

SECTION 521.1 - SITE DESIGN		Yes	No	N/A
<b>A. General Location and Layout</b>				
	Buildings located to create a safe, pleasant walking environment and an efficient pedestrian circulation pattern.			
	Building placement, orientation and massing promotes active pedestrian-scaled design, provides opportunities for walking and bicycling, as well as private motor vehicles and promotes the use of public transportation.			
<b>B. Off-Street Parking and Circulation</b>				
1	Parking lots located to the rear or side of building ( <i>not applicable in LI districts except on arterials</i> ) OR where site configuration does not allow for parking at rear or side, no more than one row of parking is located at the front, or two rows in the case of large-scale shopping centers and other situations where site conditions warrant; in either case, the number of parking spaces does not exceed 50 spaces ( <i>additional landscaping &amp; screening may be required</i> ).			
2	<i>For projects with more than 50 parking spaces:</i> Parking broken up into lots of less than 50 spaces.			
	Parking lots are directly connected to each other.			
	Adjacent parking lots separated by a minimum 10' landscaped strip ( <i>may be used as walkway</i> ).			
3	Circulation provides safe and efficient access into and throughout the site for pedestrians, automobiles, and emergency vehicles.			
	Pedestrian walkways and crosswalks are provided.			
	Pedestrian access to the site from the public way is provided.			
4	Pedestrian access from neighboring properties is provided.			
	Adequate and safe ingress and egress is provided.			
	Number & width of curb cuts is minimized			
	Existing curb cuts are consolidated ( <i>MAY be required</i> ).			
	Where possible, provision for vehicular and pedestrian connections to adjacent development is made.			
	Site design does not require use of a public street to maneuver in and out of a parking or loading space on private property.			
<b>C. Utilities</b>				
	All utilities lines serving the site are installed underground.			
	Power lines and utilities in frontage areas are installed underground to the maximum extent possible.			
<b>D. Exterior Lighting</b>				
1	Exterior lighting designed to minimize impact on neighboring properties.			
	Exterior lighting designed to minimize night light pollution.			
2	Fixtures illuminating building facades are shielded and directed toward the building, other fixtures shielded and directed to the ground, decorative fixtures less than 12 ft high are shielded to the extent possible.			
<b>E. Infrastructure</b>				
	Dumpsters, storage areas, exposed machinery installation designed and screened or located to provide an audio-visual buffer sufficient to minimize adverse impacts on other land uses within the development area and surrounding properties.			
	Service equipment screened from public view: roof-mounted units set back from roof edge; ground-mounted units by landscaping.			

<b>SECTION 521.2 - BUILDING DESIGN AND ARCHITECTURE</b>		Yes	No	N/A
<b>A. Façade and Walls</b>				
1	Primary ground floor public entrance oriented directly to street, interior pedestrian plaza, walkway, or parking lot containing pedestrian plaza(s) and walkway(s).			
2	Street side façade does not consist of an unarticulated blank wall.			
	Street side façade does not consist of an unbroken series of garage doors.			
	No unbroken plane of a wall exceeds forty feet without a break of at least 48" in plane.			
3	Commercial garage doors not visible from the public way (GB & LI districts are exempt).			
	Loading docks not visible from the public way (GB & LI districts are exempt).			
4	Loading docks not located on any building façade facing a public way.			
	Commercial garage doors screened from public view.			
	Loading docks screened from public view.			
<b>B. Windows &amp; Doors</b>				
	Windows visually compatible with the architectural style of the building.			
1	Windows occupy between 20% and 60% of facade visible from the public way (or facing a public arterial street in LI districts).			
2	Where consistent with overall building design, windows are of true or simulated divided-light design ( <i>double-hung windows preferred where consistent with overall building design</i> ).			
<b>C. Materials</b>				
	Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone ( <i>synthetic materials require Planning Board approval</i> ).			
<b>D. Roof Forms and Roof Design</b>				
	Shape and proportion of roof is visible compatible with architectural style of the building.			
1,3	Roof is a traditional form such as hip, gambrel, or gable OR a flat roof incorporating decorative details and/or designed to incorporate a sloped design for the portion of the roof visible from the public way, which is designed so that any mechanical equipment installed on the roof is not visible from the public way and abutting properties.			
2	Gradient from level of any sloped roof at least 4:12.			
<b>E. Architectural Elements</b>				
	Architectural elements such as arcades, porches, bays, windows, balconies, dormers and cupolas are in reasonable proportion to the overall building.			

SECTION 521.3 - LANDSCAPING			Yes	No	N/A		
<b>A. Existing Vegetation</b>							
	Trees and vegetation are used to satisfy landscaping requirements (whenever possible).						
	Trees having greater than 18" dbh are preserved (whenever possible).						
	Trees having greater than 18" dbh that cannot be preserved are replaced with two trees of at least 4" dbh.						
<b>B. Amount Required</b>							
	Planted landscaping occupies a minimum of 25% of the project area.						
<b>C. Screening</b>							
	Screening element such as plantings, stone walls, berms and/or fences (or a combination) provided along all property lines.						
<b>D. Buffers</b>							
1	A landscaped buffer at least 10' is provided along all property lines ( <i>may be reduced if stone wall used as screening element</i> ).						
2	<i>Along lot lines abutting residential properties or uses</i>	For all uses, a landscaped buffer at least 20' that includes screening at least 6' high measured from finished grade at time of installation is provided.					
		For large scale shopping centers, a landscaped buffer at least 50' that includes screening at least 6' high measured from finished grade at time of installation is provided.					
3	A landscaped buffer at least 10' wide, which is defined by curbing and may include sidewalks but must include a minimum 5' planting strip, is provided between buildings and parking lots/driveways.						
<b>E. Plantings</b>							
	Plantings are noninvasive species, and native to Aquidneck Island if possible.						
<b>F. Trees</b>							
1	<i>Deciduous street trees:</i>	Planted along street side property boundary, private streets, and internal driveways.					
		Planted in planter strips or tree wells located between the sidewalk and curb.					
		Spaced no further apart than 30' on center.					
		A minimum of 4' dbh at time of planting.					
2	<i>Parking lot trees</i>	Minimum of one tree provided for every 5 parking spaces.					
		Trees at least 4' caliber dbh and 7' tall at time of planting					
		Surrounded by at least 25 ft <sup>2</sup> of permeable unpaved area					
<b>G. Scenic Views</b>							
	Scenic views and historically significant landscape features preserved to the maximum extent reasonably possible						
	Consistent with Town Code Chapter 96: Tree Preservation and Protection (see checklist).						
	Consistent with Town Code Chapter 97: Stone Walls (see checklist).						
<b>H. Maintenance</b>							
	For large projects or significant landscape features, a maintenance agreement and/or bond may be required						

<b>SECTION 521.4 - ENVIRONMENTAL IMPACTS</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b>A. Construction Site Runoff/Erosion &amp; Sedimentation Control</b>				
1	Erosion and sedimentation controlled so that neighboring property and public facilities or services are not adversely affected during and/or after construction.			
2	Meets standards of the Town of Middletown, including Chapter 151 of the Town Code (see checklist) & the RI Erosion and Sediment Control Handbook.			
<b>B. Stormwater Management</b>				
1	On-site absorption/recharge is maximized; runoff minimized.			
2	No direct discharge of untreated storm-water runoff to a wetland or watercourse from impervious surfaces.			
3	Meets standards of the Town of Middletown, including Chapter 153 of the Town Code (see checklist) & the RI Stormwater Design and Installation Standards Manual.			
<b>SECTION 521.5 - SIGNAGE</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
	Meets requirements of Article 12 of the Zoning Ordinance.			
	Signs and any exterior illumination architecturally compatible with development.			
	Signage for multi-use projects are of uniform design, with similar scale and fabrication.			