

SECTION 12.

MIXED USE DISTRICTS (MU)

Section 12.1 Purpose

The Mixed Use District (MU) is hereby established in order to:

- (1) Provide an area for economic development in the Town that allows for efficient development of businesses that serve the residents of the district and adjacent neighborhoods while reducing the reliance upon the automobile, particularly within the district.
- (2) Provide guidance and a framework for redevelopment and new growth that is sustainable, conserves land and natural resources and that employs best practices in environmental protection.
- (3) Encourage the orientation of buildings to activate the street edge and encourage traditional architecture and historical village settlement patterns that are well integrated into the existing community.
- (4) Provide innovative shared and off-site parking allowances and make pedestrian mobility a focal point for parking lot design.
- (5) Avoid the creation of large-scale shopping centers, and avoid the creation of new business or industrial parks having little or no relation to the surrounding community, and mitigate the impacts of existing business or industrial parks.
- (6) Provide a safe atmosphere for pedestrian and bicycle uses and a logical connection of destinations within and adjacent to the district.
- (7) Provide appropriate site and building design standards to create a varied but coherent streetscape.
- (8) Provide for compatible uses and development densities, including limited residential, commercial, professional service, light industrial/ research, and institutional, as well as recreation and open space.
- (9) Encourage mixed income residential development with a variety of unit types at densities appropriate for the district and the Town and that is consistent with North Smithfield's currently approved Affordable Housing Plan.

Section 12.2 Sub-Districts

In addition to the general requirements for development in the MU district established in this Article, there are two (2) sub-districts. Each sub-district shall have the same basic requirements, including procedures for design review and approval. However, permitted uses and dimensional

requirements of each sub-district shall vary based on the overall size of the sub-district and the surrounding neighborhood and environment. Development within each sub-district of the MU shall comply with all standards for both the overall district and the sub-district. The following sub-districts are hereby created:

- (1) **MU-1** It is intended to provide for compact, planned mixed use development of a village nature with existing commercial, but not big-box retail, with a mix of small-scale businesses such as restaurants, coffee shops, bookstores, retail shops, and service industries. Buildings along the street should be 2-3 stories in height, with retail on the ground floor and professional offices, studios or residential units on the upper floors. Shared parking lots on the interior of each block should provide parking for surrounding businesses, which should have entrances on both sides of the building for the convenience of customers.
- (2) **MU-2** –This sub-district is intended to provide for compact, planned mixed use light industrial/office/accommodation-type development where buildings are preferred to be clustered, campus-style, around shared open space amenities, with most parking preferred to the side and rear of structures. Innovative design may include public squares and new buildings should be lined up around and connected with sidewalks and landscaped areas. In addition, this sub-district may be applied to adjacent undeveloped and forested areas that are currently open space but have the potential to be developed as secondary phases of growth from the abutting industrial sites.

Section 12.3 Applicability

Except as otherwise noted, these provisions shall apply to all proposed development in the MU District. All subdivisions and land development projects within the MU, unless granted Preliminary Plan Approval prior to the date of the adoption of this ordinance, shall comply with the provisions of this ordinance.

Section 12.4 Procedure

(1) The following type of proposals shall be subject to the requirements of Development Plan Review, as set forth in Section 17 of the North Smithfield Zoning Ordinance:

- a. Projects consistent with the MU Zoning Ordinance in which the size of a lot or lots being developed/redeveloped is 1.5 acres or less and in which a proposed building or buildings are 5,000 GSF or less. Such projects may be reviewed by the Planning Board using the Development Plan Review procedure in Section 17 of the Zoning Ordinance.

(2) The following type of proposals shall be subject to the requirements of a Major Land Development Plan Review, as set forth in Article 3 of the North Smithfield Land Development & Subdivision Regulations. Such proposals shall be reviewed and approved by the Planning Board.

- a. Any new use, change in use, or expansion that contains more than 5,000 GSF of floor area.

- b. Any new use, change in use, or expansion being proposed on a lot greater than 1.5 acres.
- c. Any use approved under this Article as part of a Land Development Project before the adoption of this ordinance when seeking approval for an expansion that would increase its building footprint by more than 5,000 GSF.

However, the Planning Board may grant a waiver to this requirement and allow such projects to be reviewed and approved by the streamlined Development Plan Review process for such expansions or changes in use if an applicant can establish that strict compliance to the Major Land Development Review process is not necessary to achieve the goals and purpose of this Ordinance and that:

- Development activity as part of the expansion or change of use enhances pedestrian circulation on the site or within the district;
- Where applicable, expansion or change of use increases the economic or housing diversity within the district;
- Expansion or change of use is consistent with goals to activate the street edge or promote shared parking.

Otherwise, no building permit shall be granted for construction of any structure until Final Approval has been granted for a Land Development Project by the Planning Board and recorded in the land evidence records as provided in the Land Development and Subdivision Regulations (“Regulations”)

Projects independently developed in accordance with an approved Master Plan shall be encouraged. Therefore, where Master Plan Approval has been granted for a phased project, Preliminary Plan Approval and Final Plan Approval may be granted at the discretion of the Planning Board, for an individual phase or phases, and construction may commence on that phase or phases independent of other phases.

Section 12.5 Application

All Major Land Development Plan applications within the MU District must be planned conceptually in advance in order to assure the coordination of development; even if being proposed as multiple individual projects in phases.

- (1) Master Plan. A master plan of all property within the district that is owned, optioned, under agreement, or in any way controlled by the applicant, or any affiliated entity of the applicant, shall be submitted as part of the review process. The master plan shall conform to the requirements established in the Regulations, and shall detail all existing lots, proposed future lots, proposed uses, the proposed layout of streets, driveways, parking areas, landscaping, in infrastructure, environmental features, phases, and any other item the Planning Board deems necessary to review the entire property as a whole.
- (2) Resource Preservation Plan. A Resource Preservation Plan shall be submitted as part of the Master Plan application, setting forth any valuable natural, cultural or historic resources on

site, and describing the plans for preserving such resources or mitigating negative impact upon them. Any other resources identified during the site visit shall also be addressed in this Plan and measures to improve upon existing conditions should be identified.

- (3) Design Standards. All development in the Mixed Use District shall comply with the Design Standards in Section 12.10 below and the Site and Design Standards in Section 17.8 of the North Smithfield Zoning Ordinance with regard to building, landscaping, layout and design requirements. Single and two family homes existing on the date of adoption of this Article are exempt from this requirement.
- (4) Site Visit. The Planning Board shall conduct a site visit with the applicant, open to the public as a public meeting, but not a public hearing, prior to the first Public Information Meeting or Public Hearing being held. This requirement is in addition to any site visits that may take place as part of the Pre-application stage. The Planning Board shall have access to the site with the applicant to investigate any additional concerns that may arise during the review.
- (5) Traffic Impact Study and Mitigation Elements. For any proposed use that will generate 50 or more added (new) vehicle trips per hour during the adjacent roadway's peak hour or the development's peak hour according to the latest edition of the ITE Trip Generation Handbook, or would require parking or provides parking for more than 20 vehicles, a traffic impact study shall be submitted as part of Development Plan Review or the Master Plan Application. Such study shall be conducted by a licensed professional engineer experienced in traffic circulation and smart growth strategies and standards such as shared parking concepts. The choice of such engineer shall be subject to prior approval by the Town Planner. If negative traffic impacts are revealed, the Planning Board may deny the application if they deem such impacts significant, or may apply conditions to mitigate the impacts, including without limitation, such standard practices as off-site roadway and signalization improvements.
- (6) Approval Period. Master plan approval shall be valid for a period of two years from the date of Planning Board approval; or such longer period as established in the written approval based on proposed phasing of the development project.

Section 12.6 Criteria for Approval

The Planning Board shall approve, approve with conditions, or deny the application based on the following criteria:

- (1) Provides for a mix of uses, including residential and commercial development, and recreation and open space in accordance with Sections G3 and H1 of this Ordinance.
- (2) Compliance with the Design Standards in Section 17 of the North Smithfield Zoning Ordinance.
- (3) Provides for safe vehicular access.
- (4) Creates a pedestrian friendly environment.
- (5) Provides appropriate connections (pedestrian and/or vehicular) to adjacent development and municipal facilities.
- (6) Provides useful open space. See comment on open space below

- (7) Is consistent with the Affordable Housing Plan.
- (8) Is consistent with the comprehensive plan and the purpose and intent of this district.

Section 12.7 Permitted Uses in MU1 and MU2

- (1) Mixed Use. More than one permitted use shall be allowed on the same lot and/or within the same building. Permitted uses are established in Section 3.4 District Use Regulations. The provisions of this article shall take precedence over those of other articles that purport to regulate certain specific uses that are otherwise permitted in the MU districts.
- (2) Noxious Uses. No use shall be permitted which is found to generate unreasonably high traffic volumes, be environmentally unsound or visually objectionable, or is not in character with the desired village character of the district.
- (3) Mix of Uses.

Mixing residential, office and retail uses is encouraged in the MU districts. No specific percentages of use categories will be required under this ordinance. However, in order to achieve the purposes of this ordinance, residential uses will not be permitted on the first or ground floor, except in cases to reasonably achieve handicapped access.

- A. Residential. Mixed residential/commercial uses are permitted, although residential use is not allowed on any ground floor space facing a street. New single family or two-family dwellings are not permitted. Single and two-family homes existing as of the date of adoption of this ordinance shall be considered conforming uses and may continue to exist and may be expanded or altered subject to the dimensional regulations applicable in the RU-20 zoning district without the need to obtain relief from the Zoning Board of Review.
- B. Commercial. Allowed uses shall be consistent with the desired purposes of the district such as village centers, which are compact communities that offer basic consumer services and activities for nearby residents. Uses may draw shoppers and employees from the surrounding area, but may not be primary regional shopping centers.
- C. Industrial. Light industrial uses are permitted as set forth in the use table. Large-scale, heavy industries, including those that produce noxious noise or fumes, or generate intense traffic, are not permitted. Notwithstanding the inherent pedestrian-unfriendly nature of industrial uses, industrial uses shall embrace a village design concept, in keeping with the Design Guidelines.
- D. Open Space.
 - (1) Ownership. The required open space shall be a separate and distinct lot(s) to which ownership shall be vested in a legally viable entity, which shall be responsible for the use and maintenance of the open space. Ownership of required open space shall be conveyed to one of the following:
 - i. The town (if it is accepted for park, open space, agricultural, or municipal use),

- ii. A nonprofit organization, the principal purpose of which is the conservation of open space,
- iii. A corporation, trust, or association owned or to be owned by the owners of lots or units within the development in common, based on percentage as outlined in covenants, or
- iv. Land in agricultural use at the date of adoption of this ordinance may remain in private agricultural use, provided that a conservation easement to preserve such agricultural use shall be conveyed to one of the entities set forth in sub-sections i. and ii. above.

(2) Use. Open space may be used for one or more of the following purposes:

- i. Agricultural use, including farming or growing crops.
- ii. Conservation and passive recreation areas.
- iii. Pedestrian friendly parks, plazas, town green, village commons, etc, designed to include such features as benches, tables, playground equipment, sidewalks, lighting and landscaping.
- iv. Active outdoor recreation to fulfill the needs for such facilities created by the residential development.
- v. Buffer areas between development within the MU districts and between the MU districts and adjacent property.

Section 12.8 Density and Dimensional Standards

Density shall be regulated by net density as well as by the dimensional standards set forth herein. The provisions of Section 4.1 District Dimensional Regulations, shall not apply to new uses in the MU District. Single and two-family homes lawfully existing on the date of adoption of this ordinance shall be regulated by the dimensional standards of the RU-20 zoning district. Density shall be based on the total acreage of land within the area proposed in a master plan.

- (1) Minimum Lot Area – There shall be no minimum lot area. However, no lot shall be made through the subdivision that is not developable unless it is set aside as conservation land. Development within a Land Development Project may be subdivided into lots of any size provided that all other requirements of this article are met, or development may take place on one single lot, or any combination thereof. Condominium ownership may be used in addition to or in place of individual lots.
- (2) Residential Density Limits – Residential density shall be determined by the number of total dwelling units, and the bedroom configuration of such units, within the overall project area, including land dedicated for open space. Rooming units shall include Hotel, Motel and other Transient Residential use units, as well as Residential Care and Assisted Living Facility units. Residential density shall not exceed the following:

	STANDARD	MU -1	MU – 2
1.	Dwelling units	2,000 square feet of land area per unit/ 1,000 square feet per bed-room.	N/A
3.	Rooming Units	1,000 square feet of land area per bed-room.	1,000 square feet of land area per bed-room.
5.	Maximum number of dwelling units in any one building	25	N/A

Note: Any room other than a kitchen, a bathroom, and one living room and one dining room per unit, shall be deemed to be a bedroom, whether or not such room has a door installed.

- (4) Recreational and General Density Limits - In any MU district, for any recreational use (such as a motion picture theatre or driving range) that is not explicitly restricted to use by only the residents of the project, or any other use not classified herein, allowable density shall be determined by the Planning Board, based primarily on the traffic impact of such use. The Planning Board shall consider such factors as the number of vehicle trips per day set forth in the most recent edition of the ITE Trip Generation Guidelines, the concentration of such trips in peak hour periods, and the coordination of traffic impacts with other existing and proposed uses in the MU districts.
- (5) The maximum footprint per building shall be as set forth as follows: No single use (defined as within the same building or within 20 feet of another such use) within any MU Zone shall exceed the following limits of Gross Floor Area (GFA):

<u>Use</u>	<u>Maximum GFA (sq. ft)</u>
Restaurant	10,000
Theatres	20,000
Retail	15,000
Light industrial and office uses	150,000

Section 12. 9 Reserved

Section 12.10 Design Standards for MU 1

The following standards shall apply to new development in the MU 1 District:

- (1) The maximum height of any building in the MU 1 Zone shall be fifty (50) feet.
- (2) The minimum front yard setback from public or private road (right of way/ Property line) shall be 3 ft. The maximum setback shall be 15ft.
- (3) Subject to the buffer zone requirement in subsection 1 above, the minimum side or rear yard setback shall be 0ft in the MU-1 Zone and 20 ft in the MU-2 Zone.

Site Design – In order to create the desired village-style development pattern in the MU-1 District, village-like groupings of small-scale buildings, rather than a large individual structure or box-like buildings set back on a large expanse of paved parking is encouraged. New buildings shall not be large, bulky masses, but shall be scaled down into groupings of smaller attached or detached structures.

(1) Building Design -

(a) Orientation. The principal building shall be oriented on the lot parallel with the front setback line to establish and preserve a consistent building line, with primary entrances oriented toward the street. Where appropriate, a building may be oriented around a courtyard or respond in design to a prominent feature, such as a corner location.

(b) Materials.

(1) A building’s front façade shall be faced with materials used in traditional New England architecture, such as brick, granite, wood clapboard and shingles and traditional detailing such as substantial cornerboards, window trim, etc.

(2) The main elements of the architectural treatment of the building’s front façade, including the materials used, shall be continued around all sides of the building that are visible from a street or a pedestrian plaza.

(3) All buildings must be constructed of masonry materials and/or architectural quality steel panels. EFS wall systems are prohibited.

(c) Vertical Design. Buildings shall have a vertical orientation, to be achieved in one of the following ways: (1) the building has a greater height than width, or (2) the façades and roof lines of the building are designed to reduce massing and bulk so that it appears

as a group of smaller masses with a vertical orientation. Wherever possible, the height of the first floor of a commercial building should be taller than the upper floors and expressed through façade treatments that convey the functional diversity within the building.

(1). Maximum building height will be 50 feet. This maximum building height does not include roof mounted heating, ventilation and air conditioning equipment or telecommunication equipment. All equipment that exceeds the 50 feet limitation and/or can be seen from the street or an abutter must be visually hidden using roof mounted architectural screens.

(d) Massing. Buildings more than 45 feet in width along the street frontage shall be divided into increments not more than 45 feet wide through articulation of the façade, such as variations in building setbacks, roof lines or materials; window bays; and multiple entrances.

(e) Rooflines. Roofs shall be pitched with a minimum slope of 6:12 and a maximum slope of 9:12. The Planning Board may permit a flat roof, provided that the flat roof structure is capped by an articulated parapet design that acts as a structural expression of the building façade and its materials, visible from all sides of the building, or the flat roof structure is a green roof system with green roof plants suited for the local climate. A roof shall, at a minimum, have articulated parapets concealing flat roofs and rooftop equipment (such as HVAC units) which are visible from adjoining streets or properties.

(f) Windows and Transparency.

(1) For commercial or mixed-use buildings, at least forty (40) percent of any ground floor façade that is visible from, fronting on, and located within sixty (60) feet of an arterial street shall be comprised of windows with clear glass allowing views into the interior. Display windows may be used to meet up to one-half of this requirement.

(2) In a commercial or mixed-use building, at least 15 percent of a side or rear façade facing a public right of way, parking area, or open space shall be transparent.

(3) Reflective glass, glass tinted more than 40%, and highly reflective surfaces shall not be used on building fronts.

(4) Windows on the upper floors of the street façade shall be at least 4 feet tall and 2.5 feet wide, and shall have a ratio of height to width between 1.5:1 and 2:1.

(g) Location of Garage Doors. Garage doors or loading docks are prohibited in the front façade of any building facing the street. No detached garage shall be located closer to the front lot line than the front of the principal building or structure on the lot.

(h) In the MU districts, for any new construction:

- A minimum of 10% of the land area (*other than the building footprint*) must remain landscaped or natural, designed by a landscape professional.
- (2) Parking – Generally, parking shall be regulated by the provisions of Sections 6.3 and 6.4 Off Street Parking and Loading Requirements. In the MU-1 Zone, to facilitate the desired village-style development, shared parking and on-street parking may be permitted. Shared parking arrangements may be permitted by the Planning Board for different uses which have different hours, days, and/or seasons of peak parking demand. On-street parking may be permitted by the Planning Board for any development within the District. In permitting on-street parking, the Board may require roadway construction standards, including pavement width, which may be reasonably necessary to accommodate on-street parking. If permitted, the number of on-street spaces may be added to the number of off-street spaces for the purpose of calculating minimum parking requirements. The Board may impose conditions required in order to guarantee that on-street parking spaces remain available for parking in the future.
 - (3) Circulation – The design of proposed access, street layouts, and impacts on adjacent public roads, traffic control, existing traffic conditions, and projected traffic generation shall be reviewed by the Planning Board for any application for development within any MU District. Common driveways and shared access that serves more than one property are encouraged. Roads within the MU Districts shall be constructed to the standards for roads established by the Article 5-7 “Standards for the Construction of Public Improvements” in the Regulations. An application may be denied by the Board if the proposal is demonstrated to create a hazardous condition when the traffic to be generated together with existing traffic conditions will adversely impact the safety and/or mobility of the general public.
 - (4) Site Coverage - No more than sixty percent (60%) of the surface area of any lot shall be improved with structures and a minimum of 10% shall be grassed or landscaped. A structure shall include all buildings, outbuildings, or structures or other improvements having a self-supported roof and/or sidewalks.
 - (5) Access – To the extent possible, all new uses as part a master plan shall be provided with vehicular access to an internal network of streets which shall intersect with arterial roads at locations approved by the Planning Board. Subject to the approval of the Board, new uses may also have vehicular access from an existing local road. The number of curb cuts to access the master plan area shall be minimized.
 - (6) Pedestrian Circulation. As part of its review of development within the District, the Planning Board shall require that adequate, safe and attractive pedestrian and/or bicycle circulation be provided. A sidewalk network shall be provided throughout the District that interconnects all dwelling units with other dwelling units, non-residential uses, common open spaces, and with major activity centers adjacent to the District. The Board may require construction of on-site or off-site sidewalks, footpaths or bicycle paths. In particular, pedestrian access shall be provided in residential and retail commercial areas, but pedestrian access for light industrial and institutional development shall be required only if the Planning Board finds that such access is reasonable and necessary for reasons

of public safety. Access to off-site areas is required, particularly to permit pedestrian and/or bicycle access to the existing retail areas on arterial roads.

(7) **Lighting.** External light must be directed downwards and be designed to eliminate illumination of adjoining parcels. Wall-pack mounted lighting is prohibited.

(8) **Signs** – Signs shall be governed by Section 6.7, with the following additional requirements:

- i. **Signage Plan.** The Planning Board shall require the submission of a comprehensive signage plan for all uses, individual buildings or complex of buildings and uses as part of its review. The signage plan shall include conceptual drawings and supporting information describing the proposed signage for all major buildings and uses, including entrance signs, directional signs, etc. The Board may approve, approve with conditions or deny such plan as required to achieve consistency with the purposes of this Ordinance and the Development Plan Review Guidelines.
- ii. **Setback Signs** for any individual buildings and/or uses shall *be located and integrated into the building design or traditionally styled hanging signs, and* not be located within any required setback, except for permanent signs at major entrances to the development. The Planning Board shall limit the number of such major entrance signs to roads or driveways which provide access to major complexes of uses and buildings within the District, and not to individual uses or buildings. No such major entrance sign shall be permitted for individual uses or buildings. *If a multi building development is large enough to warrant a sign, it should be a very low, very horizontal sign integrated into the landscape.*
- iii. No self illuminating signs (Signs to be either gold leaf or individually cut letters). Gooseneck-style lighting is preferred.

Section 12.11 Design Standards for MU 2

The following development standards shall apply to new development in the MU 2 District:

- (1) **Maximum Height.** The maximum height of any building in the MU 2 Zone shall be 75 ft.
- (2) **Setback.** The minimum front yard setback from public or private road (right of way / property line) shall be 50 ft and minimum side and rear setback shall be 40 ft. The maximum front, side or rear setback shall be 70ft.
- (3) **Exceptions to Setback.** The following improvements or parts of improvements are specifically excluded from the setback requirements set forth in section 12.11 (2):
 - a. Steps and walkways,
 - b. Access or service roads,
 - c. Fences, subject to the requirements set forth in Section 12.11 (19).
 - d. Landscaping and irrigation systems,
 - e. Planters,
 - f. Lighting fixtures,

- g. Underground utilities and sewers, and
 - h. Parking areas.
- (4) **Site Coverage.** No more than forty percent (40%) of the surface area of any lot shall be improved with structures. A structure shall include all buildings, outbuildings, or structures or other improvements having a self-supported roof and/or sidewalks.
- (5) **Site Disturbance.** The area of site disturbance shall be limited to the extent feasible for the purpose of minimizing damage to tree growth. Disturbance of tree growth should be limited to areas for proposed roadways, parking, building footprint and drainage areas/basins.
- (6) **Landscaping.** The area of each lot between any street and any minimum setback line shall be landscaped with a combination of trees, shrubs and other ground cover. All portions of a lot not fronting a street and not used for parking, storage, or buildings shall be landscaped in a complementary and similar manner. No less than twenty percent (20%) of the surface area of any lot shall be devoted to landscaping in keeping with indigenous plant materials. Plantings and grassed areas should be designed to minimize the need for irrigation and to maximize the capacity to withstand drought.
- (7) **Ground Cover.** No mulch shall be used unless it is in a bed. Mulch shall not be used as a design element. No gravel or crushed stone shall be used as a ground cover.
- (8) **Irrigation Systems.** The use of underground irrigation systems is encouraged. Such irrigation systems should utilize advanced electronic controls to efficiently manage water usage based on environmental conditions such as rainfall, humidity and wind. The collection of stormwater runoff from roofs for landscape irrigation purposes is strongly encouraged.
- (9) **Berms.** Use of contoured earth berms are required to buffer parking lots and loading areas that are above grade of the roadway. Parking lots and loading areas that are below grade of the roadway must be buffered using large deciduous trees.
- (10) **Meadow Grass.** Use of meadow grass between a building and roadway is prohibited except for areas of severe slope. In areas of severe slope, natural soil erosion and vegetation establishment technologies are highly preferred as alternatives to riprap boulders.
- (11) **Curbs.** Use of asphalt berm is prohibited. Cape Cod asphalt berm, concrete or granite curbing shall be required. If Cape Cod berm is used, it must be installed prior to the final course of pavement. Entrance drives must use either concrete or granite curb.
- (12) **Sidewalks.** All newly constructed streets in an MU 2 Zone shall include a minimum four (4) ft. wide sidewalk on at least one side of the street. All sidewalks shall include a two (2) ft. minimum tree lawn between the curb and the sidewalk and include deciduous trees planted at fifteen (15) ft. minimum intervals.

(13) **Parking.** Generally, parking shall be regulated by the provisions of Section 6.3 and 6.4 (Off-street Parking and Loading Requirements). Off-street parking adequate to accommodate the parking needs of the owner or occupant and employees and visitors thereof shall be provided by the owner or occupant of each lot. The intent of this provision is to prohibit any on-street parking in the MU 2 Zone. If parking requirements change as the result of a change in the use of a lot or in the number of persons employed by the owner or occupant, additional off-street parking shall be provided so as to satisfy the intent of this section. All parking areas shall conform to the following standards:

- a. In cases where definition between parking areas are required, heavy timber guard rails are encouraged and tire bumpers are discouraged. Dedicated parking adjacent to the building shall be provided for hybrid and/or electric vehicles, motorcycles and bicycles.
- b. Lighting of parking lots shall be with fixtures where light is directed down (cut-off fixtures). Use of energy efficient light fixtures as an alternative to HID lights is strongly preferred. Building mounted wall lights (wall packs) are prohibited.
- c. The perimeter of parking areas shall be landscaped with solid green evergreen plant material so as to screen said areas from view from adjacent streets. Such screening shall extend at least forty-eight (48) inches above the high point of the finished pavement in said parking area.
- d. If a parking lot contains fifteen (15) or more parking spaces, not less than six percent (6%) of the interior of such parking lot shall be landscaped. The use of landscaped earth berms to accomplish such landscaping is encouraged. Strips between parking bays shall also be landscaped with deciduous trees and ground cover.

(14) **Storage and Loading Areas.** The location of any outside storage, maintenance, and loading areas must be constructed, maintained and used in accordance with the following conditions:

- a. Outside storage of materials, supplies, or equipment, including trucks or other motor vehicles, shall be permitted only if:
 - i. The material, equipment or objects stored outside are incidental to the activities regularly conducted on the premises.
 - ii. The area devoted to outside storage does not exceed five percent of the gross floor area of the principle structure on the site.
 - iii. The area is screened, and
 - iv. The area is located upon the rear portions of a lot.
- b. Provisions shall be made on each site for any necessary vehicle loading, and no on-street vehicle loading shall be permitted.
- c. Loading dock areas shall be set back, recessed, or screened so as not to be visible from neighboring property or streets, and in no event shall a loading dock be closer than seventy-five (75) feet from a property line fronting upon the street.

- (15) **Refuse Collection Area.** All outdoor refuse collection areas shall be enclosed and solidly screened so as not to be visible from neighboring property or streets. No refuse collection area will be permitted between a street and a building.
- (16) **Exterior Building Material.** Use of masonry brick for all exterior walls visible from the street(s) is strongly encouraged. All masonry block used must be either scored or accent block. Metal panels on exterior walls are allowed, however, on rear walls and expansion walls. Full metal panel walls are not allowed. Wood on building exterior is prohibited. Exterior Insulation Finish Systems (EIFS) such as Dryvit or Synergy or other EIFS systems shall not be used as the basic building siding material but may be used as accents or soffits under roof overhangs or as the ceiling of canopies only if such EIFS systems are at least six feet above the finished grade.
- (17) **Signage.** Signs in the MU 2 Zone shall generally be governed by Section 6-7 with the following additional requirements. No sign shall be allowed other than business park identification signs, information and vehicular control signs, signs identifying the building or the business of the owner or occupant of a lot, signs offering the lot for sale or lease, and temporary development signs. Prohibited signs include billboards, roof signs, A-frame and portable signs, light bulb strings, pennant strings, banners, streamers, spinners, and devices similar in nature, and all moving, flashing, rotating or blinking signs and flags, other than flags of the United States, State of Rhode Island, flag of the owner or occupant, or the countries in which the occupant does business. Wall signs shall not exceed an aggregate of one (1) square foot per linear foot of front wall length, not to exceed sixty (60) square feet. One free-standing sign structure per business identifying the principal use shall be permitted provided that the total area is not greater than forty-three (43) square feet.
- (18) **Exterior Utilities.** Placement of all exterior utilities (poles, air conditioning units, transformers) must be located in a manner not to conflict with the main landscape features and must be concealed from view by landscaping or masonry screens.
- (19) **Fencing.** No security fencing is allowed on front or side of a building. Fencing may be used for security purposes in back of the building and only if buffered from the street.
- (20) **LEED Certification.** All new construction projects are encouraged to be designed in a manner to achieve at least base core and shell LEED (Leadership in Energy and Environmental Design) certification or other recognized rating system. Applying for LEED Certification is not required.
- (21) **Renewable Energy.** Use of renewal energy sources such as solar hot water, solar electricity and geothermal heating and air conditioning systems are strongly encouraged.
- (22) **HVAC Equipment and Controls.** HVAC designers are strongly encouraged to include comparative enthalpy economizer, demand controlled ventilation, condensing boiler/furnaces, advanced technology burners, Energy Star rated appliances, premium efficient motors, and electronically commutated magnet (ECM) motors in their designs. Utility energy efficiency incentive programs shall be used as a guideline during the design process.