

## ELLSWORTH'S RELATIVE PERFORMANCE STANDARDS

The idea is to tie some of what Ellsworth considers **relative** performance standards to the carrying capacity of the land and public facilities, as well as to compatibility with adjoining areas. Developers are encouraged to meet some of these standards

### INSTRUCTIONS For Committee Members

- Step 1.** Read the proposed performance standard.
- Step 2.** Decide whether you want to keep each standard. Remember that the standards we adopt will apply to all development from a residential subdivision to a Wal-Mart superstore.
- Step 3.** The performance standards that are selected must be of relative importance to the City compared to having absolute importance. All proposed developments must comply with standards of absolute importance. These will be addressed in another part of the ordinance. If the committee cannot agree on whether a performance standard is absolute or relative, we probably should consider making it relative.
- Step 4.** Prepare to assign an importance factor (weight) to each of the relative performance standard. Importance factors range from "1" to "5." Assign a "1" to the least important relative performance standards and a "5" to the most important. You may use "2," "3," and "4" for performance standards of intermediate importance. If the group cannot agree on the importance factor, make it a "3."

### DEFINITIONS

**Cumulative Score:** The sum of the scores a proposed development earns on all relative performance standards. A proposed development must have a cumulative score of "0" or higher to be approved. Cumulative scores can be used as a basis for incentives like density bonuses.

**Importance Factor.** Each relative performance standard is assigned an importance factor, ranging from "1" to "5." This number represents the importance of a relative performance standard in comparison with all other relative performance standards. A "1" is assigned to the least important performance standards. A "5" is assigned to the most important. Intermediate factors are assigned to performance standards of intermediate importance. Importance factors are assigned to performance standards as part of the design of the system. They do not vary from development to development.

**Points.** Points are assigned to a proposed development on each relative performance standard. Points may range from "-2" to "+2."

A "-2" means that the proposed development makes no attempt to comply with the relative performance standard.

A “-1” means the proposed development makes an inadequate attempt to comply with the relative performance standard.

A “0” means either that the relative performance standard does not apply to the proposed development or that the proposed development achieves only minimal compliance with the relative performance standard.

A “+1” means that proposed development implements the community’s goals. Positive points should be awarded only where the developer actually makes an investment in implementing community goals.

A “+2” means that the proposed development makes an outstanding effort to implement the community’s goals.

The full point range is not necessarily available for every relative performance standard. A range of “0” to “-2” may be used where the intent is only to discourage a particular type of performance. A range of “0” to “+2” may be used where the intent is only to encourage a particular type of performance. Examples of limited ranges are included in this workbook.

**Relative.** A performance standard that is part of the point-scoring system that evaluates the trade-offs a proposed development presents. To be approved, a proposed development must have a cumulative score of at least “0” on all of the relative performance standards, as well as complying with all of the absolute performance standards which will be addressed in another section.

**Score.** The product of multiplying the importance factor assigned to a performance standard by the number of points earned by the proposed development being reviewed.

## **RELATIVE PERFORMANCE STANDARDS**

**This is just the beginning of the menu that we will have for developers to choose from**

### **1. Pedestrian and Bicycle Standards**

- a. **Trails.** Developments which are part or could be part of a formal (i.e. snowmobile) or informal (i.e. old wood roads used for walking and hunting) trail system preserves the trail(s) or provide for a new trail connecting to the abutting properties.
- b. **Pedestrian Connection.** Pedestrian connection to abutting neighborhood (s) or future neighborhood is provided when vehicular connection is not provided or if spacing is more than 500 feet. All proposed pedestrian connection shall be constructed unless specifically exempted by the Planning Board, and extension of the connection into the abutting development shall be the responsibility of any future developer or abutting landowner. Easement provided for pedestrian and bicycle facilities shall be recorded.

**2. Connectivity for Local Street.**

- a. **Vehicular Connection.** Connection to existing street providing service to compatible development is encouraged.
- b. **Future Vehicular Connection.** Provision for access connections such as right-of-ways and paved stub outs is provided to enable future service to compatible neighboring development.
- c. **Closed Street.** Permanent cul-de-sacs and dead-end streets is restricted to 1,000 feet in length.
- d. **Connectivity Index.** Connectivity index of 1.2 or greater is recommended unless it is determined it will result in a safety concerns due to excessive through traffic in residential areas. The following illustration explains how to calculate the index *(need to insert)*. Street links on existing adjacent streets are not part of the proposed subdivision and are not included in the connectivity index calculation. However, new nodes are included. The measure of connectivity is the number of street links divided by the number of nodes. Nodes exist at street intersection as well as at the cul-de-sacs. Links are the stretched of road that connect the nodes. Stub out shall also be considered as link. In this example, there are 11 links (circles) and eight nodes (stars); therefore, the connectivity is 1.38. ●Links; ★Nodes; connectivity index = links/nodes ≥ 1.2

	<b>Importanc e (weight)</b>	<b>Point s</b>	<b>Scor e</b>	<b>Comments/Condition s</b>
Trails				
Pedestrian Connection				
Vehicular Connection				
Future Vehicular Connection				
Closed Street				
Connectivit y Index				

## Compatibility Standards

**6. Compatibility Factors. Development** shall be compatible with neighboring uses and buildings.

Compatibility will be evaluated using the following performance standards:

a) Building height (shall) (is encouraged to) be compatible with neighboring buildings.

-2/0

b) Building bulk and scale (shall) (is encouraged to) be compatible with neighboring buildings. -2/0

c) Lot coverage and the extent of landscaping (shall) (is encouraged to) be compatible with neighboring properties -2/0

d) The intensity of use, as measured by traffic generation, noise generation, hours of operation, the presence and extent of parking, the presence and extent of signage

the presence and extent of outdoor lighting, and similar measurable factors (shall) (is encouraged to) be compatible with neighboring properties.

**7. Screening: Mechanical Equipment.** Outdoor mechanical equipment (shall) (is encouraged to) be screened from public view using landscaping and, where necessary, an opaque fence or wall.

-2/0

**8. Screening: Solid Waste Containers.** Solid waste containers (shall) (is encouraged to) be screened from public view using landscaping and, where necessary, an opaque fence or wall. -2/0

**9. Outdoor Lighting.** Outdoor lighting (shall) (is encouraged to) comply with the standards established by the International Dark Sky Association. -2/0. *This performance standard shows that national or international codes can be incorporated into a performance approach.*

Performance Standards Workbook 1

**10. Noise.** Noise received at the property line (shall) (is encouraged to) meet the standards of Table 1.

-2/0 *Table 1 is not provided here. As with outdoor lighting, noise can be regulated in accord with widely-recognized national standards.*

**11. Landscaped Buffers.** Buffering between adjoining land uses as shown in Table 2 (required) (encouraged). Provision of additional buffering may be rewarded with a positive point assignment.

-27+2

### Table 2— Landscaped Buffer Requirements

#### Infrastructure Standards

**12. Points of Access.** Developments having more than square feet of commercial space or more than dwelling units (shall) (are encouraged to) have two separate points of access. -2/0

**13. Pedestrian Ways.** Commercial developments and residential developments with a density greater than one dwelling unit per acre (shall) (are encouraged to) provide sidewalks or, where shown on the jurisdiction's official trails map, alternative trails. -27+2

**14. Parking.** Parking shall be provided at the rate described in Table 3. Providing more parking than the minimum required by Table 3 shall be (prohibited) discouraged. -2/0 *Table 3 is not provided.*

**15. Structured Parking.** Structured parking shall be (required) (encouraged). -27+2

**16. Bike Racks.** Commercial developments (shall) (are encouraged to) provide one bicycle rack plus an additional for every 20 required parking spaces. -27+2

**17. Snow Storage.** Developments (shall) (are encouraged to) provide adequate space for snow storage. -2/0

## Community Character & Design Standards

**18. Blank Walls.** Commercial developments that create blank walls facing public streets, parking areas, or pedestrian ways shall be (prohibited) (discouraged). -27+2  
Performance Standards Workbook 2

proposed use	adjoining use	minimum buffer width	screening fence or wall
industrial	industrial	none	not required
industrial	commercial	15 feet	not required
industrial	residential, all	50 feet	required
commercial	industrial	none	not required
commercial	commercial	none	no required
commercial	residential, all	20 feet	for parking areas
residential	industrial	50 feet	required
residential	commercial	20 feet	for parking areas
lower density res.	higher density res.	20 feet	for parking areas
higher density res.	lower density res.	20 feet	for parking areas

In working through these standards remember that they are simplified for a training activity. Many of these standards would be considerably more detailed in an actual ordinance or bylaw.

### Conservation Standards

- 1. Ridgelines: Clearing.** Clearing on scenic ridgelines identified in the jurisdiction's open space plan (shall) (i ilGeufaged-tu) be limited to 10% of the total lot area. -2/0
- 2. Ridgelines: Height** Building height on scenic ridgelines identified in the jurisdiction's open space plan (shall) (is-en uiaged-to be limited to 16 feet. -2/+2
- 3. Watercourse Buffers.** Provision of a minimum 100-foot landscaped buffer along all streams and around all lakes, ponds, and wetlands shall be (reia) (encouraged). -2/+2
- 4. Runoff and Erosion Control.** Developments that have an impervious coverage of more than 12% (shall) (are\_enGeuag4-to) submit and implement a professionally-prepared runoff and erosion control plan that covers both construction and occupancy. -21+2
- 5. Land Conservation.** Placement of a conservation easement on lands identified for conservation in the jurisdiction's open space plan shall be encouraged. -21+2

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- Building bulk and scale (tha115 (is encouraged to) be compatible with neighboring buildings. -2/0 C..'
- Lot coverage and the extent of landscaping (shall) (neuraged to) be compatible with neighboring properties -2/0
- d) , 'The intensity of use, as measured by traffic generation, noise generation, hours of / operation, the presence and extent of parking, the presence and extent of signage..the presence and extent of outdoor lighting, and similar measurable factors (s,Jiail) (is encouraged) to be compatible with neighboring properties.

**7. Screening: Mechanical Equipment.** Outdoor mechanical equipment (shall) (is eieottfged to) be screened from public view using landscaping and, where necessary, an opaque fence or wall. -2/0

**8. Screening: Solid Waste Containers.** Solid waste containers (are encouraged to) be screened frdfn

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Performance Standards Workbook 1

**19. Historic District.** Development within the historic district mapped in the jurisdiction's plan shall be consistent with that district's character, as evaluated using the following performance standards:

- a) The rhythm of door and windows (shall) (is encouraged to) be similar to that exhibited by the historic structures within the district. -
- b) The colors chosen (shall) (are encouraged to) be similar to those exhibited by the historic structures within the district. -2/+2
- c) The bulk, scale, and massing (shall) (are encouraged to) be similar to those exhibited by the historic structures within the district. -2/+2
- d) The exterior building materials used (shall) (are encouraged to) be similar to those exhibited by the historic structures within the district. -2/+2

**20. Mixed Use.** Mixing residential and commercial use shall be (required) (encouraged). The minimum mix is 15% of the building area in commercial. -2/+2

**21. Affordable Housing.** Residential developments (shall) (are encouraged to) include at least 20% perpetually affordable housing. If relative: A "+1" shall be assigned where 20% of the proposed units are perpetually affordable. A "+2" shall be assigned where more than 20% of the proposed units are perpetually affordable.

**22. Workforce Housing.** Commercial and industrial developments shall be (required) (encouraged) to provide workforce housing (which may be off-site, but within a reasonable walking/cycling distance) at a rate of \_\_\_ units per anticipated employee or make a contribution to the affordable housing fund. -2/+2

### **Intensity/Density Standards**

**23. Industrial Development.** Impervious cover shall not exceed 50% and a floor area ratio (FAR) .75, except that a positive overall score allows a density bonus of 5% impervious cover and 5% FAR for each point over zero.

**24. Commercial Development.** Impervious cover shall not exceed 75% and FAR 2, except that a positive overall score allows a density bonus of 5% impervious cover and 5% FAR for each point over zero.

**25. Residential Development.** The number of units per acre shall not exceed per acre, except that a positive score allows a density bonus of units per acre for each point over zero.

**26. Mixed Uses.** Where uses are mixed, both the commercial and residential standards apply.

Performance Standards Workbook 3