

KILLINGTON ZONING BYLAWS

SITE PLAN REVIEW CRITERIA

Application No:

Project Name:

510[3][F]. Detailed Site Plan showing proposed location, floor plans and elevations including height, spacing, land use areas including architectural interrelationships of all Buildings and Open Spaces, streets, Driveways, pedestrian walkways, traffic circulation, parking and loading spaces, utility service lines proposed (placement of poles), unique or man-made features, surface water drainage, landscaping plans including site grading, planting design and screening or fencing.

510[3][G]. For One- or Two-Family Dwellings within a PUD, the Site Plan shall show the location of the footprints of the residence and any accessory Structures on the residential property, the Driveway, water supply, and wastewater disposal system.

510[3][H]. Details of any waivers and/or modifications (if any) being sought during the Site Plan Approval review pursuant to Section 510(12) (A)-(F) below.

510[3][I]. Construction sequence and anticipated time schedule for completing each phase for Building, Parking Spaces and landscaping areas of entire development.

510[3][J]. If the lands subject to the Site Plan Approval are part of an approved PUD, the Site Plan Approval application will include both maps, the location and size of proposed Signs, and a written statement showing enough of the area surrounding the proposed development to demonstrate the interrelationship of the subject property to the PUD and adjoining uses, both existing and proposed.

510[3][K]. All proposed development shall be subject to the dimensional, use and other requirements of Section 240 of these Zoning Bylaws.

510[4]. If there is a mix of commercial and residential uses, the proposed improvements shall be so arranged as to insure visual and acoustical privacy to residents in the development. Adequacy of landscaping and screening in this regard will be reviewed to achieve maximum compatibility and protection to adjacent property. The landscaping buffer standards of Section 450 of these Zoning Bylaws shall be adhered to.

510[5]. Water, sewer and utilities shall be demonstrated to be adequate for the proposed development subject to the Site Plan Approval review. All sewage and other effluent disposal shall be designed so it will not become a public health hazard. In addition, the Development Review Board may require evidence that the project will not have an adverse effect on existing water, sewer and utility service for other users in the Town. The Development Review Board shall have authority to consider off-site impacts on water, sewer and utilities and may condition Site Plan Approval to minimize those impacts.

510[6]. The Development Review Board will consider the adequacy of the proposed vehicular and pedestrian circulation including parking with particular attention to safety. The Development Review Board will review the Site Plan for safe and adequate pedestrian movement between the proposed development subject to the Site Plan Approval application and surrounding existing development.

510[7]. Adequacy of landscaping and screening in regard to achieving maximum compatibility and protection to adjacent property.

510[8]. The Development Review Board will review the roadway system and parking plan for how the proposed development integrates with the surrounding existing development.

510[8][A]. Roadways, parking and unloading facilities shall be designed so as not to cause unreasonable highway congestion or unsafe traffic conditions.

510[8][B]. The parking requirements of Section 432 shall apply in all Districts.

510[8][C]. Loading and delivery facilities shall be screened, and measures taken to minimize noise and exhaust impacts on adjacent property. Large, multi-use developments shall designate a common loading and delivery area to serve businesses that may not have direct access to a public roadway. All delivery area shall be safely integrated with any pedestrian areas.

510[8][D]. In the VA and SP Districts and a portion of the C District, the provisions of Section 456 shall apply except where topography and vehicular safety are deemed to reduce such accesses further.

510[9]. In reviewing any application for development, the Development Review Board shall take into account impacts the project may have on the ability of the Town to provide services and

municipal facilities. This may include but is not limited to services related to recreation, library, roads and road maintenance. As a condition of Site Plan approval, the Development Review Board may require the applicant to provide services and/or amenities to compensate or ease the burden on municipal services.

510[10]. The Development Review Board may impose conditions with respect to other matters specified in the Zoning Bylaws.

510[11]. The Development Review Board may require from the owner, for the benefit of the Town, a performance bond with a good and sufficient surety, in an amount sufficient to cover the full costs of public or private roadways and utility lines, in situations where Buildings are to be constructed prior to the completion of such roadways or utility lines.

510[12]. The Development Review Board may grant waivers to reduce Setbacks where commercial development is a permitted or conditional use provided under one or more of the following circumstances:

- A. The applicant(s) has presented a plan that provides protection to adjacent property through adequate design, landscaping, screening and/or other remedy.
- B. Adjoining property owners submit a joint development proposal that requires the reduction or elimination of Setbacks between the adjoining properties and meets the requirements of (a) above.
- C. The waiver is for a Structure(s) providing for disability accessibility or public safety.
- D. The waiver will provide for innovative development that would not be possible without the waiver.
- E. A joint development plan should address the use of a common Driveway for access to the entire project.
- F. The plan would allow for parking lots to be placed in the rear of the development.

510[13]. The Development Review Board shall consider the need for access to the project by public transportation which may include an area designed for a bus pull-off.