

Perkins Township

Site Plan Design Guidelines and Performance standards Commercial, Recreational, Professional/Business Office, and Industrial Districts

25.15 Site Plan Design Guidelines & Performance Standards

- A. Applicability. The following design standards are applicable to development within the “C-1”/Local Commercial, “C-2”/General Commercial, “R”/Recreational, “P-B-O”/Professional & Business Office, “I-1”/Light Industrial, and “I-2”/Heavy Industrial Districts.

These standards are intended to supplement the site plan review standards found in Section 25.19, and the screening/buffering standards found in Section 25.18, and the signs regulations found in Sections 28.2, 28.5, 28.7, 28.8, and 28.19.

Where the term “approved” is used herein, it refers to approved by the Zoning Inspector as related to site plan and building design review.

- B. Exceptions. The Board of Zoning Appeals is authorized the grant exceptions to the site plan design guidelines and performance standards. Exceptions **must** be supported by findings of fact which demonstrate that the exception meets the purpose and intent of these guidelines and standards.
- C. Design Guidelines and Standards. The following design guidelines and standards apply to all development in the zoning district classifications as defined above:
1. Building and outdoor uses.

Building Facades:

The following guidelines and standards are to be followed for all buildings in the above-noted districts with the exception of the “I-1”/Light Industrial and “I-2” Heavy Industrial Districts when the buildings are solely used for manufacturing or industrial type of uses:

- a) General Design: All facades of a building shall be designed with consistent architectural treatment of style, detail, trim, features, and roof treatments.

Architectural details and ornamentation shall be meaningful to the overall design, and appropriate for the size and scale of proposed buildings or structures, and the relationship to other adjacent or nearby buildings or structures.

Detailing such as trim, moldings, bands of contrasting siding or brick, varying textures of concrete or stone are encouraged as part of an overall design which

is in scale with the building and related to other elements.

- b) Materials: Only high quality, durable building materials shall be used, including such materials as brick, wood, sandstone, other native stone, and tinted/textured concrete masonry units.

Smooth faced block, concrete panels, or pre-fabricated metal panels are prohibited as predominant building materials for any building or structure.

- c) Colors and textures shall be appropriate for the size and scale of proposed structures, weathering, and the relationship to other colors and textures, including those used on adjacent structures.

Façade colors shall be subtle, neutral, or earth tone, and of low reflectance. Brighter colors may be used on building trim. High intensity colors, metallic colors, black or fluorescent colors are prohibited on facades. Repeating patterns of color, texture, and materials should be encouraged.

- d) Windows, doors and other openings shall be so located on the facades and be of such dimensions as are appropriate for the style, scale, and orientations of the building and in a pattern which contributes to a balanced façade appearance. Customer entrances should be accentuated. Decorative elements, caps, brickwork, and trim are encouraged around windows and doors to add interest to the overall design.

Windows shall be designed as noted below:

1. Facades facing lot lines collinear with public or private streets shall contain not less than twenty five percent (25%) transparent glass windows excluding both the “i-1”/Light Industrial District and “I-2”/Heavy Industrial District. Buildings setback 300 feet or more from public or private streets are exempted.
 2. Required window areas shall not be obstructed by shelves or displays or otherwise covered from the inside or outside, except by approved window treatments.
- e) Facades greater than 100 feet in horizontal length shall incorporate wall plane projections or recesses having a depth equal to at least 3% of the length of the façade and extending at least 20% of the length of the façade. No part of a façade shall extend unbroken by such projection or recess for a distance of more than 100 feet.
- f) Flat Roofs shall only be permitted for structures two (2) stories or greater, except that a flat roof may be permitted on a structure containing 10,000 square feet or more on a single floor and if the roof is concealed by a parapet

extending at least three (3) feet but not more than ten (10) feet above the roof, capped with a three dimensional cornice treatment.

- g) Service docks and loading areas shall not be located on facades facing or otherwise visible from public roads, except where approved with screening using materials consistent with and integral to the architecture of the building.
- h) Mechanical equipment shall be screened from view from the public streets. Any material used to screen equipment, whether roof-mounted or ground-mounted, shall be designed to be compatible with the design of the building.
- i) Outdoor waste storage and loading areas shall be only permitted in locations approved in the site plan. Such outdoor uses must be screened by a solid wall or fence which shall be a minimum of five (5) feet in height and designed integral with the architecture and materials of the main building.



Example of screened storage and loading areas.

- 2. Public street system. Where proposed public streets are indicated on any thoroughfare plan or Comprehensive Plan for the Township, or otherwise indicated by the Township to be in the public interest for the purposes of creating a safe, complete, and functional street system, owners of property on which a new development is proposed shall be required to develop and dedicate such public right-of-way in accordance with County engineering standards. The Township may approve alternative means for satisfying the public interest in creating a street system that will provide access to property.
- 3. Parking and access.
 - a) General Provisions
 - 1. As provided for under Section 27.5 of the Zoning Resolution, the Board of Zoning Appeals is authorized to modify the parking regulations contained in that Resolution.

2. Parking areas are encouraged to be designed in a manner other than rectangular.
3. Twenty five percent (25%) of all handicap accessible parking should be located so that users do not have to cross lanes of traffic on-site. The remaining seventy five percent (75%) of handicap accessible parking should be located in close proximity to the entrance(s) of the structure.

b) Parking lot access

1. Parking lots shall only be accessed from approved public or private streets.
2. All parking lots shall be established with approved easements providing for cross traffic from abutting properties.
3. Joint curb cuts shall be strongly encouraged to reduce points of traffic conflict on public and private streets. Alternatively a developer must demonstrate why they cannot do this.
4. Where direct access to a major thoroughfare or high traffic street or roadway is the only feasible access at the time of construction, such access may be approved as temporary access provided that the parking and drives are designed for adaptation to a planned future street or common drive, and that the property is deed restricted (or guaranteed by bond) to require that the temporary access will be removed when the planned access becomes available.
5. Access drives and service drives, from property located on thoroughfares other than Milan Road, may be located in the front setbacks, provided they do not exceed sixteen (16) feet in width and are not closer than twenty (20) feet to the right-of-way. Any access or service drive located in the front setback shall be screened with a continuous double hedge (shrubs arranged in triangular spacing) and maintained at a height of three (3) to four (4) feet. Loading areas, storage areas, service windows, and similar facilities must be located on the side or rear of the building.
6. All paved vehicular areas, including but not limited to access drives and parking areas, shall be edged with concrete curbs, unless otherwise approved by the Zoning Inspector.

c) Parking lot landscaping

1. Parking lot visible to the public street: one (1) tree per thirty (30) feet of exposed side; one (1) evergreen shrub (minimum three (3) feet in height at time of planting) per three (3) feet of exposed side. The Zoning Inspector may approve an alternative perimeter landscape plan which incorporates a combination of trees, shrubs, earth mounds, fences, or walls.

2. Interior parking lot landscaping shall be required as follows in all districts with the exception of the “I-1”/ Light Industrial and “I-2”/ Heavy Industrial Districts when buildings are solely used for manufacturing or industrial types of uses:
 - i. Minimum one (1) tree per ten (10) parking spaces. (This does not include trees required for the landscaping strips below).

 - ii. A landscaped strip not less than thirty (30) feet in width (which may include required bike routes or sidewalks) shall separate each four (4) bays (rows) of parking and drives. The landscape strip may include required pedestrian/bike facilities eight (8) feet wide if required by the Zoning Inspector and shall include a minimum of one (1) shade tree per 1500 square feet of area of the landscaped strip.



4. Pedestrian facilities.
 - a) On-site pedestrian facilities shall be provided as approved in the site plan, designed with the purpose of encouraging pedestrian access between the main use and the public or private streets between sites.

 - b) Sidewalks shall be constructed along all public street frontages as may be required by the Zoning Inspector, unless already existing.

- c) A pedestrian walkway shall be provided from any area of parking located further than two hundred (200) feet from the main entry or facility of the building that it serves.
- d) As directed by the Zoning Inspector, where a pedestrian walkway crosses a main drive or private road, pedestrian crossing signs shall be installed and the walkway shall be raised and paved in a manner which clearly distinguishes the walkway from the vehicle way.



- e) All sidewalks shall be a minimum of five (5) feet in width.

5. Bicycle Facilities.

- a) Sites shall be designed to encourage bicycle access and connection to any nearby bicycle facilities.
- b) At least 1 bicycle storage rack shall be installed for each business exceeding 50,000 square feet of gross floor area (other than used for industrial or manufacturing purposes). Each bicycle storage rack shall have spaces for at least five (5) bicycles. When more than one business on the same parcel exceeds a combined gross floor area of 50,000 square feet these standards shall apply.
- c) All storm water inlet grates shall be of an approved bike-safe design, and stamped with the “Do Not Dump, Drains to Waterways” or like kind.

(Example below)



Example of bike-safe storm water inlet grates.

6. Storm Water Management.

- a) Each development shall provide storm water management facilities in accordance with the Erie County Stormwater Management Rules, Regulations, and Erosion Control design standards and approved by the Erie County Engineer's Office.
- b) A shared storm water management facility, among property owners, is encouraged. Appropriate easements must be obtained prior to construction.
- c) Underground storage or the use of "best management practices" such as bioretentions, constructed wetlands, permeable pavers or pervious concrete, infiltration trenches, and similar low-impact development methods are preferred.

7. Utilities. All utilities shall be installed below ground within site.

8. Lighting.

- a) Lighting shall be limited to the amount necessary to support the uses on the site and to promote safety and security.
- b) Only approved down lights and cutoff fixtures shall be permitted.
- c) All lighting under canopies shall be designed as full cut off or down lights designed to light the area below only and to prevent external light glare on adjacent properties or roads.
- d) No light fixture shall be installed at a height exceeding twenty (20) feet if located nearer than 200 feet to a state highway. In other areas, light fixtures shall not exceed a height of twenty five (25) feet. These height restrictions do not apply to recreational or sports/athletic fields. Any such lighting is to be directed toward the ground in an effort to avoid light trespass.
- e) All exterior lighting shall be indicated on a site lighting plan submitted for approval. The site lighting plan shall indicate the location of each fixture, the fixture type, the height of the fixture, and a numeric grid of lighting levels, in lumens, that the fixtures will produce on the ground (photometric report). The lighting plan shall indicate those fixtures which

will be operated for security purposes during non-business hours and shall indicate the non-business hours.

- f) Exterior lighting (except public street lighting) shall comply with the following standards:
 - i. Parking areas: max. 20 lumens.
 - ii. All other areas: max. 12 lumens (except for recreational sports/athletic fields which can be illuminated in accordance with industry standards).

9. Landscaping.

- a) Landscape trees shall have a minimum caliper of two (2) inches, and a minimum height of six (6) feet at the time of planting.
- b) Evergreen shrubs shall be minimum twenty-four inches (24") in height at time of planting.
- c) Earth berms shall be varied in setback, height, width, and depth. Unless supported by a wall, rocks, or other approved support, slopes shall not exceed a ratio of 3:1.
- d) Landscaped areas wider than ten (10) feet shall be cut or filled to provide variations in topography.
- e) Screened equipment and storage areas shall be landscaped in a manner approved by the Zoning Inspector.

10. Buffers for abutting residential areas.

- a) Buffers shall be provided to mitigate the impacts of non-residential districts upon abutting residential districts.
- b) No building, parking, or other outdoor use shall be permitted in the buffer yard. A minimum of one (1) tree shall be planted every fifty (50) feet of the side or rear yard line abutting the residential district.
- c) A buffer shall be one of the following yards arranged and landscaped as approved by the Zoning Inspector. Buffer #1, #2, or #3 shall be provided on commercial properties.
 - i. Buffer #1: A yard at least one hundred (100) feet in width to include approved landscape materials.

- ii. Buffer #2: A yard, at least fifty (50) feet in width, with a solid fence, six (6) feet in height, installed abutting the property line or within the yard, and including approved landscape materials.
- iii. Buffer #3: A yard, at least twenty-five (25) feet in width, with a solid masonry wall, six (6) feet in height, installed abutting the property line or within the yard, and including approved landscape materials.

11. Signs.

- a) Freestanding signs shall be designed to fit within and complement the characteristics of the site, building, and wall signs in terms of color, material, texture, and scale.
- b) Wall-mounted signs shall be designed to fit within and complement the architectural forms, colors, and textures of the building. Signs are to fit within any architectural space specifically designed for signs and shall not cover architectural features.

Wall-mounted signs installed as part of a series of signs (such as a shopping center or plaza) shall be designed with compatibility of location, size, shape, style, material, color and illumination with other signs in the series. Sign colors shall complement the color of the building façade on which the sign is mounted.

- c) Excessive information and clutter on all types of signs is discouraged.