



APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW COMMERCIAL DISTRICT DESIGN STANDARDS SECTION 813

The following checklist includes Design Standards for developments within the Windham's Commercial 1, Commercial 2, Commercial 3, and Village Commercial districts. Where there is a conflict between provision of the Design Standards and any other ordinance provision, the more restrictive provision shall apply. In addition to meeting all Design Standards required in the applicable zoning districts, development must comply with the minimum of eight (8) other Design Standards.

For purposed of this section, "development" shall mean that portion of the project that:

- a. Is subject to the site plan review under Section 800; or*
- b. Will renovate twenty percent (20%) or more of the entire wall area of a structure on the site. (For this type of renovation, the renovation will be subject to the required Design Standards in Section A. but will not be subject to other required Design Standards.)*

Design Standards Framework

| | | C-1 | C-2 | C-3 | VC | Checklist | |
|----|--|----------------|-----|-----|----|--------------------------|--------------------------|
| A. | Architecture/Building | | | | | Applicant | Staff |
| 1 | Building Style | R ¹ | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Materials | R | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Color | R | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Roofline | R | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Façade | R | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Building style coordination (multi-building) | R | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Entrance | R | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Architectural Details | R | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | LEED certification | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| B | Site/Parking | | | | | | |
| 1 | Parking location | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Internal traffic flow | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Interconnected Parking lots | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Orientation of Building | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Screening - Parking | | R | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Screening – utilities and service areas/structures | R | R | | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Parking Lot Landscaping | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Low – Impact Design Stormwater | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | Shared Stormwater Treatment | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| C | Landscaping/Lighting | | | | | | |
| 1 | Lighting/Photometric Plan | R | | | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Lighting coordinated with architecture | R | | | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Light coordinated with landscaping | R | | | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Existing trees preserved | | | R | | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Snow area designated | R | R | R | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Planting variety | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Planting suitability | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Mass plantings | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | Illumination levels | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| D. | Bike/Ped | | | | | | |
| 1 | Internal walkways | R | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Links to community | R | R | | R | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Outdoor activity area | | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Sidewalk | R | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Crosswalk | R | | | | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Bike parking/racks | R | R | | R | <input type="checkbox"/> | <input type="checkbox"/> |

^{1.} Any item with a R in the Table is required Design Standards in that zoning district.