

ZONING

425 Attachment 10

Township of Patton

Appendix D Planned Commercial (C-2) District

List of Approved Landscaping and Architectural Enhancements
(Select one from each category.)

Landscaping Enhancement Category

- Provide 3.5-inch caliper diameter at breast height (dbh) trees throughout and at the perimeter of the parking lot. (Current ordinance requires 2.5-inch caliper trees measured at six inches above ground level.)
- Provide two shade trees within each parking lot landscape island with thirty-six-inch-high shrubs located between the trees. (Current ordinance requires shade trees but no shrubs in islands.)
- Provide a landscape island every seven parking spaces on average within the development. (Current ordinance requires one per nine.)
- Provide tree plantings along the length of the sidewalk which fronts the store at thirty-foot intervals. (No current requirement in ordinance.)
- Preserve existing wooded area within the development. These areas shall be in addition to any wooded area preserved in the perimeter buffer yard areas of the development and must be at least 10,000 square feet in size to be considered an enhancement. (Current ordinance requires woodland preservation to be considered.)
- Developer proposals that provide enhancements of a nature equal to items described above.

Architectural and Other Enhancement Category

- Utilize architectural fencing/features between the parking lot and any public right-of-way. Fencing/features must be at least 36 inches in height and must be provided at any location where the parking lot and public right-of-way are located adjacent to one another. The fencing/features shall be designed to create an aesthetic buffer between the parking lot and public right-of-way. Trees and shrubs must be used to complement the architectural fencing/features. (No current requirement in ordinance.)
- Utilize architectural fencing/features between the main entranceway to the commercial development and the parking lot. These features must be complemented with trees and shrubs. (No current requirement in ordinance.)

PATTON CODE

- Locate at least one gazebo on site to serve as a public gathering area or bus stop. (No current requirement in ordinance.)
- Locate decorative lampposts at appropriate intervals along pedestrian walkways. (No current requirement in ordinance.)
- Use of water features as architectural focal points. (No current requirement in ordinance.)
- Provide an enhanced transit bus stop on site based on the recommendation of the Centre Area Transportation Authority. (No current requirement in ordinance.)
- Locate over 50% of the site's proposed building square footage in the middle or front of the parking lot to mitigate the adverse aesthetic impacts from large parking areas, and decrease the distance pedestrians must walk from parking spaces to the store front.
- Provide a green roof as a measure of stormwater best management practices.
- Developer proposals that provide enhancements of a nature equal to items described above.