

Add a new definition, alphabetically, in Section 20.4 of the Colchester Zoning Regulations as follows:

Large Scale Agricultural Building: A building which exceeds 10,000 square feet in footprint but is not greater than 175,000 square feet in footprint, designed and utilized for intensive agriculture and agricultural related activities, including, but not limited to, the cultivation of crops, including, but not limited to, marijuana that may include: the processing and/or packaging of horticultural, non-animal products or by-products produced on the premises; related office space, research facilities directly related to the horticultural operations conducted at the facility and warehousing of product cultivated and processed on the premises.

Add a new Section 8.9.A to the Colchester Zoning Regulations which will be a floating zone designated as the “Large Scale Indoor Agricultural Zone” and which may be permitted by the Planning and Zoning Commission by approving a zone change and zoning map amendment in accordance with the parameters established in proposed Section 8.9.A of the Colchester Zoning Regulations; provided, however, that in the event that the development contemplated by the Master Plan submitted with the zone change and zoning text amendment application is not developed within five (5) years subsequent to the date of approval thereof, the zoning district classification of the parcel(s) shall revert to that zoning district classification of the underlying parcel(s) then in effect:

8.9.A Large Scale Indoor Agricultural Zone.

1. **General.** The Planning and Zoning Commission recognizes the agricultural heritage of the Town of Colchester as enunciated in Section 8.9.1 of these Regulations as well as in Chapter 55 of the Colchester Ordinances adopted by the Town Meeting of the Town of Colchester on October 15, 2009. The Planning and Zoning Commission further recognizes that agricultural methodologies and techniques are evolving with the science of horticulture and that the provision of sustainable agriculture can best be accommodated by adopting regulations which allow agricultural venturers to utilize state of the art technology in fostering horticultural development. The Planning and Zoning Commission desires to create a legislative framework which will allow large scale agricultural development in a controlled environment located entirely within buildings designed to utilize best available technology and methodologies for crop growth and processing. This Section 8.9.A of the Town of Colchester Zoning Regulations is designed to provide a legislative framework, with stringent controls, which will allow the Planning and Zoning Commission to ensure that large scale agricultural uses located entirely within Large Scale Agricultural Buildings can be developed in harmony with surrounding uses, both existing and contemplated, giving due consideration to the unique characteristics

and location of the property which is proposed for rezoning.

2. **Intent.** The Large Scale Indoor Agricultural Zone (“LSIA”) will be a floating zone governed by a Master Plan, in accordance with this Section 8.9.A of these Regulations. The Master Plan will be subject to review and approval by the Planning and Zoning Commission as a zone change and zoning text amendment, in conjunction with a contemporaneous zoning map amendment to LSIA, but subject to a public hearing and all other applicable procedural terms and conditions of these Regulations. Except as provided in Section 8.9.A hereof, the LSIA will supersede all pre-existing zoning, and any development of the zoned property owned and/or controlled by the Applicant, will be subject to the specific requirements for the LSIA set forth herein and as delineated in the approved Master Plan.
 - a. **Harmony and Mitigation of Impacts.** The LSIA is designed to encourage large scale indoor agricultural activities, including crop cultivation, specifically including the cultivation of marijuana products, and the processing of the same for sale and distribution in the marketplace in locations in which retail activities are a use permitted in the applicable zoning district, based upon the parameters hereinafter set forth, without adversely impacting existing neighboring land uses. The standards promulgated herein have been incorporated to minimize any adverse impacts that certain large-scale agricultural buildings and associated activities may have on the surrounding neighborhood with respect to public health, welfare and property values.
 - b. **Expand Property Tax Base and Employment Opportunities.** Use the incentives of state of the art agricultural production methodologies and processing in a controlled environment to create an expanded tax base for the Town as well as employment opportunities for the residents of the Town and the surrounding municipalities.
 - c. **Health, Safety, and Welfare; Plan of Conservation and Development.** To encourage state of the art agricultural production and processing at a degree of intensity that can be accommodated by parcel size, parking demands and in a manner which is consistent with the Plan of Conservation and Development of the Town of Colchester as well as Chapter 55 of the Colchester Ordinances and which promotes the health, safety, economic development and general welfare of the Town of Colchester and its residents.

8.9.A.1

Large Scale Indoor Agricultural Zone.

1. **Applicants.** Any owner of property within a proposed LSIA, or any other person acting with the express authority or permission of an owner of property within a proposed LSIA, may apply to the Planning and Zoning Commission for a change of zoning district classification from the underlying zoning district to LSIA. Such owner, herein referred to as the “Applicant”, need not own all land within the proposed LSIA, and failure to own all land within such proposed district shall not prevent the Planning and Zoning Commission from hearing or granting any such application; provided, however, that the owner of each parcel delineated on the Master Plan for which LSIA approval is requested consents, in writing, to the filing of the application for the LSIA. For the purpose of this Section, the term “underlying zoning district” shall be defined as the zone(s) or district(s) existing on the subject parcel prior to the filing of an application for a LSIA.
2. **Limitations on Underlying Zoning Districts.** An Applicant can only apply for LSIA zoning district classification in the existing rural, suburban and/or future development area zoning districts.
3. **Uses Allowed and Required.** An LSIA may only include those specific uses set forth herein, developed at the density and in accordance with the design parameters permitted by this Section 8.9.A of these Regulations, in distinction to the density and design requirements set forth in the hereinbefore referenced underlying zoning districts.
 - a. Construction of an agricultural building not less than 20,000 feet nor more than 350,000 square feet in size.
 - b. The cultivation of crops, including marijuana, in a controlled environment and inside a Large Scale Agricultural Building designed to facilitate horticultural productivity.
 - c. Processing and/or manufacture of crops cultivated on the premises.
 - d. Research activities directly related to the horticultural operations conducted in the Large Scale Agricultural Building.
 - e. **Accessory Uses.** Parking, lighting, stormwater management, office space related to the horticultural operation.
4. **Performance standards for LSIAs.** Any LSIA established pursuant to the

provisions of this Section 8.9.A of the Town of Colchester Zoning Regulations shall satisfy the following minimum standards:

- a. Each LSIA shall be designed to provide for adequate access for emergency vehicles to access the agricultural building(s) on the premises.
- b. All buildings in the LSIA shall be served by municipal water and municipal sewer facilities.

8.9.A.2 **Application Procedure For Large Scale Indoor Agricultural District.**

1. **Informal Preliminary Review.** The Planning and Zoning Commission recommends that, prior to the submission of an official application for LSIA approval, the Applicant initiate a pre-application conference with the Planning and Zoning Commission and its staff and subsequently prepare and present a preliminary plan for informal consideration by the Planning and Zoning Commission. The preparation of the preliminary plan is recommended to facilitate the general consideration of factors and problems affecting the development of the LSIA before the Applicant proceeds with the official application and the preparation of submittable maps, plans and documents required for formal consideration by the Planning and Zoning Commission. The presentation of a preliminary plan will more readily and economically facilitate alterations and changes recommended by the Planning and Zoning Commission. The pre-application conference and the informal consideration of the preliminary plan shall not be deemed to constitute any portion of the official and formal procedure of applying for a change of zone or a Master Plan approval. Neither the Applicant nor the Planning and Zoning Commission shall be in any way bound by statements made in such informal discussions, their purpose being only to minimize delay, expense and inconvenience to the public, the Applicant, and the Planning and Zoning Commission upon the future receipt, if any, of a formal application for a LSIA. Following any informal discussion, the Planning and Zoning Commission may suggest that the proposal, or certain aspects thereof, be referred to other municipal, State, or Federal agencies for review and comment, or may suggest that additional information is or will be required prior to action on a formal application for change of zone.
2. **Formal Application.**
 - a. **Application Form and Fee.** All applications for a LSIA shall be

submitted to the Planning and Zoning Commission on a form prescribed by it and accompanied by an application fee for a zone change in accordance with the Zoning Regulations of the Town of Colchester. In addition, each application shall be accompanied by a list of names and addresses of the owners of all properties located within and within five hundred (500') feet of the property included in the zone change application, as such names and addresses appear in the most recent Grand List of the Municipal Assessor.

- b. **General Statement.** Applications for change of zone to LSIA shall include a general statement describing the following:
 - i. The approximate square footage of the Large Scale Agricultural Building to be dedicated to horticulture, processing, research, warehousing and office space;
 - ii. The methods by which site utilities will be provided;
 - iii. The proposed timetable for development, including a description of phases, if any;
 - iv. A list of all additional licenses, permits, and approvals which will be required for the development together with a delineation of the agency responsible for the issuance of such permits, licenses and approvals; and
 - v. A statement outlining how the proposed development conforms to the Comprehensive Plan embodied in these Regulations and the adopted Plan of Conservation and Development of the Town.

3. **Zone Change Map for Recording.** All applications for a LSIA shall be accompanied by a property boundary survey, suitable for filing in the Office of the Colchester Town Clerk, indicating the area of the proposed zone change relative to existing property boundaries, and the names of all property owners owning property located within the LSIA and the names of all abutting property owners of record and the names of all property owners located within five hundred (500') feet of any portion of the zone change parcel as evidenced by the then most current records of the Municipal Assessor as of the date of filing of the zone change application for the LSIA. Said survey shall include a key map. Said property boundary survey shall be certified by a Connecticut licensed land surveyor certifying

that the survey conforms to the standards of survey and map accuracy respectively of Class D as defined in the Minimum Standards for Surveys and Maps in the State of Connecticut, as the same may be amended from time to time. In the event that the Planning and Zoning Commission approves a zone change of a lesser area than that requested, the Applicant shall provide an amended zone change map reflecting the zone change as approved.

4. **Master Plan.** All applications for a LSIA shall be accompanied by a Master Plan as required below:
 - a. The Plan shall be drawn clearly and legibly at a scale of 1" = 100' presented on sheets of 24" x 36" (unless a different scale or sheet size is approved by the Commission) and the plan shall be drawn by a professional engineer, architect, landscape architect, or land surveyor registered in the State of Connecticut. Sufficient paper prints shall be provided with each application to accommodate Commission and staff review. In addition, an applicant for zone change and text amendment shall be required to submit all plans and supporting application documentation electronically. Where appropriate, supporting information may be provided in textual rather than graphic form.
 - b. The following items are required to be submitted to the Commission with each application for change of zoning district classification to LSIA and the approval of a master plan:
 - i. **Key Map.** A key map at a scale of 1" = 1000' showing the location of the proposed development and its relationship to existing City and State roads.
 - ii. **Adjacent Land Uses.** The boundaries of the subject parcel or parcels to be rezoned and/or developed, owners of these parcels and adjacent parcels, roadways, structures, and land uses.
 - iii. **Existing Site Features.** Existing structures, roads, land uses, topography at a contour interval of two (2') feet or less, major and unique natural, scenic and historic features of the parcel and their relationship to the proposed development.
 - iv. **Proposed Buildings.** The height, bulk, use and location of

the Large Scale Agricultural Building(s), including a conceptual elevation of the Large Scale Agricultural Building.

- v. **Circulation.** The proposed location of roads, driveways, parking and pedestrian circulation including tie-ins with existing City, state and public utility facilities.
- vi. **Water Supply.** The proposed method for a provision of a potable water supply to the development and a projection of the number of gallons per day to be consumed by the project upon completion.
- vii. **Sewage Disposal.** The proposed method for the collection and disposal of all sanitary waste.
- viii. **Stormwater.** A stormwater quality and management plan that will incorporate low impact development techniques and processes.
- ix. **Surface Water Quality.** A statement indicating the quality of existing watercourses through or near the site, if any.
- x. **Erosion Control.** A statement indicating the erodibility of the soils and a general indication of the need for erosion and sedimentation control. All erosion and sediment control measures shall comply with the latest edition of the Connecticut Guidelines for Soil Erosion and Sediment Control.
- xi. **Watercourses.** The location of any inland wetland and watercourse as defined by the Town Inland Wetlands and Watercourses Regulations, and map, as amended.
- xii. **Parking Analysis.** A parking plan for the LSIA prepared by a licensed professional engineer specializing in parking needs and design, which analysis shall determine the amount and location of parking required by the LSIA. The recommendations of the parking analysis shall be incorporated into the Master Plan by the Applicant=s consulting civil engineer; and, when approved by the Planning and Zoning Commission, shall supersede any and all

parking requirements otherwise contained in these Regulations.

- xiii. **Traffic Impact Analysis.** A traffic impact analysis prepared by a licensed professional engineer concentrating in traffic management; provided, however, that the development incorporated into the Master Plan shall generate more than two hundred (200) vehicle trips per day.
 - xiv. **Restrictions.** The substance of any proposed covenants, easements and restrictions.
 - xv. **Security.** Any security measures and systems which are incorporated into the design of the Large Scale Agricultural Building for the protection of the activities and product grown, processed and/or stored therein.
 - xvi. **Further Documentation.** Other documentation as may reasonably be required by the Planning and Zoning Commission to make an adequate determination of the appropriateness of the proposal to the site and of its fulfillment of the intent of these Regulations. The Planning and Zoning Commission may require information generally required in the final site development plan if it feels such information is necessary to make an informed judgment.
5. **Additional Information.** A zone change application calls upon the Planning and Zoning Commission to exercise a legislative function, and to determine that the LSIA applied for will be superior to the underlying zone in achieving the purposes of these Regulations and the Plan of Conservation and Development of the Town. It is the obligation of the Applicant to provide any additional information which the Planning and Zoning Commission may request or require in order to make such a determination. Such information may include, but is not limited to: additional information concerning surrounding land uses, building locations, driveways, streets, topography, watercourses and wetlands, utilities, and the like.

8.9.A.3 Public Hearing, Personal Notice, and Action.

- 1. **Procedure, Applicant's Notice Requirements.** The Planning and Zoning Commission shall act in such manner, and in accordance with such time limits, as are designated for changes of zone in accordance with Section

18.0 of these Regulations and in accordance with the applicable provisions of Section 8-7d of the Connecticut General Statutes. In the event of conflict between the procedures set forth in these Regulations and the General Statutes, the latter shall prevail. In addition, the Applicant shall mail personal notice of the proposed zone change to LSIA to each owner of property within the LSIA and within five hundred (500') feet of any portion of the LSIA as required by the provisions of Section 18.2.4 of these Regulations.

2. **Action on Master Plan.** The Planning and Zoning Commission shall approve, modify and approve, or disapprove the Master Plan. Any site plan approval subsequently granted for any use within the approved LSIA shall substantially conform to the approved Master Plan, except to the extent modifications thereto are approved either at the staff level or by the Commission (based upon the nature of the proposed modifications) in accordance with procedures for the delegation of approval of site plan modifications to the land use department as may be from time to time adopted by the Commission. No Certificate of Zoning Compliance or Building Permit shall be issued, nor shall any construction activity of any kind commence, for any work depicted on an approved Master Plan, until such time as a site plan approval in accordance with Section 15.5 of these Regulations has been issued for development on the lot or site where such development is to occur.
3. **Notice of Action and Filing of Map.** Upon approval of a LSIA and Master Plan, the Planning and Zoning Commission shall provide notice to the Applicant and the public, as provided in the General Statutes, and shall cause the approved LSIA zone change map to be noted on the official zoning map of the Town of Colchester by outlining the boundaries of the land affected thereby and indicating the approval date.
4. **Recording.** The Applicant shall, within ninety (90) days subsequent to approval of any LSIA, record notice thereof in the Colchester Land Records under the name of the record owner(s) of land affected thereby, giving a legal description of the land, and giving specific reference to the approved plan(s) and map(s); and, further, the Applicant shall file in the Colchester Land Records a copy of the approved plan(s) and map(s), endorsed by the signature of the Planning and Zoning Commission's Chairman or Secretary.

8.9.A.4 **Criteria for Decisions on Change of Zone and Master Plan.** In acting on the application for change of zone and approval of a Master Plan, the Planning and Zoning Commission is performing a legislative function and shall be allowed the

discretion granted to zoning commissions acting in a legislative capacity by Connecticut law. The Planning and Zoning Commission shall, in acting upon the Master Plan, consider the Plan of Conservation and Development adopted by the Planning and Zoning Commission as well as make a determination that the Master Plan is in conformance with the Comprehensive Plan of the Town of Colchester.

1. **General Findings.** In general, the application shall allow the Planning and Zoning Commission to make the following findings in support of any decision to approve a LSIA:
 - a. The proposed LSIA shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties.
 - b. The location and size of proposed uses, the intensity of operations involved in connection with such uses, the site layout, and their relationship to access streets shall be such that vehicular and pedestrian traffic generated by the use or uses, shall not be detrimental to the character of the neighborhood.
 - c. The establishment of such LSIA will not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
 - d. The proposed use permits the development of the site with the design of structures and land uses which is compatible with the shape, size, topography and natural character of the zone.
 - e. That the placement of the Large Scale Agricultural Building within the LSIA will not adversely impact residentially zoned and utilized properties abutting the LSIA.

In making the findings above, the Commission shall consider the agricultural heritage of the Town of Colchester and the right to farm ordinance adopted by the Town Meeting of the Town of Colchester on October 15, 2009.

2. **Site Plan Approval.** Upon the adoption of a LSIA by the Planning and Zoning Commission, the Applicant shall prepare a final site plan for development of the LSIA.

In order to assist the Planning and Zoning Commission in making the findings required pursuant to the provisions of Section 8.9.A.4.1 hereof, the Applicant shall, in conjunction with a site plan application for a LSIA, provide, if applicable, screening, building and site illumination plans, landscaping plans, the location and construction material of any fences, walls, walkways, trash disposal areas and the like.

8.9.A.5 **Specific Requirements for All LSIA's.**

1. **Access.**

- a. Access and circulation ways shall be designed to permit appropriate firefighting equipment, fuel trucks, refuse collection, deliveries and snow removal equipment to operate in a safe and efficient manner.
 - b. The LSIA shall be served from, or have access to, at least one through improved State or municipally owned and maintained street or highway which provides adequate circulation and access to other sections of the Town. The design of the LSIA shall be formulated to facilitate ingress to and egress from the LSIA without significantly adversely impacting traffic flow and traffic safety on interconnecting City or State streets and highways.
 - c. The street system shall be designated to permit connection to existing and proposed facilities where necessary for proper functioning of the utility systems, or the extension of utilities to adjoining properties.
 - d. Buildings, walls, fences, plantings and other sight obstructions shall be so located and designed that a driver exiting the LSIA has an unobstructed view of approaching traffic.
2. **Parking.** Parking for the LSIA shall be in accordance with the requirements of the parking analysis and plan for the LSIA incorporated into the Master Plan and approved by the Planning and Zoning Commission. The Planning and Zoning Commission shall, where possible, seek to minimize the construction of parking spaces.
3. **Underground Utilities.** All development in a LSIA shall provide for underground installation of all utilities interior to the LSIA. All development shall provide proper design and construction of storm sewer facilities, including grading, gutters, piping and treatment of pervious areas to handle

stormwater, prevent erosion and the formation of dust. Utilities and maintenance facilities shall be in accordance with the requirements and regulations of the appropriate authority having jurisdiction.

4. **Driveways.**

a. **Private Driveways.** All driveways within a LSIA shall be designed by a licensed professional engineer and submitted with the Master Plan for approval by the Planning and Zoning Commission. The design of driveways and the interconnection of driveways with abutting streets and highways shall be based upon the anticipated volume of vehicular traffic on the driveway, the alignment of the driveway with the intersecting street and the available sight stopping distance.

5. **Waste Disposal.** Adequate sight screening must be provided for all garbage collection areas.

6. **Setback Requirements, Building Proximity.** Where the LSIA abuts any residentially zoned and utilized property outside of the LSIA, all buildings or structures shall be at least one hundred (100') feet from any residentially utilized building on any residentially zoned parcel adjoining the exterior boundaries of the LSIA.

Setbacks between buildings and structures within the LSIA shall be such as to provide reasonable access to light and air, and access space for service, fire protection and maintenance equipment and operations.

7. **Site Design.** Site design shall take advantage of topographic features, provide for landscaping and restoration of all areas disturbed by construction and complement any adjoining neighborhood. Consistency of scale and complementary landscaping standards shall be maintained throughout the LSIA.

8.9.A.6 **Specific Requirements for Large Scale Agricultural Buildings.**

1. A Large Scale Agricultural Building shall comply with the minimum and maximum size requirements contained in these Regulations.

2. Exterior walls longer than two hundred (200') feet and visible from any public street shall include an offset for each two hundred (200') feet of

length of at least four (4') feet or shall include a commonly accepted architectural feature that breaks the building wall plane.

3. Suitable landscaping, as determined by the Planning and Zoning Commission, and based upon the geographic location and community context in which the LSIA is approved shall be provided.
4. Bulk requirements shall be as follows:
 - a. Minimum lot area – fifteen (15) acres.
 - b. Minimum lot frontage on a street – three hundred (300') feet.
 - c. Front yard setback – fifty (50') feet.
 - d. Rear yard setback – fifty (50') feet.
 - e. Minimum side yard setback – twenty (20') feet.
 - f. Total combined side yard setback – one hundred (100') feet.
 - g. Maximum building height – forty-five (45') feet.
 - h. Maximum building coverage – forty (40%) percent.
 - i. Maximum impervious coverage – seventy (70%) percent.

8.9.A.7 **Conformance to Recorded Documents.** Land included in an LSIA shall be used and developed only in accordance with the recorded documents. The site plan approval issued for development in the LSIA shall substantially conform to the design, use, and other standards of the approved Master Plan, unless modified as provided hereunder.

8.9.A.8 **Amendment or Extension of Approved LSIA's.** An application to extend or amend an approved LSIA shall specify the nature of the planned extension(s) or amendment(s) and shall be accompanied by a scale plan of the proposed extension(s) or amendment(s) in the same detail as is required in an initial application for Master Plan approval and shall be accompanied by a fee in accordance with the applicable fee ordinance establishing fees for land use applications in the Town of Colchester. An applicant for extension or amendment of a LSIA shall have sufficient interest in the land subject to LSIA regulations, in accordance with section 8.9.A.1.1.

An applicant applying for a LSIA and submitting a Master Plan may choose to incorporate language and plan components with sufficient detail to allow the applicant to make minor and foreseeable deviations on a subsequent site plan(s). Such information shall become the basis for minor deviations from the Master Plan at such a time that an applicant applies for site plan approvals, so that a formal change to the Master Plan is not required. The Planning and Zoning Commission shall have the authority in approving a Master Plan to determine the nature and extent of such minor deviations which may be allowed on subsequent site plans. In all cases where additional application language and plan components are incorporated into a Master Plan, such information shall be sufficient in detail to allow for all necessary reviews of the site plan to determine consistency with the Master Plan by the Commission, its staff, and its consultants.

- 8.9.A.9 **Commencement and Completion of Construction.** For any LSIA approved pursuant to this Section 8.9.A, the construction of the Large Scale Agricultural Building and/or the establishment of any use depicted on the Master Plan, or any phase thereof, shall be completed by the Applicant, and a Certificate of Zoning Compliance and Certificate of Occupancy shall be issued, within five (5) years from the effective date of any site plan approval granted by the Colchester Planning and Zoning Commission, which has been issued in accordance with the approved Master Plan. Upon application, the Planning and Zoning Commission may grant one (1) or more extensions of the aforesaid time limit for a total period of up to five (5) additional years. The foregoing time limits shall be tolled during the pendency of any court appeal of the approval of the LSIA or, for any particular phase or portion of the LSIA, or of any site plan approval issued thereunder.
- 8.9.A.10 **Performance Bonds.** The Planning and Zoning Commission shall require performance bonds to insure the completion of any public improvements in connection with any LSIA, for the installation of any infrastructure which, in accordance with the LSIA documents will be available for public use, and for the maintenance of erosion and sediment control measures until all areas disturbed in accordance with the approved site plan have been stabilized as delineated on the site plan approved for the development of an LSIA in a form satisfaction to the Town Attorney.
- 8.9.A.11 **Deeds.** Any conveyance of real property and/or drainage and utility easements, or other interests in real property to be conveyed to the Town of Colchester in accordance with the approved Master Plan shall be by Warranty Deed, and shall be accompanied by a current Certificate of Title, prepared by an attorney admitted to the bar of the State of Connecticut or an owners' policy of title insurance issued by a title insurance company licensed to transact title insurance business in the State

of Connecticut, and certifying or insuring, as the case may be, that title to the real property conveyed or the interest therein conveyed is free and clear of, or superior in right to, any mortgage lien, restriction or other encumbrance materially affecting the use thereof for its intended purpose.

8.9.A.12

Outside Storage Applicable to Uses in a Large Scale Indoor Agricultural District.

No outside storage of materials, products or refuse shall be permitted unless specifically authorized by the Planning and Zoning Commission, and such authorized outside storage shall be screened in such manner as the Planning and Zoning Commission may require. All loading areas shall be oriented away from existing residential structures located within two hundred (250') feet thereof and public ways and adequately screened from view by appropriate landscaping.