

Clifton Park Town Center



Form-Based Development Code

DRAFT v3.2



[INSERT CREDITS, THANKS]



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1 INTRODUCTION

The Clifton Park Town Center Plan

In 2011, the Town of Clifton Park sought to develop a consensus vision for the look, feel and function of a future “town center” in their existing Exit 9 commercial area. Funding for this effort was provided by the Capital District Transportation Committee (CDTC).

Town officials, with the assistance of planning consultants, worked to imagine how this neighborhood could evolve over time with redevelopment into a more attractive mixed-use commercial center of activity. The goal was to create a rich atmosphere which was pedestrian and bicycle friendly and the “heart” of the community.

Two public workshops were held to invite local residents, business owners and landowners to discuss what they would like to see. The result of these dialogs were used to shape a guidance document titled The Clifton Park Town Center Plan, which was adopted in April of 2012.

How and why this code was created

It was understood that in order to realize the ideas and visions outlined in the Clifton Park Town Center Plan, the existing zoning for this area of town would need to be reconstructed, and consensus built among local residents and property owners about how it should work. A form-based zoning approach was chosen because it utilizes graphics to explain what the desired form and appearance of development should be—with an eye toward creating beautiful places—and a streamlined development review process which encourages revitalization. With the assistance of additional funding by the CDTC, the follow-up work was commenced in 2013 to develop a new form-based zoning code which would allow and encourage the type of redevelopment outlined in the Town Center Plan.

Two additional public workshops were held to discuss the specific ideas and approaches to this form-based zoning. The input received from the public, town officials, landowners and business owners was used to shape this new zoning code.

It is our hope that this work will, over time, help the Clifton Park Town Center to evolve into a vibrant, attractive mixed-use shopping destination for all to enjoy.



2 ADMINISTRATION

2.1 Purpose & Applicability

A. Purpose. The purpose of this form-based zoning code is to enable, guide and implement many of the ideas and visions outlined in the adopted [Clifton Park Town Center Master Plan](#), specifically:

- 1) Enable and encourage property reinvestment through renovations, expansions, redevelopment, and new construction to strengthen the private sector position and tax base;
- 2) Create a more vibrant center of activity throughout the day and night with a reasonable mix of commercial and residential uses supporting one another;
- 3) Provide an attractive mix of green lawns, park space, shade trees, multi-use paths, activity areas and civic uses for the public enjoyment;
- 4) Allow for additional housing types and opportunities;
- 5) Replace the visual prominence of large parking lots with attractive architecture, public spaces and sidewalks to create a more bicycle and pedestrian friendly commercial center with connections to adjacent residential neighborhoods;
- 6) Encourage more efficient use of land area with multi-story buildings which utilize shared parking and structured parking;
- 7) Encourage improved stormwater management with reduced impervious surface, raingardens, shared stormwater retention areas and other best practices; and,
- 8) Provide an easy to understand and predictable code through the use of illustrated building form standards and architectural guidelines which will create the desired types of development and streamline the review and approval process.

B. Applicability. This code applies to all new development, renovations, redevelopment, changes of use and site plan approvals within the Town Center Zoning districts, as identified in the Town of Clifton Park Zoning Map.

- 1) Any building permit or site plan approval issued before the date of adoption, or subsequent amendment, of this chapter (Reference §208-97

Nonconforming Land, Structures and Uses) shall remain in effect, except as noted below.

- 2) Project approvals issued under this code shall expire if a Building Permit is not issued for such project within 2 years, or construction has not commenced within 5 years, of the date of approval.
- 3) Applicants who have received project approvals prior to the date of adoption of this chapter may still choose to comply with this code voluntarily.
- 4) Approval under this form-based code does not eliminate review requirement for construction plan submittals for a building permit per Town Code Section 208-107 or other required permits or approvals.

2.2 Standards vs. Guidelines. This code includes both standards which are required to be met, as well as guidelines which are encouraged but not enforced. As such, provisions designated as “shall” or “will” are required, while provisions designated as “should” are encouraged.

A. Planning Board Authority to Modify Dimensional Standards. Recognizing this form-based code is being applied to an existing built-up area where it is not expected that strict compliance with every dimensional standard may not be practical or necessary to meet the purposes of this chapter, the Planning Board is authorized to vote by a super majority vote (majority plus one) to modify or waive the dimensional standards set forth herein within plus or minus twenty-five percent range as appropriate provided all of the following findings are made by the Planning Board in rendering its decision that such waiver or modification:

- 1) Does not create an undue adverse effect on abutting properties or uses, and;
- 2) Does not increase the number of stories of a building, and;
- 3) Does not conflict with the intent of the standard being waived or modified, and;
- 4) Allows for an improvement will add to the overall vitality of the town center area, and;
- 5) Advances the purposes of this chapter of the town code.

2.3 Conflicts & Severability. In the event of a conflict with this chapter and other sections of the town zoning code,

the provision of this chapter shall apply. Should any provision of this chapter be declared illegal or unconstitutional by a court of competent jurisdiction to the extent that the other provisions of this chapter can be implemented without such illegal or unconstitutional provision, such other provisions shall remain in effect.

2.4 Administrative Authority

A. Administrative Review. The Planning Director under Administrative Review as set forth herein is hereby authorized to undertake the review and approval of all of the following types of applications and shall coordinate such review with any other town code review requirements with the Zoning Enforcement Officer, emergency responders, highway or other agency officials as/if deemed necessary by the Planning Director:

- 1) Construction or modification of parking lots or areas affecting 10 spaces or fewer;
- 2) Awnings;
- 3) Fences, landscape walls and berms;
- 4) Signs and awnings;
- 5) Stormwater management improvements of 5,000 square feet or less;
- 6) Lot Line Adjustment;

In addition, the Planning Director is hereby authorized to undertake the review and approval of certain project applications subject to the following thresholds and conditions:

- 7) Additions of no more than 2,500 square feet to existing buildings located 500-feet or more from an abutting residential district that are 50% or less of the existing gross floor area of the principal structure that otherwise comply with all applicable dimensional standards;
- 8) Simple renovations such as door and window changes, re-siding, re-roofing, and enclosing entryways;
- 9) Compliance with conditions of approval as specified in a prior written decision of the Planning Board; and
- 10) Minor amendments to development applications previously approved by the Planning Board where the proposed amendment otherwise qualifies for

administrative review and will not substantively alter any findings of fact or Planning Board decision and related conditions of approval.

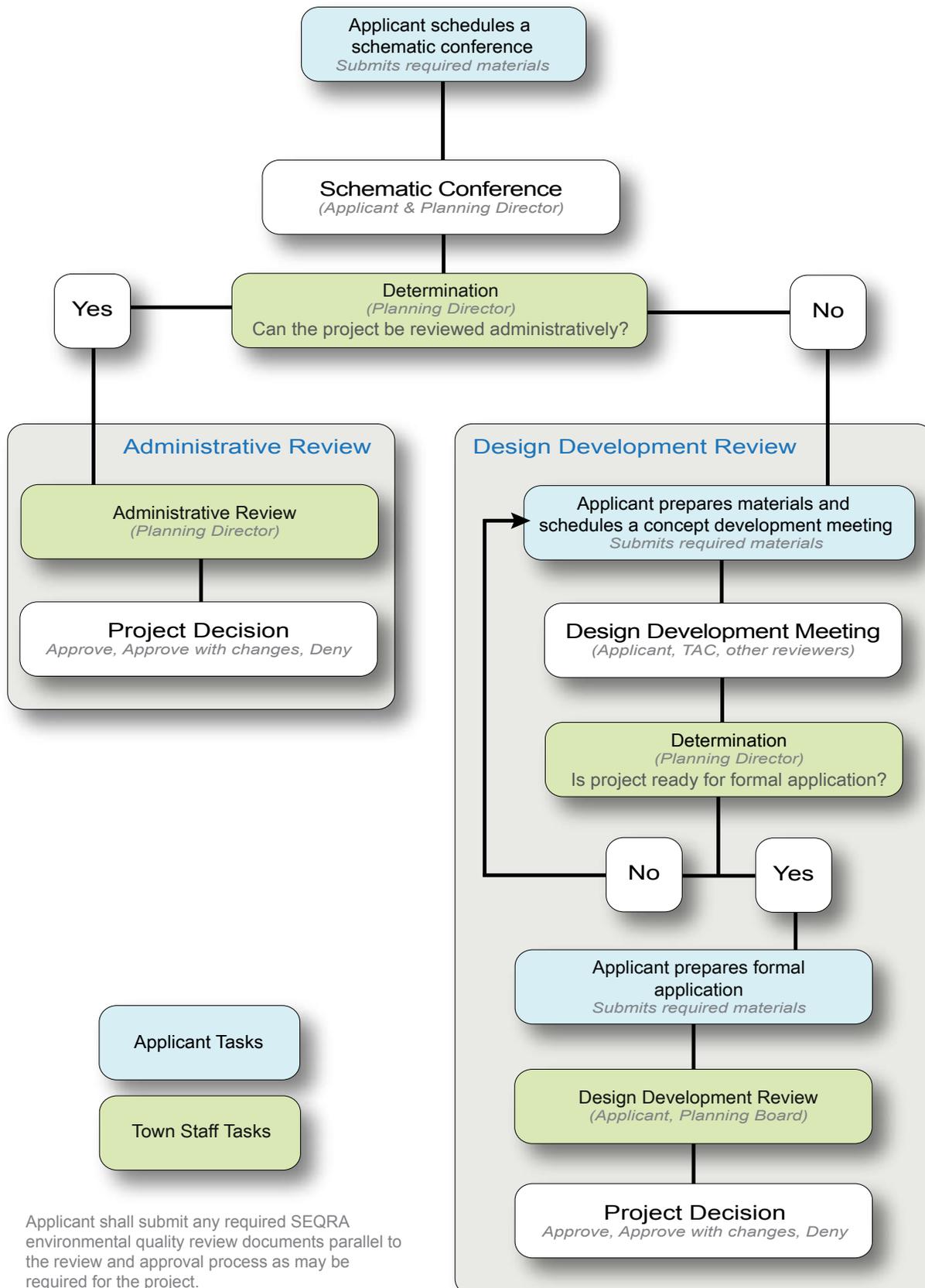
- 11) Transit node of no more than two bus pull off spaces or 10 automobile parking spaces.

- B. Further Delegation by the Planning Board.** In addition to administrative review and approval authorized above, the Planning Board may authorize the administrative review and approval of additional applications where such delegation of authority is permitted by law and is specified in writing in the Planning Board's Rules of Procedure with clearly specified thresholds and conditions under which the Planning Board classifies an application as eligible for administrative review. The thresholds and conditions shall be structured such that no new development shall be approved that results in a substantial adverse impact under any of the standards set forth in the bylaws. No amendment issued as an administrative review shall have the effect of substantively altering any of the findings of fact or Planning Board decision.
- C. Consent Agenda.** The Planning Board may require that Administrative Review applications be placed on a consent agenda at the next planning board meeting. As part of the consent agenda process, the Planning Board may review and modify the Administrative Review of the Planning Director or otherwise approve any items on the consent agenda as a group or individually.

2.5 Administrative vs. Design Development Review

- A.** Applications reviewed for compliance with this chapter may be either approved through [Administrative Review](#), or shall be approved through [Design Development Review \(DDR\)](#). The purpose of administrative review is to streamline the approval process where possible for smaller or more straightforward applications.
- B.** The Planning Director is authorized to administratively review and approve all applications which clearly conform to all the applicable principles and standards of this chapter, or to deny approval if it does not conform. Applications which are denied may re-apply after appropriate modification and/or the applicant may request a full [Design Development Review](#) instead.
- C.** If the Planning Director determines that an application requires interpretation or discretionary judgement with respect to compliance with the standards and guidelines

Review & Approval Process | Outline



of this chapter, the application shall be referred to a [Technical Advisory Committee \(TAC\)](#), hereby established.

- 1) The [Technical Advisory Committee \(TAC\)](#) shall consist of: chairperson (or vice-chairperson) of the Planning Board and Building Department; the Planning Director and Planning Board Attorney. This review committee may be augmented as deemed necessary by the Planning Director with other town officials and [Town Designated Engineer \(TDE\)](#), [Town Designated Design Professional \(TDP\)](#) consulting firms.
- 2) A checklist of required submission review materials necessary at the different stages of the review process is provided in the Appendix.

2.6 Review and Approval Process.

A. Schematic Conference. At the very early stages of concept design, prior to developing any detailed architectural/engineering drawings or filing a formal application, the applicant shall schedule an informal (pre-application) [Schematic Conference](#) with the Planning Director to discuss the general project intentions and review the code and its procedures. The purpose of this conference is early detection of any potential design or other concerns before the applicant has expended time and funds on design and engineering plans which may require significant changes.

- 1) A request for a schematic conference shall be accompanied by a very basic site schematic/layout plans and a copy of any additional information the applicant wishes to discuss.
- 2) After the conference, the Planning Director will provide to the applicant a preliminary list of recommendations related to the development plans, such as: variances or permits required; initial design feedback; guidance on which types of technical studies may be necessary; and identify any TDE/TDP review that might be necessary before approvals can be granted.
- 3) If it is determined that the application would qualify for administrative review as submitted, or with only minor modifications, the Planning Director shall inform the applicant of what additional steps, changes, forms and fees would be required to submit a formal application. Once submitted, the formal application may be approved, approved with

modifications or denied as part of administrative review. Other applications shall proceed to the Concept Development Meeting.

B. Design Development Review.

1) Concept Development Meeting. After the Pre-Application Conference, the applicant shall prepare additionally revised design plans, including any suggested modifications, required studies and information requested in the previous meeting. Once prepared, the applicant shall submit these materials to schedule an informal Concept Development Meeting with the TAC.

a. If it was determined that an escrow account should be established to cover the review fees by private consulting TDE or TDP firms, such account shall be set up and funded by the applicant prior to the meeting.

b. The TAC, including any additional review members deemed necessary by the Planning Director, shall review and discuss the proposed project at the meeting with the applicant. The purpose of this meeting is early detection of any potential design concerns before the applicant has expended significant time and funds on final design and engineering for full Planning Board review.

c. After the Concept Development Meeting, the Planning Director will provide to the applicant a non-binding list of recommendations related to the design plans and meeting discussion, follow-up with the TDE/TDP as/is required, as well as identify if the application is ready to proceed to formal Design Development Review and the next steps in the review and approval process.

2) Formal Application and Design Development Meeting. Formal applications for Design Development Review shall be submitted to the Planning Director along with any required plans, forms, fees and studies.

a. Any required variances or special use permits shall be obtained prior to/or in parallel with formal application process.

b. The Planning Director shall refer a copy of the application to the Saratoga County Planning Board for review under N.Y. General Municipal Law § 239-m for projects that cause a physical change in access to a state or county highway.

- c. Applications shall be reviewed for completeness. The Planning Office will notify the applicant if their application is complete or not, and identify any missing information which must still be submitted. The applicant must submit the requested information within 60 days of notification or the application will be deemed withdrawn, forfeiting any application fees.
 - d. Complete applications will be forwarded to the appropriate town departments or review consultants to verify consistency with this chapter.
 - e. The Planning Board shall approve, approve with modifications, or deny the application within 60 days from submission/completion of the SEQR process in writing to the applicant, detailing the findings/determinations for its decision.
- C. Public Hearing.** A public hearing shall be required for any project that is categorized as a Type 1 Action pursuant to the New York State Environmental Quality Review Act and its implementing regulations prior to final decision by the Planning Board on a Design Development Review. The Planning Board may but is not otherwise obligated to require a project that is not a Type 1 Action to have a public hearing.

3 REGULATING PLAN

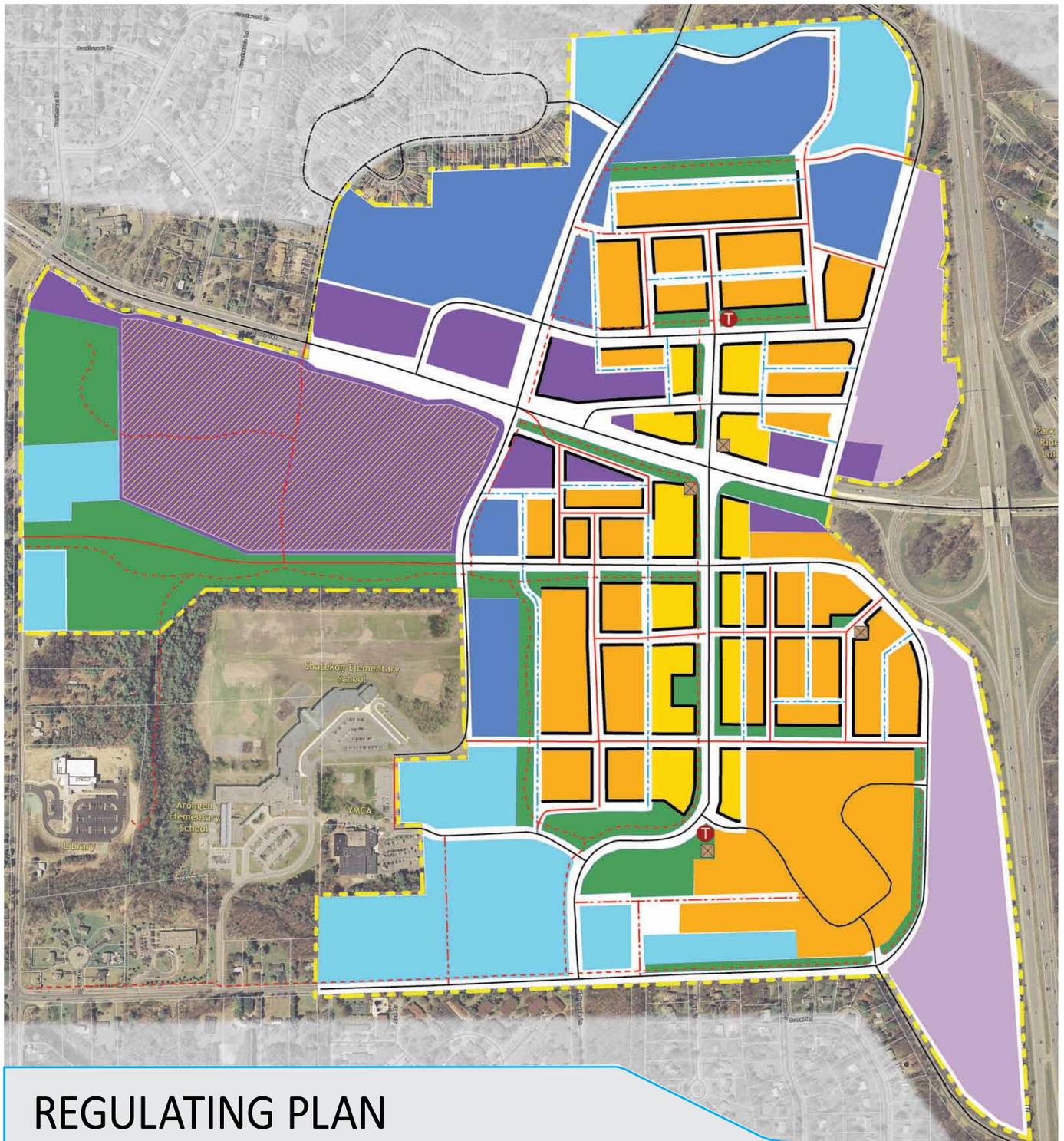
3.1 Zones. The Clifton Park Town Center Zoning hereby establishes the following development zones, as shown on the Regulating Plan and the Town of Clifton Park Zoning Map as amended herein.

- A. TC6 - Boulevard.** The Boulevard zone is intended to define the character of the primary boulevard through the Town Center. This boulevard is designed to showcase the large lawns, shade trees, planted medians and a multi-use path as a “parklike” setting, fronted on either side by continuous shopfronts, sidewalks and outdoor patios. Bisecting Route 146 with gateway median designs and architectural tower elements, it seeks to attract visitors into the Town Center neighborhood. Mixed use buildings up to five stories, with residential dwelling units only permitted above commercial space.
- B. TC5 - Neighborhood.** The Town Center Neighborhood zone is intended to be the core pedestrian shopping area and mixed-use neighborhood. A network of side streets with wide sidewalks, street trees and commercial shopfronts served by on-street parking, hidden parking lots and garages tucked within the center of the blocks. Three-story mixed-use buildings, with residential dwelling units only permitted above commercial space. Provides incentives to permit up to five-story buildings in return for providing structured parking.
- C. TC4 - Transition.** The Transition zone is intended to create a transitional zone to outlying areas of the Town Center and neighboring residential areas. Three-story buildings with primarily commercial office uses, with some limited retail and residential uses.
- D. TC3 - General.** The General zone is intended to allow for more suburban lot configurations of commercial and office uses along the Route 146 corridor which would not be suitable for the central neighborhood portions. Three-story buildings.
- E. TC2 - Edge.** The Edge zone is intended to create a transitional zone between the central commercial districts and the outlying residential areas with lower intensity development and shorter building heights. Three-story buildings, primarily residential in nature, but does allow for some limited supporting commercial uses as part of the development.
- F. TC1 - Highway.** The Highway zone is intended to allow for more suburban lot configurations of commercial and office uses along the Northway corridor which would not be suitable for the central neighborhood portions. Emphasis is placed on providing attractive architecture which will be viewed from both the front and the back, with increased tree buffers, landscaping and architectural standards along the Northway frontage to maintain an attractive presence along the highway.
- G. OS - Open Space.** The Open Space zone is intended to set aside special areas and paths within the Town Center for small parks, trails, watershed management and recreational areas for the future use and enjoyment of residents and visitors. Green lawns, shade trees, playgrounds, picnic areas, multi-use paths and attractive landscaping. No commercial or residential uses are permitted. The Open Space zone boundary is representational of the amount and general location of open space set aside/buffer/amenity area from a master plan perspective. The actual location, areal extent, design, level of improvement, and management (public, private, nonprofit) shall be determined as part of the Design Development Review for the parcel(s) so designated on the zoning map.

H. DO - Design Overlay. The Design Overlay is an overlay district to address areas outside of the original Town Center Master Plan that are logical extensions of the Town Center area that have not been master-planned. Development projects in this area are required to go through the full Design Development Review process in order to ensure proper development. A collaborative Design Development Review process under the Design Overlay shall include the property owner(s)/contract vendee, the town Technical Advisory Committee, the Town Designated Engineer, and the Town Designated Design Professional to determine how to best advance the recommendations of the Clifton Park Town Center Master Plan and the project development plan. This collaborative process shall include consideration for connecting Moe Road to Maxwell Road Extension, multi-use pathway connections to Moe Road, Collins Park and to the Clifton Park-Halfmoon Library and set aside of approximately thirty percent of the property as public open or civic space which may include multi-purpose paths, connector roads, green infrastructure/Stormwater mangagment areas, and pocket parks and greens. The underlying zone designation per the regulating plan will not become effective until conclusion of the full Design Development Review process.

3.2 Allowable Uses.

A. The allowable uses in each development zone are as set forth in Table XX - Allowed Uses.



REGULATING PLAN

- | | | | |
|------------------------------|----------------------------|-------------------------|-------------------------------|
| TC6 Boulevard Zone | TC4 Transition Zone | TC2 Edge Zone | DO Design Overlay |
| TC5 Neighborhood Zone | TC3 General Zone | TC1 Highway Zone | OS Public / Open Space |
-
- | | | |
|----------------------|---------------------------|-----------------------------------|
| Town Center Boundary | Existing Road | Future New Road or Multi-Use Path |
| Required Storefront | Future New Road (Planned) | Potential Service Alley |
| Transit Stop | Future New Multi-Use Path | Recommended Tower Design |

TABLE XX - Allowed Uses								
Use Type (See Definitions)	TC6 Boulevard	TC5 Neighborhood	TC4 Transition	TC3 General	TC2 Edge	TC1 Highway	DO Des. Overlay	
Animal; pet grooming	●	●				●		
Animal; veterinary services	●	●		●		●		
Assembly or auditorium; indoor	●	○		●		●		
Automotive; fuel sales								
Automotive; service or wash								
Automotive; sales								
Bank		●	●	●	●	●		
Bank; drive thru								
Bar or tavern	●	●						
Club; large, live performance								
Club; indoor	●	●		●		●		
Commercial	Commercial amusement; indoor	●	●				●	
	Dry cleaning	●	●	●			●	
	Home occupation	○	○	○		○		
	Hotel	●	●				●	
	Laundromat	●	●	●			●	
	Medical services; outpatient	●	●	●			●	
	Office	●	●	●	●	●	●	
	Personal care	●	●		●	○		
	Repair and maintenance; light	●	●		●		●	
	Restaurant	●	●		●			
	Restaurant; drive thru				●			
	Restaurant; outdoor seating	●	●		●			
	Retail	●	●		●	○	●	
	Retail; drive thru				●		●	
	Retail; outdoor display	○			○		○	
	Residential	Nursing home	●	●		●		
		Residence; multifamily				●		
		Residence; mixed-use multifamily	●	●	●		●	
Senior housing				●		●		
Cultural center		●	●		●	●	●	
Day care home		●	●	●		●		
Municipal office or public safety facility		●	●		●		●	
Parking; structured above grade		○	○		●		○	
Parking; structured below or at grade		●	●	●	●	●	●	
Public open space or park		●	●	●	●	●	●	
Civic / Public	Religious facility	●	●	●	●	●		
	School; nursery or K-12	●	●	●				
	School; vocational		●		●		●	
	Transit node	●	●	●	●	●	●	
	Transit hub	○	○				○	
	Utility; telecommunication tower	○	○	○	○	○	○	
	Utility; general public service	○	○	○	○	○	○	

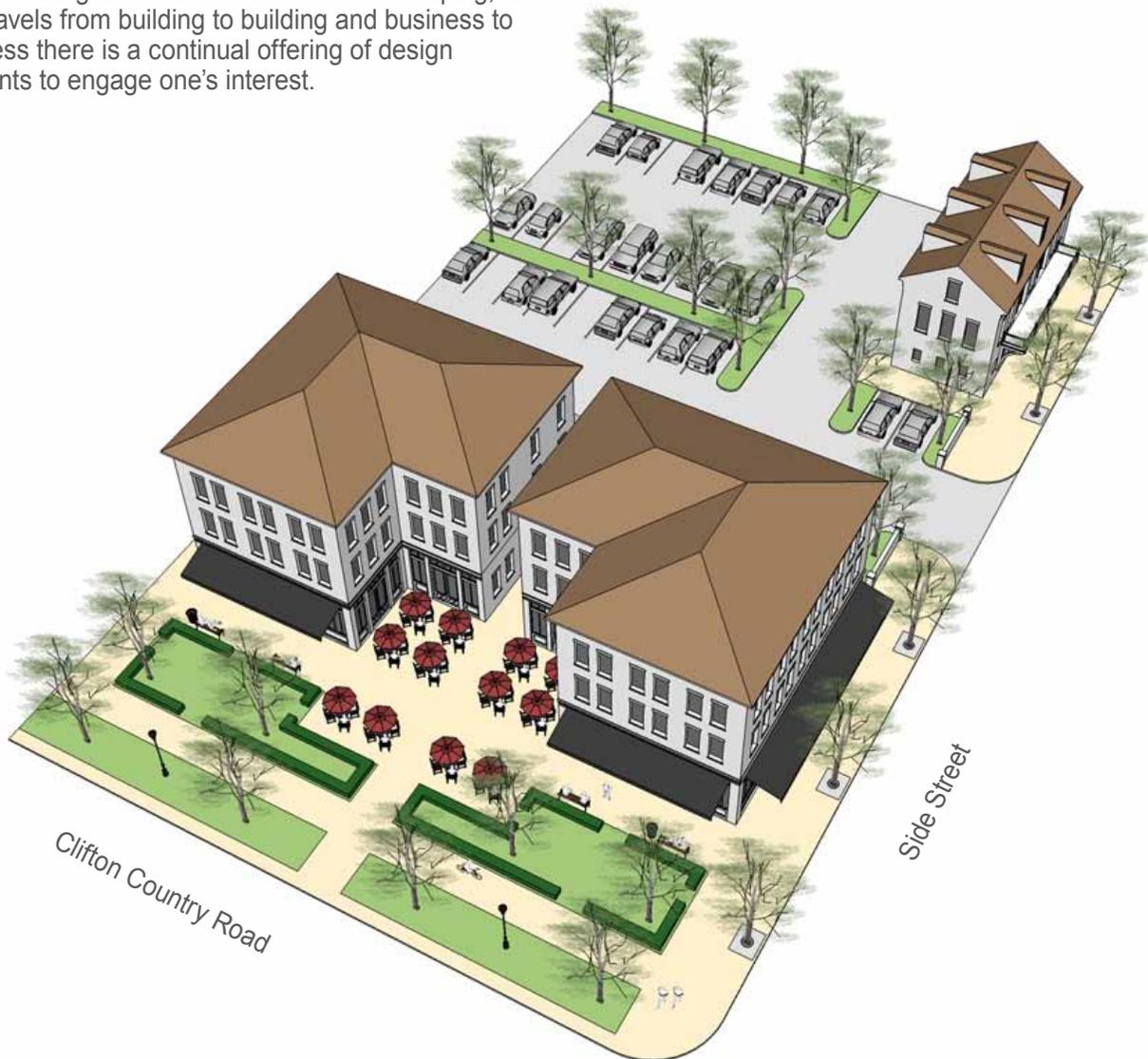
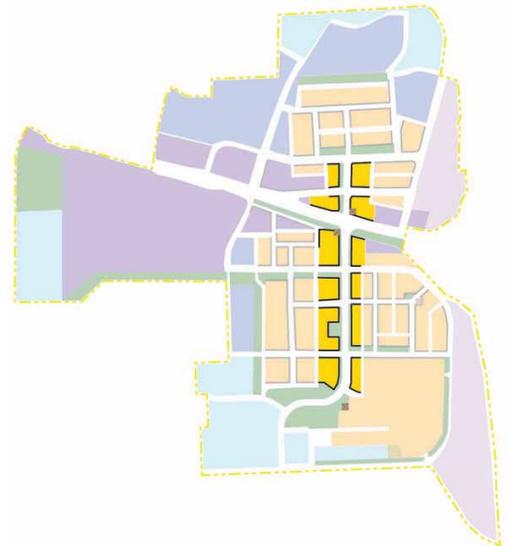
Notes: ● = Use Permitted; ○ = Special Permit. Uses not listed, or blank cells, indicate use not permitted. Some not permitted uses are still listed in order to avoid ambiguity with similar functions.

TC6

Boulevard Zone
Overview

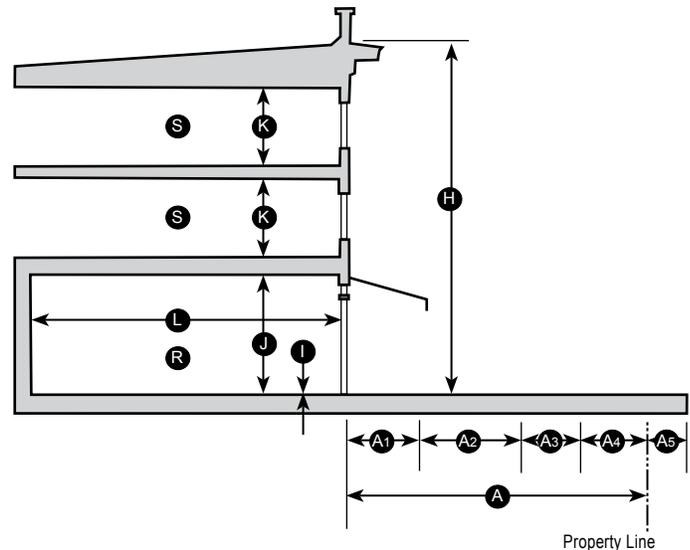
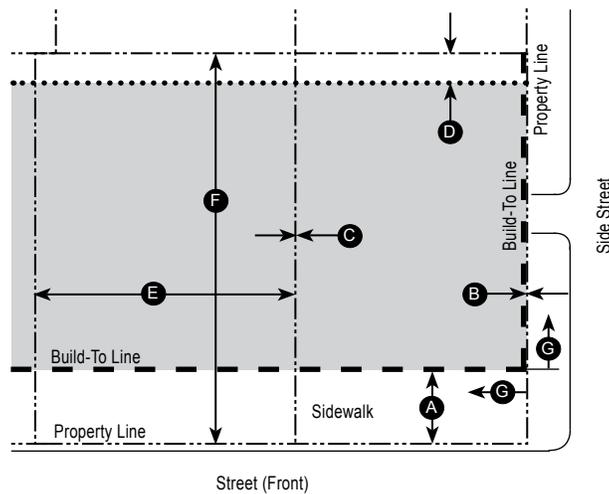
The primary intent of this zone is to create an attractive entrance and boulevard route into and through the Town Center neighborhood, as a transition from the larger Route 146 to the smaller side streets.

Along Clifton Country Road, a revitalized streetscape of trees, decorative lighting, landscaped multi-use path and sidewalks will be framed by inviting and attractive architecture. Existing front parking lots will gradually be transformed into attractive community and economic amenities, from outdoor patios and cafes to well-designed and interesting facades, where each building offers an attractive and inviting view of the ground floor activities within. From storefront window displays, to outdoor dining areas amidst beautiful landscaping; as one travels from building to building and business to business there is a continual offering of design elements to engage one's interest.



Illustrative example of buildings and site arrangement in the TC6 Boulevard Zone.

TC6 Boulevard Zone Form



- Key**
- - - - - Property Line
 - Setback Line
 - - - - - Build-to Line (BTL)
 - Building Area

Building Placement

Build-to Line (Distance from Property Line)		
Front	44'	A
Sidewalk width	10' min.	A1
Landscaped Terrace width	15' min.	A2
Multi-Use Path width	8' per NYSDOT Standards	A3
Tree Lawn width	8' min.	A4
Pedestrian Footway width	3' min. 5' max.	A5
Side Street	0'	B
Frontage Width % at BTL		
Front	80% min.	
Side Street	30% min.	

Corner Properties: Both street facades must be built to the BTL for the first 30' from the corner of the building. G

Setback (Minimum Distance from Property Line)

Side	0'	C
Rear	5'	D

Lot Size

Width	150' max.	E
Depth	300' max.	F

Footprint

Depth, ground floor commercial space.	Main Building 40' min. Ancillary Building 20' min.
---------------------------------------	---

Building Form

Height		
Main Building	22' min. ¹	H
	5 Stories max. ²	H
Ancillary Building	3 Stories max. ²	
Ground Floor Finish Level	6" max. above sidewalk.	I
Ground Floor Commercial Ceiling	14' min. clear	J
Upper Floor(s) Ceiling	9' min. clear	K

¹Measured from grade to eave or parapet base
²See definition of "Story" in Definitions

Allowed Building Types (See Sec. X.XX)

- Commercial Block
- Civic Building
- Courtyard Apartment
- Duplex/Triplex/Fourplex
- Gas Station / Drive Thru
- Liner Building
- Live-Work Unit
- Mansion Apartment
- Townhouse/Rowhouse
- Ancillary Building

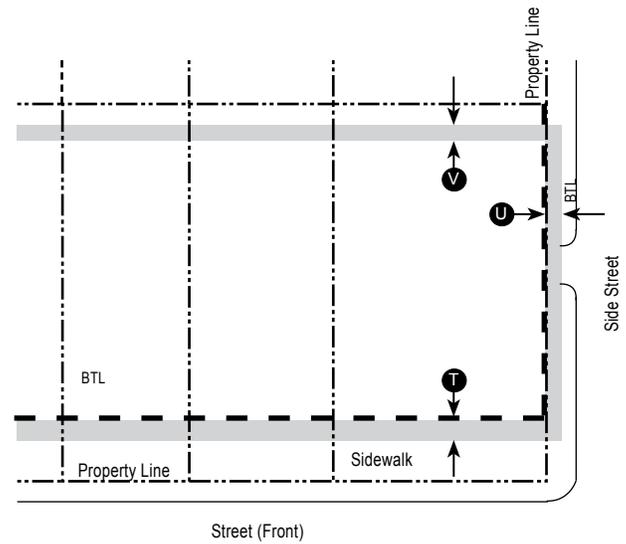
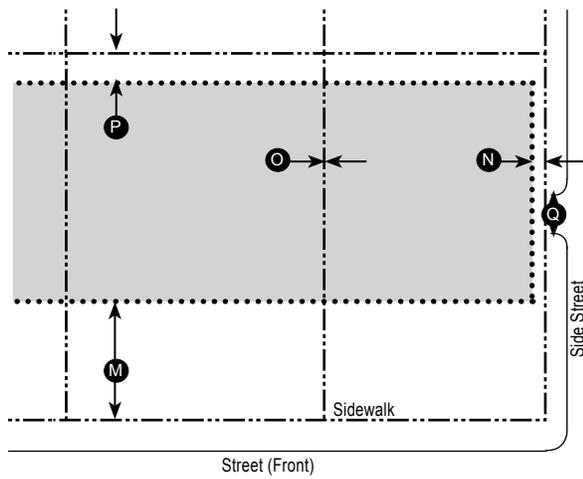
Allowed Frontage Types (See Sec. X.XX)

- Shopfront
- Awning
- frontagetype
- Gallery
- Forecourt
- frontagetype

Allowed Use Types (See Sect. X.XX)

Ground Floor	Service, Retail, or Recreation, Education and Public Assembly	R
Upper Floor(s)	Residential or Service	S

TC6 Boulevard Zone Parking & Encroachments



Key
 - - - - - Property Line ··········· Setback Line
 - - - - - Build-to Line (BTL) [Shaded] Parking Area

Key
 - - - - - Property Line ··········· Setback Line
 - - - - - Build-to Line (BTL) [Shaded] Encroachment Area

Parking (See Sect. X.XX)

Parking Location (Distance from Property Line)		
Front Setback	80' min.	M
Side Street Setback	5' min.	N
Side Setback	0' min.	O
Rear Setback	5' min.	P

District Specific Parking Req. (See Sect. X.XX for general standards)

- Parking Drive Width 15' max. **Q**
- No parking spaces are required for Ancillary Buildings that are < 500 sf
- Parking must be provided on-site, off-site within 1,300', or as part of a district-wide parking management strategy.
- Bicycle parking must be provided and in a secure environment, except in residential buildings with 4 units or less.

Other Allowed Encroachments

Balconies, Bay Windows, Awnings, etc.

Front	12' max.	T
Side Street	8' max.	U
Rear	4' max.	V

Miscellaneous

- Only one Main Building and one Ancillary Building may be built on each lot.
- Where a building facade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.
- All buildings must have a primary entrance along the front facade.
- Loading docks, overhead doors and other service entries shall not be located on street-facing facades.
- A clear, designated pedestrian way(s) shall be provided from parking areas. Building entrance from parking areas shall provide attractive, welcoming architectural entry treatments

TC5

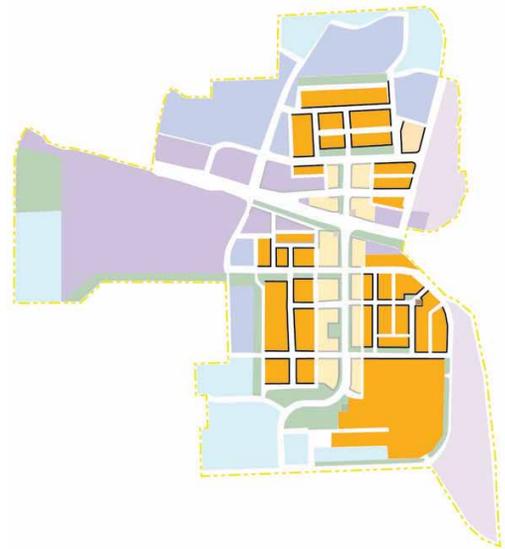
Neighborhood Zone

Overview

The primary intent of this zone is to become the core pedestrian shopping area and mixed-use neighborhood of the Town Center. Priority is placed here on optimizing the physical characteristics of the built environment for increased walkability. While much of the land encompassed by this district was originally built in an automobile-dominant format, the intent is to facilitate a transition of individual parcels over time, each adding up to a vibrant, walkable town center.

Characterized by a network of side streets and service alleys, providing wide sidewalks, street trees and commercial shopfronts served by on-street parking, with parking lots and garages hidden within the center of the blocks where possible. To maximize vibrancy and walkability, this zone features buildings located close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from view. Three-story mixed use buildings are permitted, with residential dwelling units only allowed above commercial spaces. Retail shopfronts are required along the ground floor level of most areas.

This zone also allows for buildings up to four or five-stories in height in return for providing structured parking which is available to the public.

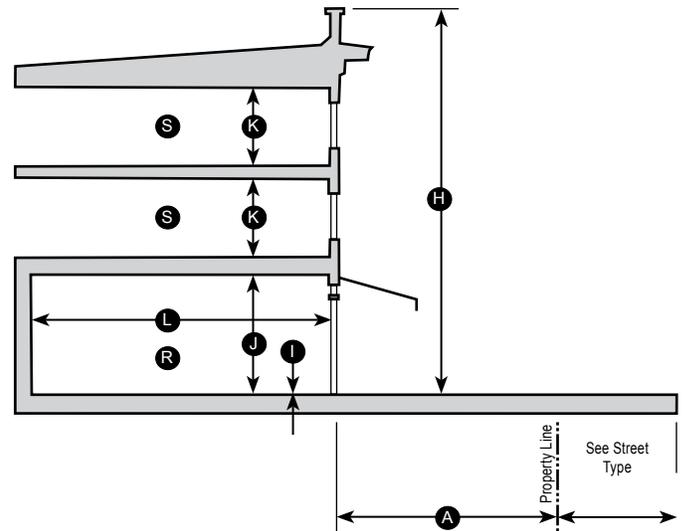
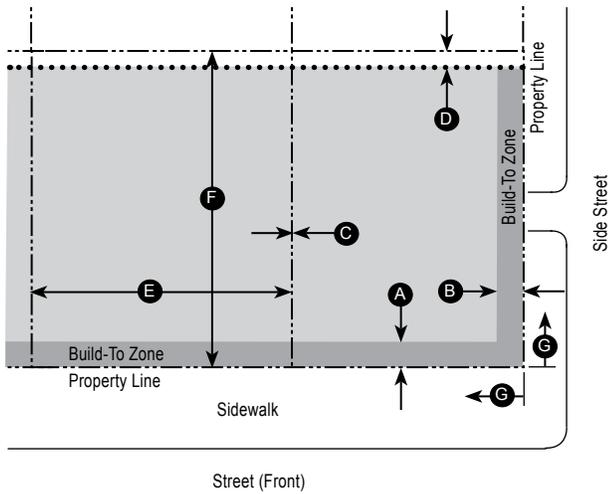


Illustrative example of buildings and site arrangement in the TC5 Neighborhood Zone.

Neighborhood Zone

Form

TC5



Key
 - - - - - Property Line ··········· Setback Line
 ■ Build-to Zone (BTZ) ■ Building Area

Building Placement

Build-to Zone (Distance from Property Line)		
Front	0' min., 8' max.	A
Side Street	0' min., 8' max.	B
Building Facade at BTZ		
Front	80% min.	
Side Street	30% min.	
Corner Properties: Both street facades must be built in the Build-To Zone for the first 30' from the corner of the building. G		

Setback (Distance from Property Line)		
Side	0' min.	C
Rear	5' min.	D

Lot Size		
Width	100' max.	E
Depth	150' max.	F

Footprint		
Depth, ground floor commercial space:	Main Building 40' min. Ancillary Building 20' min.	

Building Form

Height		
Main Building	22' min.	H
	3 Stories max. ¹	H
Ancillary Building	3 Stories max.	
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	I
Ground Floor Commercial Ceiling	14' min. clear	J
Upper Floor Ceiling	9' min. clear	K
¹ 4-5 story heights permitted with structured parking, see Structured Parking Height Incentive on next page.		

Allowed Building Types (See Sec. X.XX)

- Commercial Block
- Civic Building
- Courtyard Apartment
- Duplex/Triplex/Fourplex
- Gas Station / Drive Thru
- Liner Building
- Live-Work Unit
- Mansion Apartment
- Townhouse/Rowhouse
- Ancillary Building

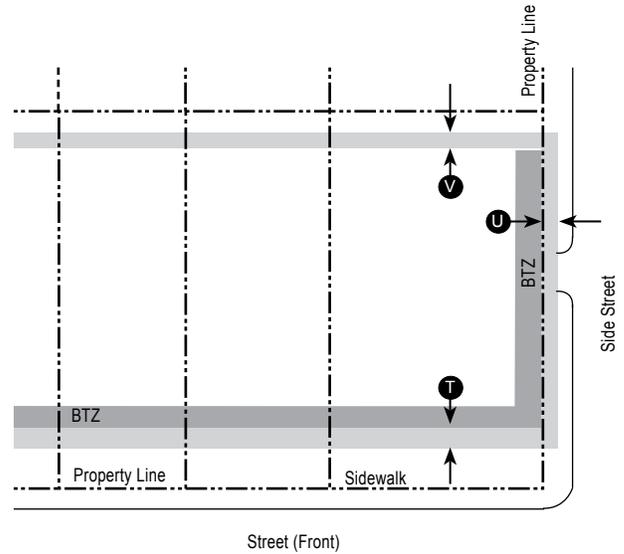
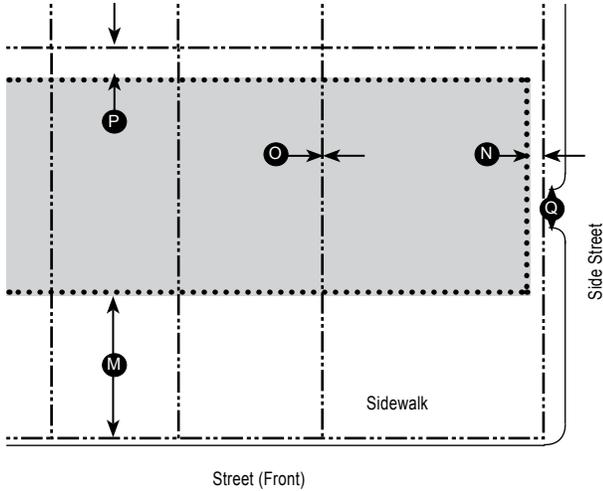
Allowed Frontage Types (See Sec. X.XX)

- Shopfront
- Awning
- Stoop
- Gallery
- Forecourt
- Dooryard

Allowed Use Types (See Sect. X.XX)

Ground Floor	Service, Retail, or Recreation, Education and Public Assembly	R
Upper Floor(s)	Residential or Service	S

TC5 Neighborhood Zone Parking & Encroachments



Key

----- Property Line Setback Line
	█ Parking Area

Parking (See Sect. X.XX)

Parking Location (Distance from Property Line)

Front Setback	30' min.	M
Side Street Setback	30' min.	N
Side Setback	0' min.	O
Rear Setback	5' min.	P

District Specific Parking Req. (See Sect. X.XX for general standards)

Parking Drive Lane Width	15' max.	G
--------------------------	----------	---

No parking spaces are required for Ancillary Buildings that are < 500 sf

Parking must be provided on-site, off-site within 1,300', or as part of a district-wide parking management strategy.

Bicycle parking must be provided and in a secure environment, except in residential buildings with 4 units or less.



Key

----- Property Line Setback Line
█ BTZ	█ Encroachment Area

Other Allowed Encroachments

Balconies, Bay Windows, Awnings, etc.

Front	12' max.	T
Side Street	8' max.	U
Rear	4' max.	V

Miscellaneous

Only one Main Building and one Ancillary Building may be built on each lot.

Where a building facade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.

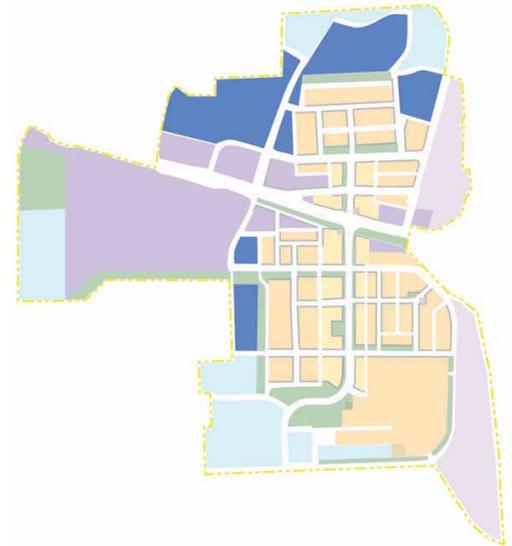
All buildings must have a primary entrance along the front facade.

Loading docks, overhead doors and other service entries shall not be located on street-facing facades.

TC4 Transition Zone Overview

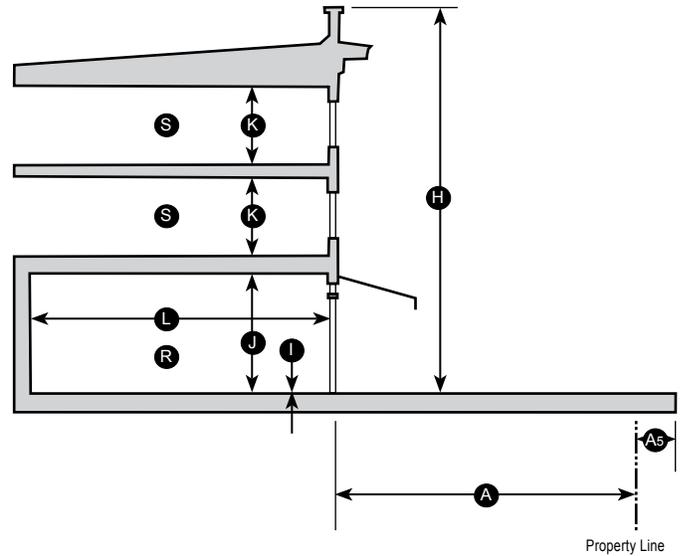
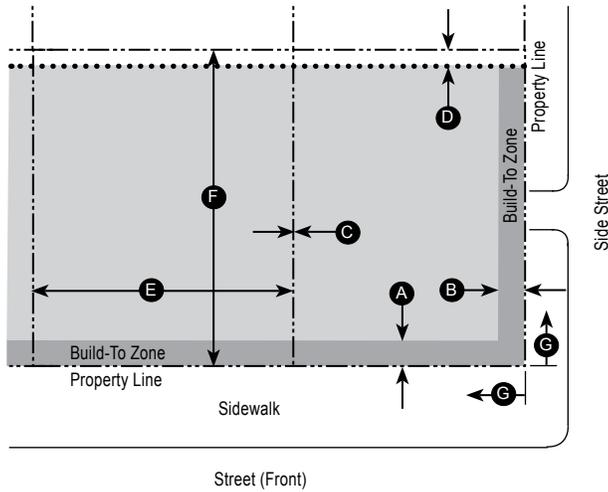
The primary intent of this zone is to provide a commercial area which acts as a transition to the surrounding residential neighborhoods around the Town Center.

Characterized by three-story buildings, this zone primarily allows office uses, with some mixed-use residential and limited retail uses in order to limit the potential impact on the nearby residences. Among other adjusted details, buildings here are set slightly further back and heights are somewhat lower than those in the TC5 Neighborhood District.



Illustrative example of buildings and site arrangement in the TC4 Transition Zone.

TC4 Transition Zone Form



Key

-----	Property Line	Setback Line
■	Build-to Zone (BTZ)	■	Building Area

Building Placement		
Build-to Line (Distance from Property Line)		
Front	0' min., 10' max.	A
Side Street	0' min., 10' max.	B
Building Facade at BTL		
Front	60% min.	
Side Street	30% min.	
Corner Properties: Both street facades must be built in the Build-To Zone for the first 30' from the corner of the building. G		

Building Form		
Height		
Main Building	22' min.	H
	3 Stories max.	H
Ancillary Building	3 Stories max.	
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	I
Ground Floor Commercial Ceiling	14' min. clear	J
Upper Floor Ceiling	9' min. clear	K

Setback (Distance from Property Line)		
Side	0' min.	C
Rear	5' min.	D

Allowed Building Types (See Sec. X.XX)	
■ Commercial Block	■ Liner Building
■ Civic Building	■ Live-Work Unit
■ Courtyard Apartment	■ Mansion Apartment
■ Duplex/Triplex/Fourplex	■ Townhouse/Rowhouse
■ Gas Station / Drive Thru	■ Ancillary Building

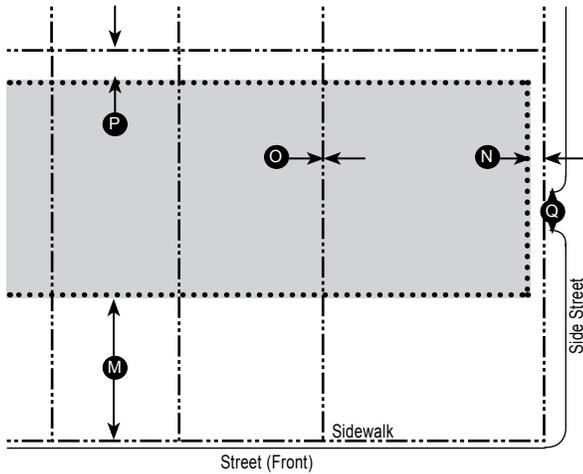
Lot Size		
Width	100' max.	E
Depth	150' max.	F

Allowed Frontage Types (See Sec. X.XX)	
■ Shopfront	■ Gallery
■ Awning	■ Forecourt
■ Stoop	■ Dooryard

Footprint	
Depth, ground floor commercial space:	Main Building 40' min. Ancillary Building 20' min.

Allowed Use Types (See Sect. X.XX)	
Ground Floor	Service, Retail, or Recreation, Education and Public Assembly R
Upper Floor(s)	Residential or Service S

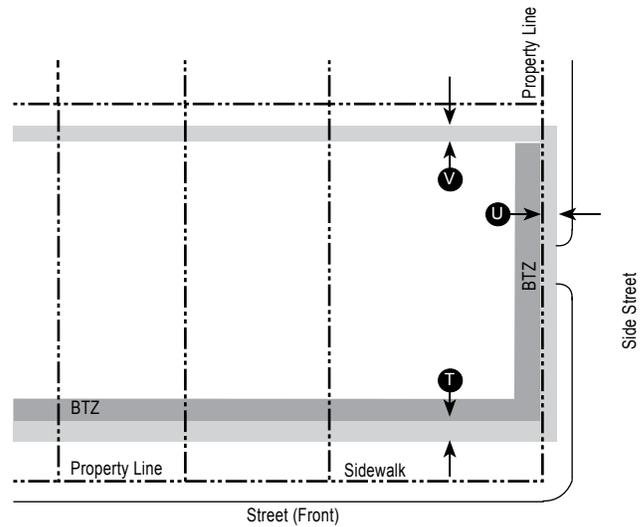
TC4 Transition Zone Parking & Encroachments



Key
 - - - - - Property Line ··········· Setback Line
 - - - - - Build-to Line (BTL) [Shaded] Parking Area

Parking (See Sect. X.XX)		
Parking Location (Distance from Property Line)		
Front Setback	30' min.	M
Side Street Setback	30' min.	N
Side Setback	0' min.	O
Rear Setback	5' min.	P

District Specific Parking Req. (See Sect. X.XX for general standards)		
Parking Drive Lane Width	15' max.	Q
No parking spaces are required for Ancillary Buildings that are < 500 sf		
Parking must be provided on-site, off-site within 1,300', or as part of a district-wide parking management strategy.		
Bicycle parking must be provided and in a secure environment, except in residential buildings with 4 units or less.		



Key
 - - - - - Property Line ··········· Setback Line
 - - - - - Build-to Line (BTL) [Shaded] Encroachment Area

Other Allowed Encroachments		
Balconies, Bay Windows, Awnings, etc.		
Front	12' max.	T
Side Street	8' max.	U
Rear	4' max.	V

Miscellaneous

Only one Main Building and one Ancillary Building may be built on each lot.

Where a building facade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.

All buildings must have a primary entrance along the front facade.

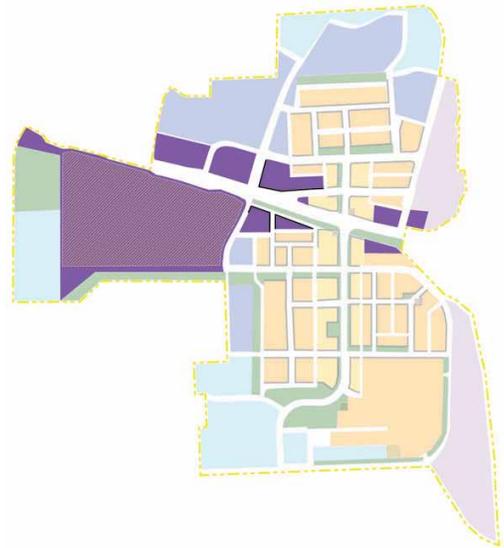
Loading docks, overhead doors and other service entries shall not be located on street-facing facades.

TC3

General Zone

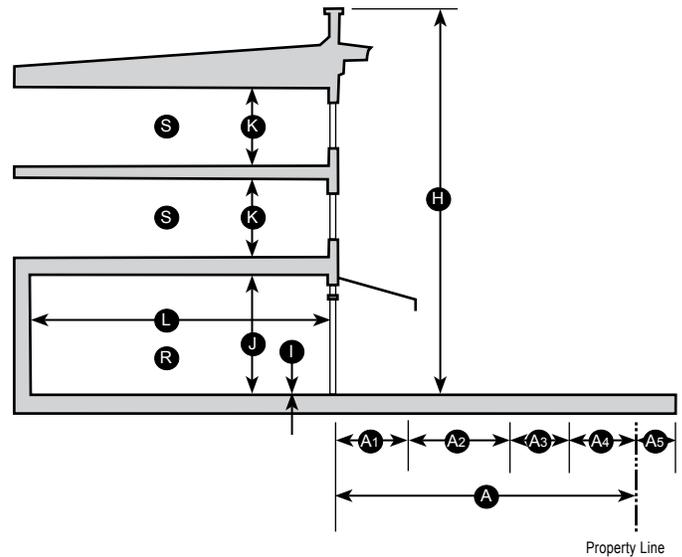
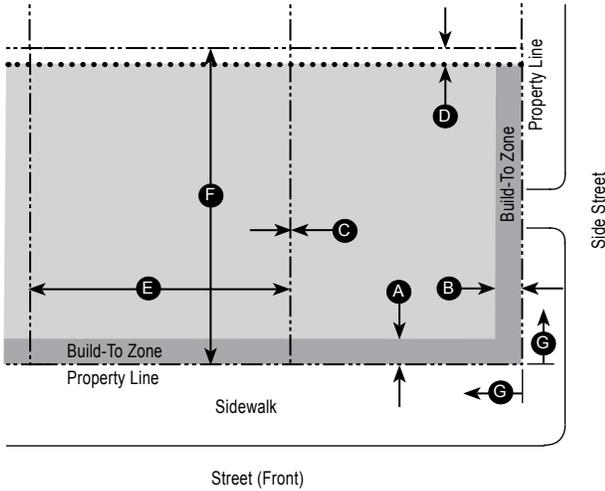
Overview

The primary intent of this zone is to provide a general commercial area along the Route 146 corridor which primarily serves vehicular traffic and heavy vehicular uses. This zone allows for more suburban-oriented lot configurations and uses which would not be suitable for the central neighborhood portions of the Town Center. Building heights are capped at three-stories. Residential uses are not permitted.



Illustrative example of buildings and site arrangement in the TC3 General Zone.

TC3 General Zone Form



Key
 - - - - - Property Line ·········· Setback Line
 ■ Build-to Zone (BTZ) ■ Building Area

Building Placement		
Build-to Line (Distance from Property Line)		
Front	40' min. 80' max.	A
Sidewalk width	12' min.	A1
Access Lane Parking width	8' for parallel, 16' for diagonal	A2
Access Lane Drive width	12'	A3
Access Lane Median width	8' min.	A4
Multi-Use Path width	5' min.	A5
Side Street	0'	B

Building Facade at BTL		
Front	50% min.	
Side Street	30% min.	

Street Facades must be built to the BTL for the first 30' from the corner **G** of the property line.

Setback (Distance from Property Line)		
Side	0' min.	C
Rear	5' min.	D

Lot Size		
Width	200' max.	E
Depth	300' max.	F

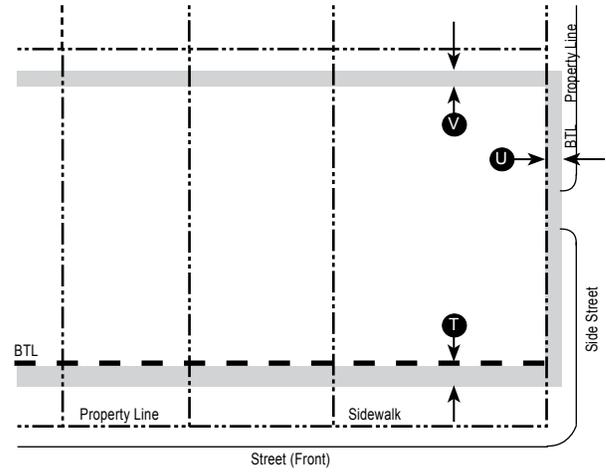
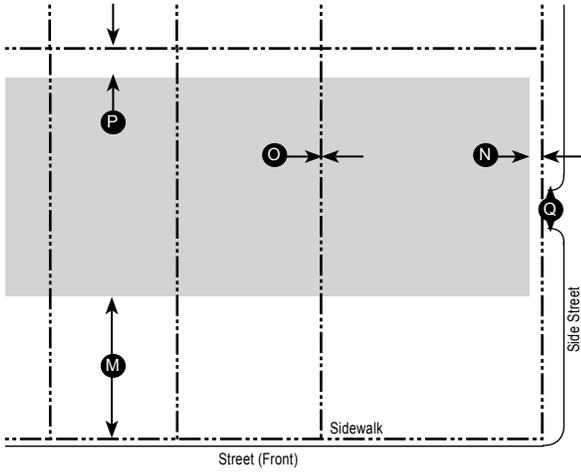
Footprint		
Depth, ground floor commercial space:	Main Building 40' min. Ancillary Building 20' min.	

Building Form		
Height		
Main Building	22' min.	H
	3 Stories max.	H
Ancillary Building	2 Stories max.	
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	I
Ground Floor Commercial Ceiling	14' min. clear	J
Upper Floor Ceiling	9' min. clear	K

Allowed Building Types (See Sec. X.XX)	
■ Commercial Block	■ Liner Building
■ Civic Building	■ Live-Work Unit
■ Courtyard Apartment	■ Mansion Apartment
■ Duplex/Triplex/Fourplex	■ Townhouse/Rowhouse
■ Gas Station / Drive Thru	■ Ancillary Building

Allowed Frontage Types (See Sec. X.XX)	
■ Shopfront	■ Gallery
■ Awning	■ Forecourt
■ Stoop	■ Dooryard

TC3 General Zone
Parking & Encroachments



Key
 - - - - - Property Line ··········· Setback Line
 - - - - - Build-to Line (BTL) [shaded] Parking Area

Key
 - - - - - Property Line ··········· Setback Line
 - - - - - Build-to Line (BTL) [shaded] Encroachment Area

Parking (See Sect. X.XX)		
Parking Location (Distance from Property Line)		
Front Setback	60' min.	M
Side Street Setback	5' min.	N
Side Setback	0' min.	O
Rear Setback	5' min.	P

Other Allowed Encroachments		
Balconies, Bay Windows, Awnings, etc.		
Front	12' max.	T
Side Street	8' max.	U
Rear	4' max.	V

District Specific Parking Req. (See Sect. X.XX for general standards)

Parking Drive Lane Width 15' max. **O**

No parking spaces are required for Ancillary Buildings that are < 500 sf

Parking must be provided on-site, off-site within 1,300', or as part of a district-wide parking management strategy.

Bicycle parking must be provided and in a secure environment, except in residential buildings with 4 units or less.

Miscellaneous

Only one Main Building and one Ancillary Building may be built on each lot.

Where a building facade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.

All buildings must have a primary entrance along the front facade.

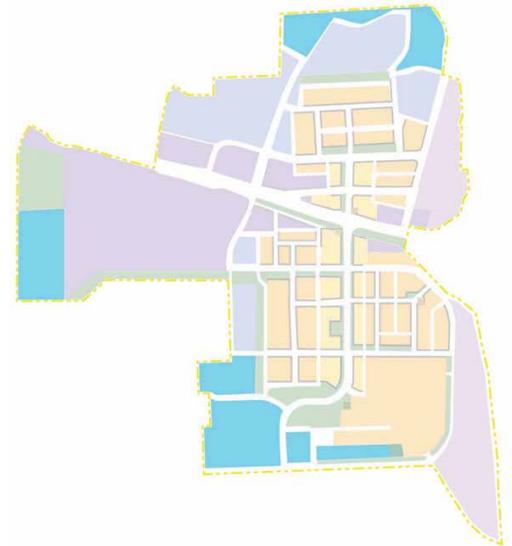
Loading docks, overhead doors and other service entries shall not be located on street-facing facades.

TC2

Edge Zone

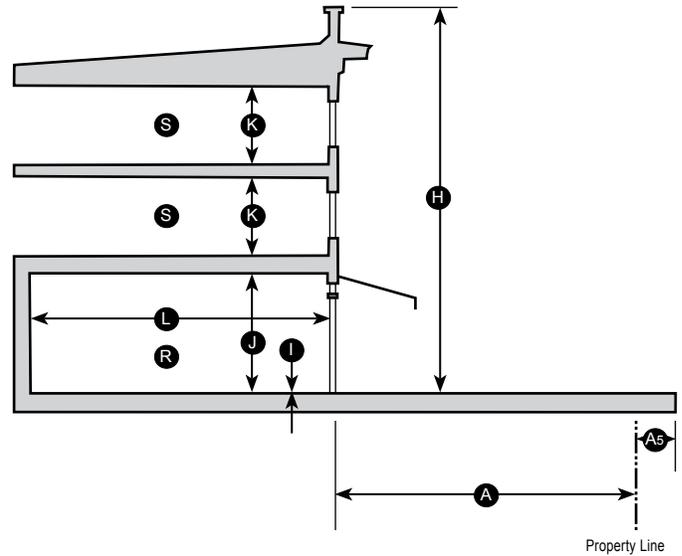
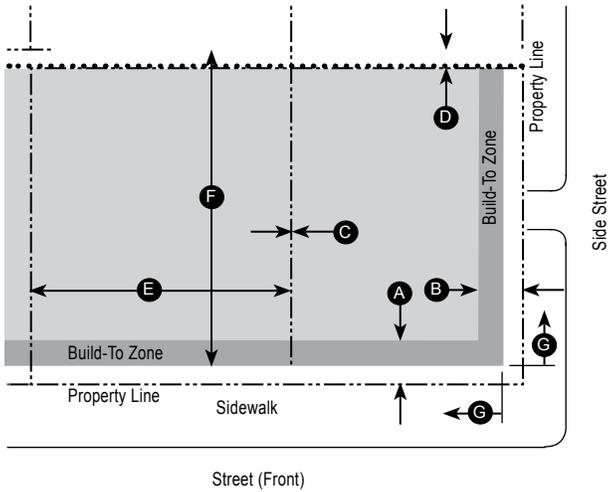
Overview

The primary intent of this zone is to provide a buffer to the residential neighborhoods on the outskirts of the Town Center. This zone allows 3-story buildings, primarily residential in nature, but does permit some limited supporting commercial uses as part of the development.



Illustrative example of buildings and site arrangement in the TC2 Edge Zone.

TC2 Edge Zone Form



Key

----- Property Line Setback Line
■ Build-to Zone (BTZ)	■ Building Area

Building Placement		
Build-to Zone (Distance from Property Line)		
Front	10' min., 15' max.	A
Side Street	10' min., 15' max.	B
Building Facade at BTL		
Front	50% min.	
Side Street	30% min.	
Street Facades must be built to the BTL for the first 30' from the corner of the property line. C		

Setback (Distance from Property Line)		
Side	8' min.	C
Rear	5' min.	D

Lot Size		
Width	150' max.	E
Depth	300' max.	F

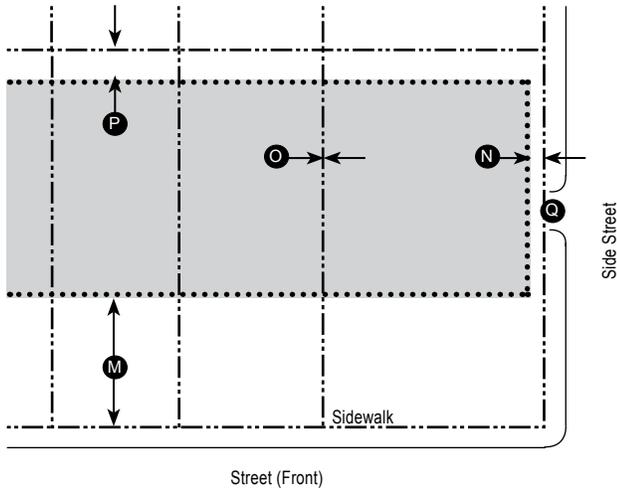
Footprint	
Depth, ground floor commercial space:	Main Building 40' min. Ancillary Building 20' min.

Building Form		
Height		
Main Building	22' min.	H
	3 Stories max.	H
Ancillary Building	3 Stories max.	
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	I
Ceiling Height	9' min. clear	J
Ground Floor Commercial Ceiling	14' min. clear	K

Allowed Building Types (See Sec. X.XX)	
■ Commercial Block	■ Liner Building
■ Civic Building	■ Live-Work Unit
■ Courtyard Apartment	■ Mansion Apartment
■ Duplex/Triplex/Fourplex	■ Townhouse/Rowhouse
■ Gas Station / Drive Thru	■ Ancillary Building

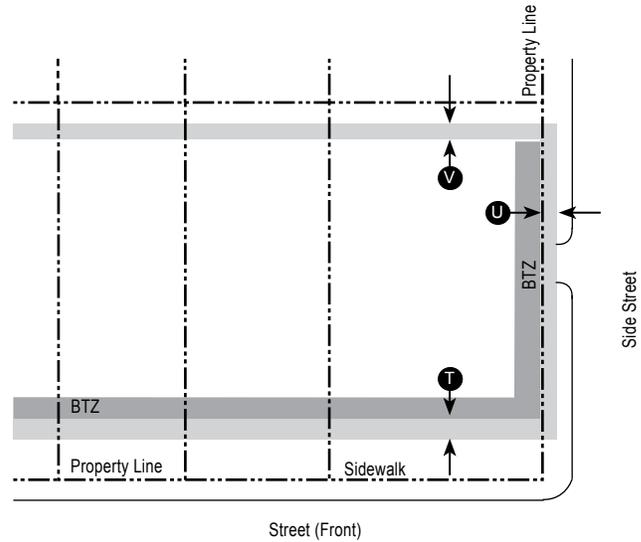
Allowed Frontage Types (See Sec. X.XX)	
■ Shopfront	■ Gallery
■ Awning	■ Forecourt
■ Stoop	■ Dooryard

TC2 Edge Zone Parking & Encroachments



Key

----- Property Line Setback Line
----- Build-to Line (BTL)	█ Parking Area



Key

----- Property Line Setback Line
█ Build-to Zone (BTZ)	█ Encroachment Area

Parking (See Sect. X.XX)		
Parking Location (Distance from Property Line)		
Front Setback	35' min.	M
Side Street Setback	35' min.	N
Side Setback	0' min.	O
Rear Setback	5' min.	P

District Specific Parking Req. (See Sect. X.XX for general standards)		
Parking Drive Lane Width	15' max.	Q
No parking spaces are required for Ancillary Buildings that are < 500 sf		
Parking must be provided on-site, off-site within 1,300', or as part of a district-wide parking management strategy.		
Bicycle parking must be provided and in a secure environment, except in residential buildings with 4 units or less.		

Other Allowed Encroachments		
Balconies, Bay Windows, Awnings, etc.		
Front	12' max.	T
Side Street	8' max.	U
Rear	4' max.	V

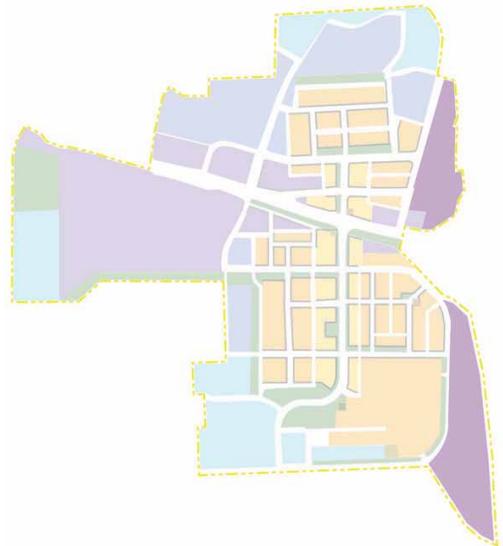
Miscellaneous	
Only one Main Building and one Ancillary Building may be built on each lot.	
Where a building facade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.	
All buildings must have a primary entrance along the front facade.	
Loading docks, overhead doors and other service entries shall not be located on street-facing facades.	

TC1 Highway Zone

Overview

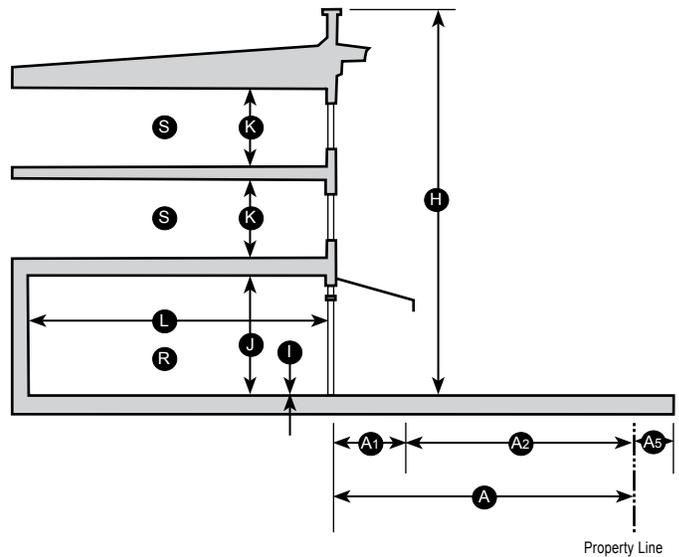
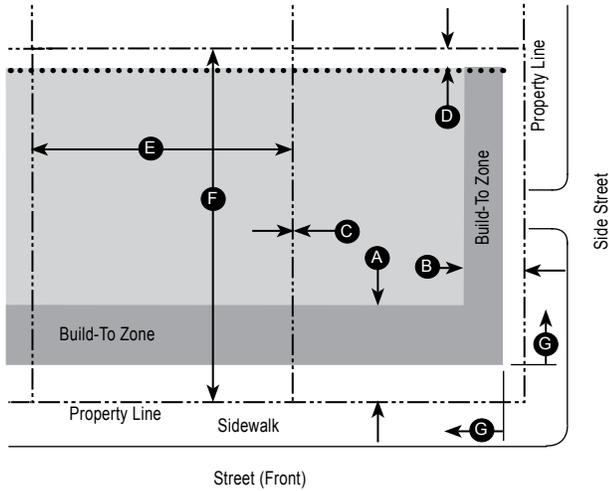
The primary intent of this zone is to facilitate auto-oriented highway commercial development along the Northway corridor which would be suitably viewed from both the front and rear, providing an attractive first impression of Clifton Park for those travelling along I-87.

This zone allows for more suburban lot configurations and uses which would not be suitable in the central neighborhood zones, however emphasis is placed on increased landscaping and tree buffers and additional architectural standards along the Northway frontage to maintain an attractive presence along the Northway. Service areas of buildings are screened from view from the highway architecturally and/or with landscaping.



Illustrative example of buildings and site arrangement in the TC1 Highway Zone.

TC1 Highway Zone Form



Key
 - - - - - Property Line Setback Line
 ■ Build-to Zone (BTZ) ■ Building Area

Building Placement

Build-to Zone (Distance from Property Line)		
Front	30' min., 80' max.	A
Sidewalk width	12' min.	A1
Front parking lot	65' max.	A2
Side Street	10' min., 30' max.	B
Building Facade at BTL		
Front	60% min.	
Side Street	30% min.	
Street Facades must be built in the BTZ for the first 30' from the corner of the property line. G		

Setback (Distance from Property Line)		
Side	0' min.	C
Rear	40' min. including buffer of trees	D

Lot Size		
Width	no max.	E
Depth	no max.	F

Footprint		
Depth, ground floor commercial space:	Main Building 40' min. Ancillary Building 20' min.	

Building Form

Height		
Main Building	22' min.	H
	3 Stories max.	H
Ancillary Building	2 Stories max.	
Ground Floor Elev. Above Sidewalk	Comm. 6" max., Res. 24" min.	I
Ground Floor Commercial Ceiling	14' min. clear	J
Upper Floor Ceiling	9' min. clear	K

Allowed Building Types (See Sec. X.XX)

- Commercial Block
- Civic Building
- Courtyard Apartment
- Duplex/Triplex/Fourplex
- Gas Station / Drive Thru
- Liner Building
- Live-Work Unit
- Mansion Apartment
- Townhouse/Rowhouse
- Ancillary Building

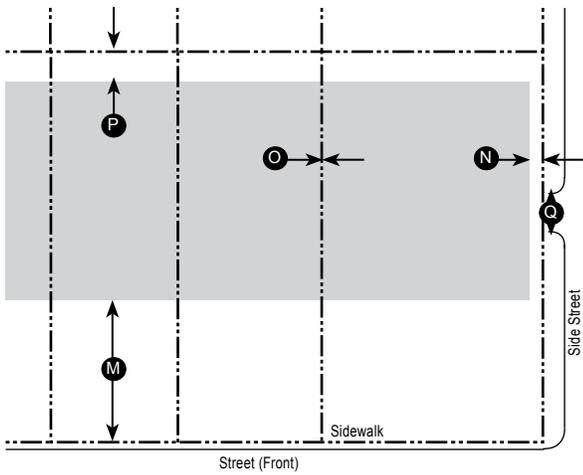
Allowed Frontage Types (See Sec. X.XX)

- Shopfront
- Awning
- Stoop
- Gallery
- Forecourt
- Dooryard

Allowed Use Types (See Sect. X.XX)

Ground Floor	Service, Retail, or Recreation, Education and Public Assembly	R
Upper Floor(s)	Residential or Service	S

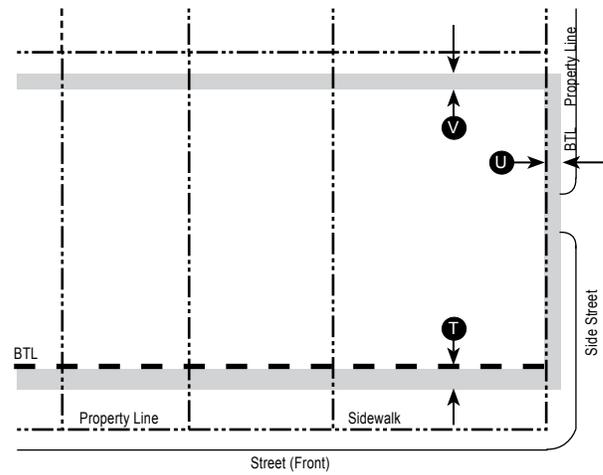
TC1 Highway Zone Parking & Encroachments



Key
 - - - - - Property Line Setback Line
 - - - - - Build-to Line (BTL) [Shaded] Parking Area

Parking (See Sect. X.XX)		
Parking Location (Distance from Property Line)		
Front Setback	0' min. (1 bay permitted in front)	M
Side Street Setback	5' min.	N
Side Setback	0' min.	O
Rear Setback	40' min. including buffer of trees	P

District Specific Parking Req. (See Sect. X.XX for general standards)	
Parking Drive Lane Width	15' max.
No parking spaces are required for Ancillary Buildings that are < 500 sq ft Q	
Parking must be provided on-site, off-site within 1,300', or as part of a district-wide parking management strategy.	
Bicycle parking must be provided and in a secure environment, except in residential buildings with 4 units or less.	



Key
 - - - - - Property Line Setback Line
 - - - - - Build-to Line (BTL) [Shaded] Encroachment Area

Other Allowed Encroachments		
Balconies, Bay Windows, Awnings, etc.		
Front	12' max.	T
Side Street	12' max.	U
Rear	12' max.	V

Miscellaneous
Only one Main Building and one Ancillary Building may be built on each lot.
Where a building facade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.
All buildings must have a primary entrance along the front facade.
Loading docks, overhead doors and other service entries shall not be located on street-facing facades.
Loading docks, overhead doors and other service entries shall be screened from view from I-87 architecturally and/or with a thickly planted buffer of trees.

3.3 Regulating Plan Concepts Explained

A. Build-To Line. The specific location on the property where the facade of the building must be placed, measured as a distance from the property line / public right-of-way (ROW). The amount of facade which must be placed along this line is explained as the Frontage Width %.

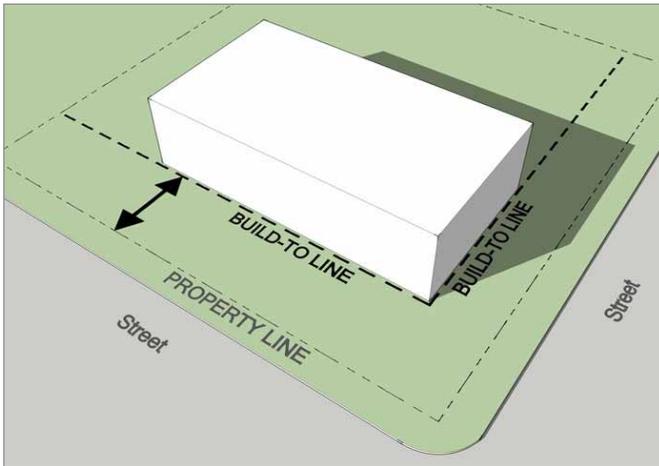


Figure X - Build-To Line. Both road frontage facades shall be placed at the required Build-To Line

B. Build-To Zone. Similar to the Build-To Line, this is a flexible area where the facade of a building must be located, measured as both a minimum and maximum setback distance from the property line / public right-of-way. The amount of facade which must be placed inside this zone is explained by the Frontage Width %.

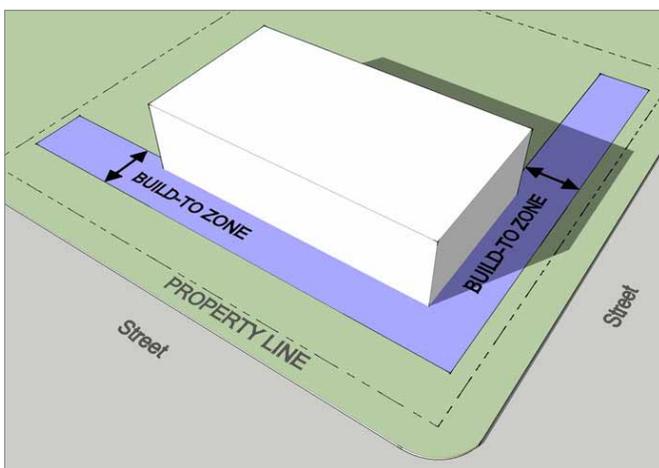


Figure X - Build-to Zone. Both road frontage facades shall be placed within the Build-to Zone, which has a minimum and maximum distance from the property line.

C. Frontage Width %. The percentage of the lot width which must be occupied by building facade along the Build-To Line or within the Build-To Zone. For example, a property which is 100 feet wide with a frontage width percentage of 60% would require that at least 60 feet of facade length be maintained in the build-to zone. Any additional length of front facade would be allowed to step back further from the street, if desired. The intent of this requirement is to encourage development to maximize their front facade exposure along the street.

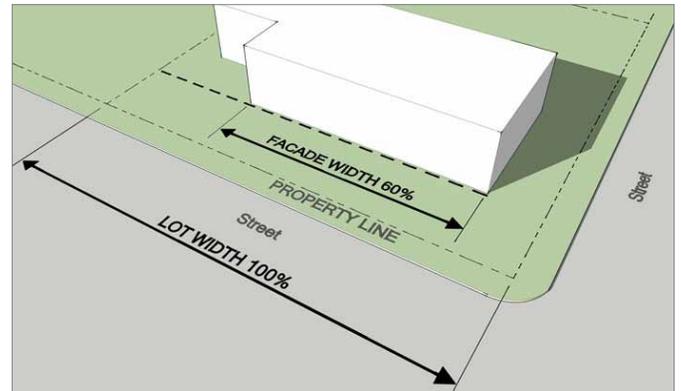


Figure X - Frontage Width %. The facade at the required Build-To location shall have a minimum width, expressed as a percentage of the total lot width.

D. Corner Lots. Buildings on corner lots defined by a Build-To Line or Zone must locate both facades within the line or zone, extending a minimum of 30 feet in each direction from that corner of the building.

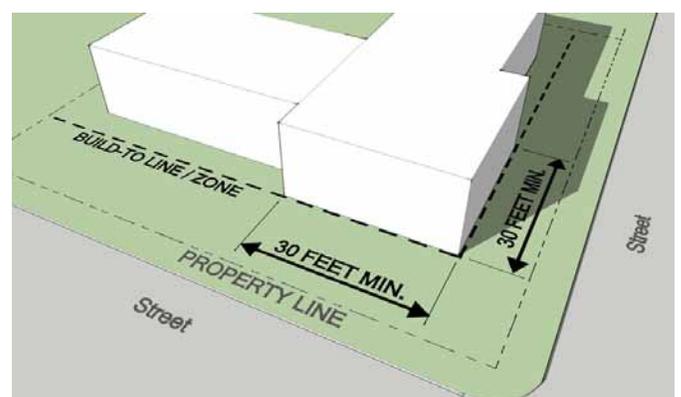


Figure X - Corner Lots. Buildings located at corner intersections must locate at least the first 30 feet of each facade frontage at the Build-To Line or Zone. The purpose of this provision is to anchor the corners of the blocks with strong building elements.

E. Setbacks. The minimum distance a building facade or parking area must be located from a property line or public right-of-way. Similar to a Build-To Line or Build-To Zone, except the building or parking can be located anywhere behind that line.

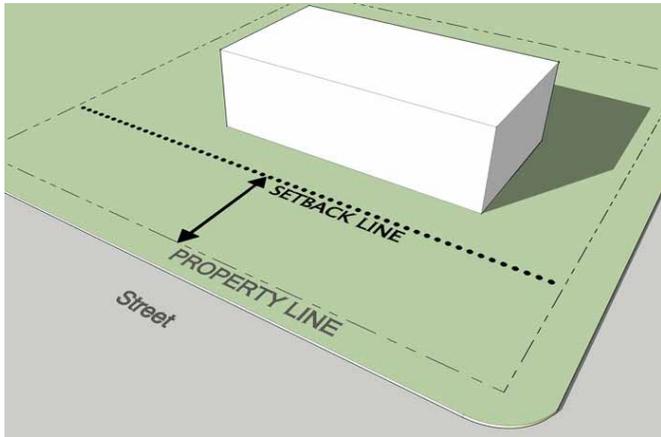


Figure X - Setbacks. The building facade can be placed anywhere behind a noted setback line. Similar setback lines may apply specifically to parking areas.

F. Building Height. Building height is measured from the average front facade grade level to the mean height between the eaves and the roof peak (for sloped roof structures) and to the top of the parapet (for flat roof structures.)

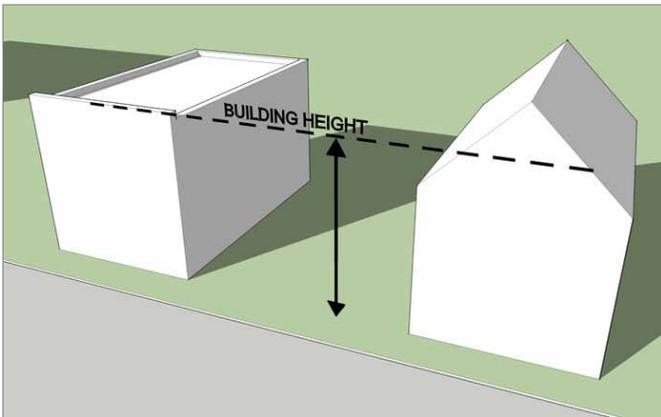


Figure X - Building Height. Building height is calculated differently for flat roof structures than for pitched roof structures. The calculated height of pitched roof structures is measured to a point half way up the slope of the roof.

G. Facade Transparency. The amount of window glass or other openings in the facade of a building, relative to the overall surface area of the facade. Ground level pedestrian areas - particularly required shopfront areas - are required to have the highest levels of facade transparency, typically around 70% or more.

- 1) Facade transparency is measured separately for the ground floor levels and upper floor levels. The ground floor area is measured between 2 feet above the ground to 12 feet above the ground. Upper floor areas are measured between 12 feet above the ground and the roof.

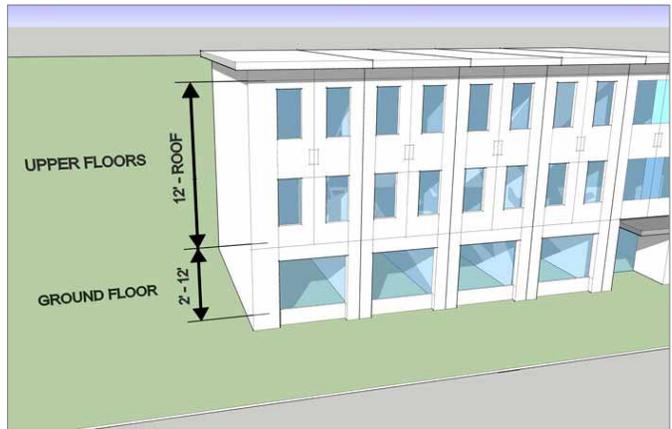


Figure X - Facade Transparency. Facade transparency is a measure of the relative percentage of transparent window area compared to the amount of overall opaque facade area.

H. Required Storefront. Areas indicated on the Regulating Plan for required storefront must meet minimum facade transparency requirements, as well as include ground floor shopfront windows to create an active and inviting pedestrian environment.



Figure X - Required Storefront. Areas on the Regulating Plan which are shown with a heavy black line are required to have ground floor storefront windows and meet certain facade transparency requirements.

- I. Appurtenances.** Building Appurtenances, such as porches, awnings or balconies, may encroach into setback areas [as specified in xx].
- 1) Building eaves, cornices, roof overhangs and light shelves may encroach up to 2 feet into setback areas provided they are no closer than 5 feet from any property line.
 - 2) Bay windows, chimneys and entry vestibules or columns may encroach up to 3 feet into setback areas provided the area is no wider than 8 feet and no closer than 5 feet from any property line.
 - 3) Outdoor dining and patio areas may encroach into setback areas provided they are at-grade or within 2 feet of grade level.
- J. Footprint.**

3.4 Existing and Future Streets.

- A. Street configurations, public or private, shall be as designated on the Future Streets Map or as otherwise approved by the Planning Board. Prior to making its decision, the planning board may refer the proposal to the Technical Advisory Committee (TAC) for non-binding advice.
- 1) Some dimensional flexibility is permitted for street types to account for varying ROW widths, however they shall be designed to have all the basic functional characteristics including roadway width, on street parking, sidewalks, multi-use paths, street trees and landscaped areas shown for their type.
- B. Where a property is to be substantially redeveloped or a new road is planned to be constructed, the design plan shall make efforts to incorporate the planned roads and multi-use trails indicated in the Future Streets Map unless an alternative alignment or connection is approved by the Planning Board.
- C. An existing street may not be substantially rebuilt, as determined by the Planning Board, without being brought into conformity with the standards of its associated street type from the Regulating Plan.
- D. Where an existing street is not planned to be substantially redeveloped, the sidewalk and street trees shall be installed according to the standards of its associated street types.

3.5 Street Types

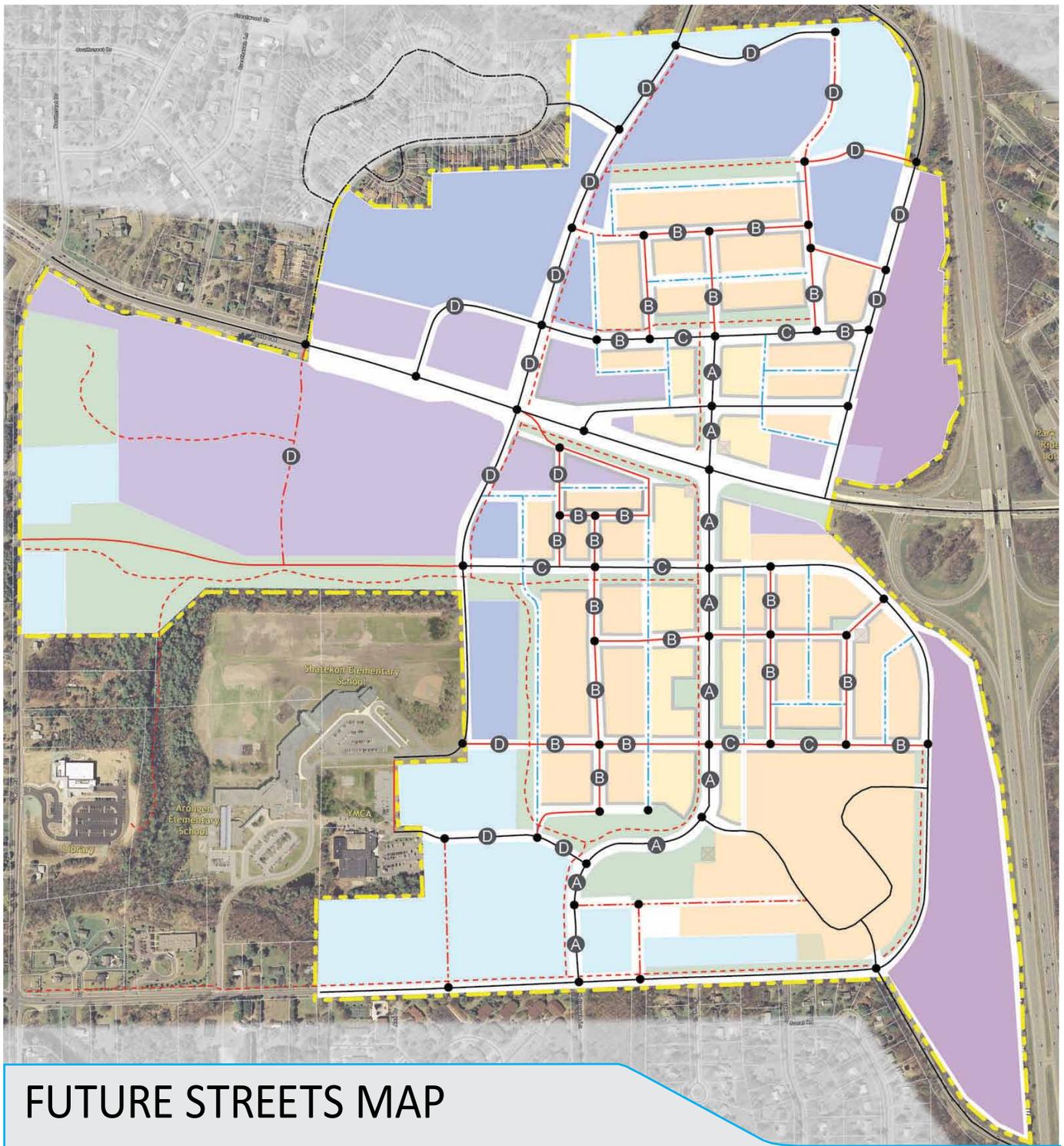
- A. **Boulevard.**
- B. **Neighborhood Street.**
- C. **Neighborhood Park Street.**
- D. **Secondary Street.**
- E. **Local Road 1.**
- F. **Local Road 2.**

Individual descriptions and form requirements of each street type is detailed on the following pages.

- G. **General Design Standards.** Prior to construction of any new street or modification of an existing street, the project sponsor shall conduct a review of the existing and potential uses of the street including but not limited to Americans with Disabilities Act (ADA) guidelines and standards, accommodation of deliveries and delivery vehicles, consideration of “complete streets”

guidelines for accommodation for pedestrians and appropriate accommodations for bicycles---whether on a multi-purpose path, bike lane or share-the-road accommodation and shall incorporate such consideration into the design of the street from both a structural, dimensional and aesthetic perspective as directed by the Planning Board.

- H. **Parking.** A clear, designated pedestrian way(s) shall be provided from parking areas to the building entrances. Building entrances from parking areas including rear (opposite front/side facades) entries shall provide attractive welcoming architectural entry treatment.

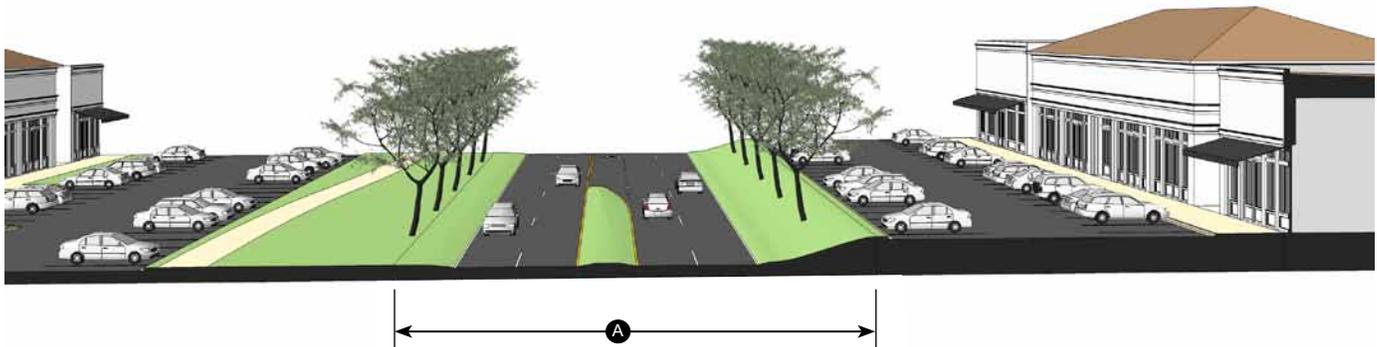


FUTURE STREETS MAP

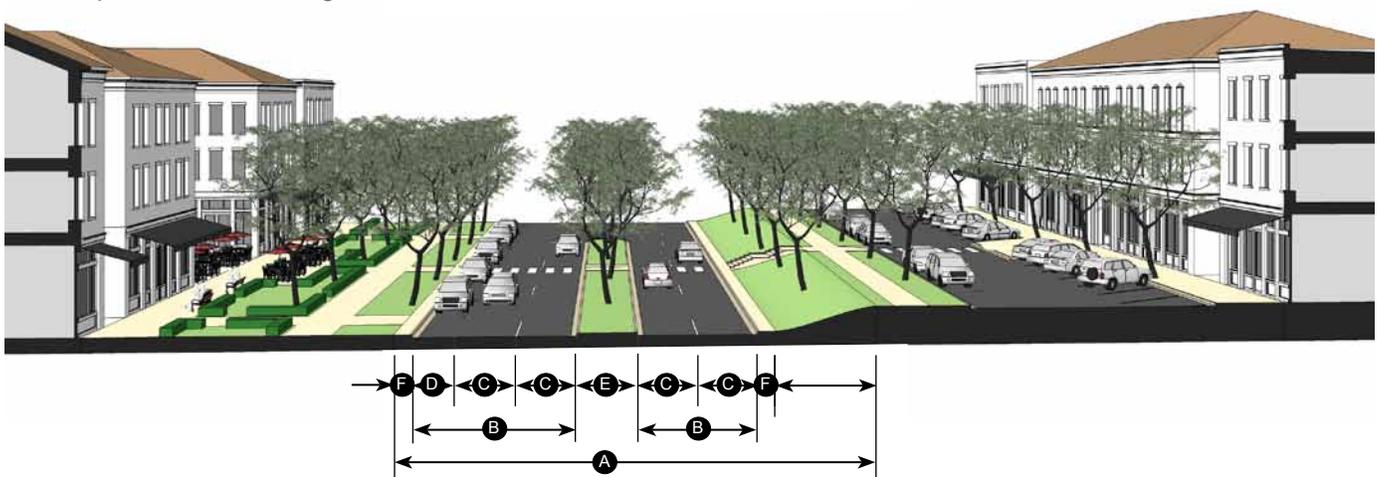
- | | | |
|------------------------------|-----------------------------------|-----------------------------------|
| Town Center Boundary | Existing Road | Future New Road or Multi-Use Path |
| Road Segment | Future New Road (Planned) | Potential Service Alley |
| A Boulevard | C Neighborhood Park Street | E Local Road 1 |
| B Neighborhood Street | D Secondary Street | F Local Road 2 |

A Boulevard

Pre-Implementation Configuration:



Post-Implementation Configuration:



Application	
Movement Type	Slow
Design Speed	30 mph
Pedestrian Crossing Time	8.6 seconds, 7.2 seconds
Character Zones	TC6 - Boulevard District

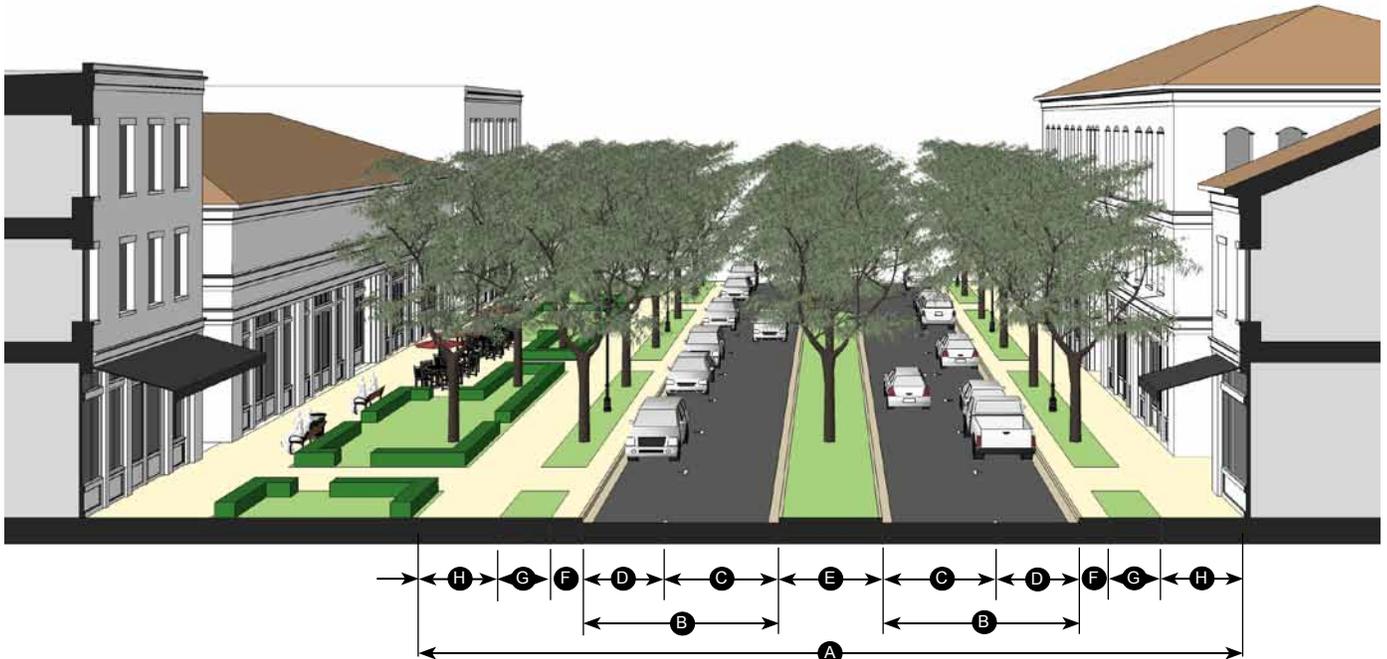
Overall Widths	
Right-of-Way (ROW) Width	80' - 90' A
Curb Face to Curb Face Width	27', 20' B

Lanes	
Traffic Lanes	11' C
Multipurpose Path/Bike Lane	within adjacent private frontages
Parking Lanes	8' D
Medians	10' E
Pedestrian Footway	3' F

Edges	
Curb Type	6" Raised
Planter Type	within adjacent private frontages
Landscape Type	Medium Trees, evenly spaced @ 40' o.c. avg.
Walkway Type	within adjacent private frontages
Lighting	within adjacent private frontages

Intersection	
Curb Radius	15' min.
Distance Between Intersections	350' min. See Regulating Plan

A Boulevard - Type 2



Application

Movement Type	Slow
Design Speed	30 mph
Pedestrian Crossing Time	5.4 seconds, 5.4 seconds
Character Zones	TC6 - Boulevard District

Overall Widths

Right-of-Way (ROW) Width	80' - 90'	A
Curb Face to Curb Face Width	19', 19'	B

Lanes

Traffic Lanes	11'	C
Bicycle Lanes	within adjacent private frontages	
Parking Lanes	8'	D
Medians	10'	E
Pedestrian Footway	3'	F

Edges

Curb Type	6" Raised
Planter Type	5' continuous planter G
Landscape Type	Medium Trees, evenly spaced @ 40' o.c. avg.
Walkway Type	8' sidewalk H
Lighting	within 5' continuous planter area

Intersection

Curb Radius	15'
Distance Between Intersections	350' min. See Regulating Plan

B Neighborhood Street



Application	
Movement Type	Slow
Design Speed	20 mph
Pedestrian Crossing Time	10.2 seconds
Character Zones	TC5 - Neighborhood District

Overall Widths	
Right-of-Way (ROW) Width	60' - 70' A
Curb Face to Curb Face Width	36' B

Lanes	
Traffic Lanes	10' C
Bicycle Lanes	sharrows
Parking Lanes	8' D
Medians	n/a
Pedestrian Footway	n/a

Edges	
Curb Type	6" Raised
Planter Type	4x4 tree well
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.
Walkway Type	12' - 17' sidewalk E
Lighting	within adjacent private frontages

Intersection	
Curb Radius	10' min.
Distance Between Intersections	100' min. See Regulating Plan

B Neighborhood Street - Type 2



Application	
Movement Type	Slow
Design Speed	20 mph
Pedestrian Crossing Time	9.7 seconds
Character Zones	TC5 - Neighborhood District

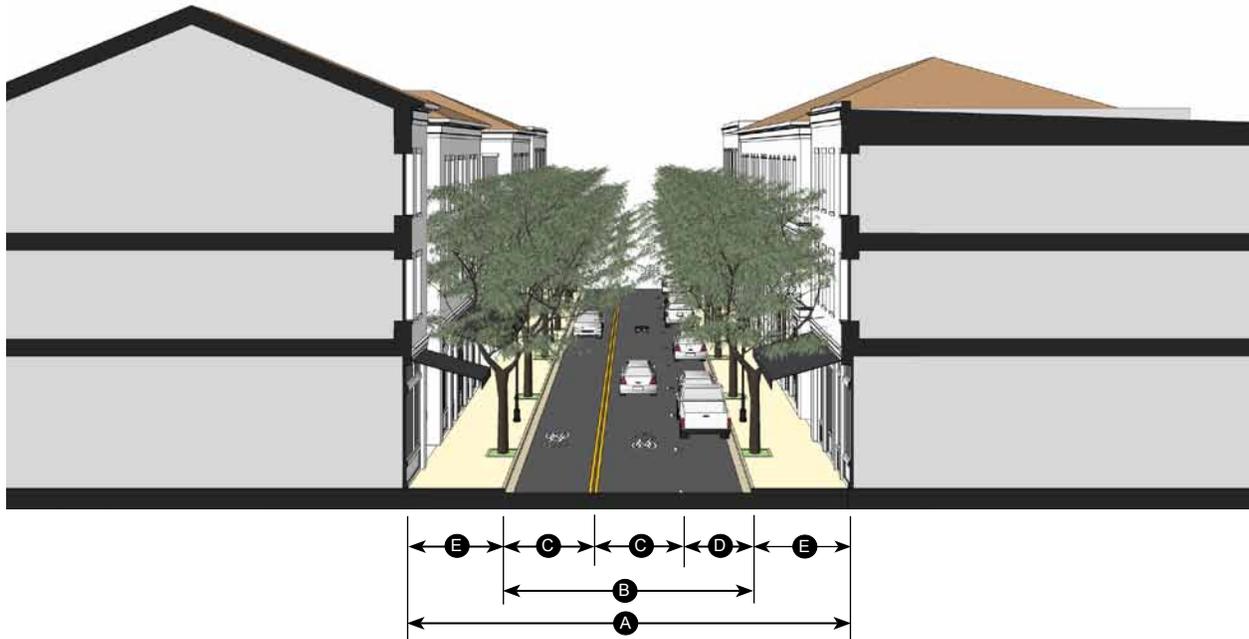
Overall Widths	
Right-of-Way (ROW) Width	70' - 80' A
Curb Face to Curb Face Width	34' B

Lanes	
Traffic Lanes	10' C
Bicycle Lanes	6' cycle track D
Parking Lanes	7' E
Medians	n/a
Pedestrian Footway	n/a

Edges	
Curb Type	6" Raised
Planter Type	4'x4' tree well
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.
Walkway Type	12' - 17' sidewalk F
Lighting	aligned with 4'x4' tree wells

Intersection	
Curb Radius	10'
Distance Between Intersections	100' min. See Regulating Plan

B Neighborhood Street - Type 3



Application	
Movement Type	Slow
Design Speed	20 mph
Pedestrian Crossing Time	8 seconds
Character Zones	TC5 - Neighborhood District

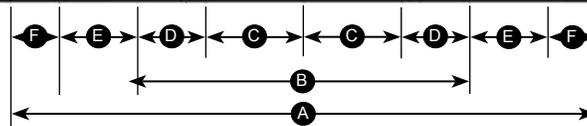
Overall Widths	
Right-of-Way (ROW) Width	50' - 60' A
Curb Face to Curb Face Width	28' B

Lanes	
Traffic Lanes	10' C
Bicycle Lanes	sharrows
Parking Lanes	8' D
Medians	n/a
Pedestrian Footway	n/a

Edges	
Curb Type	6" Raised
Planter Type	4x4 tree well
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.
Walkway Type	11' - 16' sidewalk E
Lighting	aligned with 4'x4' tree wells

Intersection	
Curb Radius	10'
Distance Between Intersections	100' min. See Regulating Plan

C Neighborhood Park Street



Application	
Movement Type	Slow
Design Speed	30 mph
Pedestrian Crossing Time	10.2 seconds
Character Zones	TC5 - Neighborhood District

Overall Widths	
Right-of-Way (ROW) Width	60' - 70' A
Curb Face to Curb Face Width	34' B

Lanes	
Traffic Lanes	10' C
Bicycle Lanes	7' buffered bike lane D
Parking Lanes	n/a
Medians	n/a
Pedestrian Footway	n/a

Edges	
Curb Type	6" Raised
Planter Type	6'-8' swale E
Landscape Type	Medium Trees, evenly spaced @ 40' o.c. avg.
Walkway Type	6-8' sidewalk F
Lighting	within adjacent private frontages

Intersection	
Curb Radius	15' min.
Distance Between Intersections	200' min. See Regulating Plan

* The 7' buffered bike lane may alternatively be replaced with a 7' wide lane of parallel on-street parking, and either a travel lane sharrow or a cycle track.

D Secondary Street

4 FORM STANDARDS

4.1 Building Types.

- A. Buildings in new construction shall generally conform with the basic Building Types set forth in this section, and illustrated on the following pages.
- 1) The building types defined in this section should be used as a general guide to the desired form and function of new buildings within the Clifton Park Town Center. The illustrations and photographs provided are for illustrative purposes only, and should not be interpreted literally, especially with regard to architectural styles.

B.

4.2 Frontage Types.

- A. Building frontages in new construction shall generally conform with the basic Frontage Types set forth in this section, and illustrated on the following pages.
- 1) The frontage types defined in this section should be used as a general guide to the desired character of new building facades within the Clifton Park Town Center. The illustrations and photographs provided are for illustrative purposes only, and should not be interpreted literally, especially with regard to architectural styles.
- B. Shopfront.
- C. Awning.
- D. Gallery.
- E. Forecourt.

Building Types:

Commercial Block

Description

The Commercial Block Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground floor commercial, service, or retail uses and upper floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.



Examples



Large shopfront windows and seating areas in front of the building help to provide for an active streetscape.



A street of commercial buildings of varying heights and widths.



Typical large commercial block building with simple massing, regular spacing of doors and windows, and a tall ground floor.

Building Massing

① Building length	200' max.
② Upper story facade length without offset	x' min.
③ Upper story facade offset length	x' min.
④ Upper story facade offset width	x' min.

Allowed Appurtances

■ Awnings	■ Porches
■ Balconies	■ Stoops
■ Galleries	■ Courtyards

Building Types: Liner Building

General Note:
The drawings and photos on this page are illustrative, not regulatory.

Description

The liner building is used to screen the blank or unsightly facades of other buildings from public view. The liner building faces the sidewalk with doors and windows. Liner buildings are commonly used to screen the blank sides of larger format retail, and to screen the bare sides of parking structures.



Examples



The liner buildings along the primary street frontage screen a parking garage podium and create a street edge that engages the pedestrian realm.



Liner buildings screen views of the large format retail and parking garage behind.

Typical Building Size and Massing

Width	20' - 200'
Depth	12' - 40'
Height	by Context Zone

Typical Private Open Space Configuration

Not Applicable

Typical Frontage Types

■ Shopfront	■ Gallery
■ Forecourt	■ Stoop
■ Porch	



A liner building provides doors and windows along the street frontage.

Building Types: Civic Building

*General Note:
The drawings and photos on this page are illustrative, not regulatory.*

Description

Civic Buildings are typically placed in focal locations. They should be designed with their function as landmarks in mind:

- The scale of Civic Buildings should typically be larger than surrounding buildings in order to be more prominent and visible across greater distances.
- Floor-to-floor heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated to exist within adjacent parcels.
- Prominent roof forms and additive elements such as cupolas can visually extend the height of the building.



Examples



The prominent tower of this civic building is a focal landmark.



This civic building, while modest in size, has grand proportions.

Typical Building Size and Massing

Width	Varies
Depth	Varies
Height	by Context Zone

Typical Private Open Space Configuration

Not Applicable

Typical Frontage Types

■ Shopfront	■ Gallery
■ Forecourt	■ Stoop
■ Porch	

Building Types:

Townhouse / Rowhouse

*General Note:
The drawings and photos on this page are illustrative, not regulatory.*

Description

The Townhouse, alternately known as the Rowhouse, is a single family type that is attached to its neighbors on either side.



Typical Building Size and Massing

Width	18' - 30'
Depth	20' - 60'
Height	by Context Zone

Typical Private Open Space Configuration

Rear Yard	10' x 15' min.
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Typical Frontage Types

- Shopfront
- Forecourt
- Porch
- Gallery
- Stoop

Examples



Townhouses are attached to neighboring units, forming a well-defined street edge.



Townhouses are often accessed by using a front stoop.



Townhouses define the street edge.

Building Types:

Duplex / Triplex / Fourplex

General Note:

The drawings and photos on this page are illustrative, not regulatory.

Description

This is a small multifamily residential type. Units may have individual entrances from the sidewalk, or may be accessed through a common building entry.



Examples



This fourplex building type has individual unit entrances, marked by stoops, that are accessible from the sidewalk.



A duplex contains two separate housing units.



A duplex with a divided central porch.

Typical Building Size and Massing

Width	18' - 60'
Depth	30' - 60'
Height	by Context Zone

Typical Private Open Space Configuration

Yard	10' x 15' min.
------	----------------

Typical Frontage Types

■ Shopfront	■ Gallery
■ Forecourt	■ Stoop
■ Porch	

Building Types:

Live-Work Unit

General Note:

The drawings and photos on this page are illustrative, not regulatory.

Description

The Live-Work Unit is an attached or detached single-family type that includes a commercial component, usually in the form of a ground floor shopfront space. The live-work unit provides an opportunity to integrate commercial uses in very small increments.



Examples



Attached live-work units are a unique building type that can introduce a mix of commercial and residential uses in small increments.



Live-work units establish a commercial presence in an otherwise residential area.



Live-work units forming a curved facade.

Typical Building Size and Massing

Width	18' - 35'
Depth	20' - 60'
Height	by Context Zone

Typical Private Open Space Configuration

Rear Yard 10' x 15' min., Balconies

Typical Frontage Types

■ Shopfront	■ Gallery
■ Forecourt	■ Stoop
■ Porch	

Building Types: Ancillary Building

*General Note:
The drawings and photos on this page are illustrative, not regulatory.*

Description

The Commercial Block Building Type is a small to large-sized structure, typically attached, that provides a vertical mix of uses with ground floor commercial, service, or retail uses and upper floor commercial, service, or residential uses. Smaller versions of this Type make up the primary component of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.

Examples



An ancillary outbuilding with a small apartment above a two car garage.



Typical Building Size and Massing

Width	10' - 30'
Depth	10' - 30'
Height	by Context Zone

Typical Private Open Space Configuration

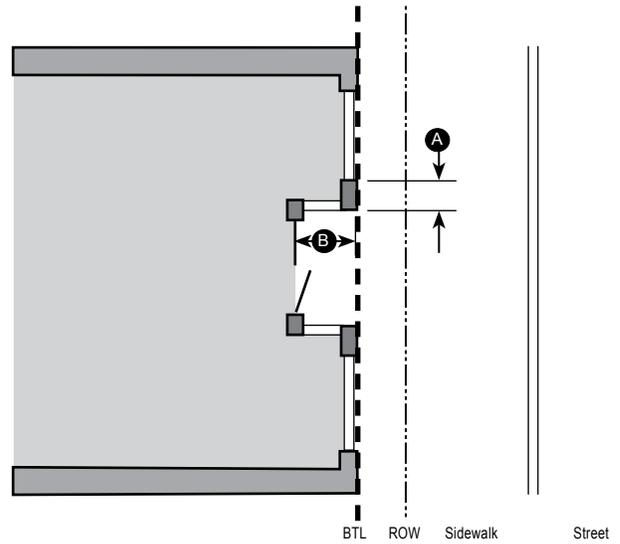
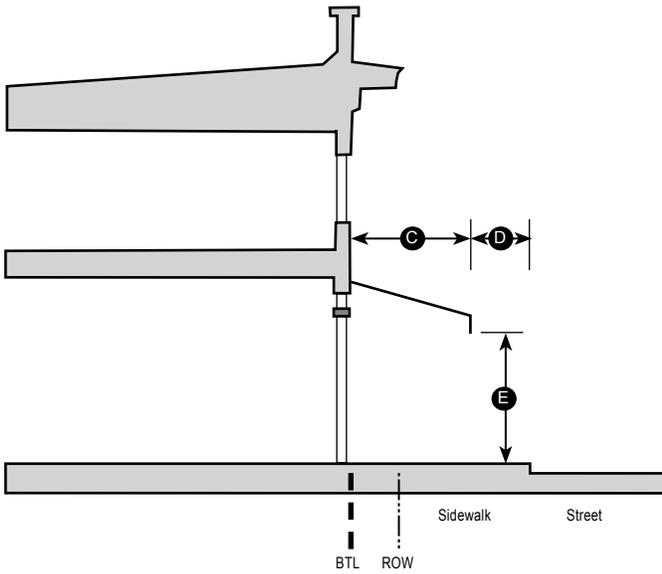
Not Applicable

Typical Frontage Types

- Shopfront
- Forecourt
- Porch
- Gallery
- Stoop

A 2-story ancillary outbuilding with an artistic siding pattern.

Frontage Types:
Shopfront



Key

- Build-to-Line (BTL)
- ROW/Property Line

A. Description

The main facade of the building is at or near the frontage line and shall include a canopy or awning element that overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material and is often retractable.

B. Size

Distance between Glazing	2' max..	A
Ground Floor Transparency	75% min.	
Door Recess	5' max.	B

C. Canopy or Awning

Depth	4' min.	C
Width, Cumulative	70% of facade width min.	
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

D. Miscellaneous

- Doors may be recessed as long as main facade is at BTL.
- Open ended awnings are encouraged.
- Rounded and hooped awnings are discouraged.

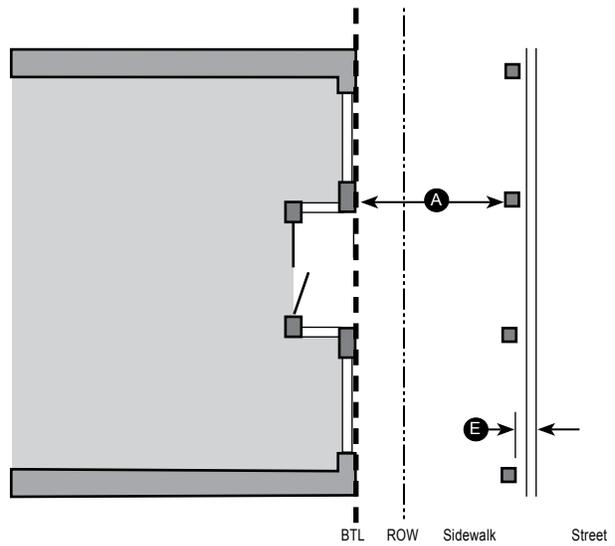
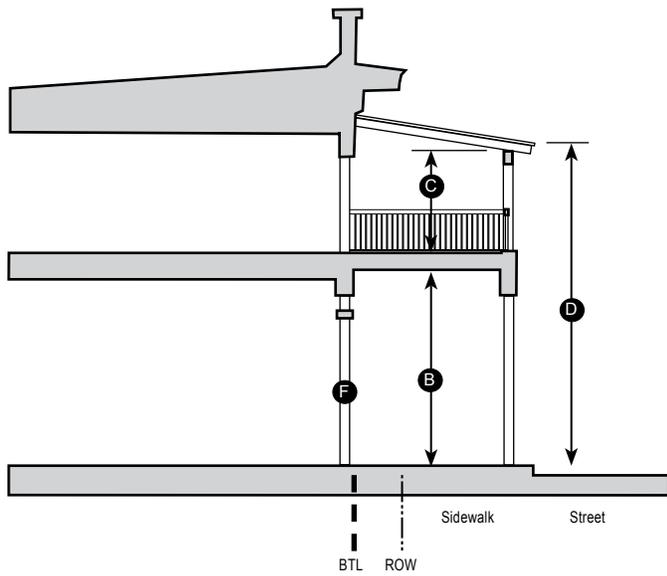


An example of a shopfront with a recessed doorway.



An example of a shopfront with a chamfered corner entry.

Frontage Types:
Gallery



- Key**
- Build-to-Line (BTL)
 - - - - - ROW/Property Line

A. Description

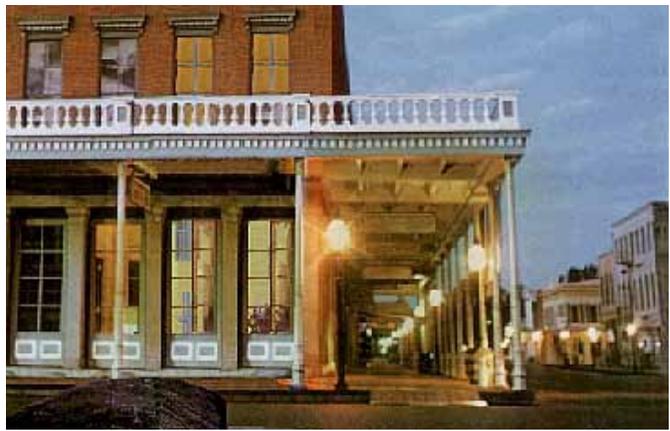
The main façade of the building is at the Build-to-Line and the Gallery element overlaps the sidewalk, eliminating the need for an awning. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories in height.

B. Size

Depth, Clear	8' min.	A
Ground Floor Height, Clear	11' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max	D
Setback from Curb	2' min.; 3' max.	E

D. Miscellaneous

Galleries must also follow all the rules of the Shopfront Frontage Type.



A gallery with slender metal columns.



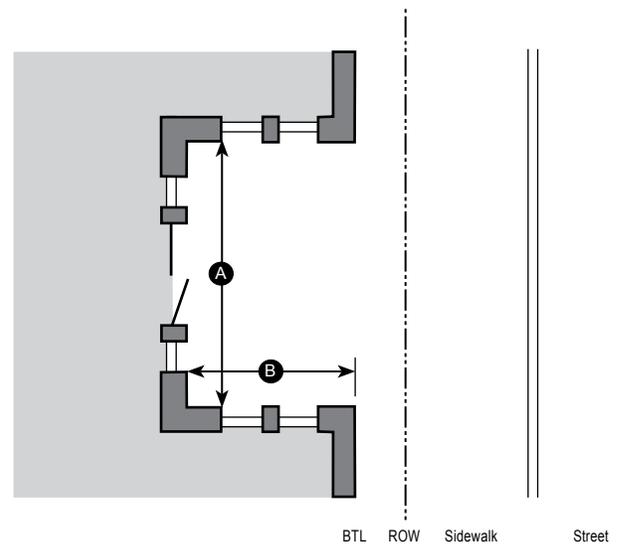
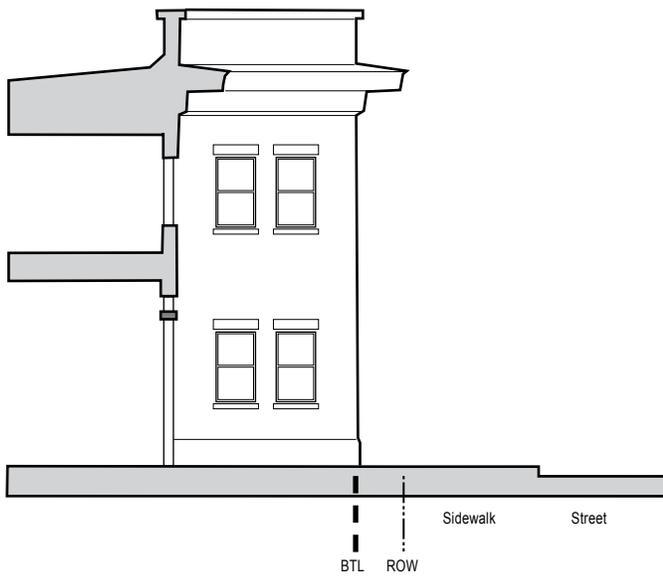
A wood framed gallery.



A masonry gallery with habitable space on the second floor.

Frontage Types:

Forecourt



Key

- Build-to-Line (BTL)
- ROW/Property Line

A. Description

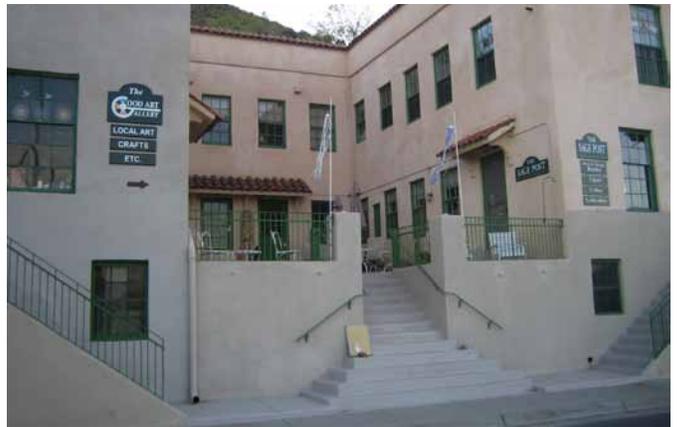
The primary portion of the building’s main facade is at the Build-to-Line while a small percentage is set back, creating a court space. This space can be used as an apartment entry court, garden space, or for restaurant outdoor dining.

B. Size

Width, Clear	12' min.	A
Depth, Clear	12' min.	B

C. Miscellaneous

Forecourts are especially useful along larger, more auto-dominant thoroughfares in order to provide well-shaped, intimately sized public outdoor spaces.



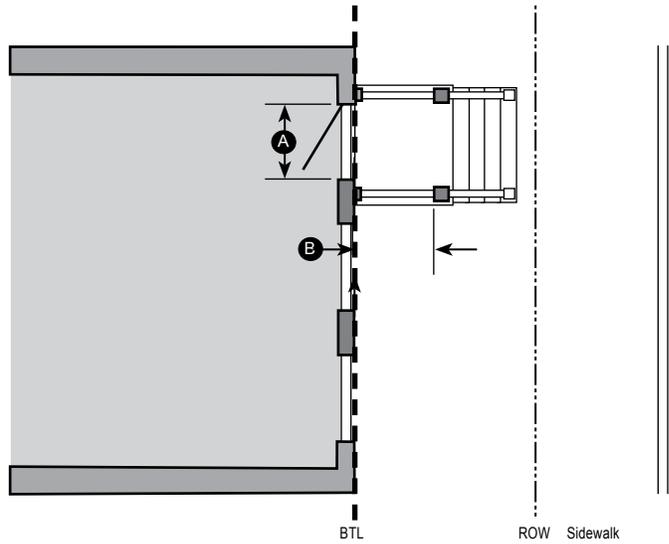
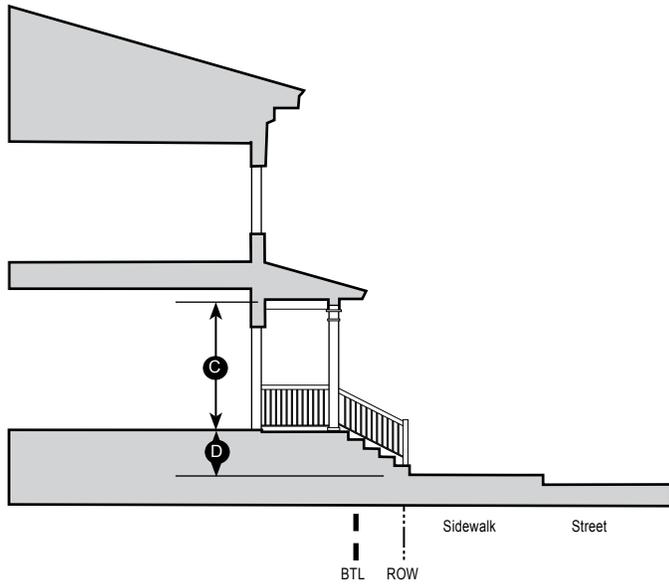
An elevated forecourt.



An elevated forecourt forming a dining terrace.

Frontage Types:

Stoop



Key

- Build-to-Line (BTL)
- ROW/Property Line

A. Description

The main façade of the building is at the Build-to-Line and the elevated stoop projects forward. The stoop is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may descend forward or to the side.

B. Size

Width, Clear	5' min., 8' max.	(A)
Depth, Clear	5' min., 8' max.	(B)
Height, Clear	8' min.	(C)
Height	1 story max.	
Finish Level Above Sidewalk	18" min.	(D)

D. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.



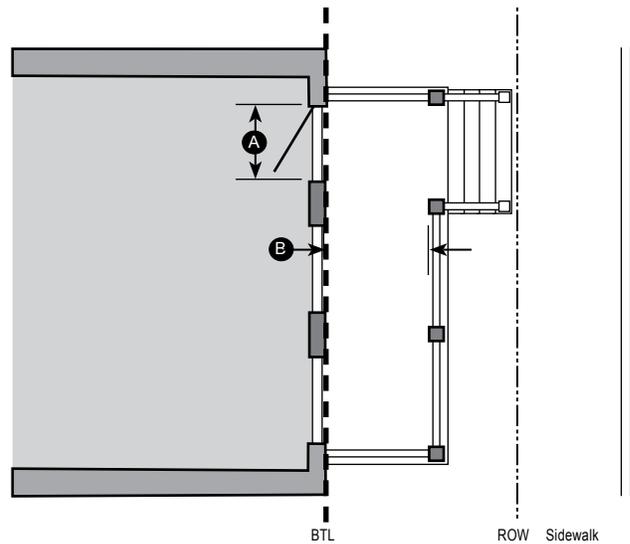
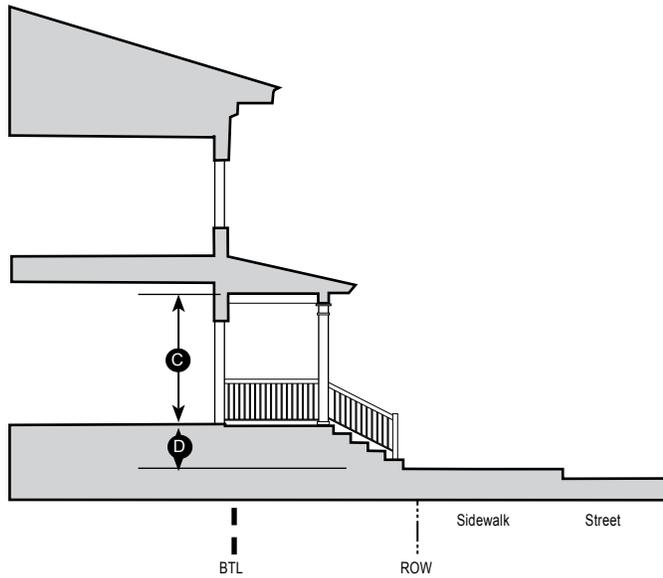
Unroofed stoops



Covered stoops.

Frontage Types:

Porch



Key

- Build-to-Line (BTL)
- ROW/Property Line

A. Description

The main facade of the building is at or near the frontage line and shall include a canopy or awning element that overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material and is often retractable.

B. Size

Width, Clear	10' min.	(A)
Depth, Clear	8' min.	(B)
Height, Clear	8' min.	(C)
Height	3 stories max.	
Finish Level Above Sidewalk	18" min.	(D)



A 2-story porch on an apartment building.



A wraparound porch located close to the sidewalk.

4.3 Preferred Incremental Change

- A. Understanding that much of the Clifton Park Town Center has already been developed, it may not always be possible or practical to meet the specific build-to requirements for some existing building additions. Existing building additions should attempt to comply with the Built-To requirements of this code to the extent possible and practical. The following examples are intended to act as a guide toward the intent and desire of this development code to deal with such incremental change over time as the Town Center matures.

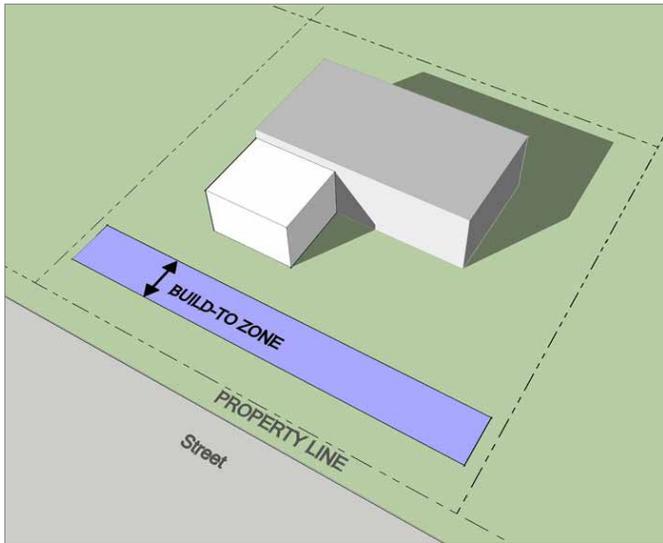


Figure X - ACCEPTABLE, BUT NOT PREFERRED. An existing building, set far back from the Build-To Zone (BTZ) places a small addition in front. Although the addition does not comply by extending into the Build-To Zone, it has reduced its non-conformity by getting closer to it, which is acceptable. This addition would not have to comply with Frontage Width % for the lot.

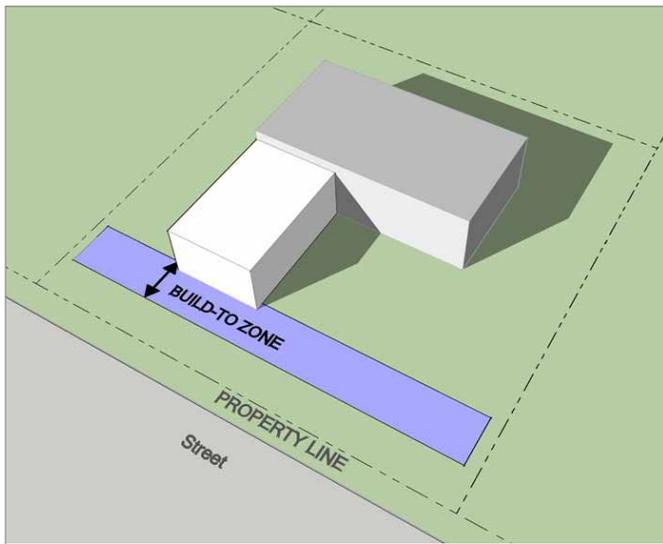


Figure X - PREFERRED. The front addition extends all the way up to the required Built-To Line (BTL), which is preferred because it has reduced its non-conformity. This addition would not have to comply with Frontage Width % for the lot.

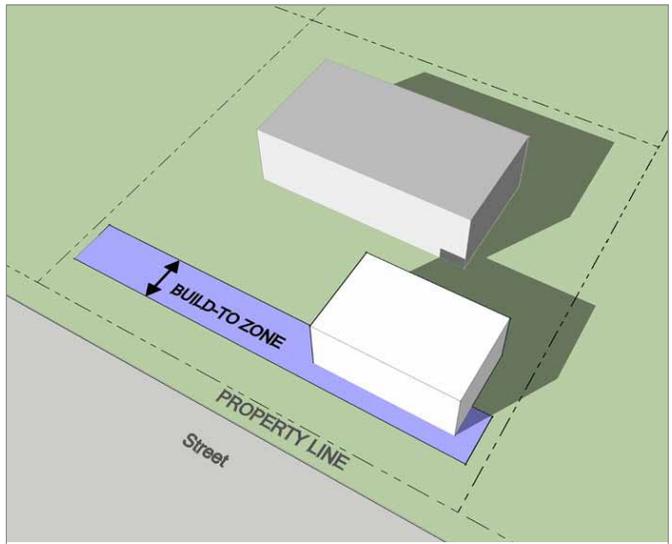


Figure X - PREFERRED. The new building addition is placed at the required Built-To Line (BTL), which is preferred because it has reduced its non-conformity. This addition would not have to comply with Frontage Width % for the lot.

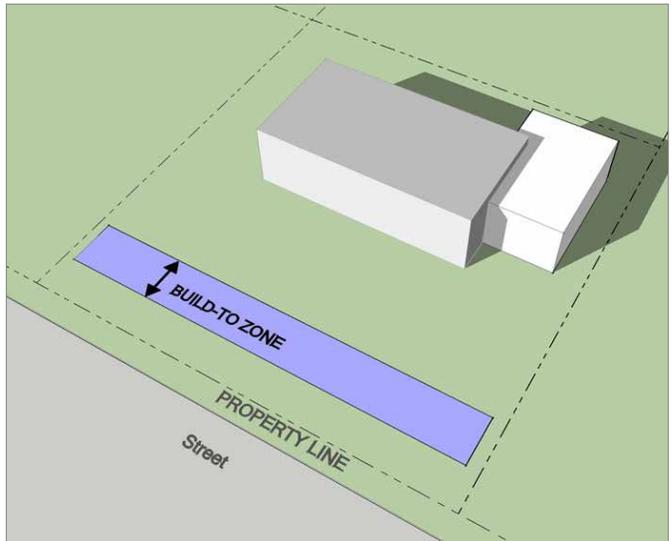


Figure X - NOT ACCEPTABLE. The new building addition is placed at the rear or side of the existing building. This is not acceptable because it would not reduce its non-conformity.

5 ARCHITECTURAL STANDARDS

5.1 Guidelines vs. Standards. Portions of this code which are intended as non-mandatory recommendations (guidelines) are defined using the words “should”. Provisions which are considered mandatory requirements (standards) are defined using the word “shall”.

5.2 General Principles. It is the intent of these standards and guidelines to provide substantive design direction while allowing for reasonable flexibility in the cases of renovations or redevelopment of existing properties.

- A. Design With The Pedestrian In Mind. Create attractive and safe routes for people to walk and relax which link to other areas. Limit the visibility of parking areas.
- B. Create a Local Identity. The architecture of the Town Center should be custom designed. Avoid or minimize corporate chain architectural styles.
- C. Keep The Park in Clifton Park. Emphasize green lawns, shade trees and robust landscaping.

5.3 Facades. New or substantially renovated building facades shall comply with the following:

- A. **Ground Floor Areas.** The ground floor areas of a facade, especially in pedestrian areas, should exhibit the highest levels of articulation, with larger openings and changes in depth, especially around entry points.
- B. **Blank Wall Areas.** Blank wall areas, except as noted below for required shopfront facades, shall not exceed the size of a rectangle measuring 30 feet in width and

eight feet in height. (Blank wall area limitations do not apply to facades facing an alley, service drive or non-public street.)

- C. **Required Shopfront Facades.** Ground floor shopfront store windows, where required by the regulating plan, shall provide a minimum of 50% facade transparency (i.e., square footage of glazed window and door openings (including trim) over square footage of entire facade area on that floor) at the ground floor facade area, allowing a view at least eight feet into the interior space within.
 - 1) Shopfront window areas should not exceed 15 feet in width and each area should be separated by at least 16 inches of facade material or trim.
 - 2) Shopfront windows shall be divided up into smaller segments with muntins and mullions so that no single pane of glass measures more than eight feet in width and eight feet in height.
 - 3) Blank wall areas in required shopfront facade areas shall not exceed the size of a rectangle measuring ten feet wide by 5 feet high.
 - 4) Upper floor areas of the facade above required shopfronts shall be designed to provide a minimum of 20% facade transparency.
 - 5) Blank wall areas in floors above required shopfronts shall not exceed the size of a rectangle measuring 15 feet wide by eight feet high.
- D. **Entry / Exit Doors.** Public entry and exit doors which swing outward shall be recessed into the facade a



Figure X - Facade Transparency {temp image}

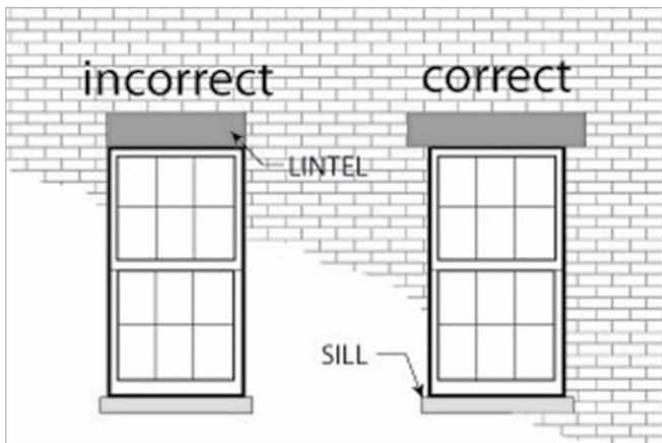


Figure X - Openings in masonry facades should visually show a structural lintel above the opening to express how it is holding the weight above it.

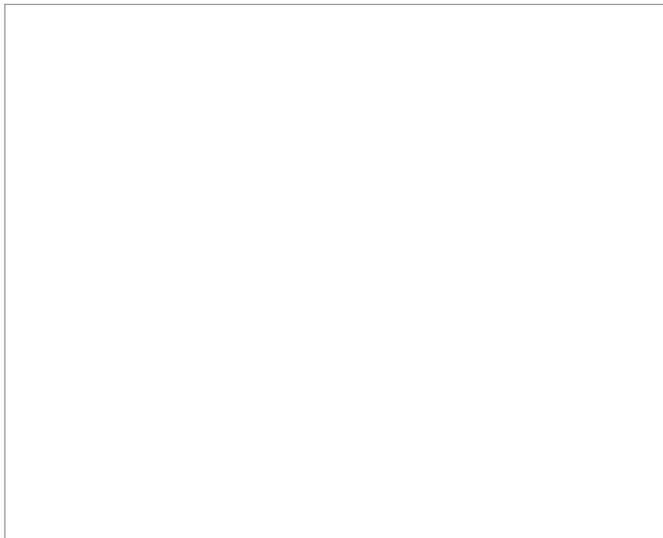


Figure X - Flat roof parapet design.



Figure X - Correct material transitions. Changes from one material to the next should occur at logical terminations, such as inside corners.

minimum of three feet where the sidewalk abuts the building.

E. Window and Door Openings. Window and door openings in masonry facades should express a structural lintel above to express how it is carrying the weight. A similar method using wood trim can be used on wood-clad facades.

F. Columns / Posts. The proportion of structural elements such as columns or posts should be appropriate to the weight they appear to be carrying.

5.4 Roofs

A. Flat Roofs. Flat roof structures shall be capped by an articulated parapet design which provides a noticeable “cap” to the building.

- 1) The parapet on a single-story facade should express at least six inches in overhang depth, and be at least 18 inches tall. Parapet overhang depth and height for taller facades should be increasingly larger.

B. Sloped Roofs. Sloped roof structures are encouraged to maintain a pitch between 6:12 minimum and 12:12 maximum for all primary roof areas (not including dormers, entry canopies or similar accessory elements.)

- 1) Roof overhangs are encouraged to be at least 6 inches deep.
- 2) Dormers and gables are encouraged along front facades to help maintain a prominent facade, reduce the scale of long runs of roof and divert rainwater and snow from entry areas.

5.5 Building Massing

A. Shapes Help Break Up The Scale. The overall massing of buildings should have areas of noticeable 3-D relief or be broken down into smaller shapes to reduce the scale and avoid the appearance of a “large box”.

- 1) Avoid trying to break up the scale and massing of a large facade by making it look like many different building facades stuck together. This often results in a fake “DisneyLand” appearance.

B. Larger Building Massing. Very large or long buildings should attempt to break up their massing along public frontages by providing articulations along the facade generally as follows:

- 1) “Courtyard Breaks” (courtyard areas) should be

provided no less than every 300 feet of facade length. These should create a change in facade depth at least 20 feet deep by 40 feet wide, and a change in facade height of at least eight feet. The courtyard space provided shall be designed to be accessible to pedestrians with attractive amenities such as seating, landscaping, storefront displays and/or entranceways.

- 2) **“Major Articulations”** should be provided no less than every 150 feet of facade length. These should create a change in facade depth at least four feet deep by eight feet wide and a change in facade height of at least four feet.
- 3) **“Medium Articulations”** should be provided no less than every 75 feet of facade length. These should create a change in facade depth at least two feet deep by four feet wide.
- 4) **“Minor Articulations”** should be provided no less than every 25 feet of facade length. These should create a change in facade depth at least eight inches deep by 12 inches wide.
- 5) Note that the recommended articulation placements listed above are not additive — you would not need

a major, medium and minor articulation all at the same location. The largest articulation required would override all lesser ones.

5.6 Exterior Materials & Details

- A. **Primary Facade Materials.** As listed in xxx, are recommended for not less than 70% of the exterior wall surface on all facades facing a public street.
 - 1) Smaller scale, natural materials should be used whenever possible, especially on front facades and near pedestrian areas.
 - 2) Exterior colors should be typically be a natural, muted shade. Brighter, more vibrant colors such as red or yellow should be reserved for minor accents and highlights only.
- B. **Secondary Facade Materials.** As listed in xxx, should be used as accent materials on not more than 30% of the exterior wall surface on all facades facing a public street.
- C. **Other Materials.** Other materials listed in xxx as “Not Recommended” should avoid being used, or should be used only in service areas which are not intended to be accessed by pedestrians or readily visible from a public

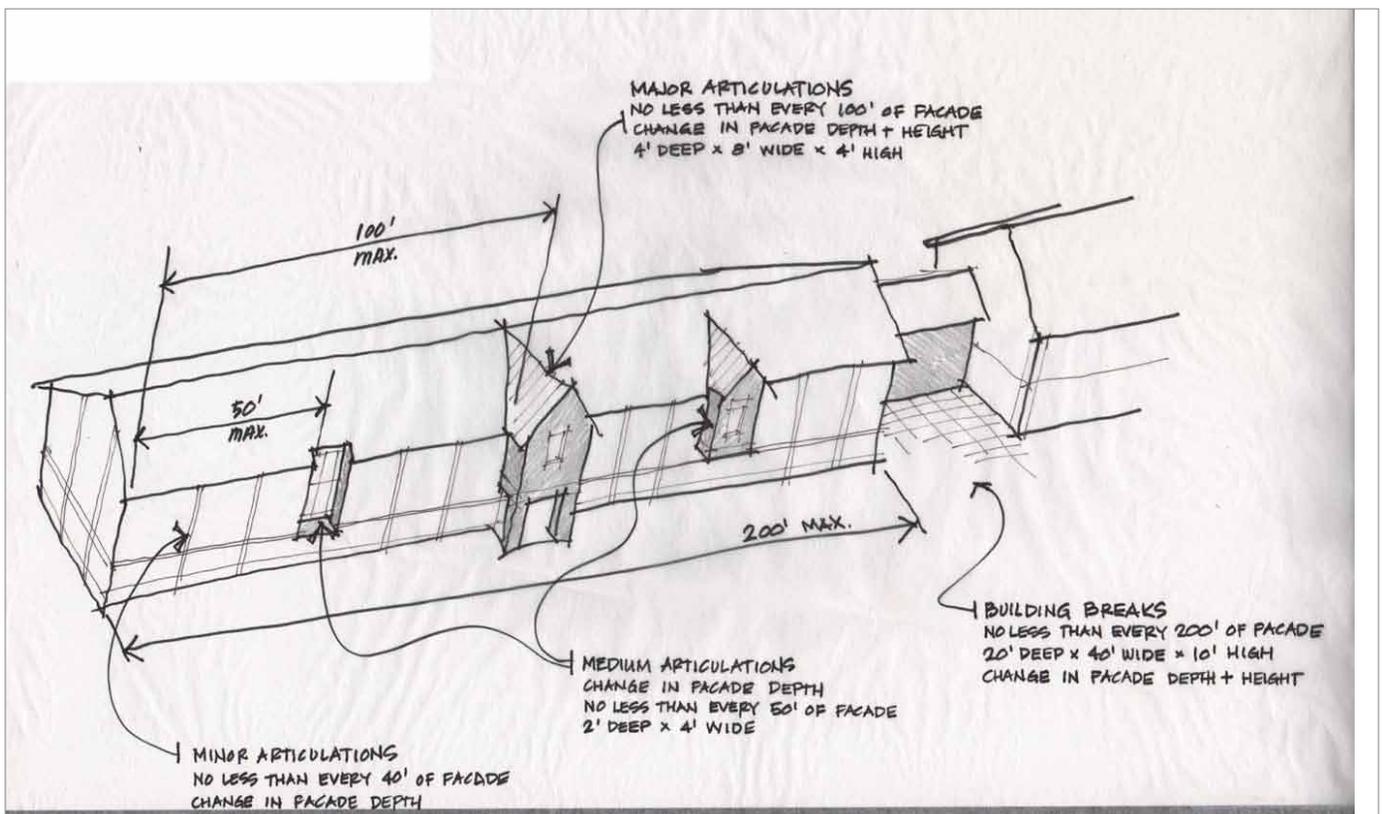


Figure X - Large Building Massing. {temp image} The public frontage of very long facades should be designed with a variety of minor, medium and major articulations and courtyard breaks to avoid the appearance of one long, uninterrupted building.

TABLE XX - EXTERIOR MATERIALS		
	Recommended Materials	Discouraged Materials (Not Recommended)
Primary Facade Materials	Brick - common red, brown, beige	T1-11 Siding
	Wood - clapboard, shingle, wood trim, painted	Plain (untextured) C.M.U.
	Stone - natural or artificial	Unfinished or Unpainted Wood
	Cement Fiber Siding - colored or painted	
	Glass Curtain Wall	
Secondary Facade Materials	E.I.F.S or Stucco (4 feet above grade minimum)	
	Textured or Split-Faced C.M.U. - colored	
	Vertical Board & Batten - painted	
	Glass Block	
	Pre-Cast Concrete Panels - colored	
	Metal or Composite Panels	
Doors & Windows	Wood, Aluminum, Vinyl Clad Windows & Doors	Mirrored Glass
		Colored / Bronzed Glass
		Tinted Glass (darker than 70% V.L.T.)
Roofing	Architectural Shingles	
	Standing Seam Metal	
	Slate or Tile - natural or synthetic	
	Copper	
	**insert flat roof material choices	
	Wood, PVC or Vinyl Parapet or Trim	
	Copper or Colored Metal Roof Flashing	Galvanized or Bare Metal Flashing
Awnings	Canvas, Acrylic or Vinyl Awnings - one, two or three color	Plastic or Gloss Finish Awnings
		Translucent, Backlit or Illuminated Awnings
Landscape Walls & Fencing	Brick or Brick Veneer Walls	Bare Concrete Walls
	Stone or Stone Veneer Walls	C.M.U. Walls
	Metal, Extruded Aluminum Fences - colored metal	Bare or Coated Chain Link Fence
	Cast Iron or Wrought Iron Fences	
	Wood Fences - painted	

Note: All material and paint colors should be of a natural, muted shade, except as used for specific design accents or highlights. Alternate materials to those listed above may be approved by the Town provided they are considered to be equivalent or better quality and appearance. V.L.T. is "Visible Light Transmission".

way.

D. Material Changes. Changes from one material or color to another along the horizontal direction should occur at "inside corner" transitions. Changes in materials or color along the vertical direction should occur at a hard-edge "bump-out" transition which gives the material or a surface to terminate into. Facades with an overabundance of different materials or colors are generally discouraged.

- 1) When using more than one primary facade material,

one should be used as the dominant theme, with the others used more sparingly to accentuate the design.

5.7 Appurtenances.

A. Awnings. Awnings may extend into a required setback. Awnings may extend into a public right-of-way provided they extend no closer than three feet from the edge of the street or road.

- 1) All awnings shall provide a minimum clearance underneath of at least eight feet, and shall be a

minimum depth of four feet.

B. Balconies. Balconies may extend into a required setback provided they extend no closer than four feet from a lot line. Balconies may extend into a public right-of-way provided they extend no closer than three feet from the edge of the street or road.

- 1) All balconies shall provide a minimum clearance above the sidewalk of at least 10 feet, and shall be a minimum depth of four feet.

C. Galleries. Galleries may extend into a required setback. Galleries may extend into a public right-of-way provided they extend no closer than three feet from the edge of the street or road.

- 1) Galleries should extend contiguously along at least 50% of the building facade frontage.
- 2) All galleries shall provide a minimum clearance above the sidewalk of at least 10 feet, and shall be a minimum depth of eight feet.

D. Porches.

E. Stoops. Stoops may extend into a required setback provided they extend no closer than four feet from a lot line. Stoops may not extend into a public right-of-way.

- 1) Stoops shall be no more than six feet deep, not including steps.
- 2) Stoops may include an overhead awning above, but may not be enclosed on the sides.

F. Courtyards.



Figure X - Galleries.



Figure X - Porches.



Figure X - Courtyards.

5.8 Signs

A. Applicability. No commercial sign may be erected, altered, changed in copy or mounting except as permitted by this section. This section does not apply to municipal Town Center neighborhood identification signs or street-light banners which may be installed by the Town of Clifton Park within the public right-of-way.

- 1) Pre-existing signs approved prior to the date of this code may remain as pre-existing non-conforming signs. Pre-existing signs which are replaced, altered, changed in copy or design shall be brought into conformity with this code. Pre-existing signs which require repair due to involuntary damage may be restored to their prior design without changes.
- 2) All signs must be located on the same property as the permitted use except for directory signs, sidewalk signs and monument signs approved to be located within a public right of way. Signs must be clearly incidental and associated to the

advertised and permitted use. >>Confirm existing code sign coordination<<

B. Primary and Accessory Signs. Each commercial business is permitted at least one **primary sign**, and may also be permitted a number of **accessory signs**, based on specific criteria. See Table XX, as well as individual sign descriptions.

C. Multi-Tenant Sign Plans. For all properties intended to be occupied by more than one commercial tenant, a proposed Sign Plan must be submitted to the Building Department for review and approval of a coordinated and uniform sign appearance.

- 1) Once approved, all individual tenant signs must comply with the standards of the plan with regard to overall style, lettering sizes, materials and background color (if applicable) so as to create a consistent and uniform appearance. The individual text fonts, text colors and logo colors may differ as needed to match company branding.

TABLE XX - Sign Types and Maximum Sign Area Allowed By Zone

Sign Type	TC6 Boulevard	TC5 Neighborhood	TC4 Transition	TC3 General	TC2 Edge	TC1 Highway	OS Open Space
Wall Sign (primary)	1.2 sf / ft of facade length	1 sf / ft of facade length	1 sf / ft of facade length	2 sf / ft of facade length	1 sf / ft of facade length	1.5 sf / ft of facade length	---
Canopy Sign (primary)	1.2 sf / ft of facade length	1 sf / ft of facade length	1 sf / ft of facade length	2 sf / ft of facade length	1 sf / ft of facade length	1.5 sf / ft of facade length	---
Projecting Sign (primary)	1 sf / ft of facade length	1 sf / ft of facade length	---	---	---	---	---
Monument Sign (primary)	30 s.f. per side	---	30 s.f. per side	0.01 s.f. / GSF per side	30 s.f. per side	0.01 s.f. / GSF per side	30 s.f. (place name)
Awning Sign (accessory)	15 s.f.						---
Window Sign (accessory)	25% of glass area						---
Hanging Sign (accessory)	5 s.f. per side						---
Menu Sign (accessory)	6 s.f.						---
Plaque Sign (accessory)	4 s.f.						---
Directory Sign (accessory)	20 s.f.						16 s.f. (interpretive sign)
Sidewalk Sign (accessory)	6 s.f. per side						---

Notes: See individual sign descriptions on the following pages for more information. Facade length refers to that facade of the building only. Multiple businesses along the same facade should divide the total maximum sign area to determine the size of their individual signs. Sign area allocation cannot be transferred from one side of the building to another. GSF = gross square feet of tenant floor area.

D. Required Street Address. All commercial and residential properties are required to display the street address number above or near the primary entry or in a reasonably obvious location. Street address text may optionally include the name of the street, and shall be between 6 and 12 inches tall.

E. Other / Temporary Signs.

- 1) Temporary Signs. Commercial businesses which have an approved sign design accepted by the town but which are waiting for the it to be constructed and installed may install a temporary sign banner of roughly equal size for a period not to exceed 3 months until the permanent sign can be installed.
- 2) Temporary Announcement Signs & Banners. Each commercial business is permitted a single temporary promotional, special event or similar sign or banner no more than 4 times a calendar year for no more than 7 consecutive days each. Limited to no more than 6 square feet.
- 3) Window Posters and Advertisements. Posters, promotional banners, neon beer signs and similar advertisements mounted inside the windows of the commercial business shall be limited to no more than 10% of the total window area.

F. Prohibited Signs.

- 1) Inflatable, animated, moving or rotating signs, except traditional barber poles used for said business.
- 2) Freestanding monument signs identifying more than one business name, except as a permitted Directory Sign.

G. Portable advertising sign trailers, vehicle signs or vehicles with signage parked for long durations acting as off-premise advertising.

- 1) Signs constructed of unfinished or foldable materials, including but not limited to bare lumber-grade wood, plywood, fabric, paper, nylon banners and similar materials are not permitted as permanent signs.

5.9 Sign Lighting. Sign lighting may be provided as External, Internal or Silhouette methods as detailed below:

A. External Illumination. Decorative light or lights externally mounted above or below the sign which directs light only onto its face.



Figure X - External Lighting. Example of an externally illuminated sign with a decorative gooseneck lamp.



Figure X - Internal Lighting. Example of an internally illuminated sign where the text is the only portion of the sign which emits light.

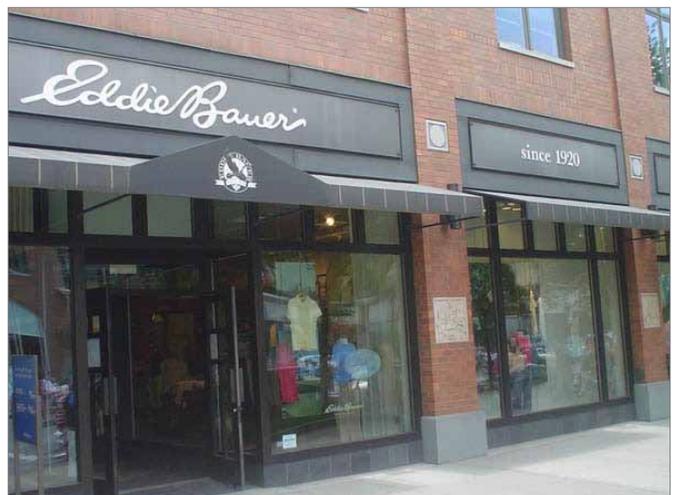


Figure X - Internal Lighting. The same sign shown above, as seen during the day. The sign cabinet is integrated into the facade design so as to provide a clean appearance and not project out very far.

- 1) Light source shall be white or warm white with a shielded cover which conceals any bare bulbs.
- 2) Darker background signs with light letters are recommended for the external lighting method.

B. Internal Illumination. Lights hidden inside the body of the sign or inside individual letters.

- 1) The face of the text or graphic logo shall be the only portion of the sign which is translucent and emitting light. Any remaining background or sign area must remain fully opaque.
- 2) The color of any illuminated text or graphics shall be soft and muted.
- 3) Internally illuminated cabinet box signs meeting the criteria above shall be recessed into the face of the facade or mounted and framed so as to appear complimentary or integral to the facade materials, and shall not project out from the facade more than 6 inches.

C. Silhouette Illumination. Lights hidden behind individual channel letters which are fully opaque, creating a backlight or silhouette effect glowing around the edges of the text.

- 1) Individual channel letters must be fully opaque.
- 2) The source of the light and associated wiring or mounting brackets must be fully concealed.
- 3) The backlit color behind the letters must be of a soft and muted shade.

D. Other Lighted Sign Methods.

- 1) Projected Image. "Projected Image" signs projected onto a facade or sidewalk area may be approved in lieu of a wall sign by the Director, provided the projector light source is concealed and does not interfere with driver or pedestrian vision. Projected image signs on a facade or other vertical surface must meet the sign area requirements for a wall sign. Projected image signs on the sidewalk may be twice the allowable area of a wall sign. Only one per business.
- 2) Neon. Exposed neon may be used for sign lettering and logos, or as an accent.

E. General Lighting Requirements.

- 1) All sign lighting shall be non intermittent.
- 2) Sign lighting shall be turned off at the close of business.



Figure X - Silhouette Lighting. An example of individually applied opaque channel letters which are backlit by concealed lights..



Figure X -

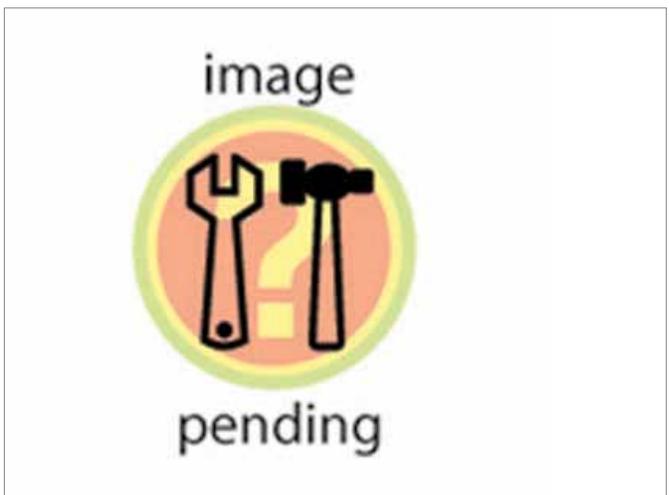


Figure X -

- 3) Changeable copy LED or LCD message Boards, typically designed to display alternating messages with animations or images are only permitted for single commercial tenants in excess of 80,000 s.f. of floor area.

F. Prohibited Sign Lighting.

- 1) Sign lighting which is flashing, blinking, pulsing, changing, chasing or moving is not permitted.

5.10 Equipment

A. Mechanical Equipment. Mechanical equipment, including roof-mounted, facade mounted or ground level mounted, shall be screened from view from adjacent public right of ways, properties and pedestrian walkways (does not include service alleys).

- 1) Screening shall be achieved with non-deciduous landscape plantings, architectural building elements which match the exterior building materials, or parapet walls.

B. Cellular Panel Antennas.

C. Solar Panels.

Wall Signs (A Primary Sign)



Definition / Description

A sign board or individual letters secured to an exterior wall, parallel to the wall, extending no more than 12 inches from the surface. Signs hung within an opening in the facade or archway parallel to the facade shall also be considered wall signs.

Provisions

1. Wall signs shall be logically placed among the features of the facade so that they do not obscure architectural features or details underneath.
2. No portion of a wall sign may extend above the roof line or parapet wall.
3. Wall signs shall be mounted on the vertical plane of the facade. Signs which are mounted on the sloped surfaces of a building facade or roof are not permitted except on pre-existing buildings where there isn't sufficient facade space for normal mounting, with approval by the Town.
4. The allowed signage area may be broken down and divided among multiple areas, if desired.
5. Mounting hardware or raceways must be concealed.

Sizing

1 square foot of sign area per linear foot of facade length, divided by the number of commercial tenants along that facade. Max Sign Height: 3 feet.

Number of Signs

1. Wall signs may not be used with any other primary signs, such as a canopy sign or projecting sign, but may be used in conjunction with other allowed secondary signs.
2. Each commercial tenant is permitted one wall sign per business facade frontage, up to a maximum of 2.
3. In addition to permitted wall signs, multi-tenant buildings which rely on a common entry door to access each tenant are permitted a Plaque Sign located at the door which identifies the individual businesses inside.

Lighting

1. May use external, internal or silhouette lighting.

Canopy Signs (A Primary Sign)



Definition / Description

Freestanding lettering which is mounted along the top surface of an allowable entry canopy, overhang or architectural element.

Sizing

X square foot of sign area per linear foot of facade length, divided by the number of commercial tenants along that facade. Max width of canopy sign: 80% of that canopy face width. Max height of text or graphics: 18 inches.

Provisions

1. Only canopies at the ground floor level may contain signage information.
2. Signage information is limited to the commercial establishment corresponding to that window or door.
3. Signage information is limited to the name of the commercial business or building and street number only.
4. The allowed signage area may be broken down and divided among multiple canopies, if desired.
5. Required street address numbers placed above the canopy shall not count against the allowable sign area.

Number of Signs

1. Canopy signs may not be used with any other primary signs, such as a wall sign or projecting sign, but may be used in conjunction with other allowed secondary signs.
2. Each commercial tenant is permitted one canopy sign per business facade frontage, up to a maximum of 2.

Lighting

1. May use external lighting.

Projecting Signs (A Primary Sign)



Definition / Description

A two or three-dimensional sign attached perpendicular to a building facade and extending outward more than 12 inches, designed to be readable while viewing down the street.

Provisions

1. A minimum clearance of 10 feet above the sidewalk.
2. A projecting sign may be located at the corner of 2 intersecting streets and combine the sign area allocation of both facades.
3. Projecting signs may not extend above the roofline.
4. The allowed signage area may be broken down and divided among multiple signs if desired, however no projecting sign may be placed less than 20 feet from another projecting sign.

Sizing

X square foot of sign area per linear foot of facade length, divided by the number of commercial tenants along that facade.

Max width (projection) of projecting sign: 3 feet. Maximum thickness (width parallel to facade): 12 inches.

Number of Signs

1. Projecting signs may not be used with any other primary signs, such as a wall sign or canopy sign, but may be used in conjunction with other allowed secondary signs.
2. Each commercial tenant is permitted one projecting sign per business facade frontage, up to a maximum of 2.

Monument Signs (A Primary Sign)



Definition / Description

A freestanding sign designed to identify a large retail tenant, commercial plaza, gas station or other business which is located out of sight from the street.

Sizing

Monument signs shall be no taller than 8 feet above grade, no thicker than 16 inches. Sign information may only appear on the long sides. Sizes calculated by Gross Square Feet (GSF) are not required to be any less than 30 s.f., but shall never be larger than 150 s.f.

Provisions

1. Signage information is limited to the name of the commercial business or development and must include the street number. Gas station monument signs may include company logo and pricing information for no more than 3 types of fuel.
2. Must be located so as to not obstruct pedestrian or vehicular line of sight to traffic.
3. Must include landscaping around base.

Number of Signs

1. Each business or development permitted a monument sign is limited to 1 such sign.
2. Monument signs may not be used in conjunction with any other primary signs except in the cases of: commercial tenants in excess of 40,000 gross square feet (gsf); for entrance driveways into named developments of at least 20,000 gsf; gas stations; or for commercial tenants not visible from the street. In such cases, a single primary sign may be used in addition to the monument sign for each tenant.
3. Monument signs may be used in conjunction with other allowed secondary signs

Awning Signs (An Accessory Sign)



Definition / Description

Lettering and graphics painted or applied onto the vertical surface of an approved awning above a ground level door or window.

Provisions

1. Only awnings at the ground level may contain signage information.
2. Signage information is limited to the commercial establishment corresponding to that window or door.
3. Signage information is restricted to the vertical front face and vertical sides of the awning only.
4. The allowed signage area may be broken down and divided among multiple awnings, if desired.
5. Required street address numbers placed on the awning shall not count against the allowable sign area.



Sizing

X square foot of sign area per linear foot of facade length, divided by the number of commercial tenants along that facade.

Max width of awning sign: 80% of that awning face width. Max height of text or graphics: 10 inches.

Number of Signs

1. Awning signs may be used in combination with other allowed primary and secondary signs.

Lighting

1. Awning signs may not be illuminated.

Window Signs (An Accessory Sign)



Definition / Description

Lettering and graphics painted or onto the window or storefront glass, or signs hung behind the glass, of the commercial business.

Sizing

No more than 30% of the total window area for ground floor windows, and not more than 20% of the total window area for upper floors. Window area shall be calculated separately for each business, each facade and each floor level..

Provisions

1. Signage information is limited to the commercial establishment corresponding to that window or door.
2. Required street address numbers placed on the windows shall not count against the allowable sign area.
3. Customary informational signs such as hours of operation, "Open / Closed", credit cards accepted and similar information shall not count toward the window area limit.
4. Window lettering is permitted on the ground and second floor windows. Sign boards hung behind the glass are not permitted above the ground floor.

Number of Signs

1. Window signs may be used in combination with other allowed primary and secondary signs.

Lighting

1. Window lettering may not be illuminated. Sign boards hung behind the glass may be externally illuminated.

Hanging Signs (An Accessory Sign)



Definition / Description

A sign which is hung from the underside of a covered walkway or gallery, extending perpendicular to the facade..

Provisions

1. Hanging signs are intended to be used only in cases with a covered walkway or gallery design where pedestrians in the walkway are unable to see any primary signs located on the facade, and there is insufficient room under the walkway to place a primary sign.
2. Signage information is limited to the commercial establishment corresponding to that window or door.
3. A minimum clearance of 8 feet above the walkway.
4. Multiple hanging signs underneath the same covered walkway should be designed as a coordinated Sign Plan.



Sizing

- 4 square foot of sign area (each side of sign).
- Max width of hanging sign: 80% of the covered walkway width.

Number of Signs

1. Hanging signs may be used in combination with other allowed primary and secondary signs.
2. Hanging signs are limited to one per business.

Lighting

1. May use external lighting.

Menu Signs (An Accessory Sign)



Definition / Description

A sign which is attached outside of a restaurant entry to display the menu of foods currently being served. Limited to restaurants which only provide table service.

Provisions

1. Menu signs are not intended to be used for eating establishments which provide walk-up, counter or take out food service.
2. Sign information and contents is limited to a reproduction of the establishment's menu only.
3. Protective cabinets designed to enclose the menu shall not include any text or logos, but may include decorative designs or patterns.

Sizing

4 square foot of sign area (one side only)

Number of Signs

1. Menu signs may be used in combination with other allowed primary and accessory signs, however may not be used in conjunction with a Sidewalk Sign.
2. Menu signs are limited to one per business.

Lighting

1. Menu signs may use external illumination from a small fixture mounted above the menu or from a concealed lamp inside a protective cabinet.

Plaque Signs (An Accessory Sign)



Definition / Description

A sign which is mounted on the wall near eye level directly adjacent to a building entry to identify multiple commercial establishments inside which share the same entry door, or to announce a dedication, history, building completion date or similar information.

Provisions

1. Plaque signs are permitted to list individual business names only in cases where multiple commercial establishments share the same building entrance or lobby. Signage information is limited to the names of the commercial businesses inside only, name of the building and street address.
2. Plaque signs may be constructed of separate plates which can be removed and replaced to accommodate tenant changes, provided the overall sign area is allowed.
3. Plaque signs may be constructed of metal, wood, pvc or other durable, weatherproof material with the text or graphics which are permanent to each plate.

Sizing

4 square foot of sign area (one side only).

Number of Signs

1. Plaque signs may be used in combination with other allowed primary and secondary signs.
2. Plaque signs are limited to one per building entry.

Lighting

1. Plaque signs may not be illuminated.

Directory Signs (An Accessory Sign)



Definition / Description

A freestanding sign located on the sidewalk which identifies 6 or more businesses located within the same building

Provisions

1. Permitted for use only in situations where it is not possible or desirable for every individual building tenant listed to have primary signage located on the facade of the building.
2. The sign must be located as close as reasonably possible to the main entry of the building it serves. The individual businesses listed on the directory must be located within that building.
3. The required street address numbers shall be placed prominently on the top of the sign.
4. Sign text shall be limited to the name of each commercial business only, the name of the building (if applicable) and the street address.

Sizing

No more than 4 feet wide and 7 feet tall.

Number of Signs

1. Directory signs may be used in combination with other allowed primary and secondary signs. Tenants which have primary signs are not excluded from the directory sign.
2. The building is limited to 1 Directory Sign, located outside of the primary entry. Additional Directory Signs may be approved near other building entry points on other frontages, if deemed necessary.

Lighting

1. May use external or internal lighting.

Sidewalk Signs (An Accessory Sign)



Definition / Description

A temporary freestanding sign placed on the sidewalk during business hours which identifies an adjacent business.

Provisions

1. Permitted for use only by retail or food service establishments with sufficient sidewalk space in front.
2. The sign must be located in front of the business it serves, placed so as to maintain at least 8 feet clear width of walking area in front of the establishment and to avoid tripping hazards.

Sizing

No more than 3 feet wide and 4 feet tall (each side).

Number of Signs

1. Commercial businesses are limited to 1 sidewalk sign.

Lighting

1. Sidewalk signs may not be illuminated.

6 SITE STANDARDS

6.1 Parking

- A. Applicability.** The parking requirements of this section applies to all commercial and residential properties applying for a permit for the construction, renovation, addition, site plan alteration or change of use. This section does not apply to on-street parking provided in the public right-of-way.
- B. Changes in Use and Additions.** The minimum parking requirements for a property shall be reviewed for compliance with this code for additions or renovations which result in increased customer space or which create a more intensive parking use.
- C. Minimum Parking Requirements.** The minimum on-site parking requirements for each use shall be as listed in Table XX, unless parking reductions through the use of Staggered Hours or Shared parking arrangements are approved as detailed below. Fractional results shall be rounded up.
- D. Insufficient parking.** Where there is insufficient parking available on-site for a proposed use, change in use or expansion, the following options may be considered by the Town as meeting the parking requirements:
- 1) Reduction in the minimum amount of required parking through an approved Staggered Hours or Shared Parking arrangement, as described below.
 - 2) Reduction in the in the size of the proposed expansion.
 - 3) Reduction in the intensity of the proposed use change, including but not limited to a denial of the change of use.
 - 4) Payment of in-lieu fees to the Town Center Public Parking Fund, as described below.
- E. Maximum Parking.** The Town is authorized to limit or reconfigure the number of parking spaces provided on-site if they are in excess of 200% of the minimum amount required. The following options may be considered by the Town for excesses of 10 or more spaces:
- 1) Pre-existing asphalt paved areas no longer needed by a new proposed use shall be removed and reclaimed as landscaped areas, islands, rain gardens or other pervious treatment.

- 2) That excess parking be held in future reserve.
- 3) That excess parking be configured as public parking which is specifically located and designated with signage as available for public use, with sidewalk connections to adjacent areas.
- 4) That excess parking areas and associated travel lanes be constructed of pervious paving surfaces in lieu of traditional asphalt.

F. General Provisions.

- 1) All properties are required to provide cross-access connections to adjacent parking lots and are encouraged to provide unreserved or shared parking arrangements with neighboring properties.
- 2) All off-street parking areas should be consolidated within the center of street blocks where possible, behind buildings.
- 3) One required off-street parking space may be substituted by each on-street parking space existing directly in front of the business within the public right-of-way or public street. Each on-street space may only count toward one property.
- 4) Required off-street parking, including employee parking, may be provided on a different lot than the subject property provided they are counted as part of an approved Shared Parking Agreement.
- 5) Seasonal outdoor dining or bar areas shall be calculated at the reduced rate of 25% of the normal parking requirements.

G. Staggered Hours Parking. A reduction in the minimum number of required parking spaces may be approved for combinations of uses which have staggered demand schedules over time, such as daytime office with residential.

- 1) Staggered hours parking may be utilized by single properties with multiple uses, and by multiple adjacent property owners who physically merge or connect their parking lots into a common shared lot, as approved by the Town Engineer.
- 2) An example guide for calculating staggered demands between multiple uses is provided in the appendix for reference.

H. Shared Parking Agreements. A reduction in the minimum number of required parking spaces may be approved for two or more adjacent property owners or businesses

who share or physically connect their lots and agree to a shared parking arrangement.

- 1) The total number of parking spaces which may be deducted from the shared lot shall be as shown in Table XX - Allowable Shared Parking Reduction.
- 2) The majority of the parking provided in the shared lot must remain unreserved.
- 3) Shared parking reductions may be combined with Staggered Hours Parking reductions.

6.2 Transit. Provision for transit facilities including bus/bus rapid transit stops/pull offs shall be coordinated with regional and local transit agencies and such facilities shall be incorporated into site plans as directed by the Planning Board.

6.3 Parking Lot Landscaping. New or reconfigured parking lot areas shall provide the following landscaped elements.

- A. Front Yard Buffer (A).** All parking areas abutting a public right-of-way or future street shall provide a Front Yard Buffer at least 10 feet deep from the sidewalk consisting of shrubbery, hedges, trees, decorative walls or fences which creates a visual screen at least 3 feet high. Does not apply to internal driveways, alleys or access roads not designated on the Future Street Plan. [Figure X]
- B. Front Yard Perimeter Bulb-Out (B).** All parking areas abutting a public right-of-way or future street shall provide bulb-outs so that there are not more than 15 continuous parking spaces in a row uninterrupted along that frontage. The bulb-out should be equal in depth to the parking spaces, a minimum of 9 feet wide which include flowers, shrubs, grass and/or trees where not more than 50% of the groundcover is mulch or gravel. [Figure X]
- C. End of Row Bulb-Out (C).** A landscaped bulb-out should be located at the end of any perimeter parking row abutting a travelled lane. The bulb-out should be equal in depth to the parking space, a minimum of 9 feet wide which include flowers, shrubs, grass and/or trees where not more than 50% of the groundcover is mulch or gravel. [Figure X]
- D. Internal Landscaped Island (D).** Internal parking rows should provide landscaped islands at either end of the rows. The islands shall be equal in length to the rows and at least 9 feet wide, or of equivalent size if an irregular shape is necessary. Islands shall include at least 2 trees with shrubs, flowers, grass or other

TABLE XX - Minimum Parking Requirements

	Use Type	Required Spaces
Commercial	Animal; pet grooming	
	Animal; veterinary services	
	Assembly or auditorium; indoor	
	Automotive; fuel sales	
	Automotive; service or wash	
	Automotive; sales	
	Bank	
	Bank; drive thru	
	Bar or tavern	
	Club; indoor	
	Commercial amusement; indoor	
	Dry cleaning	
	Home occupation	
	Hotel	
	Laundromat	
	Medical services; outpatient	
	Office	
	Personal care	
	Repair and maintenance; light	
Restaurant		
Restaurant; drive thru		
Restaurant; outdoor seating		
Retail		
Retail; drive thru		
Retail; outdoor display		
Residential	Nursing home	
	Residence; multifamily	
	Residence; mixed-use multifamily	
	Senior housing	
Civic / Public	Cultural center	
	Municipal office or public safety facility	
	Parking; structured above grade	
	Parking; structured below or at grade	
	Public open space or park	
	Religious facility	
	School; child day care	
	School; nursery or K-12	
	Utility; telecommunication tower	
	Utility; general public service	

Notes:

plantings so that not more than 50% of the groundcover is mulch or gravel. [Figure X]

- E. Intermediate Landscaped Island (E). Internal parking rows should provide intermediate landscaped islands so that there are not more than 12 continuous parking spaces in a row uninterrupted. Islands shall be landscaped the same as internal landscaped islands. [Figure X]

- F. Enhanced Parking Median (F). Larger parking lots which contain multiple rows of parking should provide an enhanced parking median [Figure X] so that there are not more than 6 rows of parking uninterrupted. Enhanced landscaped medians may be of 2 different types - Landscaped or Pedestrian: [Figure X]

- 1) Landscaped medians shall separate the rows of parking on either side with a continuous 6 foot wide landscaped band which includes additional landscaping and trees no less than every 30 feet.
- 2) Pedestrian medians shall separate the rows of parking on either side with a continuous 6 foot wide pedestrian sidewalk - flush to grade - which leads toward building entry areas and connects to perimeter sidewalks with crosswalks.

- G. Town Center Public Parking Fund {RESERVED}

6.4 Service Areas & Loading Docks

- A. Trash and recycling dumpsters or similar collection areas shall be located in the rear or to the side of buildings and screened from view from adjacent public right of ways, properties and pedestrian walkways (not including service alleys).

- 1) Screening shall be achieved with building enclosures on 3 sides which match or complement the exterior building materials.

6.5 Landscaping

- A. [insert landscaping requirements]

6.6 Outdoor Lighting

- A. Applicability. The lighting requirements of this section applies to all commercial and residential properties applying for a permit for the construction, renovation, addition or site plan alteration. This section does not apply to public street lighting installed by the Town of Clifton Park in the public right-of-way.

- 1) Pre-existing site lighting fixtures which are removed

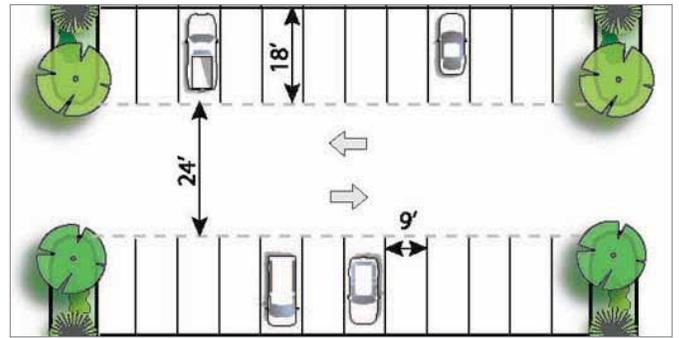


Figure X - 90 Degree parking.

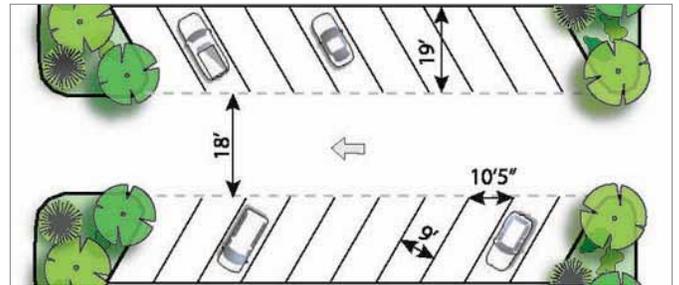


Figure X - 60 Degree parking.

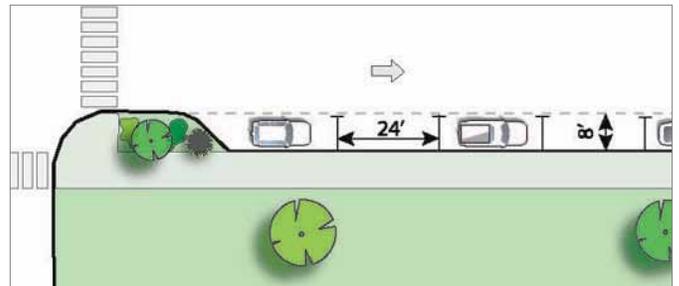


Figure X - Parallel parking.



Figure X - General Parking Concepts. Parking lots should strive to create shared parking areas within the center of blocks which can be utilized by all surrounding properties to maximize efficiency and put the visual focus on the buildings. This concept can be further adapted to provide a multi-story parking structure within the center of the block, greatly increasing parking capacity and freeing up more land area for development.

- A** FRONT YARD BUFFER
- B** FRONT YARD PERIMETER BULB-OUT
- C** END OF ROW BULB-OUT
- D** INTERNAL LANDSCAPED ISLAND
- E** INTERMEDIATE LANDSCAPED ISLAND
- F** ENHANCED PARKING MEDIAN
- G** CROSS ACCESS PARKING CONNECTION
- H** SIDEWALK EXTENDS THRU DRIVEWAY
- I** ...

or replaced shall be brought into conformity with this section.

- 2) Pre-existing buildings which undergo a renovation exceeding 50% of the value of the structure, or addition increasing the floor area by more than 50%, shall bring the existing site lighting of their property into conformity with this section.

B. Parking Lot Lighting

- 1) All fixtures shall be full cutoff, downward facing.
- 2) Light fixtures located within the interior asphalt area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 15 feet.
- 3) Shall not exceed x footcandles at grade level.

C. Pedestrian Walkway Lighting

- 1) Light fixtures located along pedestrian walkways adjacent to parking lots shall not exceed 15 feet in height.
- 2) Light fixtures located along internal pedestrian walkways or paths not adjacent to a parking area shall not exceed 10 feet in height.
- 3) Shall not exceed x footcandles at grade level.

D. Vehicular Canopy Lighting

- 1) Light fixtures under vehicular canopies shall be fully recessed or flush with the underside surface to conceal the illumination source; or,
- 2) Provided via uplighting to reflect off of the underside surface of the canopy with a shielded fixture that directly light onto the canopy bottom only.
- 3) Shall not exceed 20 footcandles at grade level.

E. Building and Security Lighting

- 1) All exterior building or security lighting must be full cutoff, shielded and/or angled downward to focus the light only on the intended doorway or walkway as necessary.
- 2) Security lighting is encouraged to be provided with regular pedestrian light fixtures where visible from the street or public way to match others used on site.
- 3) Building mounted architectural “accent lights” are permitted as downward facing only.

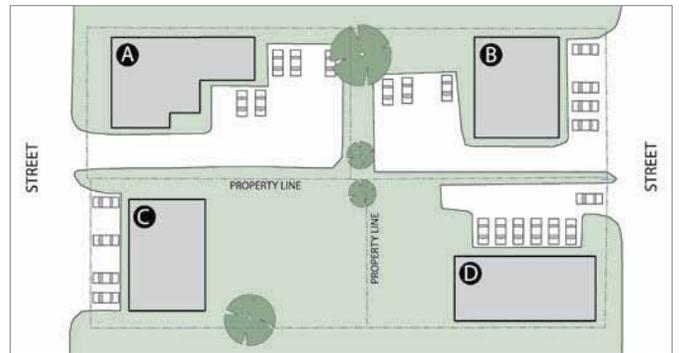


Figure X - Shared Parking Concept (Existing / Before). Each property (A, B, C and D) each have their own separate parking lot. During the peak business hours for property D, a new customer arrives but finds there are no parking spaces.

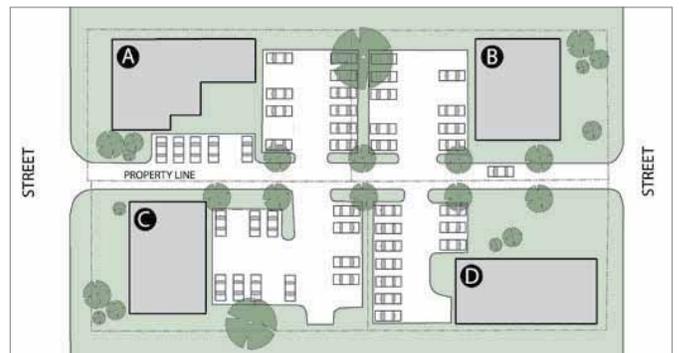


Figure X - Shared Parking Concept (After). Properties A, B, C and D agree to connect their parking lots and have a shared parking agreement. During peak hours, a new customer comes to property D and finds there are plenty of available parking spaces because not all businesses are experiencing their peak demand at the same time. This parking redesign also eliminates a curb cut and the parking in the front and side yards, allowing these areas to be reclaimed as attractive landscaping or patios instead.

TABLE XX - Allowable Shared Parking Reduction

Total Number of Shared Parking Spaces	Number of Businesses Sharing					
	2	3	4	5	6	7+
<20	0	0	0	0	0	0
20-29	1	2	3	4	4	4
30-39	2	3	4	5	6	6
40-49	3	4	5	6	7	8
50-59	4	5	6	7	8	9
60-69	5	6	7	8	9	10
70 or more	6	7	8	9	10	11

Notes: Numbers shown are the total spaces which may be deducted below the minimum parking requirements for all combined businesses using the shared lot. Shared parking configurations of 70 or more spaces may be pro-rated with 1 additional space for each 10 additional spaces shared, but may not be additionally pro-rated by the number of businesses beyond 7..

- F.** Light Quality and Color. L.E.D. (light emitting diode) fixtures are recommended for energy savings and longevity, provided the light is within the temperature range between 2500 and 3800 kelvin.
- G.** Prohibited Light Types
- 1) Cobra-head style fixtures with dropped lenses.
 - 2) Mercury vapor, low pressure sodium lamps.
 - 3) Building or ground-mounted architectural accent uplights, or fixtures which provide no “top cap” to prevent light spill upward into the night sky.
 - 4) Laser lights, searchlights or similar high-intensity beam fixtures.

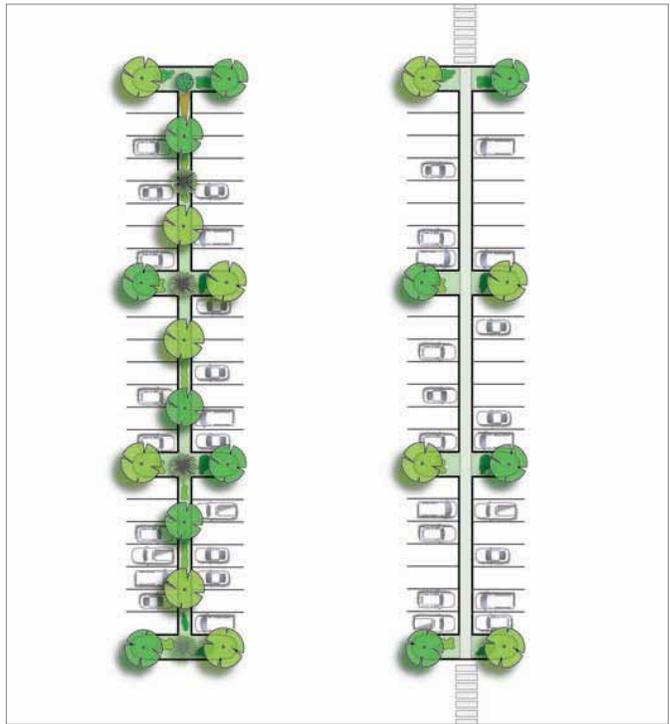


Figure X - Enhanced Parking Medians. Enhanced parking medians, where required to break up larger parking lots, can be provided as one of two types: Landscaped (left) or Pedestrian (right).

7 DEFINITIONS

Animal; pet grooming. An establishment engaged in providing services for common household pets, including bathing, clipping, grooming, feeding and day care. May include retail sales. Does not include overnight pet boarding.

Animal; veterinary services. An establishment for the care of dogs, cats and other domestic small-animal pets by practitioners of the sciences of veterinary medicine. May include on-site boarding services. Does not include outdoor pens, exercise runs or overnight boarding.

Appurtenances. Porches, balconies, patios, seating areas, canopies awnings, etc., which extend outward from the facade of a building which do not count as an extension of the facade itself for the purposes of measuring setbacks.

Assembly or auditorium; indoor. Commercial or non-profit movie theaters, stage theatre, music performance, social halls, meeting rooms, convention or catering halls and similar places. Does not include religious facilities or outdoor performance space. Separate and distinct from Club, live performance.

Automotive; fuel sales. A building or land area intended to be used for the retail sale of automotive fuels. Separate and distinct from automotive repair or wash.

Automotive; repair or wash. General automotive vehicle services including oil, brake, muffler or tire replacement, engine or body work, inspections, automated and self service car washing, detailing or similar services. Does not include automotive salvage or junk yard operations.

Automotive; sales. An establishment for the retail sale or leasing of new or used motorized vehicles including cars, trucks, boats, motorcycles, snowmobiles, campers, RV's, tractors, lawn tractors, construction equipment and similar vehicles. [REVISE IF ALLOWED]

Awning. A wall mounted, cantilevered structure providing shade and cover from the elements for pedestrians. Similar to canopy.

Balcony. A projection of an upper level floor slab which extends out from a facade, designed for people to stand on with railings and an access door into the interior.

Bank.

Bank; with drive thru.

Bar or tavern. A business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises. May include food service as secondary to the amount of floor area and sales generated by the drink sales. Separate and distinct from restaurants.

Blank Wall Area. An area on the exterior facade of a building which does not include any windows or door openings; substantial change in materials; columns, pilasters, archways or other form of articulation or relief greater than 8 inches in depth.

Building Height

Building Facade.

Canopy. A wall and/or post mounted structure providing shade and cover from the elements for pedestrians. Similar to awning, except that cantilevered portions are supported by posts instead.

Club; indoor. An organization catering exclusively to members and their guests to promote nonprofit social, educational, athletic, service or recreational objectives, with no vending, merchandising or commercial activities conducted except as required generally for the membership and purposes of the club. Includes private veteran, fraternal, social or health clubs. Does not include outdoor recreational fields or courts.

Club; live performance. An nightclub establishment which is designed to provide live music performances to a general audience and includes the retail sale or consumption of alcoholic beverages on the premises. Separate and distinct from Assembly or auditorium.

Commercial amusement; indoor. An indoor facility primarily designed to provide recreational sports activities including but not limited to billiard tables, bowling alleys, paint ball courses, video arcades, batting cages or similar gaming activities and amusements. Does not include outdoor games.

Cultural center. Building and land used for the purposes of public education or entertainment including museums, libraries, art galleries, community centers, institutional philanthropic use

and similar facilities. Does not include theatrical performances, performing arts, dance and music programs, concerts or similar large public gathering events.

Dry cleaning.

Facade Transparency. The percentage of the facade area which includes openings for transparent glass windows and doors. Facade transparency at the first floor/ ground floor level is measured between two feet above grade to 12 feet above grade. Facade transparency for upper floors is measured from second finished floor level to the ceiling of the topmost floor. Glass is considered transparent when it has a Visible Light Transmission (VLT) rating of 70% or higher.

Facade Zone

Facade Zone Frontage

Gallery

Home occupation.

Laundromat. Business premises equipped with individual clothes-washing and clothes-drying machines for the use of retail customers, exclusive of laundry facilities provided as an accessory use in a multiple dwelling. May include pick up and drop off of dry cleaning which is conducted off-site in separate facility.

Lot

Lot Area

Lot Width

Lot Depth

Lot Frontage

Repair and maintenance; light. On site repair or maintenance of personal property such as household electronics, computers, appliances, watches, jewelry or shoe repair, tailoring, upholsterers and similar light work stored and conducted within an enclosed building. Does not include repair of heavy machinery.

Medical services; outpatient. A facility or clinic for the treatment and medical care of minor human ailments without any overnight inpatient bed facilities. Includes eye doctors, dentists, medical clinics, emergent care facilities, lasik eye surgery, physical therapy and similar treatments.

Municipal office or public safety facility. Building or lands used for common civic institutions such as state, county and municipal government offices, post offices, police stations, fire stations and emergency ambulance service providers under contract to serve the municipality.

Office. Offices for the practice of licensed professionals and general business such as lawyer, accountant, banking, travel agencies, insurance or real estate sales, engineer, architect, doctor, marketing, consulting, not-for-profit organizations and similar professions.

Parking.

Parking; structured above grade. A parking facility that is located in an above ground structure with two or more levels. Separate and distinct from parking structures at or below grade, or surface parking.

Parking; structured below or at grade. A parking facility located entirely below grade, or at grade within the footprint area of a building overhead. Separate and distinct from an above ground parking structure or surface parking.

Personal care. Personal services for the improvement of mind and body including nail or hair salons, musical and dance instruction, yoga, karate, licensed massage therapy, physical therapy, fitness center and similar activities.

Porch

Primary Facade Material

Primary Street

Public open space or park. A natural or landscaped outdoor area provided for the purpose of active or passive public recreation. May include publicly accessible outdoor amenities such as a playground, seating area, picnic area, multi-use path and temporary or permanent small outdoor performance space or

similar outdoor recreational functions.

Religious facility. Churches, synagogues and similar places of worship, Sunday school buildings, parish houses and rectories.

Residence; mixed use multifamily. A structure containing both allowable commercial uses on the ground floor level as well as residential dwelling units on upper floors.

Residence; multifamily. A structure containing residential dwelling units, including apartments or condominiums.

Restaurant. A business where food and/or beverages are commercially sold for on-premises consumption to patrons seated at tables or counters and where table service is provided. Separate and distinct from drive thru restaurant.

Restaurant; drive thru. A food service establishment which includes a drive through window.

Restaurant; outdoor seating. Any restaurant, bar or tavern where some, or all, of the customer seating is provided outside of the building on a porch, patio, deck or balcony.

Retail. Retail sales of goods to private consumers, including food and groceries, dry goods and miscellaneous retail services such as reproduction, printing and faxing services. Separate and distinct from retail with drive-thru.

Retail; outdoor display. Retail sales of items normally stored or displayed outdoors, including but not limited to trees, plants, flowers, landscaping structures, fences, gazebos, cemetery headstones, playground equipment, lumber or similar items displayed outside.

Retail; drive thru. Retail sales of goods or services to private consumers with a vehicle drive-thru area, including pharmacies, banks, dry-cleaning, photo processing, coffee or similar businesses.

Secondary Facade Material

Secondary Street

School; child day care. A facility licensed by New York State pursuant to the Social Services Law that provides care for seven

or more children, for more than three and less than 24 hours per day, in premises other than the residence of a care provider, and for children between the ages of 6 weeks and 12 years of age.

School; nursery or K-12.

Senior Housing

Shopfront

Stoop

Utility; telecommunication towers. Stand-alone structures in excess of 20 feet tall for the broadcast of radio, television, cellular or similar communication systems. Does not include transmission elements with an approved design to be mounted onto the façade of a building, such as local wifi or cellular service.

Utility; general public service. Structures or uses required as part of providing basic local public services including but not limited to electrical substations, telephone exchanges, water pumping stations, power and communication lines and their necessary rights of way. Does not include telecommunication towers.

8 APPENDIX

Sample Adjustments for Staggered Hours Parking

Use Type	Weekdays			Weekends		
	8am - 6pm	6pm - 12am	12am - 8am	8am - 6pm	6pm - 12 am	12am - 8am
Residential	50%	100%	100%	80%	100%	100%
Office	100%	20%	5%	5%	5%	5%
Retail / Commercial	90%	80%	5%	100%	70%	5%
Restaurant	70%	100%	10%	70%	100%	20%
Civic Institution	100%	20%	5%	10%	10%	5%
Religious Institution	10%	5%	5%	100%	50%	5%
Bar / Entertainment	40%	100%	10%	80%	100%	50%
Movie Theater	40%	80%	10%	80%	100%	10%
Hotel	70%	100%	100%	70%	100%	100%

EXAMPLE: Two adjacent property owners (or a single property owner with multiple uses) wish to share a parking lot which takes advantage of staggered hours parking demands. One use is an office building which normally requires 30 parking spaces. The other use is residential apartments which also normally would require 30 spaces. Normally, these two uses would require a total of 60 spaces. However, since the parking demand for these two uses isn't always experiencing peak demand at the same time of day, a reduction can be applied.

During weekday business hours (8am-6pm) the office use needs 100% of its parking, so they would need all 30 of their parking spaces. During that same period however, the residential use only needs 50% of their total parking, so they would only need 15 of their 30 spaces. The remainder of the time slots for each use are also filled out as follows:

Use Type	Weekdays			Weekends		
	8am - 6pm	6pm - 12am	12am - 8am	8am - 6pm	6pm - 12 am	12am - 8am
Residential	15 (50%)	30 (100%)	30 (100%)	24 (80%)	30 (100%)	30 (100%)
Office	30 (100%)	6 (20%)	2 (5%)	2 (5%)	2 (5%)	2 (5%)
Total Spaces Needed:	45	36	32	26	32	32

Adjusting for the fluctuations, this shared parking area would experience its highest combined peak demand during the 8am-6pm weekday time slot when 45 parking spaces would be needed. The remaining time slots are each less than that, so this parking lot would only be required to provide 45 spaces instead of the original 60.

Clifton Park Town Center - Design Concepts

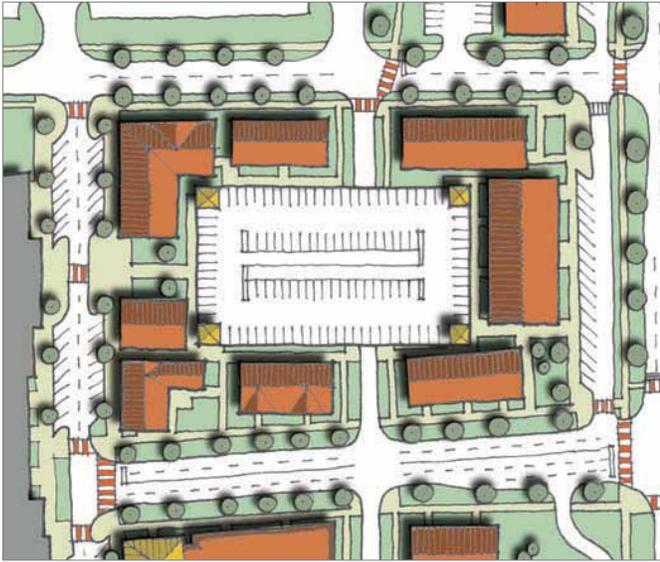


Figure AX - Town Center Concept. A ring or liner of buildings around a central parking structure to serve all of the surrounding businesses.