

SECTION XVIII.B. HAIGIS PARKWAY DISTRICT, HP [8/21/96]

A. PURPOSE

The land immediately surrounding the Haigis Parkway between Payne Road and Route One is unique in its topography, water features, visibility, accessibility and new road frontage. Its proximity to Exit 42 makes it highly desirable as a regional center for employment, entertainment, and cultural activities. The Haigis Parkway District intended to be one of the gateways into Scarborough, and anticipates high quality uses such as office parks, hotels, small scaled retail, convention centers, and places of cultural and civic assembly. The standards listed below are intended to encourage a high quality of campus-style landscape and architectural design, preservation of natural features, integration of pedestrian circulation, and interconnection of open spaces and resource protection areas. The Haigis Parkway District is both the backbone of the Exit 42 Edge City area and a vital complement to the Oak Hill town center.

The Haigis Parkway is part of the Exit 42 Economic Development Overlay District, and therefore reference should be made to Section VIIB, Exit 42 Economic Development Overlay District, as well as Section VIIB (c), Concept Plan Review requirement. [amended 02/01/2006]

B. USES

The following uses are permitted uses:

1. Professional offices; financial, insurance, and real estate offices; banks; business services; and business offices. (04/16/03)
2. High Technology Research Facilities, Light Assembly and Light Manufacturing (04/16/03)
3. Hotels and motels, provided all guest rooms are accessed by interior corridors. (11/06/02) (04/16/03)
4. Restaurants, with no drive-up, drive-through or drive-in service. (11/06/02) (04/16/03)
5. Day Care Centers. (04/16/03)
6. Retail sales and services with less than 20,000 square feet of retail floor area per unit of occupancy, including warehousing and wholesale distribution of products other than fuel stored in bulk - excluding car washes, automobile repair and service facilities, Mini-Warehouse/Storage Facilities and outdoor sales. (12/03/97) (3/20/02) (11/06/02) (04/16/03)
7. Warehousing or wholesale distribution accessory to and located in the same building with a permitted principal use, provided that the floor area of the warehousing and/or

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wholesale distribution does not exceed 50% of the floor area of the principal use.
(11/06/02) (04/16/03)

8. Municipal buildings and uses. (04/16/03)
9. Public Utility Facilities. (04/16/03)
10. Accessory uses, excluding outdoor storage. (04/16/03)

The following uses are allowed only pursuant to a contract zoning agreement approved by the Town Council pursuant to Section II(I) of this Ordinance: (04/16/03)

11. Non-municipal government offices. (04/16/03)
12. Medical/diagnostic facilities (other than professional offices permitted under section XVIII.B(B)(1) above). (04/16/03)
13. Places of assembly, amusement, recreation, culture or government, exclusive of arcades, video arcades, amusement parlors, video gambling, casino gambling and off-track betting, fully enclosed within a building or buildings. (04/16/03)
14. Golf Courses and Campgrounds. (04/16/03)
15. Educational Institutions. (04/16/03)

C. PERFORMANCE STANDARDS

1. GENERAL.

All uses are subject to the Site Plan Review Ordinance, the provisions of this ordinance and, the following performance standards: (04/16/03)

- 1) The use will not include any outdoor storage of equipment or material;
- 2) The use will not create unsafe traffic conditions;
- 3) With the exception of golf courses, campgrounds and fenced-in play areas at day care centers, all activities associated with permitted uses shall take place entirely within the principal structure; however, this subparagraph (3) shall not prevent outdoor seating at a restaurant and shall not prevent the use of an outdoor patio or courtyard area as an amenity for the guests, customers or employees of a permitted principal use, provided such principal use itself is conducted entirely within the principal structure; (amended 11/06/02)
- 4) Vehicular access to the Haigis Parkway shall be limited to specific existing DOT curb cuts. Internal circulation between lots and connections to adjacent properties will be encouraged;
- 5) There shall be no vehicular access to adjacent residential districts;
- 6) Visual impact of structures as viewed from the Haigis Parkway, Payne Road, U.S. Route 1 and any streets classified as collector streets or higher under the Town of Scarborough Street Acceptance Ordinance shall be taken into consideration

during Site Plan Review. Any application for site plan review within the Haigis Parkway District shall be accompanied by graphic representations of how the development will look upon completion, utilizing artists' renderings, photo manipulation, computer generated imaging or similar techniques, unless the Planning Board determines that the location, scale or nature of the proposed development does not warrant such graphic representations in order for the Planning Board to evaluate the application. (11/06/02)

2. HIGH TECHNOLOGY RESEARCH FACILITIES, LIGHT ASSEMBLY AND LIGHT MANUFACTURING.

These uses are permitted subject to the Site Plan Review Ordinance, the provisions of this Ordinance, the Performance Standards described in C.1, and the following requirements:

- 1) The use will not create any unhealthy or offensive smoke, dust, odor, or airborne discharge sufficient to constitute a nuisance;
- 2) The use will not create any offensive noise or vibration to abutting landowners sufficient to create a nuisance; and
- 3) The use will not involve the handling, storage, or disposal of hazardous waste material in a manner that will threaten public health.

D. SPACE AND BULK STANDARDS (amended 11/06/2002) (amended 09/21/2005)

Minimum lot area:	40,000 square feet
Minimum street frontage on Haigis Parkway or Payne Road or U.S. Route 1: on internal roads:	200' (even if access and frontage are on internal service road) 50'
Minimum front yard from Haigis Parkway: from Payne Road: from U.S. Route 1: from internal roads:	15' 35', or height of building, whichever is greater 80' 15', or ½ height of building, whichever is greater
Minimum side and rear yards from Haigis Parkway: from Payne Road from U.S. Route 1: from all other lot lines: from Residential Districts:	15' 35', or height of building, whichever is greater 80' 15', except where abutting Residential Districts 100'
Minimum Landscape Buffer (no structures, drives or parking areas within Buffer except for perpendicular drives providing access to lot and sidewalks) (See Section E below for supplemental landscape details) from Haigis Parkway: from Payne Road:	 15' 35'

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from internal roads, side and rear lot lines: from Residential Districts:	15', or height of building, whichever is greater 50'
Maximum Structure Height ³ :	75' to the tallest point on the structure, including any rooftop mechanical apparatus, not to exceed six stories. However, the Planning Board during site plan review may require that a building or buildings on the site be constructed at less than 75' if the Planning Board finds that constructing at the 75-foot height would significantly alter the appearance of an existing natural tree line viewed from Haigis Parkway, U.S. Route 1, Payne Road or any street classified as a collector street or higher under the Town of Scarborough Street Acceptance Ordinance and the Planning Board finds that there is a technically and financially feasible alternative to constructing at the 75-foot height. No person shall alter a natural tree line after November 7, 2002 within the Haigis Parkway District except as authorized by the Planning Board as part of an approved site plan. (amended 11/06/02)
Impervious Surface Ratio:	Maximum of 75% lot coverage. The 25% open space may include landscaped stormwater detention facilities but shall not include land which is subject to an easement or right of way if the holder of the easement or right of way may pave the land in the future.
Access:	Access to lots shall be from existing Haigis Parkway curbcuts, from new interior access and service roads, from Payne Road. There shall be no access through residential streets or districts. (amended 11/06/02)

E. LANDSCAPE BUFFERS (amended 11/02/2002)

The following standards are designed to guide the development of the buffers to be used in various locations throughout the district.

Location	Width	Landscape Description
Haigis Parkway: Payne Road:	15' 35'	Reinforce the parkway landscape with lawns, masses of flowering shrubs and a mix of evergreen and deciduous trees providing color variety and year-round screening; preserve specimen trees; frame views to hills and water bodies; use naturalistic plantings.
Internal Roads	15'	Urban streetscape consisting of high quality materials and details-signage, paving, lighting, plantings, pedestrian

³ Maximum Structure Height in the HP District is not measured according to the definition of building height in Section VI of this Ordinance.

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		amenities, artwork-developed as part of an integrated plan.
Side/Rear Yards	15' or ½ height of buildings, whichever is greater	Continuation of parkway landscape treatment, naturalistic plantings, preservation of existing vegetation and natural features.
Rear Yards / Residential	50'	Dense naturalistic plantings to reinforce existing vegetation and site features.

F. OFF-STREET PARKING (amended 08/17/2005) (amended 09/21/2005)

Off-street parking shall be provided in accordance with the requirements of Section XI of this Ordinance, except that no parking shall be allowed in any front yard. On corner lots, no parking shall be allowed in the front yard or in the side street as defined in Section VI, Definitions, Corner Lots of the Zoning Ordinance.

G. SIGNS

Signs shall be regulated in accordance with the requirements of Section XII of this Ordinance.

H. SCREENING OF PARKING AREAS (11/06/02)

Parked vehicles shall be substantially screened on a year-round basis from Haigis Parkway, Payne Road, U.S. Route 1, any streets classified as collector streets or higher under the Town of Scarborough Street Acceptance Ordinance and abutting properties at street level. Such screening need not be absolute, but shall be substantial enough to obstruct views of the parking and storage areas from such roads and streets and shall be achieved, where possible, by utilizing natural features of the site together with landscaping buffers as described in Section XVIIIIB(E) above. The adequacy of such screening shall be determined by the Planning Board during site plan review.

I. MECHANICAL ROOMS AND UTILITY STRUCTURES (11/06/02)

Heating, ventilating and cooling equipment, utility structures and similar mechanical devices, including those located on the roofs of buildings, shall be enclosed or otherwise screened from view from Haigis Parkway, Payne Road, U.S. Route 1, any streets classified as collector streets or higher under the Town of Scarborough Street Acceptance Ordinance, and abutting properties at street level. Utility lines shall be bundled together and hidden from view in the rear of lot to the maximum extent possible installed underground.