitable height.
 - [4] Earthen berms, when covered with shrubs, trees and/or ground cover, except grass, stone or gravel.
 - [5] Any combination of the above materials.
 - (b) However, the screening of outdoor storage areas may not include fences and/or other materials which unduly obstruct the view corridors identified in the conceptual plan.