

# COMMERCIAL / INDUSTRIAL DEVELOPMENT PERFORMANCE STANDARDS



*Downtown Palmer*

## **What are the objectives of commercial / industrial performance standards?**

To control potential adverse impacts of new commercial or industrial development on traffic safety, existing residential neighborhoods, community character and the environment.

## **Why do we need commercial / industrial performance standards?**

Uncontrolled commercial or industrial development can create traffic congestion problems on local roads and traffic safety hazards due to poor access layout or inadequate parking. Community character and adjacent

property values can be degraded by poor design, lack of landscaping, uncontrolled signage or lighting. Environmental degradation, such as water pollution by toxic chemicals, soil erosion and flooding due to uncontrolled stormwater runoff can also occur without proper controls.

## **How do commercial / industrial performance standards work?**

Commercial and industrial performance standards establish specific standards in several categories. These are essentially “good neighbor” standards because they minimize adverse impacts on surrounding properties and the community. Standards for “access and traffic impacts” are designed to minimize traffic and safety impacts on highways and roads by minimizing curb cuts, encouraging shared access, requiring all driveways to have safe sight distances for exiting motorists, and providing sidewalks and safe internal circulation plans. Parking standards encourage parking areas located to the rear or side of buildings, and shared parking areas between businesses. Landscaping standards require a landscaped buffer strip along all public road frontage, landscaped islands in large parking lots, and screening of storage, machinery or service areas. Appearance and architectural design standards require that commercial and industrial building designs be compatible with the rural and historic character and scale of existing buildings in the neighborhood and the community. Stormwater runoff and erosion control standards ensure that runoff from commercial and industrial properties will not result in water pollution or flooding. Water quality standards are established for outdoor storage of hazardous materials. Lighting standards limit the height of light poles and require shielding of outdoor light fixtures to reduce light pollution.

## [MODEL COMMERCIAL PERFORMANCE STANDARDS](#)

### **DID YOU KNOW...**

With conventional suburban parking ratios of five spaces per 1,000 square feet of building space, at least 50% more square footage will be devoted to parking than to space under roof. (*Making Smart Growth Work, Urban Land Institute, 2002*)