



Application Date: **6-23-2020**

Town of Scituate Planning Board

**ATTACHMENT A - DESIGN REVIEW FOR BUSINESS, COMMERCIAL, MIXED USE
AND MULTI-FAMILY DEVELOPMENT (SECTION 750)**

August 2019

GENERAL DESIGN GUIDELINES AND STANDARDS

Type and Number of Buildings (See Section 750.1):

Type of Building	Number of Buildings
Single Family Attached Dwelling (Townhouse or Rowhouse)	
Multi-Family Building	
Live/Work Building	
Mixed Use Building	
General Commercial Building	
Gas Backwards Building	<u>1</u>

Scale, Placement, and Orientation of the Building(s) (See Section 750.5.A and B):

Generally Described: **The project is for a gas backwards filling station with an associated 5,500 s.f. Building with convenience store and restaurant/food service space.**

Dimensional Requirements (See Section 750.6):

Design Standards	Building 1	Building 2	Building 3
Lot Size (S.F.)	47,718 s.f.		
Street Frontage (Linear Feet)	230.73'		
Lot Depth (Feet)	296' +/-		
Front Yard Build-To-Zone (Feet)	5'		
Front Yard Build-To-Zone Occupancy (%)	48.00%		
Side Yard (Feet)	33.4'		
Rear Yard (Feet)	47.4'		
Outdoor Amenity Space Coverage (%)	10.00%		
Design Standards			
Building Height (Stories/Feet)	1 story/24'		
Roof Type and Pitch	Asphalt 1:5 pitch		
Street Facing Wall Width (Feet)	110'		
Street Facing Entrance (Y/N)	Yes		
Building Footprint (S.F.)	5,500 s.f.		
Additional Standards			
See Sec. 760.6, Table 1			

Corner Lot Clearance: If the building is on a corner lot does it meet the minimum setback and orientation requirements of Section 750.5.B.6? **N/A**

Building Stepback and Street Enclosure: If the building is taller than 25 feet is it setback or stepback from the street right-of-way in accordance with Section 750.5.D., Figure 6? **N/A, Building meets height requirements.**

Building Proportions and Façade Composition: Does the building(s) meet the general requirements of Section 750.5.E.1-6 for vertical and horizontal façade articulation? **Building meets all requirements except for street facing wall width requirement. The proposed building street facing wall width is 110' where 80' is required.**

Façade Transparency: Does the building(s) meet the general requirements of Section 750.5.E.7 for ground floor and upper floor façade transparency? **Yes, all standards are met.**

Roof Shape and Pitch: Does the building(s) meet the general requirements of Section 750.5.F for roof shape and pitch? **Yes, a 5/12 pitch hipped roof is proposed to accommodate the 24' building height requirement.**

Exterior Treatments: Are the exterior treatments and materials of the building(s) consistent with the general guidelines under Section 750.5.G? **Yes, all exterior treatments meet the standards of section 750.5.G.**

Penthouse: Does the building(s) include a penthouse dwelling unit that complies with the requirements of Section 750.6.B? **The proposed building is one story building no penthouse is proposed.**

BUILDING FRONTAGE ZONES

(See Section 750.7 and Section 753 – Public Realm Standards)

Frontage Zone Activation: Does that applicant intend to activate the Building Frontage Zone? **Not at this time, all work proposed is within the zoning bylaws.**

Private Frontage Zone: **N/A** Public Frontage Zone: **N/A**

Building Activation Encroachments: Does the intended activation encroachment onto a public or private frontage zone meet the requirements of Section 750.7.B, Table 1 and Figure 12?

Type of Activation	Y/N	Description
Sidewalk Dining Terrace	<u>N</u>	
Storefront Display	<u>N</u>	
Sandwich Board Sign	<u>N</u>	
Projecting Signs and Banner	<u>N</u>	
Awning	<u>N</u>	
Balcony	<u>N</u>	
Bay Window	<u>N</u>	
Arcade	<u>N</u>	

DEVELOPMENT SITE STANDARDS

(See Section 750.8)

Development Site Frontage: Does the development site have a least 50 feet of frontage on a public or private street which provides access to internal roads that serve the development (See Section 750.8.A)? **Yes, the existing site has 230.73 feet of frontage on New Driftway.**

Block Design Standards: If the development site creates blocks served public or private streets does it meet the design standards for maximum block length, maximum block perimeter, access and utilities (See Section 750.8.B)? **Yes, block design standards have been met.**

Site Landscaping: Does the development site meet the requirements for landscaping under Section 770 and Section 750.8.C? **Yes, all landscaping requirements have been met.**

Parking Placement, Access, and Screening: Does the development site meet the parking requirements under Sections 750.8.D: **Yes, parking placement, access and screening requirements have been met.**

Is parking places outside BTZ and at least 5 feet behind the buildings front elevation?

Yes, all parking requirements are met.

Is the applicant seeking a Special Permit from the Planning Board to waive the requirement above? **No.**

Is there a sufficient Street Screen between the parking lot and street or sidewalk?

Yes, all parking is located to the rear of the site.

Is there only one driveway curb cut on the development site

Yes, there is only one curb cut on the development site.

Is there a shared driveway or internal connections to adjacent parking lots (encouraged):

No shared driveways are proposed.

Also see Section 760, 770.6.I and fill out Attachment C. _____

Utilities: Does the development site meet the requirements for underground utilities and placement and screening of trash and service areas under Section 750.8.E. **Yes, all standards for utilities, trash screening and service areas have been met.**

Sustainable Development: If your development is in a Water Resources Protection Overlay District, Floodplain & Watershed Protection Overlay District, or Village Center & Neighborhood districts see Section 751 – Low Impact Design Standards and complete Attachment B.

Parking: If your application includes the parking for commercial, mixed use or multi-family buildings see Section 760 Parking Requirements and complete Attachment F.

Outdoor Amenity Space: If your application includes the development of business, commercial, mixed use, or multi-family buildings, or a cottage court see Section 752 – Open Space Standards and complete Attachment C.

Public Streets and Sidewalks: If your application includes the construction of new public streets or sidewalks, or the improvement to existing public streets and sidewalks see Section 753 – Public Realm Standards and complete Attachment D.

Affordable Housing: If your application includes the production of new affordable housing units see Section 754 – Fair Housing and Affordability Standards and complete Attachment E.

SECTION 750 TABLE 1.A - C: DESIGN STANDARDS BY BUILDING TYPE	ATTACHED SINGLE FAMILY DWELLING (SFA)	MULTI-FAMILY BUILDING (MFB)	LIVE-WORK BUILDING (LW)	MIXED BUILDING
1.1 ILLUSTRATIVE DIAGRAM				
1.2 DEFINITION	<p>An attached single family residential building with narrow massing and may be located on individual or common lots. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.</p>	<p>A residential building with three (3) or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. Dwelling Units may be ownership, rental, and share-based. MF Buildings are not intended for non-residential uses.</p>	<p>A small residential building with one (1) dwelling unit and one (1) ground floor commercial unit. Live/Work units are occupied by the owner of the building and the commercial operation.</p>	<p>A variable s building tha typically accommoda variety of g floor comm uses and up residential a uses at a sca compatible compliment given distri</p>

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2. LOT STANDARDS					
2.1	Lot Size (S.F.) (Min.)	1,200 SF (if on separate lot)	Not Required	Not Required	Not Required
2.2	Street Frontage (Min./Max.)	18 Ft. / 24 Ft.	80 Min.	40 Min.	50 Min.
2.3	Lot Depth (Min./Max.)	50 Ft	Not Required	NR	NR
2.4	Front Yard Build-To-Zone (Min./Max.)	5 Ft. / 15 Ft.	10 Ft. / 30 Ft.	0 Ft./15 Ft.	0 Ft. / 20 Ft.
2.5	Side Yard (Min.)	0 Ft	15 Ft	0 Ft	10 Ft (0 Ft if Common Wall)
2.6	Rear Yard (Min.)	15 Ft	20 Ft	20 Ft	20 Ft
2.7	Outdoor Amenity Space Coverage (Min.)	20%	20%	15%	20%
3. DESIGN STANDARDS					
3.1	Building Height (Max.)	2.5 Stories / 30 Ft.	4 Stories / 40 Ft.	2.5 Stories/30 Ft	4 Stories / 40 Ft.
3.2	Street Facing Wall Width (Min.)	18 Ft.	60 Ft.	80 Ft.	60 Ft.
3.3	Street Facing Wall Width (Max.)	18 Ft. / 24 Ft.	100 Ft	100 Ft	150 Ft
3.4	Street Facing Entrance	Required	Required	Required	Required
3.5	Maximum Building Footprint (SF)	Not Applicable	Not Applicable	Not Applicable	20,000 SF
4. ADDITIONAL STANDARDS					
4.1		Off-street parking is not allowed between the buildings			One-Story buildings must have a minimum street-facing façade of 18 feet.

4.2		<p>A maximum of eight (8) units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or outdoor amenity space.</p>			<p>Side Setback required when is a common minimum 1 side setback required when is no common to accommodate pedestrian and/vehicle the side and the property</p>
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