

Proposed Ordinance and Design Guidelines for the 2016 Land Use Warrant.

In keeping with RSA 674:17 II, which states “Every zoning ordinance shall be made with reasonable consideration to, among other things, the character of the area involved and its peculiar suitability for particular uses, as well as with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality.” This proposal is also supported by the Master Plan, Section III (2). The RCDA submits the following proposal to the Planning Board for inclusion on the land use ballot in March 2016.

Proposed Ordinance.

“To see if the Town will vote to create a commercial district consisting solely of Map 201, Lot 56, a .86 acre lot known as the Four Corners Store property, for the purpose of developing this property for commercial use as a new general store and gas station, according to design guidelines that retain and support the town’s rural character.”

Design Review Guidelines

The Planning Board could adopt the following design review guidelines that apply solely to this commercial district to guide any future development or changes on this site, Map 201, Lot 56, known as the Four Corners Store property. See 674:20 - These guidelines need not be voted by the Town on the ballot, however, the PB may want to adopt them as part of their site plan review regulations for any future commercial use properties.

Purpose: In order to provide for the harmonious and aesthetically pleasing development of the municipality and its environs, in keeping with the Richmond Master Plan, Section III. 2., which states “To create a district that designates an area for small retail shops centered at the four corners that retains and supports the town’s rural character”.

An application is considered to meet the aesthetic considerations of these regulations if the Planning Board, in its judgment, determines that the application overall demonstrates reasonable conformity with the Purpose and General Guidelines.

Following the initial redevelopment of the Four Corners Property, the Planning Board will evaluate any future proposals to change the aesthetics or use of the property for compatibility with our local community character and for conformance with the purpose of these regulations. It shall be the obligation of future applicants to develop a design that is compatible with the community character.

General Guidelines. Commercial buildings should be compatible with traditional New England architecture. They should be articulated to express an architectural identity significant enough to be worth saving into the future. The reuse of existing structures is encouraged if possible.

Modifications and additions to existing buildings should be harmonious with the character of existing buildings when the existing building would reasonably be considered to be in general conformance with the goals of these regulations.

Design elements: The purpose of these standards is to encourage architecture that draws its inspiration from traditional New England examples, including scale, building materials, architectural details, windows, entrances, fencing, exterior finish and color, landscaping, with full consideration of current environmental energy efficiency standards.

1. **Construction.** Green construction materials/practices are highly recommended.
2. **Energy.** Renewable energy sources are highly recommended for energy needs.
3. **Equipment.** Exterior air handling units, condensers, satellite dishes and other equipment placed on the roof should be screened from view.
4. **Roof.** The roof should be designed to divert the fall of rain, snow and ice on pedestrians entering the structure.
5. **Parking.** Parking lot shall be designed to assure safe flow of vehicles and pedestrians, to allow unobstructed access for emergency vehicles and to be visually attractive.
6. **Loading Zone and Trash Facilities.** Located so they will not be visible from the street or interfere with the public access to the commercial property.
7. **Surfacing.** All parking areas and driveways shall be paved or graveled for year-round use and must be graded and drained to carry off all surface water, with pervious surfaces encouraged.
8. **Bicycle and Pedestrian Accommodations.** All parking lots shall be designed to provide safe and convenient pedestrian and bicycle access; a minimum of one bicycle parking space shall be provided for each 10 off street parking spaces; safe and convenient pedestrian access shall be provided by cross walks, separation of walkways from motor vehicles, appropriate lighting and must be ADA compliant.
9. **Outdoor Lighting.** All outdoor lighting shall be designed to preserve the rural atmosphere and dark skies of Richmond, to prevent light pollution and control spillover of light onto adjacent properties. Outdoor lighting shall be fully shielded using the minimum level of illumination recommended by IESNA for a given purpose and shall include timers, dimmers and/or motion sensors to eliminate lighting particularly at night.
10. **Landscaping.** Landscaping along the perimeter is intended primarily to screen parked vehicles from roadways or abutting properties. Primary landscaping material used in the parking lot shall be native trees which will provide shade and native shrubs to complement the tree landscape.
11. **Maintenance.** Landscaping areas properly maintained by the property owner.