TOWN OF BUXTON
Business Commercial Zone
Design Standards Checklist

SITE PLANNING (Section 3)

C. General Site Planning Standards

C2a Proximity of Buildings to Roadways: Page & Note
C2b Location of Parking: Page & Note
C2c Relationship to Residential Properties: Page & Note
C2d All plans by licensed professionals: Page & Note
C2e Access Management (curb cuts): Page & Note
C2f Landscape Plan -- Front of building: Page & Note
C2g Standard Note included in plan: Page & Note

D. Circulation Planning

D2a Curb Cuts on Major Roads: Page & Note
D2b Shared Access: Y_ N_ NA_
D2c Internal Traffic Flow: Page & Note
D2d Internal Connections: Page & Note
D2e Internal Pedestrian Connections: Page & Note
D2f Traffic Calming: Page & Note
D2g Drive-throughs: Page & Note NA
D2h Pedestrian and Bicycle Movement: Page & Note
D2i Refuge Zones: Driveway wider than 32 foot Y_ N_
D2j Outparcel Development: Page & Note NA
D2k Service Drives: Page & Note

E. Parking Areas

Parking Lot Surface Area: ________ # Parking Stalls: ________
E2a Siting: Page & Note
E2b Orientation: Page & Note
E2c Scale: Page & Note
E2d Relationship to building: Page & Note
E2e Screening: Page & Note
E2f Landscaping in Parking Lots: Page & Note
E2g Dead End Parking Lots: Page & Note
E2h Shared Parking: Y_ N_ NA_
E2i Safety: Page & Note
E2j Side Lot Parking: Page & Note
E2k Snow Storage: Page & Note
E2l Buildings on Existing Parking Lots: Page & Note
F. Pedestrian Spaces

F2b Materials: Page & Note
F2c Entrances: Page & Note

G. Public Sidewalks (excludes Rt. 202)

G2a Public Sidewalks: Page & Note NA
G2b Coordination with Site Plan: Page & Note
G2c Material Selection: Page & Note
G2d Crosswalks: Page & Note
G2e Lighting: Page & Note
G2f Accessibility (ADA): Page & Note

H. Internal Sidewalks and Walkways

H2a Internal Walkways: Page & Note
H2b Location: Page & Note
H2c Orientation: Page & Note
H2d Curbing: Page & Note
H2e Width of internal walkways: Page & Note
H2f Coordination with Landscaping: Page & Note
H2g Lighting: Page & Note
H2h Drainage: Page & Note
H2i Maintenance: Page & Note
H2j Snow Removal: Page & Note
H2k Accessibility (ADA): Page & Note

I: Multiple Building Developments

Is this project a multiple building development (MBD)? Y N
If No, skip to section J.
I2a Master Plan: Prepared by: ____________________________
I2b Phasing Plan: Y N NA
I2c Building Orientation: Page & Note
I2d Outdoor Spaces: Page & Note
I2e Drive-Through Facilities: Page & Note
I2f Signage Plan: Page & Note
I2g Lighting Plan: Page & Note
I2h Landscape plan submitted? Y N
(see section 5, Landscaping)
I2i Shared Stormwater Management: Page & Note
(see section 3L Stormwater Management)

J. Non-Public Service Areas

J2a Locations: Page & Note
J2b Design:  
J2c Screening:  
J2d Screen Design:  
J2e Service Access:  
j2f Coordination: Providers & Fire Dept. commented on design and siting of service areas and facilities Y ___ N ___  
J2g Protection:  
J2h Recycling Facilities:  

K. Buffers and Screening  
K2a Planning:  
K2b Design:  
K2c Maintenance:  

L. Stormwater Management  
L2a Location:  
L2b Designs:  
L2c Grading:  
L2d Structures:  
L2e Planting Design: Stormwater treatment pond designed by: ___  
L2f Shared Basins: Y ___ N ___  
L2g Rip-Rap and Ground Protection Plan:  

Page & Note
ARCHITECTURE (Section 4)

C. General Architectural Standards

C2a Design: Page & Note
C2b Licensed Maine Architect: Page & Note
C2c Freestanding Accessory Structures: Page & Note
C2d Energy Conscious Design: Page & Note

D. Renovations and Additions

D2a Renovation: Y__N__ Page & Note
D2b Design; Master Planning: Page & Note
D2c Materials: Page & Note
D2d Architectural Features: Page & Note

E. Façade Design

E2a Façade Treatment: Page & Note
E2b Offsets: Page & Note
E2c Rear and Side Facades: Page & Note
E2d Site Design: Page & Note
E2e Trim: Page & Note
E2f Window Shapes: Page & Note
E2g Shutters: Page & Note
E2h Functional Elements: Page & Note
E2i Vending/Self-Service Machines: Page & Note
E2j Illustrations: Page & Note

F. Building Materials

F2a-b Materials Permitted: Page & Note
F2c Colors: Page & Note
F2d Trim: Page & Note

G. Awnings and Canopies

G2a Location: Page & Note
G2b Materials: Page & Note
G2c Design Elements: Page & Note

H. Rooflines

H2a Pitched Roofs: Page & Note
H2b Prohibited Shapes: Page & Note
H2c Flat Roofs: Page & Note
I: Street Corner Buildings

Is project located on a street corner? Y _ N __. If No, skip to section J.
  I2a Sitting on Corner Lots: Page & Note
  I2b Corner Buildings: Page & Note
  I2c Façade Treatment: Page & Note
  I2d Corner Treatment: Page & Note

J. Design Standards for National Franchises

  J2a Franchise Styles: Page & Note
  J2b Coordination of Site Features: Page & Note

K. Large Scale Buildings

Is building 20,000 sq. ft. or greater? Y _ N __. If No, skip to section L.
  K2a Design and Massing: Page & Note
  K2b Site Design: Page & Note
  K2c Architectural Details: Page & Note
  K2d Facades and Exterior Walls: Page & Note
  K2e Facades and Exterior Walls for Small Retail Stores within Large Scale Buildings: Page & Note
  K2f Entryways: Page & Note
  K2g Multiple Entrances: Page & Note
  K2h Outdoor Sales and Storage: Page & Note
  K2i Cart Storage: Page & Note NA

L. Linear Commercial Buildings (Strip Shopping Centers, Multi-tenant Offices, and Commercial Buildings)

Does project include a linear commercial building? Y _ N __ If No, skip to section M.
  L2a Design: Page & Note
  L2b Scale: Page & Note
  L2c Entrances: Page & Note
  L2d Rooflines: Page & Note

M. Linear Commercial Buildings (Service Stations, Car Washes, and Convenience Stores)

Does project include service stations, car washes, or convenience store? Y _ N __
If no, skip to section N.
  M2a Architecture: Page & Note
  M2b Canopies: Page & Note
M2c Large Openings:  
M2d Site Design:  
M2e Pedestrian Circulation:  

N. Office Buildings

Is building 40,000 sq. ft. or greater?  
Y _ N _  If No, skip to section O.

N2a Permitted Materials:  
N2b Roof Treatment:  
N2c Waiver: Is office building applicant requesting a waiver of Section 4F ("Building Materials") and/or Section 4H ("Rooflines"): Y _ N _

O. Drive-Throughs

O2a Drive-Throughs:  
O2b Location:  
O2c Canopies:  
O2d Pedestrian Circulation:
# LANDSCAPING (Section 5)

## C. General Standards

<table>
<thead>
<tr>
<th>Landscape Plan</th>
<th>Page &amp; Note</th>
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<tbody>
<tr>
<td>Preparers Name</td>
<td>------------</td>
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<table>
<thead>
<tr>
<th>Item Description</th>
<th>Page &amp; Note</th>
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<tbody>
<tr>
<td>&gt;10 Parking Spaces</td>
<td>Y_ N_</td>
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<tr>
<td>Building &gt; 2,000 sq. ft.</td>
<td>Y_ N_</td>
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<tr>
<td>C2.c Safety Pathway &amp; Vehicle Site Lines</td>
<td></td>
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<tr>
<td>C2.d Utility Screening</td>
<td></td>
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<tr>
<td>C2.f Integration</td>
<td></td>
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<tr>
<td>C2.g Irrigation</td>
<td></td>
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<tr>
<td>C2.h Existing Trees/Plants</td>
<td></td>
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<tr>
<td>C2.i Rocks</td>
<td></td>
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<tr>
<td>C2.j Ground Cover</td>
<td></td>
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<tr>
<td>C2.l Minimum Plant Size</td>
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<td>C2.m Guarantee Period</td>
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## D. Parking Lots

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<td>D2.a Total Landscape Area</td>
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<tr>
<td>D2.b Location of Trees</td>
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<tr>
<td>D2.c Screening</td>
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<tr>
<td>D2.d Safety</td>
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<tr>
<td>D2.e Parking Stall Separation</td>
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<td>D2.f Snow Tolerance</td>
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## E. Tree Selection & Plantings

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<td>E2.e Root Zones</td>
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## F. Shrubs & Ornamental Plantings

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<td>F2.b Selection</td>
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<tr>
<td>F2.c Foundation &amp; Wall Plantings</td>
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## G. Landscape Maintenance

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<th>Page &amp; Note</th>
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<tbody>
<tr>
<td>G2.a Maintenance Plan</td>
<td></td>
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</tbody>
</table>
SIGNAGE (Section 6)

C. Sign Design Standards

C2a Sign Plan: 
C2b Compatibility: 
C2c Design: 
C2d Maximum Gross Area of Signs: __________ (See Section 6D "Maximum Sign Sizes" chart)
C2e Maintenance and Replacement: 
C2f Lettering Size: 
C2g Location: 
C2h Street Numbers: 
C2i Advertising Features: 
C2j Standard Note: 
C2k Readerboards: Y N

D. Maximum Sign Sizes

D1 Sign Dimensional Chart
D2 Sign Dimensional Chart Notes and Standards

E. Façade-Mounted Signs

E2a Design: 
E2b Location: 
E2c Hardware: 

F. Multi-tenant Properties

Does property have multiple tenant units: Y N If No, skip to G.
F2a Identification Signs: 
F2b Street Numbers: 
F2c Compatibility: 
F2d Color Consistency: (max. 3 colors) 
F2e Landscaping:

G. Externally-Lit Signs

G2a Light Level: 
G2b Lighting: 
G2c Light Sources: 
G2d Design: 

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**H. Internally-Lit Signs**

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<td>Page &amp; Note</td>
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<tr>
<td>H2b Mounting Systems:</td>
<td>Page &amp; Note</td>
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<tr>
<td>H2c Intensity:</td>
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<td>H2d Maintenance:</td>
<td>Page &amp; Note</td>
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**I: Temporary Signs**

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<td>I2b Location:</td>
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<tr>
<td>I2c Size: (maximum 20% of total signage area on premises)</td>
<td>Page &amp; Note</td>
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<td>I2d Lighting: (not allowed)</td>
<td>Page &amp; Note</td>
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<tr>
<td>I2e Length of Time Allowed:</td>
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<tr>
<td>I2f Permits:</td>
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C. General Standards

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<tr>
<td>C2a. Lighting Plan</td>
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<tr>
<td>C2b. Illumination Levels &lt; IES Minimums</td>
<td>Y__ N__</td>
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<tr>
<td>C2c. Coordinated Design</td>
<td>Y__ N__</td>
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<tr>
<td>C2d. Safety</td>
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<td>C2e. Feature Lighting</td>
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<td>C2f. Light Pollution</td>
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<td>C2g. Replacement and Modification</td>
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<td>C2h. Energy Savings Devices</td>
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<td>C2i. Lighting Reductions</td>
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D. Driveway Lighting

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<td>D2f. Coordination with Planting Plan</td>
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<tr>
<td>D2g. Mounting Height</td>
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E. Parking Lot Lighting

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<td>E2a. Layout</td>
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<td>E2b. Location</td>
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<td>E2c. Bases</td>
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<td>E2d. Coordination with Planting Plans</td>
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<tr>
<td>E2e. Illumination Levels</td>
<td>Page &amp; Note</td>
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<tr>
<td>E2f. Luminaries</td>
<td>Page &amp; Note</td>
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<td>E2g. Mounting Heights</td>
<td>Page &amp; Note</td>
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<td>E2h. Period or Historical Fixtures</td>
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<td>E2i. Adjacencies</td>
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F. Pedestrian Space Lighting

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<td>F2a. Heights</td>
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<tr>
<td>F2b. Luminaries</td>
<td>Page &amp; Note</td>
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<tr>
<td>F2c. Illumination Levels</td>
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<td>F2d. Decorative</td>
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G. Building Façade & Landscaping Lighting

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<td>G2c. Façade</td>
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<td>G2d. Landscape Lighting</td>
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<td>G2e. Bands of Lights</td>
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H. Gas Station, Convenience Store & Drive-Through Lighting

H2a. Light Levels under Canopies
H2b. Parking Areas
H2c. Canopy Luminaries
H2d. Fascia