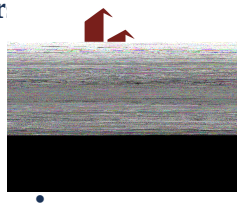

Stoughton Corridor Analysis and Regulatory Review

Prepared for Blatman, Bobrowski & Haverty LLC
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Introduction

The Stoughton Planning Department has retained Blatman, Bobrowski & Haverty LLC to update the zoning on two key corridors: Route 27 from Stoughton Center to Central Street (east-west route), illustrated in the map below in purple, and Route 138 from Stoughton Center to the Easton town line (north-south route) illustrated in the map in yellow. Barrett Planning Group LLC has assisted by preparing an existing conditions survey along both corridors and providing recommendations for use, dimensional, and site design guidelines as discussed in the following report.

Figure 1. Study Area Map

Figure 4: Sites of Interest 2 and 3

Cluster 2: Suburban Electric Contracting and M&D Core Supply

Figure 5: Development Cluster 2

School Cluster (Elementary, Middle, High School)

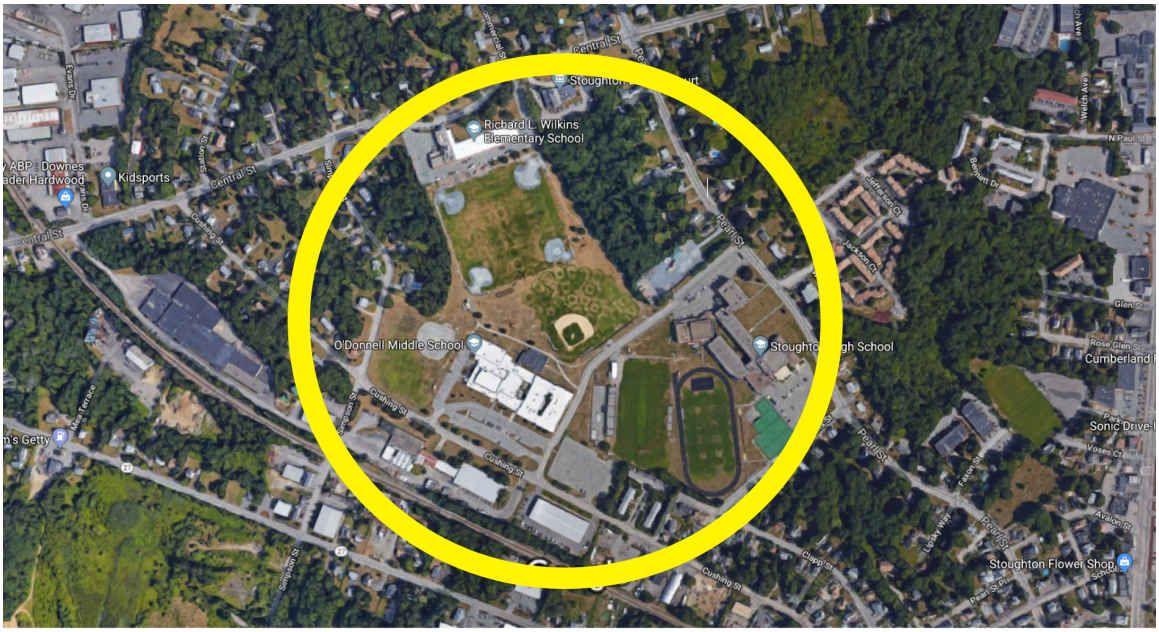

Figure 6: School Cluster

Route 138 Corridor

The Route 138 Study Corridor runs north-south between the Easton town line and Stoughton Center. This longer arterial roadway abuts large sections of conservation lands, including wetlands. Development along the corridor is intermittent and clustered at various points (Figure 3). Future redevelopment should focus on infill of existing clusters to preserve the open space areas and utilize existing utilities connections.

Land Use and Zoning

Development in the Route 138 study area is controlled by four districts: General Business (GB), Industrial (I), Residential Urban (RU), and Residential Suburban C (RC), and there is a mix of commercial, industrial, residential, and open space uses. Most of the developed land is commercial, followed by industrial, and least of all, single and multifamily residential land uses. Open spaces include the Evergreen Cemetery and the Stoughton Memorial Conservation Lands. The conservation lands span 675 acres and feature six trails available for public use. There do not appear to be entrances off of Route 138.

Business Mix

The business mix appears to consist predominately of small to medium-size businesses. Few to no chain stores were observed. There were no big-box stores dominating key parcels of land in the downtown, though several large-footprint buildings make up one of the key development clusters further down the corridor toward Easton.
The Route 138 corridor is home to an intriguing mix of commercial

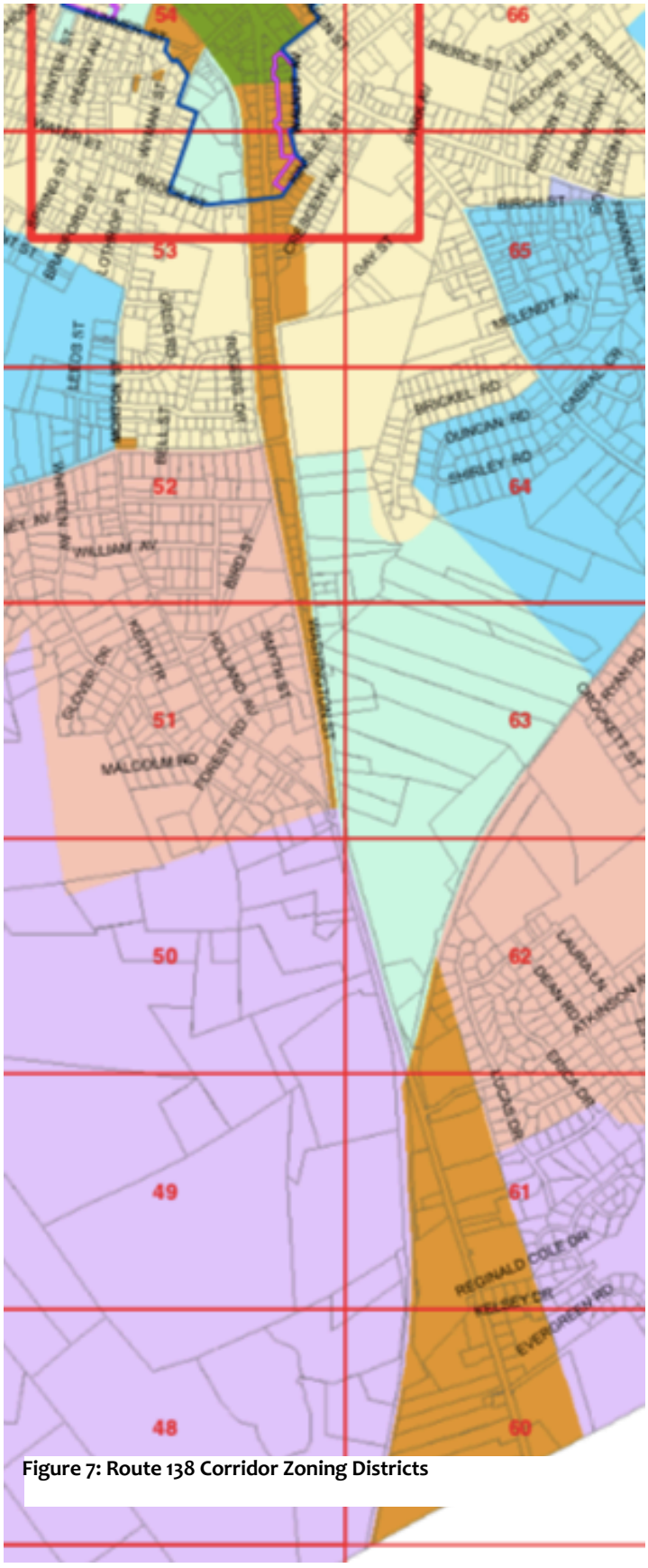

Figure 7: Route 138 Corridor Zoning Districts

offerings that could create a lively downtown, including a music store, music school, equestrian school, veterinarian, pub, plant nursery, restaurants, cafes, small office spaces, attorney and insurance services, contractors, hotels, self-storage, a recreation center, doctors' offices, medical offices, and gas stations. Properly highlighting this diversity of stores and services with attractive landscaping, improved access management, streetscaping, and place making would further contribute to Stoughton's quality of life.

This corridor features a high number of automotive services. Presence of the automotive services are less disruptive further down the corridor away from the compact center, and may be a more appropriate and efficient use of land to encourage among the development clusters.

Vacancies

None noted.

Access Management

An example of unobtrusive side parking lot design in Stoughton is the Kiddie Academy of Stoughton off Route 138. This parking lot uses shared side parking with a one-way flow to provide sufficient parking while minimizing street frontage.

The northern section of the Route 138 Corridor needs significant improvements in access management. Existing development has an excessive number of poorly planned parking lots and entrances. The development clusters demonstrate improved access management practices by using, at minimum, shared entrances. The downtown section of the Route 138 corridor is impeded by an overabundance of parking lots and entrances which make locating a driver's destination difficult. As the number of driveways increase, especially those serving commercial development, street capacity decreases and accident volumes increase. This situation does not appear to overly impede traffic flow, but it may during high volume times.

Driveways along the northern section of the corridor are spaced too closely together and not clearly distinguished from each other or the curb. There are no stop lights along this section of road which would help break up traffic, if necessary, for drivers entering from side streets or parking lots. There are also no left-hand turn lanes to facilitate through-traffic flow.

Future redevelopment in this part of Stoughton should emphasize access management and street frontages designed for pedestrians. Buildings should use smaller set-backs and directly abut sidewalks. Large buildings may allow larger setbacks to accommodate communal pedestrian amenities such as plazas or parks. Parking lots should be fewer and shared, and located to the side or rear of buildings. Improved signage will also facilitate ease of access.

The Town of Stoughton has received a grant in the amount of $586,141 from the U.S. Department of Housing and Urban Development and the Department of Housing and Community Development, Massachusetts CDBG Program to fund a Downtown Storefront and Sign Improvement Program. The grant will provide funding for four full Sign and Façade Projects and ten Sign Only Projects (including signage, lighting, and awnings). The northern sections of the Route 138 corridor can take advantage of this program.

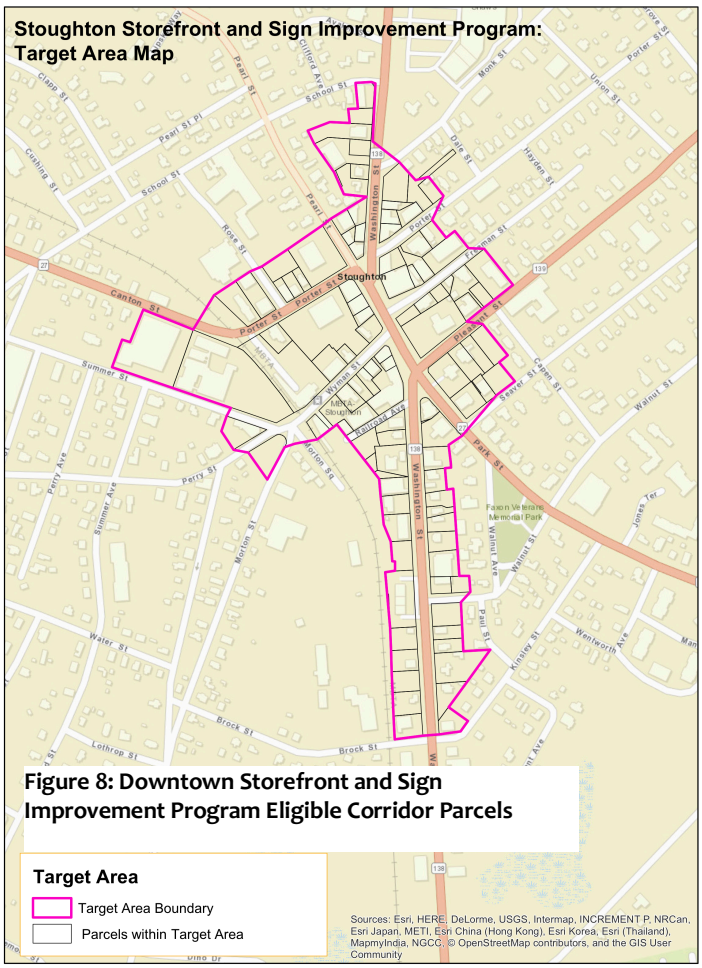

Figure 8: Downtown Storefront and Sign Improvement Program Eligible Corridor Parcels

Property Condition

There are 159 parcels abutting the Route 138 corridor. Buildings along this corridor are also of locally-appropriate design. There are no significant big-box stores or generic or brand architecture. As with Route 27, this provides a strong foundation for using vernacular architecture to create a sense of "Stoughton" as a place. However, much of the interesting character of the buildings is obscured by the lack of supporting design. The downtown sections feature attractive streetscaping which could be mirrored in the clusters of development along the corridor. Outside of the downtown, poor or non-existent landscaping and sprawling parking lots detract from the character of the buildings themselves.

Several locations stand out for their application of good design. Again, the shared parking between is the Kiddie Academy of Stoughton and Ashmont Self Storage should be retained and applied elsewhere. Streetscaping implemented in the downtown should be replicated down walkable areas of the Route 138 corridor.

An individual condition rating for each parcel is provided in the GIS Assessor's data files. Several commercials rated "Excellent" in maintenance and design including the veterinarian office at 1995 Washington St. and a mixed office building at 839 Washington St. The majority of commercial properties rated at "Functional". Most residential parcels rated between "Functional" and "Good". Industrial parcels were largely rated between "Functional" and "Poor". Please see GIS files for detail.

Landscaping

Appealing landscaping is lacking along much of the Route 138 corridor. Many of the industrial parcels, and some of the commercial, appear very rough, with dirt roads and large unpaved lots, excessive parking along street frontage, large amounts of visible

equipment, and no supporting vegetation. Encouraging landscaping, especially for commercial lots, should be a top priority for Stoughton and can be accomplished through methods such as design guidelines or standards for redevelopment. Commercial lots can better employ landscaping and streetscaping given their land use type. Commercial parcels will likely benefit from design standards. Industrial parcels, however, may face more difficulties incorporating landscaping into their land use. Further study may be required.

Stoughton should explore incorporating Low-Impact Development (LID) methods and ecologically-appropriate landscaping into design guidelines and/or future redevelopment to create resilient landscapes.

Places of Interest

Cluster 3: Dana Barros Basketball Club and Zachary's Breakfast and Lunch

Figure 9: Development Cluster 3

Cluster 4: Dunkin' Donuts and Veteran's of Foreign Wars

Figure 10: Development Cluster 4

Cluster 5: Town Spa Pizza and Stoughton Auto Body

Figure 11: Development Cluster 5

Zoning and Site Standards

We recommend that the Town consider the following zoning revisions to improve land use, operations, and aesthetics in the two study areas discussed in this report. For purposes of this memo and the attached tables, we assume the Town will replace the existing nonresidential zoning with new, more effective base districts (preferred) or apply overlays to the existing districts. For example, the existing GB district on Route 138 should be replaced by a Gateway Mixed Use District and on both corridors, the Industrial District should be replaced by a Gateway Industrial District. In addition, we assume the boundaries of the residential districts will remain substantially "as-is."

Rows marked in whole or in part with a diagonal hatch line represent uses in the existing table of uses that should be deleted. New proposed use terms are italicized. Where the recommended Y/BA/PB/N designations differ from the Town's existing regulations, we have tried to highlight them in color.

SUGGESTED USE REGULATIONS

Principal Uses	Existing Zoning R-U	R-C	GB	I	Recommended Rte 27	Rte 138	Notes
A. RESIDENTIAL							
One-family detached dwelling	Y	Y	N	N	Y	N	
Two-family dwelling	BA	N	N	N	Y	Y	
~~Multifamily dwelling provided that no more than 10% of the total number of units at any one time be units of three or more bedrooms~~	~~N~~	~~N~~	~~N~~	~~N~~			Delete; fair housing issue
Flexible development (See Section 7.1)	N	PB	N	N	N	N	
Multifamily dwelling, maximum of six units					Y	PB	
Multifamily dwelling, seven or more units					PB	PB	
~~Conversion of existing (as of September 8, 1970) dwelling structure to multifamily dwelling provided the total number of units in the converted dwelling structure shall not exceed four dwelling units~~	~~BA~~	~~N~~	~~BA~~	~~N~~	~~Y~~	~~PB~~	Simplify the multifamily provision; delete this use category. It isn't needed.
Planned multifamily development provided that no more than 10% of the total number of units at any one time be units of three or more bedrooms	N	N	N	N	N	N	Delete BR limit; fair housing issue
~~Conversion of existing nonresident structures to multifamily structures containing five or more dwelling units (See Section 7.3)~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~PB~~	Simplify the multifamily provision; this use category isn't needed
Assisted living residence					PB	PB	
Nursing, rest or convalescent home	BA	BA	N	N	BA	BA	
Bed and breakfast establishment	PB	PB	N	N	Y	PB	
Mixed use building	N	N	PB	N	Y	Y	
B. COMMUNITY AND EXEMPT FACILITIES							
Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	
Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of	Y	Y	Y	Y	Y	Y	

Principal Uses	Existing Zoning R-U	R-C	GB	I	Recommended Rte 27	Rte 138	Notes
its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation							
Public park, conservation area and preserved open spaces including areas for passive recreation, but not including active recreational facilities	Y	Y	Y	Y	Y	Y	
Nonprofit recreational facility, not including a membership club	Y	Y	N	N	N	N	
Nonprofit country, hunting, fishing, tennis, or golf club without a liquor license; a nonprofit golf club with or without a liquor license	N	BA	N	N	N	N	
Nonprofit day camp or other nonprofit camp	N	BA	N	N	N	N	
Town building except equipment garage	Y	Y	Y	Y	Y	Y	
Town cemetery, including any crematory therein	Y	Y	Y	Y	Y	Y	
Town equipment garage	N	N	Y	Y	N	N	Not appropriate for gateway location
Town refuse transfer station provided that it not be located within an Aquifer Protection Area	N	N	N	Y	N	N	Not appropriate for gateway location
Historical association or society	Y	Y	Y	Y	Y	Y	
Hospital	N	BA	N	N	N	BA	
Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	
Sewage treatment plant provided that it not be located within an Aquifer Protection Area	BA	N	N	BA	N	N	Not appropriate for gateway location
Essential services	BA	BA	BA	BA	BA	BA	
Power plant	N	N	N	N	N	N	
Multifamily senior housing	BA	BA	N	N	Y	PB	Why not just say Senior Housing?
C. AGRICULTURAL*							
Agriculture, horticulture, and floriculture except for a greenhouse or stand for retail sale	Y	Y	Y	Y	Y	Y	

	Existing Zoning				Recommended		
Principal Uses	**R-U**	**R-C**	**GB**	**I**	**Rte 27**	**Rte 138**	**Notes**
Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products	N	N	BA	Y	N	BA	See footnote at end of table
Temporary (not to exceed erection or use for a period exceeding 3 months in any one year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises	N	BA	BA	BA	Y	Y	Ditto
Raising and for keeping of livestock, horses, and poultry, not including the raising of swine or fur animals, with the approval of the Board of Health under MGL c. 111, § 155	BA	BA	N	N	N	N	Ditto
Commercial stables, commercial kennels, veterinary hospital or other commercial establishments in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	N	N	BA	N	N	BA	Ditto
D. RETAIL, TRADE, AND RESTAURANT							
Retail, small	N	N	Y	N	N	Y	
Retail, large	N	N	BA	N	N	BA	
Eating and drinking places (including alcoholic beverages) not including drive-in establishments or fast order food establishments	N	N	Y	BA	BA	Y	
Drive in fast order food establishments	N	N	BA	BA	N	BA	
All other drive in or drive-through facilities, provided the principal use is allowed	N	N	PB	PB	Y	Y	Why require a special permit? If principal use is allowed, use SPR to regulate the drive-through
Fast order food establishments	N	N	BA	N	N	N	
Sales by vending machines as a principal use	N	N	N	N	N	N	
Establishment selling new or new and used motor vehicles, new tires and other accessories, aircraft, boats, motorcycles and household trailers	N	N	N	N	N	N	
ZIP car or similar facility for short term leasing of vehicles	N	N	Y	Y	Y	Y	
Hotels and motels	N	N	N	BA	N	BA	
Lodging house	N	N	BA	N	BA	N	

	Existing Zoning				Recommended		
Principal Uses	**R-U**	**R-C**	**GB**	**I**	**Rte 27**	**Rte 138**	**Notes**
Personal and consumer service establishment	N	N	Y	BA	Y	Y	Retail is OK in GB, but personal services require a special permit?
Funeral establishment	BA	N	Y	N	N	Y	
Membership club	N	N	Y	BA	BA	Y	
Professional and business offices and services	N	N	Y	Y	Y	Y	
Motor vehicle repair	N	N	BA	BA	N	N	
Motor vehicle light service station including the sale of gasoline (not including junkyard or open storage of abandoned automobiles or other vehicles) provided that it not be located within an Aquifer Protection Area	N	N	N	BA	N	BA	
Temporary business use of trailer during time of construction	Y	Y	Y	Y	Y	Y	
General service establishment	N	N	Y	N	N	Y	
Motor vehicle, machinery or other junkyard provided it shall be screened from outside view by an enclosed solid fence or wall and gate at least 12 feet in height or by natural or topographic features and provided that it not be located within an Aquifer Protection Area	N	N	N	N	N	N	
Motion picture establishment, outdoor	N	N	N	BA	N	N	
Motion picture establishment, indoor	N	N	Y	N	N	BA	
Other amusement and recreation service, outdoor	N	N	N	BA	N	N	
Other amusement and recreation service, indoor	N	N	BA	N	N	BA	
Communications and television tower	BA	BA	BA	BA	BA	BA	
Commercial parking lot or structure	N	N	BA	BA	N	BA	
Planned business development (Sec. 8.4)	N	N	BA	BA	BA	BA	
28. Trade, professional or other school conducted as a private gainful business excluding noisy accessory uses and animals	N	N	Y	Y	BA	Y	
29. Adult entertainment establishments (See Section 8.1)	N	N	N	N	N	N	

	Existing Zoning				Recommended		
Principal Uses	**R-U**	**R-C**	**GB**	**I**	**Rte 27**	**Rte 138**	**Notes**
Body piercing, massage, except in the case of massage as an accessory use in association with a gym or sports facility, or medical practice, or weight room or training facility or swimming pool	N	N	N	N	N	N	
31. Physicians, surgeons, chiropractors, osteopaths, physical therapists or massage therapists who are duly licensed to practice within the Commonwealth of Massachusetts	N	N	Y	Y	Y	Y	
32. Tattoo parlors	N	N	N	N	N	N	
E. WHOLESALE, TRANSPORTATION AND INDUSTRIAL							
1. Removal of sand, gravel, quarry, or other raw material (See Section 8.3)	N	N	N	BA	N	N	
2. Processing and treating of raw materials including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding, and milling operations	N	N	N	BA	N	N	
3. Construction industry including suppliers	N	N	N	Y	N	BA	
4. Manufacturing or light manufacturing	N	N	N	Y	N	Y	
5. Laundry or dry cleaning plant	N	N	N	Y	N	N	
6. Bakery, including the sale of bakery products on the same premises	N	N	Y	Y	Y	Y	
7. Railway express service	N	N	Y	Y	Y	Y	
8. Truck terminal, with or without warehousing of freight	N	N	N	Y	N	BA	
9. Bus or railroad passenger terminal	N	N	Y	Y	Y	Y	
Heliport, subject to the design criteria and standards of the Federal Aviation Administration as published in "Heliport Design Guide" November 1969, or any later revision thereto	N	N	N	Y	Y	Y	
Other transportation service	N	N	BA	BA	Y	Y	
Wholesale trade and distribution including lumber, fuel, feed, and ice and accessory storage of products	N	N	N	Y	BA	Y	

	Existing Zoning				Recommended		
Principal Uses	**R-U**	**R-C**	**GB**	**I**	**Rte 27**	**Rte 138**	**Notes**
Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment, provided it shall be screened from outside by an enclosed solid fence and gate at least 10 feet in height, or a solid wall of evergreens of vertical habit when planted not more than 3 feet apart and at least 6 feet in height, and a solid gate at least 10 feet in height and not more than 20 feet in width	N	N	BA	Y	N	N	
Research offices or establishments devoted to research and development activities	N	N	N	Y	Y	Y	
Planned industrial development (Sec. 8.5)	N	N	N	BA	N	BA	
Printing and publishing provided the gross floor area does not exceed 6,000 square feet	N	N	Y	Y			
Printing and publishing with the gross floor area in excess of 6,000 square feet	N	N	N	Y	N	BA	
Waste disposal facilities including incinerators, transfer stations and resource recovery facilities	N	N	N	BA	N	N	
Hazardous waste facilities for the storage, treatment, dewatering, refining, incinerating, reclamation, stabilization, solidification, disposal of hazardous wastes	N	N	N	N	N	N	
Chemical plant for manufacturing, combining, storage or distribution of chemicals	N	N	N	N	N	N	
Radioactive waste disposal for the collection, treatment, storage, burial, incineration, or disposal of radioactive waste, including but not limited to wastes classified as low-level radioactive waste	N	N	N	N	N	N	
ACCESSORY USES							
Home occupation (Sec. 3.2.2)	BA	BA	Y	BA	Y	Y	
Telephone use for business	Y	Y	Y	Y			Why is this needed?
Family day care home, small	Y	Y	N	N	Y	Y	
Family day care home, large	BA	BA	N	N	Y	Y	

	Existing Zoning				Recommended		
Principal Uses	**R-U**	**R-C**	**GB**	**I**	**Rte 27**	**Rte 138**	**Notes**
Accessory building such as a private garage, playhouse, greenhouse, tool shed, private swimming pool, or similar accessory structures. Subject to provisions of Section VI	Y	Y	Y	N	Y	Y	
Accessory private garage for not more than 3 noncommercial motor vehicles. Except on a farm, not more than one noncommercial motor vehicle may be 3/4 ton or more rated in size	Y	Y	Y	Y	Y	Y	
Accessory storage of commercial vehicles which are more than 3/4 ton rated in size	N	N	BA	Y	BA	BA	
Accessory storage of a trailer, unregistered automobile or boat provided: it shall either be stored within a principal or accessory building or not less than 25 feet from any front lot line or within the side yards and it shall not be used for dwelling or sleeping purposes, and further provided: the number stored at any one time shall be limited to two trailers, one unregistered automobile and two boats	Y	Y	Y	Y	Y	Y	
Accessory repair and storage facilities in any retail sales or consumer establishment provided: it shall not occupy more than 25% of the gross floor area	N	N	Y	N	N	Y	
Accessory outside storage clearly necessary to the operation and conduct of a permitted principal wholesale, transportation, industrial and/or commercial use provided: it shall be screened from outside view by an enclosed solid fence or wall and gate at least 10 feet in height or a solid wall of evergreens when planted not more than 3 feet apart and at least 6 feet in height and a solid gate at least 10 feet in height and not more than 20 feet in width	N	N	BA	Y	N	U	
Accessory manufacturing use provided: it shall not occupy more than 25% of the gross floor area of the building; and it shall not be located within 100 feet of	N	N	N	Y	N	Y	

	Existing Zoning				Recommended		
Principal Uses	**R-U**	**R-C**	**GB**	**I**	**Rte 27**	**Rte 138**	**Notes**
any "R" District or within 50 feet of any street lot line							
Newsstand, barber shop, dining room or cafeteria and similar accessory services primarily for occupants or users thereof within a hotel, office, or industrial building, hospital containing more than 50 sleeping rooms, or transportation terminal facility	N	N	Y	Y	Y	Y	
Up to three lodging units in an existing dwelling	Y	N	BA	N	Y	N	
Accessory gas storage and pumping facilities for use by the principal use and not as a separate business but not in the Aquifer Protection District	N	N	BA	Y	BA	Y	
The raising and keeping of livestock, horses and poultry as an accessory use not including the raising of swine or fur animals with the approval of the Board of Health under MGL c. 111, Section 155	BA	BA	BA	BA	BA	BA	
Removal of gravel, sand, or other earth material incidental to and in connection with the construction of a building on a lot (Sec. 8.3)	BA	BA	BA	BA	BA	BA	
Accessory retail store in an Industrial or warehouse building, providing it is selling their own products	N	N	N	BA	N	Y	
Temporary additional living areas (Sec. 7.2)	Y	Y	N	N	Y	Y	
Accessory professional offices within 100 feet of a hospital provided it not be located within 50 feet of any abutter's lot line	N	Y	N	N	N	N	
Educational purposes, not otherwise exempt, expressly: swimming lessons, horseback riding lessons, ceramics lessons, or knitting lessons	BA	BA	N	N	BA	BA	
Electric charging station, Level Two	Y	Y	Y	Y	Y	Y	
Donation box	N	N	BA	N	N	N	

SUGGESTED DIMENSIONAL REGULATIONS

District	Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Frontage (ft.)	Minimum Lot Depth (ft.)	Minimum Yards (ft)			Max. Height	Max. Stories	Max. Building Area	Min. Open Space
						Front	Side	Rear				
RU	Single-Family Dwelling	25,000(7)	80(5)	80	80	25	15	40	35	2.5	30	50
	Additional land per unit over one	5,000										25
RC	Any permitted use	40,000	100(5)	100	120	35	15	40	35	3	25	50
	Additional land per unit over one	5,000										35
Gateway Mixed Use	Any permitted use	10,000(7)	50	50	75	15	5	30	40	3	70	10
	Additional land per unit over one	2,500										15
Gateway Industrial	Any permitted use	80,000(7)	125	150	125	25	20	40	40	4	50	25(3)

SUPPLEMENTAL DIMENSIONAL REGULATIONS

1) Permitted Encroachments

   a) Low impact stormwater management features may encroach into the first four feet of a required setback. The features may include but are not limited to: rain barrels or cisterns, six feet or less in height; planter boxes; bioretention areas; or similar features with approval from the Planning Board.

   b) Porches, stoops, balconies, marquees, arcades, awnings/canopies, building eaves, roof overhangs, gutters, downspouts, light shelves, and bay windows may encroach up to 2 feet into a required setback.

2) Maximum Building Height

   a) The maximum height limits shall not apply to spires, belfries, cupolas, domes not intended for human occupancy; monuments, water tanks/towers or other similar structures which, by design or function, must exceed the established height limits.

   b) The following accessory structures may exceed the height limit by not more than five feet:
      i) Chimney, flue or vent stack, spire, smokestack, water tank, windmill;
      ii) Rooftop deck, patio, shade structure;
      iii) Monument, steeple, flagpole;
      iv) Accessory radio or television antenna, relay tower;
      v) Transmission pole, tower or cable;
      vi) Garden, landscaping;
      vii) Skylight;
      viii) Cupola, clock tower, or decorative tower not exceeding 20 percent of the principal building footprint; or,
      ix) Solar panel, wind turbine, rainwater collection system.

   c) The following accessory structures may exceed the height limit by not more than 10 feet, provided: (1) they do not occupy more than 25 percent of the roof area; (2) they are set back at least 10 feet from the edge of the roof; and (3) an accessory structure located on the roof shall not be used for any purpose other than a use incidental to the principal use of the building.
      i) Elevator or stairway access to roof;
      ii) Greenhouse; and,
      iii) Mechanical equipment.

SUGGESTED SITE DEVELOPMENT STANDARDS

1) Sidewalks
   a) Except as provided below, any development of 10,000 square feet or more shall provide a sidewalk at least six feet wide and a planting zone along the full length of the front lot line, except for the entrance to the driveway. Sidewalks may be located wholly or partially within the street right of way. If on the lot, sidewalks shall be considered part of the minimum required landscaped open space.
   b) Sidewalks shall be separated from the road, wherever feasible, with a landscaped buffer/planting zone meeting the requirements of Section X below. The landscaped buffer may contain street design elements such as benches.
   c) A development of less than 10,000 square feet may provide a sidewalk meeting the minimum specifications of this section or provide a payment in lieu of sidewalk construction to the Stoughton Gateways Fund.
   d) In its discretion, the Planning Board may authorize a payment in lieu by special permit for a development of 10,000 square feet or more where construction of a sidewalk is infeasible for physical or economic reasons. The burden of proof shall be on the applicant.

2) Walkways
   a) All developments shall provide walkways connecting building entrances to building entrances, buildings to streets, and buildings to sidewalks, with minimal interruption by driveways or curb cuts.
   b) Parking lot aisles and access and interior driveways shall not count as walkways
   c) Walkways and related pedestrian amenities shall be considered part of the minimum required landscaped open space.

3) Landscaping
   a) Front yard treatment. The front yard area facing Route 27 or Route 138 shall provide a continuous landscaped edge to the property in question, except for points of entry and exit.
      i) There shall be a minimum planting zone of four feet between the sidewalk in front of a building and the curb. Shade trees and other plantings shall be incorporated in the landscaping plan to help to soften the building façade, create a protective barrier between the street and sidewalk, reduce solar glare, reduce stormwater runoff, absorb pollutants, provide shade, and create an appealing environment.
      ii) Minimum front landscaping shall include not less than one canopy tree per 25 linear feet of frontage, and shrubs or bushes at a minimum ratio of 12 per tree. Selection of shade trees and street trees shall be approved by the Planning Board. Where appropriate and feasible, canopy and ornamental trees, shrubs, planters and groundcover at the edge of the road shall be arranged in groupings that reduce the optical width of the road rather than in a rigid linear arrangement along the front lot line. However, no landscaping treatments shall be permitted to obstruct clear sight distance

iii) Wherever possible, unity of landscape design shall be achieved by repetition of certain plant varieties and other materials and, where appropriate, by correlation with adjacent properties.

b) Side yards and rear yards shall be landscaped with trees, shrubs, walls, fences, or other landscape elements to reduce the visual impact of the principal use on adjacent property. On lots abutting a single-family residential district, landscaping shall consist of a substantially sight-impervious screen of evergreen foliage at least eight feet in height or planting of shrubs and trees complemented by a sight-impervious fence of at least five feet, but not more than eight feet, in height, or such other type of landscaping as may be required by the Planning Board.

c) Wherever possible, existing trees and mature, healthy vegetation shall be preserved and changes to the natural topography of a site shall be minimized.

4) Exterior Lighting

a) Pedestrian Lighting

i) Pedestrian lighting shall be designed to add to the character, aesthetic appeal, and safety of a development and thereby promote greater pedestrian activity.

ii) Pedestrian lighting shall use consistent fixtures, source colors, and illumination levels. To prevent glare and light pollution, light fixtures shall be downcast or full cutoff fixtures.

iii) When pedestrian lighting is used in conjunction with street lighting, the pedestrian lighting shall be clearly distinguishable from the ambient street lighting to clearly define the pedestrian path of travel.

iv) Placement of fixtures shall facilitate uniform light levels and work with the placement of sidewalks, landscaping, signage, building entries, and other features to contribute to the overall continuity of the streetscape and development. A greater number of low fixtures in a well-organized pattern is preferred over the use of minimum number of tall fixtures.

b) Parking Areas

i) Within parking areas, there shall be a unified lighting system that provides functional, attractive lighting throughout the lot.

ii) Fixtures shall be full cutoff and designed to minimize spill light and glare onto adjacent properties. Parking area lighting adjacent to residential districts shall direct the light away from residential properties and limit off-site light levels.

iii) Parking area lighting shall be turned off one hour after the close of business except as needed to provide for minimum security levels.

iv) Parking area lighting shall complement the lighting of adjacent streets and properties and shall use consistent fixtures, source colors, and illumination levels. When adjacent to pedestrian circulation and gathering areas, parking area lighting shall not overpower the quality of pedestrian area lighting.

5) On any lot with frontage on Route 27 or Route 138, the main entrance shall be on the front façade, which shall face the street.

6) Access Management. Wherever feasible, access to lots on Route 27 or Route 138 shall be designed to minimize curb cuts on existing public ways. Shared access may be provided through one or more of the following methods: (a) a cul-de-sac or loop road or common driveway shared by adjacent lots or premises, (b) joint and cross access between the lot and adjacent uses, (c) an existing side or rear street, (d) a cul-de-sac or loop road shared by adjacent lots or premises

7) Outdoor Amenities. Retail developments shall provide outdoor spaces and amenities such as a patio/seating area, pedestrian plaza with benches, kiosk area and/or play areas.

8) Outdoor storage. Outdoor storage, trash collection or compaction, loading, or other such uses are prohibited within 50 feet of any public or street, public sidewalk, or internal pedestrian way.