

ZONING

600 Attachment 1

Town of Dickinson

Exhibit A Objectives for PUD, Light Industrial

District Use

1. The dominant use of the PUD, Light Industrial shall be oriented towards light industrial development, other uses shall be in keeping with the overall character of the site and surrounding area.

Site Layout

1. Layout shall be sensitive to and complement the existing area and/or proposed surrounding environment as related to the built environment (i.e., Broome Community College) and the natural environment (i.e., natural drainage patterns).
2. Visual corridors of significant landmarks (both natural and man-made) should be maintained and/or enhanced.
3. There shall be no outside storage or loading docks within public view.
4. Intensity of development shall be limited so as to enhance and not detract from the character, value and/or livability of the adjacent and surrounding areas.
5. There shall be sensitive configuration of proposed building masses and open space to the image of the surroundings.
6. Siting of building masses shall be reflective of climatic and microclimatic influences.

Building Design

1. Form and scale of the proposed development should reflect a compatible form and scale relationship to existing structures and open space.
2. Specification of design features which control noise, visual and particulate pollution in order to ensure a healthy and safe environment.
3. Materials, color and texture shall be integrated throughout the design with due respect to the quality and character of the surrounding area.

DICKINSON CODE

Traffic Configuration

1. Limited number of entrance/exit points to the site as a precaution against traffic congestion and potential hazards.
2. Alignment where possible of ingress/egress points with those in existence in order to facilitate traffic control.
3. Design of a functional internal circulation plan, which relates to, and where possible and advantageous, integrates adjacent circulation plans.

Parking

1. Parking commensurate with intensity and need of particular development.
2. Parking areas integrated into site design so as to discourage overwhelming expanses of parking.

Landscaping

1. Open spaces designed to include appropriate plantings and other landscaping for site enhancement and continuity.
2. Where appropriate, plantings, to be designed for energy conservation (i.e., windbreakers, summer shading, etc.).
3. Parking areas landscaped for visual relief of large expanses of pavement and for incorporation of a more human scale.
4. An adequate program of maintenance to be planned and maintained so as to ensure the quality and life of the landscape.

Other

1. Signs are to be designed as an integral part of the development and should conform to the same design studies outlines for site layout and building design.
2. Proper consideration shall be given to appropriate site study and building design (i.e., environmental review, etc.).
3. All standards set forth in the Town of Dickinson Zoning Ordinance shall apply.