

Performance Standards from Zoning to Be Aware Of and think about:

Some of the dimensions you should be aware of included:

1 principal building allowed per 10,000 square feet
40 foot height max
Build to line of 15'
Front yard min/max is 10/25', but the PB can modify them
No side yard required
Rear yard of 55' for parking
60% lot coverage allowed

- ✓ You are in a commercial zone
- ✓ Your project will be classified as a “major” project and requires a special use permit and site plan review. Both procedures will take place simultaneously.
- ✓ Your project will require meeting the performance standards of Chapter 3 (Section 3-2) of the village zoning.

✓ Some of the design standards include:

No flat roof
Screening of all utilities
Use of fully shielded light fixtures no higher than 18' tall
Lighting fixtures at a pole to height spacing of 1:6
Use an externally illuminated sign
No quartz or mercury vapor lamps
Will need landscaping/landscape buffers and parking lot landscaping/street trees
Desires to see parking to the side or rear
Estimate the number of parking spaces you need
Keep existing curb cuts?
Signs: 2 per business, one free standing (that can have multiple businesses on it) and one per business. 10' from property line and 20' from street.
Has a sign bonus (you can make it bigger if you design it according to pages 25/26)
Must meet FEMA regulations for floodplain
Must meet loading area dimensions and placement, page 79

- ✓ Must have demolition review...to be done concurrently with all other reviews – mostly to show you have identified and capped utilities

Some items the Planning Board Will Probably Want to Discuss:

- ✓ Hours of operation? Hours of deliveries?
- ✓ Glare control to neighboring properties?
- ✓ Traffic flow/congestion issues?
- ✓ Full build-out plans
- ✓ Flooding/drainage control
- Signage design and placement