

DRAFT Civic Triangle District

SECTION 10 - CIVIC TRIANGLE DISTRICT (CT)

*****Note: New language included in response to public comments received between February 16th and March 1st is highlighted.***

10.1 GENERAL

The minimum lot size in this district shall be 10,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses in this district.

- 10.1.1 Mixed –Use Developments Commercial/Residential Buildings.
- 10.1.2 Business offices, professional offices and flexible work space.
- 10.1.3 Financial institutions.
- 10.1.4 Municipal offices, public schools, public libraries, police stations, and other municipal facilities.
- 10.1.5 Parks and playgrounds.
- 10.1.6 Cafés, Restaurants (excluding drive-thru facilities) and specialty food stores (ice cream parlor, cheese shop bakery, confectionary, or similar).
- 10.1.7 Retail under 4,000 square feet.
- 10.1.8 Daycare.
- 10.1.9 Barber shops and hair salons.
- 10.1.10 Temporary Outdoor Events including Farmers Markets, Art Shows, Music or Theater Performances, or Festivals in accordance with section 3.19 of these regulations.
- 10.1.12 Museums, Art Galleries and Theaters.
- 10.1.13 Private Educational Institutions.
- 10.1.14 Customary Home Occupations as defined in Section 1.37 herein and subject to the provisions of Section 3.11 of these regulations.
- 10.1.15 Accessory uses as defined in Section 1.2 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations. Accessory uses may include the outdoor sales/display of goods for sale during regular business hours, but shall not include overnight or permanent outdoor storage.
- 10.1.16 Accessory apartments in accordance with Section 3.36 of these Regulations.
- 10.1.17 Single family homes in existence as of the date of adoption of this Section.

10.2 USES PERMITTED IN THE CT DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT

The following uses may be permitted in the CT District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 10.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.
- 10.2.2 Ground mounted solar arrays located on lots of three (3) or more acres.
- 10.2.3 Funeral Homes, excluding crematories.

10.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 50 feet frontage on a public street, and each lot shall be at least 50 feet in width at the building line.

10.4 MINIMUM SETBACKS

10.4.1 Front Yard - 15 feet.

10.4.2 Side Yard - 10 feet, or 0 feet provided a party wall agreement is executed by the adjacent property owners.

10.4.3 Rear Yard – 30 feet

10.5 BUILDING COVERAGE

The aggregate building coverage on any lot in this district shall not exceed 40% of the total area of said lot.

10.6 MAXIMUM BUILDING HEIGHT

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 35 feet, except as provided in Section 3.6 of these regulations.

10.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations and the following provisions:

- a. Where mixed uses are located on a single property, the total number of required spaces for the combined uses may be reduced by special permit when the peak parking demand for uses occurs at different times of day.
- b. Where mixed uses are located on contiguous property in the CT district, the owner(s) of such lot(s) shall provide easement(s), filed in the Office of the Town Clerk, that provide the right of vehicle and pedestrian entrance, exit, passage, parking and loading between the subject property and one or more contiguous properties. The physical dimensions of the easement area shall be clearly shown on the approved site plan and the site plan shall be filed as an appendix to the easement in the Office of the Town Clerk. An operations and maintenance plan for the parking lot, including snow and ice management, landscaping, lighting and repairs shall be included in the easement language. Draft easement language and the proposed easement area shall be provided at the time of application for a site plan. The site(s) shall be developed with an integrated plan of parking improvements. The Commission may require or limit use of access driveways to one or more parcels, in order to assure safe traffic movement onto the street and to avoid congestion.
- c. Parking areas shall be surfaced and maintained with a durable, dustless all-weather material. Surfaces that promote stormwater infiltration are encouraged.
- d. Parking areas shall be located behind buildings.

10.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations. Electronic Message Centers are prohibited.

10.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

10.10 SITE PLAN APPROVAL

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.

10.11 MIXED USE DEVELOPMENTS

Mixed use buildings permitted in accordance with section 10.1.1 shall meet the following provisions:

- a. At least 25% of the building shall be devoted to commercial uses permitted under section 10.1.
- b. Commercial uses shall be located on the first floor of each mixed use building.
- c. No more than twelve (12) residential dwelling units shall be allowed per lot.
- d. Residential units shall meet the following size requirements:
 1. One bedroom units shall be no less than 500 square feet.
 2. Two bedroom units shall be no less than 800 square feet.

Where commercial and residential uses are located in separate buildings on the same property, the following standards shall be met:

- a. At least 30% of the gross floor area of all buildings on the property shall be devoted to commercial uses.
- b. Commercial buildings shall be closer to the property frontage than residential buildings.
- c. No more than twelve (12) residential dwelling units shall be allowed per lot.
- d. Residential units shall meet the following size requirements:
 - a. Efficiency and one bedroom units shall be no less than 500 square feet.
 - b. Two bedroom units shall be no less than 800 square feet.

Where the standards of this section conflict with Section 18 of these regulations relative to multi-family housing, the standards in this section shall apply.

10.12 BUILDING AND SITE DESIGN

Building and site design shall meet the following requirements:

- a. Building façades shall include two or more materials types. Uninterrupted lengths and heights of facades facing Boston Post Road, Rope Ferry Road and Avery Lane shall be broken up through the use of architectural projections, setbacks, canopies, trellises, variations in roof form, entryways, windows, and changes in materials.
- b. Roof mounted mechanical equipment such as heating and air conditioning units, antennas, satellite dishes and other mechanical equipment, shall be screened from view from public rights-of-way.

- c. Sites shall be designed to include bicycle and pedestrian amenities including at least one of the following:
 - i. Bicycle rack.
 - ii. Seating bench.
- d. Outdoor patios shall include perimeter features such as low fences, planters or other architectural features to demarcate the space.
- e. Front yard landscaping shall be installed within the 15 foot setback area and may include features such as trees, shrubs, herbaceous plants, planters and pedestrian amenities.
- f. A 15 foot landscape buffer is required between the proposed development and any contiguous property in a residential zone district. The buffer shall include any combination of evergreen trees, shrubs and fencing to provide screening between the properties. Existing vegetation may be included in the buffer area.
- g. Existing street trees and stone walls parallel to rights of way or proposed pedestrian amenities shall be preserved to the maximum extent practicable.
- h. New curb cuts on existing streets shall be minimized. To the extent possible, access shall be provided through existing or common driveways.

DRAFT Definitions to for the proposed CT District

Proposed definitions are not currently in the Waterford Zoning Regulations

Café: A small restaurant selling light meals and drinks that may include an outdoor seating area.

Community Meeting Space: A place of assembly within a building.

Crematory: A place, such as a funeral home, where cremation is done.

Day-Care, Child; Includes the child day-care uses listed below, as defined in G. S. § 19(a)-77 of the Connecticut General Statutes:

1) A "**Child Day-Care Center**" which offers or provides a program of supplementary care to more than twelve (12) related or unrelated children outside their homes on a regular basis for part of the twenty-four (24) hours in one (1) or more days.

2) A "**Group Day-Care Home**" which offers or provides a program of supplementary care to not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis for part of the twenty-four (24) hours in one (1) or more days.

3) A "**Family Day-Care Home**" which consists of a private family home caring for not more than six (6) children, including the provider's own children not in school full time, where the children are cared for not less than three (3) nor more than twelve (12) hours during a twenty-four (24) hour period and where care is given on a regularly recurring basis. During the regular school year, a maximum of three (3) additional children who are in school full time, including the provider's own children, shall be permitted, except that if the provider has more than three (3) children who are in school full time, all of the provider's children shall be permitted

Funeral Home: an establishment with facilities for the preparation of the dead for burial, for the viewing of the body, and for funerals.

Gross Floor Area: The total floor area contained within the building measured to the external face of the external walls.

Farmers Market Two or more local farmer-producers that sell their own agricultural products directly to the general public at a fixed location.

Flexible Work Space: An area within a building that contains desks, cubicles, conference rooms, or other similar amenities that can be used as professional office or meeting space for individuals or groups on a temporary basis.

Private Educational Institution: A school founded and maintained by a private group rather than the government.

Specialty Food Store: An establishment primarily engaged in retailing specialized lines of food products or specific limited types of food products. A Specialty Food Store does not offer a full range of food and household items.