

## SECTION V

## BASIC STANDARDS

### Section 5.0 Purpose

The use of land, buildings and structures, within the Town of Woodbridge, shall be established and constructed so as to conform to this Article and these Regulations. These standards establish certain nuisance factors that, if committed or exceeded in the use of land, buildings and structures, will be detrimental to the use, enjoyment and value of other land, buildings and structures and will be detrimental to public health, safety and welfare.

The Zoning Enforcement Officer is authorized to make surveys and take measurements to determine compliance. No application for a Zoning Permit and no Certificate of Zoning Compliance shall be approved or issued by the ZEO until it has been determined that the proposed use of the land, building(s), and structure(s) will be established and conducted in accordance with these standards and with the standards stated in other relevant Town, State and Federal codes, ordinances and/or regulations. The standards specified in these Regulations shall be of continuing application.

### Section 5.X General Requirements

The following general regulations pertaining to lots, yards, visibility at intersections, height limits and dwellings are applicable to all zones and are to be applied in addition to the specific requirements of the applicable zone.

#### Hours of Outdoor Construction

Unless otherwise explicitly allowed by the Commission outdoor construction shall only occur between the hours of 7am and 5pm Monday through Friday.

#### Continuation of Use

The continuation of an existing use where there is a change in ownership of a business requires a Zoning Permit.

#### Change in Use

A change of use may be allowed subject to Zoning Permit approval provided that:

- a. The proposed use does not require Special Permit approval;
- b. No significant site work is required, and;
- c. The required parking is currently available.

A nonconforming use may be changed to another nonconforming use subject to approval of a Special Permit and the following conditions:

- a. The proposed use will not have an increased impact upon the surrounding area;
- b. The number of required parking and loading spaces will not increase, and;
- c. The amount of impervious surface will not increase.

Once changed to a more conforming use, no use shall be changed again to a less conforming use. Bulk standards of the underlying zone shall apply.

### Section 5.2 Environmental Conditions

#### Preservation of Special Features

The applicant shall preserve special features that enhance the value of a development and/or a community. Special features to be preserved include, but are not limited to, large individual trees, groves or stands of trees; brooks, streams, ponds, creeks, waterfalls, lakes, wetlands and their adjacent buffer areas; historic landmarks; scenic vistas, overlooks, and ridge lines.

The planning and design of the site, including related streets, drainage and other improvements, shall provide for preservation of natural features of the site by:

- a. Avoiding cuts or fills that result in potential soil erosion and excessive tree removal or that disturbs water resources;
- b. Avoiding relocation of or encroachment upon natural wetlands, watercourses and their buffer areas;
- c. Avoiding removal of mature trees, desirable woods and other vegetation, particularly those existing plant materials that serve as wind barriers in the winter or offer passive cooling of buildings in the summer;
- d. Minimizing driveway and road width and curbing to reduce necessary clearing and retain the natural landscape;
- e. Identifying these special features on the topographic maps submitted in accordance with these Regulations.

#### Alternative Preservation Plans

Should the applicant propose to remove, alter, or in any way change the features described above, he/she shall submit documentation acceptable to the Commission demonstrating that the proposed plans to preserve special features are reasonable.

#### Air Pollution

No dust, dirt, fly ash, smoke, gas, fumes or odors shall be emitted into the air from any lot so as to endanger the public health and safety, to impair safety on or the value and reasonable use of any other lot, or to constitute a critical source of air pollution or to create a nuisance.

#### Danger

No material that is dangerous due to explosive potential, extreme fire hazard or radioactivity shall be used, stored, manufactured, processed or assembled *except in accordance with applicable codes, ordinances and regulations of the Town of Woodbridge, State of Connecticut and Federal Government.*

#### Noise

(See **Ordinance X.x** enforced by the Woodbridge Police Department and **Section 5.x** of these Regulations)

#### Vibration

With the exception of vibration necessarily involved in the construction or demolition of buildings, no vibrations shall be transmitted beyond the lot where they originate.

#### **Refuse and Pollution**

##### Dumpster & Solid Waste Disposal Location and Design

All dumpsters and trash compactors shall be appropriately screened and maintained and placed on concrete pads. Concrete pads shall be bermed on three sides to retain fluids. Dumpsters shall be plugged and covered. Dumpsters shall not be located within required setbacks when abutting a residential or mixed-use property.

##### Pollution

No refuse or other waste materials shall be dumped on any lot except as provided for in these Regulations. No refuse or other waste materials and no liquids shall be dumped on any lot or dumped or discharged into any river, stream, water course, storm drain, pond, lake or swamp so as to constitute a source of water pollution.

- a. All hazardous materials and waste chemicals shall be stored inside on an impervious floor with some form of secondary containment.
- b. Solid waste material shall be stored in an appropriately sized, covered, solid waste dumpster or other water-tight container that is plugged to prevent the release of any liquids.
- c. Waste material shall be disposed of by a licensed waste hauler in accordance with all applicable federal, state and local Regulations.

- d. All servicing of vehicles and equipment shall be conducted indoors on an impervious surface.
- e. All vehicle and equipment washing shall be conducted indoors.
- f. There shall be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.
- g. If the property is located within the West River Watershed or an Aquifer Protection Area, the RWA shall be notified of any spills of hazardous materials.
- h. RWA inspectors shall be granted access to any property located within the West River Watershed or an Aquifer Protection Area during the Authority's annual inspection program.
- i. All fuel, oil, paint and other hazardous materials stored on-site shall be placed in a secondary container and kept in a locked indoor area with an impervious floor when not being used.
- j. If fuel for construction equipment is stored on-site it shall be placed in a secondary containment system in a secured area.
- k. Any on-site fueling and repairs shall be conducted over a portable spill containment system.
- l. A supply of absorbent spill response material shall be kept on-site to clean up any spills of hazardous materials.
- m. The RWA shall be notified of any spills of hazardous materials occurring within any public water supply watershed or aquifer protection zone.

### **Natural Resource Removal, Re-grading & Filling, Accessory Use**

Trees, loam, topsoil, sand, gravel, clay or stone may be excavated, or removed from any lot, and land may be re-graded or filled, subject to Special Permit and Site Plan approvals and the following conditions:

- a. Demolition debris consisting of brick, block and concrete may be screened, sifted, washed, crushed or processed in conjunction with the demolition of existing on-site structures in any zone subject to Special Permit and Site Plan approval and the following qualifying standards and conditions:
  - i. The site is one acre or more in size;
  - ii. The site is located on and has access to a major thoroughfare as designated on the Town Road classification map;
  - iii. Structures to be crushed are at least 5,000 square feet in footprint; and
  - iv. Crushing activity is limited to no more than four months.
- b. Clear-cutting of one-half acre or more.
- c. Commercial excavation, and clay and gravel mining operations are prohibited.

### General Requirements

- a. Natural resource removal, re-grading and filling equal to or in excess of 1,000 cubic yards, exclusive of that earthwork falling within the area delineated by the footprint of an approved structure, shall only be allowed when it is part of site development that is essential to an application that requires Site Plan and/or Special Permit approval.
- b. Natural resource removal, re-grading and filling in excess of 60 cubic yards but less than 1,000 cubic yards, exclusive of that earthwork falling within the area delineated by the footprint of an approved structure, shall only be allowed when it is part of site development that is essential to an application that requires a Zoning Permit, Site Plan and/or Special Permit approval.

### Exceptions

*The following shall not require a Zoning Permit:*

- a. *Excavation, removal, re-grading or filling in conjunction with an approved subdivision grading plan, provided that no more than 10,000 cubic yards of material are deposited or removed.*
- b. *Incidental excavation, removal, re-grading or filling in connection with maintenance or landscaping, provided that no more than 60 cubic yards of material are deposited or removed per calendar year.*
- c. *Agricultural excavation, re-grading or filling operations, provided that no more than 250 cubic yards of material are deposited or removed per calendar year.*

### Required Information

Any application involving more than 1,000 cubic yards of excavation, re-grading or filling shall contain the following information, unless waived by the Town Planner and the Town Engineer:

- a. Existing contours in the area to be excavated re-graded or filled;
- b. Proposed contours after completion of excavation, re-grading or filling;
- c. Proposed vehicular access to a street;
- d. An estimate of the number of cubic yards of material to be filled, excavated, graded, or removed;
- e. An estimate of the number and types of trucks and other machinery to be used on the site;
- f. The location(s) and type(s) of buildings, including temporary buildings, to be erected;
- g. Hours of operation and number of calendar days anticipated to complete filling, excavating, grading, re-grading or removal; and
- h. Details of any proposed blasting and storing of explosives.
- i. To reasonably review an application, the Commission may require the submission of additional information about soil conditions, locations and depths of rock ledge, ground water conditions, and other such information. The Commission may request such information for both pre- and post-development conditions.
- j. Sedimentation and erosion control plans with all information required per **Section 5.x** of these Regulations.

### Standards

Permits issued for natural resource removal, re-grading and filling activity in excess of 1,000 cubic yards shall be valid for up to two years and will require permit renewal for such activity every two years.

The Commission may require the applicant to submit periodic reports that demonstrate the progress of the excavation, re-grading, removal, or filling activity, including contours and cross sections. These reports shall be prepared and certified by a civil engineer or a land surveyor, licensed to practice in the State of Connecticut. If at any time the Commission finds that the excavation, re-grading, removal or filling is not being conducted or cannot be conducted in accordance with the approved plans, the Commission shall order the applicant to cease operation and may revoke the permit.

At the time of expiration or renewal of the permit, the property owner or his/her authorized agent shall file with the Commission a report by a civil engineer or surveyor, licensed to practice in the State of Connecticut, certifying that the excavation, re-grading or filling completed to date conforms with the approved plans. A 2-year renewal may be granted by the Commission in accordance with the procedures and standards of these Regulations, based upon updated maps and data.

If the Commission finds that excavation, re-grading, removal or filling will not result in the creation of any drainage or sewage problems or other conditions that would impair the use of the property in accordance with these Regulations and that such excavation, re-grading, removal or filling will be in harmony with the general purpose and intent of the Zoning Regulations, the Commission shall issue a Special Permit and/or Site Plan with the following conditions:

- a. Resulting slopes shall not increase the concentration or flow of water or sediment to adjoining properties;
- b. Adverse drainage or sewage problems or other conditions which would impair the use of the property shall not be created or exacerbated;
- c. No screening, sifting, washing, crushing or other processing of excavated or fill material shall be conducted on the premises unless said premises are located in a Manufacturing Zone or unless approved as part of a Special Permit and Site Plan application in accordance with **Section 5.x**.
- d. There shall be no excavation within 20 feet of any street line or any other lot line unless one of the following conditions is met:
  - i. Excavation is of an elevation equal to or above the grade of an adjoining lot or street at the lot line or street line;

- ii. Excavation is within the area delineated by the footprint of an approved structure;
  - iii. The adjoining property owners file a joint application that is approved by the Commission;
  - iv. The adjoining property owner(s) document(s) that he/she/they have no objections to the proposed activity;
  - v. The Town Engineer determines that the proposed activity will not adversely affect the adjoining proper-ties.
- e. Proper drainage shall be provided to prevent the collection and stagnation of water.
  - f. No sharp declivities, pits, depression or soil erosion problems shall be created, and no resulting slopes or banks shall exceed one foot of vertical rise to two feet of horizontal distance.
  - g. Any soil stored on-site for more than 30 days shall be stabilized and seeded. All stockpiled soil shall be protected by approved sedimentation and erosion controls.
  - h. Topsoil shall be spread uniformly over the excavated or filled area and over exposed rock surfaces that result from excavation or fill, to a minimum depth of four inches, in accordance with the approved contour plan. No excavated rock will be stockpiled on the premises, except that which is to be used on-site for erosion control or landscaping purposes.
  - i. When the excavation, re-grading, removal or filling operations have been completed, these and other vegetated areas destroyed shall be seeded with a perennial rye grass or similar planting.
  - j. Truck egress site(s) shall be equipped with anti-tracking pads. Access to and from the excavation site shall be located so as to minimize conflict with existing traffic patterns.
  - k. The premises shall be excavated, re-graded or filled in conformity with the approved plan.
  - l. All materials used as fill shall be noncombustible. Broken blocks, bricks, concrete, rocks and similar debris are allowable as fill when mixed with enough gravel or filler to create fill that is void of air pockets.

## **Sediment and Erosion Control Regulations**

### Purpose

Sedimentation and erosion controls shall be installed whenever soil disturbance may cause sedimentation on or erosion of neighboring property and/or the deposition of sediment into the public water supply or public storm management system or into a wetlands or watercourse.

A soil erosion and sediment control plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than 1/2 acre.

### Exemptions

- a. *A single-family dwelling that is not part of a subdivision of land;*
- b. *Any application for development where the disturbed area is one-half acre or less; and*
- c. *Agricultural activities.*

### Procedures

Soil Erosion and Sediment Control Plans shall be submitted as part of a Special Permit or Site Plan application. Plans for development not requiring Special Permit or Site Plan review shall be submitted as part of a Zoning Permit application.

The Commission and/or its designated agent may refer any Soil Erosion and Sediment Control plan to the New Haven County Soil and Water Conservation District or to any other agency or consultant for review and comment.

### Application

The application shall include the following:

- a. A soil erosion and sediment control plan shall provide for the adequate control of accelerated erosion and sedimentation and reduces the danger from stormwater runoff at the proposed site based on the best available technology, found in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended. Alternative principles, methods and practices may be used with prior approval of the Commission. The plan may be submitted as part of a Special Permit or Site Plan application as set forth in these Regulations. Plans shall include:

- i. A narrative describing the proposed project, a schedule for grading and construction activities including start and completion dates, sequence of grading and construction activities, sequence for installation and/or application of soil erosion and sediment control measures, and the sequence for final stabilization of the project site.
  - ii. The design criteria, construction details, installation and/or application procedures, and operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.
- b. A site plan complying with Article 7 and containing the following additional information:
    - i. The proposed alterations on the site, including cleared, excavated, filled or graded areas;
    - ii. The location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
    - iii. The sequence of grading and construction activities;
    - iv. The sequence for installation and/or application of soil erosion and sediment control measures; and
    - v. The sequence for final stabilization of the development site.
  - c. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

### Standards

The Soil Erosion and Sediment Control Plan shall meet the following minimum standards:

- a. Plans for soil erosion and sediment control shall be developed in accordance with these Regulations using the principles outlined in Chapters 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended.
- b. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended.
- c. The appropriate method from the Connecticut Department of Transportation Drainage Manual 2000 as amended, shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Town Engineer.
- d. The Commission may grant exceptions to the minimum standards when requested by the applicant if technically sound reasons are presented.
- e. All erosion controls shall be installed prior to the commencement of construction activities.
- f. All stockpiles of excavated material remaining on-site for more than a month shall be temporarily seeded or covered.
- g. Erosion controls shall be inspected regularly and immediately after each rainfall, as well as maintained and modified as necessary.
- h. Hay bales proposed for use on paved surfaces shall be replaced with a combination of filter fabric, concrete blocks and gravel, or by silt sack inserts.
- i. If the property is located within the West River Watershed or an Aquifer Protection Area:
  - i. The RWA shall be notified three days prior to the start of any construction activity.
  - ii. RWA inspectors shall be granted access to the site to conduct routine inspections.

### Conditions of Approval

The Commission, or its designated agent, may include conditions deemed necessary, including, but not limited to:

- a. Installation of measures necessary for sediment and erosion control prior to start of construction;
- b. Receipt of a bond to cover costs of measures required to control soil erosion and sedimentation; and
- c. Progress reports from the applicant assuring installation and maintenance of controls.

## Inspections

Inspections shall be made by the Commission and/or its designated agent(s) during development to ensure:

- a. Compliance with the approved plan, and
- b. Control measures and facilities are properly performed, installed and maintained.

## **Grading of Slopes**

### Grading Standards

- a. Slopes of paved surfaces must not be less than 1.0% in grade, nor greater than 5%..
- b. Slopes of earth surfaces must not be less than 2.0% in grade in the general vicinity of buildings, to ensure drainage away from the buildings.
- c. Unpaved driveways may not exceed 10% in grade. Paved driveways may not exceed 12% in grade. Changes in driveway grades require vertical transition curves. Lots recorded on the land records prior to the adoption of this section of the Zoning Regulations may exceed the above percentages only with the approval of the Town Engineer and the Town Planner.

## **Stormwater Management**

### Purpose

Changes to the land without proper consideration of stormwater impacts can be a significant source of pollution to Long Island Sound, its tributaries, the public water supply and other waters of the State of Connecticut and the Town of Woodbridge. These are valuable natural, economic, recreational, cultural and aesthetic resources. The protection and preservation of these waters is in the public interest and is essential to the health, welfare and safety of the citizens of the Town of Woodbridge.

The intent of these Regulations is to establish requirements for Stormwater Management Plans. Such plans should include design practices and technical standards that address any proposed change to the land that may alter hydrologic conditions. Stormwater Plans should also:

- a. Preserve pre-development site hydrology to the extent possible;
- b. Reduce the average total suspended solids (TSS) loadings by 80%;
- c. Manage runoff velocity and volume such that the physical and biological character of the existing drainage systems is maintained or improved;
- d. Prevent increases in downstream flooding and/or stream bank erosion.

### Applicability

No person shall develop land without having provided stormwater management measures that control or manage runoff from such development, except as provided within these Regulations. The stormwater management measures must be consistent with the 2004 Connecticut Stormwater Quality Manual, as amended.

A Stormwater Management Plan shall be prepared for all development proposals, when it is determined by the Commission, the Town Planner or Town Engineer, that changes to the land associated with the proposal may significantly alter hydrologic conditions resulting in potential pollution and/or other adverse impacts to the surface water, ground water or other natural resources of the Town of Woodbridge.

### General Requirements

Stormwater Management Plans shall include:

- a. A narrative describing the project, the objectives of the Stormwater Management Plan including the potential impacts resulting from the proposed development, and a description of the practices, techniques, structures and facilities proposed in the Stormwater Management Plan to mitigate such impacts.
- b. The existing features and proposed improvements;
- c. The potential impacts resulting from the proposal or activity;

- d. A description of the practices, techniques, structures and facilities proposed to mitigate such impacts,
- e. A construction schedule including phasing and sequencing.
- f. Identification of the Owner(s) of the property on which the development is proposed and identification of the Applicant submitting an application for approval and/or a permit.
- g. Identification of the Responsible Person(s) for implementation of the Stormwater Management Plan during the construction period of the development including mailing address, 24-hour contact telephone number(s), facsimile number(s) and email address.
- h. A description of the procedures to be implemented in the case of emergency environmental or severe rain-fall events during the construction period of the development.
- i. Identification of all known local, State and/or Federal regulatory approvals and/or permits that may be required to be obtained for the development.
- j. A map based on United States Geological Survey quadrangle mapping depicting the following:
  - i. Site of the development and vicinity,
  - ii. Sub-regional drainage basin(s),
  - iii. Identifying hydrologic unit code(s) within which the site of the development is located.
- k. A description of the surface water and ground water resources, including identification of water quality classifications and the presence of impaired water-bodies as identified by the Connecticut DEP, on and in the vicinity of the site of the proposed development.
- l. A description of the development, construction limitations and constraints of the site of the proposed development including:
  - i. Areas of exposed bedrock.
  - ii. Areas of shallow depth to bedrock surficial soils as defined by the U.S.D.A. Natural Resources Conservation Service Soil Survey.
  - iii. Areas of high erosion hazard surficial soils as defined by the U.S.D.A. Natural Resources Conservation Service Soil Survey.
  - iv. Areas of ground surface slopes greater than or equal to twenty (20) percent.
  - v. Areas of potential shallow depth to ground water.

No increase in stormwater peak flows will be allowed unless downstream increases are compatible with an overall flood plain management system. The following items should be considered in determining whether in-creased peak flows are compatible with an overall flood plain management system:

- a. Timing of peak flows from sub-watersheds
- b. Increased duration of high flow rates
- c. Stability of the downstream channels
- d. Distance downstream that the peak discharges are increased
- e. Run-off prior to development from the 2 year to the 100 year flood events.

When stormwater detention structures are required, they shall be designed so that the peak flow after development shall not exceed the pre-construction peak

The applicant shall furnish projections of the increase of stormwater runoff created by the proposed development from the 2-year, 10-year, 25-year, 50-year and 100 year frequency, 24-hour duration Type III Distribution Storms, as computed with Technical Release #55, Urban Hydrology, Engineering Division, Soils Conservation Service, USDA, January 1975, as amended or by use of other methods conforming to sound engineering practice as set forth in this section. Rational method shall not be used in computing drainage flows in drainage basin areas in excess of two hundred (200) acres and shall not be used to compute drainage volumes or to design detention facilities.

#### Design Guidance and Recommendations

The following documents, incorporated in these Regulations by reference, give guidance and recommendations for the analysis and design of practices, techniques, structures and other facilities to be incorporated in the Stormwater Management Plan. Other standards of practice, engineering analysis and design, computational or sizing methodologies may be used upon review and approval of the Commission, or the Town Planner or Town

Engineer.

The following documents are incorporated in these Regulations by reference:

- a. Town of Woodbridge Engineering Standards, as amended;
- b. Connecticut Council on Soil and Water Conservation and Connecticut Department of Environmental Protection, Connecticut Guidelines for Soil Erosion and Sediment Control, Bulletin No. 34, 2002, as amended.
- c. Connecticut Department of Transportation, Connecticut Department of Transportation Drainage Manual 2000, as amended.
- d. Connecticut Department of Environmental Protection, 2004 Connecticut Stormwater Quality Manual (Final Draft), as amended.
- e. Woodbridge Engineering Department, The Woodbridge Stormwater Management Plan, 2004, as amended.

#### Design Practices and Technical Standards

Stormwater Management Plans shall incorporate the design practices and technical standards appropriate for the site conditions and proposed development.

The Commission, the Town Planner and/or the Town Engineer may require additional design practices and/or technical standards to be incorporated in the Stormwater Management Plan where a proposal will discharge stormwater runoff to an area identified as a sensitive surface water, ground water or other natural resource, which is impaired and/or experiencing existing flooding, stream channel instability or water quality problems.

#### Site Planning and Design

Site planning and design practices, best management practices (especially those referred to as non-structural practices) and practices referred to as Low Impact Development (LID) and Alternative Site Design techniques intended to mitigate the effects of changes to the land hydrologic conditions, shall be considered in the design of a development proposal.

These planning and design practices should:

- a. Protect and preserve a site's natural features and systems including drainage systems, resource protection and buffer areas
- b. Preserve vegetation
- c. Avoid creating steeply sloped areas
- d. Avoid excessive site grading
- e. Minimize the area of impervious and managed surface coverage including sidewalks, streets, driveways and walkways
- f. Encourage the disconnection of impervious and managed surfaces
- g. Minimize changes in surface water drainage patterns
- h. Promote temporary storage of stormwater runoff
- i. Promote infiltration of stormwater runoff
- j. Reduce increases in volume of stormwater runoff and changes in magnitude, frequency and duration of stormwater discharges to receiving waters
- k. Generally prevent and minimize impacts to surface and ground water resources
- l. Reduce or eliminate the use of curbing
- m. Reduce use of storm sewers
- n. Encourage use of permeable paving materials where practicable
- o. Encourage use of bio-retention basins, rain gardens and swales

### Stormwater Infiltration

The guidance and recommendations given in the 2004 Connecticut Stormwater Quality Manual, as amended, shall be the minimum used in the design of stormwater infiltration practices and techniques, and structures or facilities. Protection and improvement of the water supply is essential.

Where stormwater runoff is proposed to be infiltrated into natural soils and/or fill material, subsurface investigations including field testing to determine soil infiltration rates shall be made of the hydro-geologic conditions of the site and vicinity of the infiltration practice, technique, structure or facility.

If a stormwater infiltration practice, technique, structure or facility is also intended to function to control peak rates of discharge of stormwater runoff, the practice, technique, structure or facility shall be designed in accordance with the recommendations and guidance given in the Connecticut Department of Transportation Drainage Manual 2000, as amended.

### Concentrated Stormwater Runoff

- a. Where concentrated stormwater runoff is proposed to be discharged to a stormwater collection and conveyance system, man-made or natural channel, culvert, bridge, or other hydraulic structure due to site and design conditions, the hydraulic adequacy of the system, channel and/or structure shall be verified by the applicant's civil engineer.
- b. Where concentrated stormwater runoff is proposed to be discharged directly to the ground surface or directly to a wetland or watercourse, the stability of the outlet at the discharge location and the requirement for outlet and slope protection measures beyond the discharge location shall be determined.
- c. Where it is determined that a system, channel, structure or discharge outlet location is hydraulically inadequate under existing conditions and/or will be hydraulically inadequate due to the proposed design, the Applicant shall:
  - i. Improve stormwater collection and conveyance systems to a condition where the systems are hydraulically adequate to convey the peak discharges developed from the design post proposal or activity 10-year recurrence interval precipitation event,
  - ii. Improve man-made or natural channels to a condition where the channels are hydraulically adequate to convey the peak discharges developed from the design post proposal or activity 10-year recurrence interval precipitation event,
  - iii. Improve culverts or bridges to a condition where the culvert or bridge will safely convey the design post proposal or activity peak discharges
  - iv. Determine the stability of the outlet of the conveyance system, channel or structure and the requirement for outlet protection measures at the discharge location and for slope protection measures beyond the discharge location if applicable, or
  - v. Develop a site design that attenuates post construction peak rates of discharge equal to or less than levels of existing peak rates of discharge.

### Stream Channel Protection

Where a development proposal will discharge stormwater runoff to a natural channel, the following criteria for stream channel protection shall be incorporated in the design of the proposal where the Commission or the Town Planner or Town Engineer, has determined that stream channel protection measures are required.

- a. When stormwater runoff is discharged to a natural channel, the Applicant shall either:
  - i. Improve the channel using methods and materials that will minimize the impacts on the physical, chemical and biological integrity of the natural channel system, and will preserve the natural channel characteristics to the maximum extent practicable, or;

- ii. Develop a site design that meets one or both of the “over-control“ method criteria for stream channel protection by either:
  - a) Attenuating the design post proposal or activity 24-hour duration, 2-year recurrence interval peak rate of discharge of stormwater runoff to the channel to one-half of its pre-development magnitude or less, or;
  - b) Attenuating the post construction a 24-hour duration, 2-year recurrence interval peak rate of discharge of stormwater runoff to the channel to be less than or equal to the pre-development 24-hour duration, 1-year recurrence interval peak rate of discharge of stormwater runoff to the channel.
  
- b. Where concentrated stormwater runoff is discharged to a natural channel that is experiencing channel in-stability under existing conditions, or has been identified by the Commission, or the Town Planner or Town Engineer as requiring additional protection, the Applicant shall either:
  - i. Improve the channel using methods and materials that will minimize the impacts on the physical, chemical and biological integrity of the natural channel system, and will preserve the natural channel characteristics to the maximum extent practicable, or
  - ii. Develop a site design that provides extended detention of the design post proposal or activity 24-hour duration, 1-year recurrence interval peak rate of discharge of stormwater runoff to the channel for a minimum period of 24-hours.

#### Over-Bank Flooding Protection

Where stormwater runoff is proposed to be discharged from the site of the proposal, the hydraulic adequacy of hydraulic structures and/or receiving channels to convey the design post proposal or activity 25-year, 50-year and 100-year recurrence interval peak rates of discharge shall be verified.

Where it is determined that a structure or receiving waterway is hydraulically inadequate under existing conditions and/or will be hydraulically inadequate due to the development proposal, redevelopment proposal or activity, the Applicant shall either:

- i. Improve the hydraulic structure or waterway to a condition where the design post proposal or activity 25-year, 50-year and 100-year recurrence interval peak rates of discharge can be conveyed, or
- ii. Develop a site design that will attenuate the design post proposal or activity 25-year, 50-year and 100-year recurrence interval peak rates of discharge to be less than or equal to the design existing condition 25-year, 50-year and 100-year recurrence interval peak rates of discharge.

#### Erosion and Sediment Control

The guidance and recommendations given in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, as amended shall be the minimum standards used in the design of erosion and sediment controls.

#### Specific Data Required

All storm drainage calculations must be certified by a Connecticut licensed Professional Engineer. The Commission or the Town Planner or Town Engineer may require that the preparation of the Stormwater Management Plan include other professionals in the disciplines of landscape architecture, environmental sciences and others.

Copies of the Stormwater Management Plan shall be submitted with each application to the Planning and Zoning Commission for approval.

Design information shall include the following:

- a. Drawings presented at a scale that will allow for clear identification of all existing conditions and post construction conditions on and in the vicinity of the site of the development. These drawings shall include:

#### General Data

- i. Property boundaries
- ii. Adjoining property owners

- iii. Buildings and other structures
- iv. Zoning District(s) and/or boundaries
- v. Existing and proposed land use
- vi. Existing ground cover conditions including vegetation types
- vii. Proposed ground cover conditions
- viii. Existing and proposed impervious surface and managed surface coverage areas
- ix. Existing and proposed easements including those for access, utilities, drainage, maintenance and conservation or resource protection purposes
- x. Existing and proposed areas subject to deed restrictions including those for conservation or resource protection purposes

#### Engineering Data

- i. Existing ground surface elevation contours preferably referenced to the North American Vertical Datum of 1988 (NAVD88) and proposed ground surface elevation contours. Benchmark(s) should also be shown.
- ii. Utility company facilities and services
- iii. Drinking water supply reservoir and well locations
- iv. Ephemeral, intermittent and/or perennial watercourses
- v. Surface water bodies
- vi. Special Flood Hazard Areas or boundaries and base flood elevations where determined, floodways or boundaries and/or stream channel encroachment lines
- vii. Resource protection areas and boundaries
- viii. Aquifer protection district areas or boundaries
- ix. Public water supply watershed areas or boundaries
- x. Areas of ground surface slope greater than or equal to twenty (20) percent
- xi. Areas of exposed bedrock

#### Hydrological and Soil Data

- i. Inland Wetland areas or boundaries
  - ii. Inland Wetland regulated areas or boundaries
  - iii. Surficial soil types classified by hydrologic soil group as defined by the Natural Resources Conservation Service Survey
  - iv. Areas of shallow depth to bedrock surficial soils as defined by the U.S.D.A. Natural Resources Conservation Service Survey
  - v. Areas of high erosion hazard surficial soils as defined by the U.S.D.A. Natural Resources Conservation Service Survey
  - vi. Areas of potential shallow depth to groundwater
  - vii. The locations of all subsurface investigations
  - viii. Surface water drainage patterns and watershed and/or catchment boundaries
  - ix. The locations of all stormwater collection, conveyance and management systems and other hydraulic structures including, culverts, bridges and dams
  - x. Tributary land areas to appropriate points for purposes of hydrologic and hydraulic analysis and hydro-logic and hydraulic design of proposed practices and techniques, and structures or facilities
  - xi. Travel time component and time of concentration flow paths for purposes of hydrologic and hydraulic analysis and design of proposed practices and techniques, and structures or facilities
- b. Subsurface soil investigation information for the design of all practices, techniques, structures and facilities where the determination of soil classifications and depths to groundwater, restrictive soil layers and/or rock are required, and where the determination of particle gradation analyses and insitu soil properties including soil infiltration rates are required.

- c. A description of design methodologies and computer models used, and hydrologic, hydraulic and water quality design computations for all practices and techniques, and structures and facilities. In general, this information should be submitted in the form outlined in the hydrologic and hydraulic design and analysis documentation requirements of the Connecticut Department of Transportation Drainage Manual 2000, as amended.
- d. Structural design and supporting information and geo-technical design and supporting information for certain stormwater management system components including, storm sewers, channels, outlet protection measures, culverts, bridges, dams, spillways, outlet works and other structures, as required by the Town Engineer.
- e. Drawings including plans, profiles, sections and typical details of all stormwater management system components at adequate scale(s) and containing sufficient detail to clearly depict the intent of the design and the details of construction and/or installation.
- f. The Commission may, at its sole discretion, require the applicant to submit a hydrologic study of pre-development site conditions conducted at a level of detail commensurate with the probable impact of the proposed activity as determined by the Town Engineer.
- g. Post Proposal or Activity Stormwater Management Operation and Maintenance Plan including:
  - i. A description of the operation and maintenance tasks and an implementation schedule.
  - ii. Identification of the Responsible Person(s) for implementation of the Stormwater Management Operation and Maintenance Plan including mailing address, 24-hour contact telephone number(s), facsimile number(s) and email address.
  - iii. Agreements, declarations of covenants and restrictions, easements and/or other legal instruments governing the requirements for operation and maintenance of all post construction proposal or activity stormwater management measures as required by the Commission, or the Town Planner or Town Engineer as its administrative agent, and the Town of Woodbridge Attorney.

The applicant shall submit the following data for review by the Town Engineer:

- a. Topographic Contour Map(s) showing drainage area(s)
- b. Narrative and computations including, but not limited to, the following:
  - i. Method used to calculate stormwater runoff
  - ii. Runoff characteristics of the property pre- and post-development
  - iii. Drainage calculations
  - iv. Maximum velocity and quantity at point(s) of discharge from the system
  - v. Design calculations for all drainage piping and structures
- c. Narrative and computations for detention structures including, but not limited to, the following:
  - i. Inflow and outflow hydrographs for detention area
  - ii. Maximum storage volume
  - iii. Design of spillway or other measures for the release of excess flows beyond that of the design capacity of the structure
  - iv. Flood routing of all runoff greater than the design capacity of the detention facility
  - v. Time required for the facility to drain completely
  - vi. Materials used in facility construction
  - vii. Methods employed to avoid clogging the discharge mechanism
  - viii. Safety measures

- ix. Proposed landscaping and vegetative measures used to stabilize slopes and bottom surfaces.

#### Exemptions

- a. *Upon written request, the Commission, at the request of the Town Planner or Town Engineer, may waive these Regulations in whole or in part, when the development proposal, redevelopment proposal or other activity will upon completion, have less than five-thousand (5000) square feet of impervious surface coverage, and disturb less than one (1) acre of land surface area, or where due to special conditions related to the site or vicinity of the proposal or activity, the requirements of these Regulations, in whole or in part, may not be feasible or prudent. No waiver request shall be approved that would cause an adverse impact to the surface water, ground water and other natural resources of the Town of Woodbridge. The Applicant shall demonstrate to the satisfaction of the Town Engineer, that approval of a waiver request will meet this standard.*
- b. *Activities defined as Agricultural Uses shall be exempt from these Regulations.*
- c. *Development that does not require Special Permit and/or Site Plan approval are exempt from demonstrating that there will be no increase in runoff.*

#### Standards and Criteria for Decision

No stormwater management plan may be approved without a finding that the plan is consistent with these Regulations and the following general criteria:

- a. Design and planning for site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible.
- b. Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination. Methods include but are not limited to sweeping of pavements, especially in the early spring, the use of sediment basins prior to infiltration and encouragement of sheet flow to filter strips.
- c. Stormwater management systems shall be designed and maintained to manage site runoff in order to eliminate surface and groundwater pollution, prevent flooding and, where required, control peak discharges and provide pollution treatment.
- d. Stormwater management systems shall be designed to collect, retain and treat the first inch of rain on-site, so as to trap floating material, oil and litter. On-site storage methods include but are not limited to landscaped depressions, grass swales, infiltration trenches and retention or detention basins.
- e. Stormwater management systems shall use the best available technology to treat stormwater quality prior to off-site discharge. Stormwater shall be treated as recommended in the 2004 Connecticut Stormwater Quality Manual (or later version), including design of treatment practices for the Water Quality Volume or Water Quality Flow, as appropriate.
- f. Stormwater runoff rates and volumes shall be controlled by slowing runoff velocities and encouraging infiltration. BMP methods for controlling runoff and encouraging infiltration include but are not limited to: the minimization of impervious surfaces, the use of grass or vegetative filter zones, landscape depressions, slotted curb spacers, perforated pipes for conveying stormwater, establishment of buffers from streams, wet-lands and water bodies, and any combination of methods, where appropriate.
- g. Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternatively, stormwater treatment systems shall remove 80% of total suspended solids from the site on an average annual basis. BMP methods for stormwater treatment include infiltration through vegetative strips, grass swales and detention basins.

#### Maintenance Covenants

Upon approval of the application but prior to the issuance of a Zoning Permit, the applicant shall file Covenants on the Land Records committing current and future landowners to ongoing maintenance of the approved storm-water treatment facilities. At a minimum the covenants shall include:

- a. Provisions for annual inspection and maintenance of the facilities.
- b. Submittal of annual reports to the Town Engineer documenting inspection dates, observations and actions.
- c. An easement to Town personnel for “inspection” purposes.

### **Section 5.3 Lot, Block and Building Configuration**

#### **Front Yards / Build-To Lines**

#### **Specific to Zones T3 and SD1**

The purpose of this section is to create a uniform location for buildings by requiring a build-to line.

Where buildings exist on adjacent lots, the Commission or its agent may require that a proposed building match one or the other of the adjacent frontyard setbacks and heights rather than the provisions of these Regulations.

#### **Yard Projections**

Nothing in these Regulations shall prohibit the projection of not more than one foot into a required yard of pilasters, belt courses, columns, sills, cornices, or similar architectural features, nor the planting of landscaping in such spaces. In the case of one-, two- and three-family homes existing at the effective date of this amendment, uncovered ramps required for handicapped accessibility may project as necessary into a required yard. The ramps should be compatible with the architecture of the structure and neighborhood and should not adversely affect property values. Uncovered ramps shall not be considered when calculating area coverage. In the case of one-, two- and three-family homes, unenclosed stoops or verandas and associated roof overhangs may project not more than six feet into any required yards. *See also* **Section 5.x Visibility at Intersections**

#### **Rear Lots**

No building or structure shall be built on any lot unless the lot has a frontage of at least 25 feet on a public street or in an approved subdivision, unless otherwise authorized by the Town Engineer under Chapter 154 of the Code of Ordinances regarding building on unaccepted streets. Access to the rear lot shall be provided by an access way that shall:

- a. Not exceed a length of 400 feet;
- b. Not be less than 25 feet wide at any point;
- c. Not be included in the minimum required lot area; and
- d. Contain a driveway from the public street to the building or structure;
- e. Contain only one driveway and provide access for one lot only. The Commission may approve a shared access-way only where there is an environmentally sensitive crossing;
- f. The maximum number of abutting access ways shall not exceed two.

All rear lots created after the effective date of this amendment must comply with the following standards:

- a. Each lot must be at least 50% larger than the standard minimum lot permitted in that zone.
- b. There must be a buffer of at least 50 feet between any structures on the rear lot and the boundary between the front and rear lots. The buffer must contain evergreens or fencing that provides adequate screening.
- c. Rear lots shall be limited to 15% of the total lots proposed for a subdivision and may only be approved in conjunction with a subdivision.

#### **Non-conforming Lots, Buildings and Uses**

These Regulations shall not prohibit the construction of an otherwise permitted structure on, or an otherwise permitted use of, any lot, the area or width of which does not meet the minimum area or does not meet the mini-mum width requirements of the zone in which it is located, provided:

- a. The lot was of legal size on the date it was created as a lot; and
- b. All setbacks, coverage and other zoning requirements can be met. However; in those instances where the lot area or shape prevent conformance with one or more setback requirements, the requirement for that set-back shall be the same as that in the most restrictive zone to which the lot area most nearly conforms;

c. The owner of the lot presents satisfactory evidence of compliance with this section.

Existing buildings and appurtenances that do not conform to the provisions of these Regulations may continue in the same use and form until a substantial modification occurs or is requested, at which time the Commission shall determine the provisions of this Section that shall apply. The modification of existing buildings is permitted by Special Permit and/or Site Plan Approval if such changes result in increased compliance with the specifications of these Regulations.

Proposed increases to existing building coverage that do not comply with these Regulations must have an approved Special Permit for full build-out that meets these Regulations. The purpose of full build-out plans is to, where possible, limit curb cuts, link driveways, internal roadways and greenspace on adjacent parcels. Unless waived by the Commission, such linkages and coordinated development between adjacent properties shall be required.

*Exceptions: Where preexisting non-conforming structures do not meet the frontyard setback and/or the build-line as of the effective date of these Regulations, the applicant shall be exempt from complying with these requirements once when the proposed additional building coverage meets the following criteria:*

<b>Table 5.1 One-Time Additional Building Coverage Allowed</b>	
<b>Existing Building Coverage*</b>	<b>One-time Additional Building Coverage Allowed</b>
1 to 10,000 sf	5%
10,001 to 50,000 sf	4% or 500 sf, whichever is greater
50,001 to 100,000 sf	3% or 2,000 sf, whichever is greater
100,001 to 250,000	2% or 3,000 sf, whichever is greater
250,001+	5,000sf

*\*As of the effective date of these Regulations as shown on the Town Assessor's field card(s).*

### **Reconstruction**

Nothing in these Regulations shall prevent the reconstruction of a building or structure suffering structural damage due to a fire or other casualty amounting to 50% or less of the building relative to its condition prior to such damage, as determined by the Building Inspector, or prevent the restoration of a wall or structural member or reconstruction order by any lawful jurisdiction provided the reconstruction shall in no way increase any former non-conformity, and further provided the reconstruction is started within six months of such casualty and is completed within two years following such casualty.

### **Height Limitations**

Building height shall be measured from the average elevation of the finished grade adjacent to the exterior walls of the building to the :

- a. Highest point of the roof, including any parapet, in the case of a flat roof;
- b. Top of the lower slope of a mansard roof;
- c. Average height between the eaves and the ridge of a gable, hip or gambrel roof or other roof type.

The building height limit shall be applied separately for each wing or other distinct portion of a building or structure.

When the finished ground level slopes away from the exterior wall, the vertical distance will be calculated based upon the lowest points within the area between the building and the lot line, or when the lot line is more than ten feet from the building, between the building and a point ten feet from the building.

The height limitations of these Regulations may be exceeded as follows, provided that such features are only erected to such heights as are necessary to accomplish the purpose they are intended to serve:

A spire, tower or belfry on a religious institution, school, public library, or public museum provided that:

- a. The height of the spire, tower or belfry shall not exceed 50 feet; and
- b. The total area covered by such features shall not exceed 10% of the roof area.

Cupolas or chimneys provided that:

- a. The height of the cupola or chimney shall not be more than 20% higher than the total building height allowed; and,
- b. The total area of such features which exceed the total building height limitation shall not exceed 5% of the roof area.

Flagpoles of up to 75 feet in height;

Water tanks, of any height, where the Commission has granted a Special Permit.

Roof-top equipment for non-residential buildings (such as HVAC equipment, ventilators, sky-lights, bulkheads, or similar features) provided that:

- a. Adequate appropriate screening shall be provided; and
- b. Such equipment which exceeds the total building height limitation shall not have a horizontal area greater than 5% of the roof area of the building on which it is located.

See **Section 6.x** regarding height limits of amateur radio antennas.

Gas station, Drive-in Teller and similar canopies that are accessory structures shall provide a minimum clearance of 14 feet and may not exceed 18 feet in height.

### Calculation of Lot Area

To determine compliance with the minimum lot size required in any zone or for any use, the area of wetlands, watercourses and steep slopes exceeding 20% grade shall be subtracted.

EXAMPLE: Lot Area Calculation	
Total Land Area	80,000 sf
Minus Wetlands	-10,000 sf
Minus Slopes Exceeding 20% grade	-10,000 sf
<b>Lot Area</b>	<b>60,000 sf</b>
This lot would be a legal and conforming lot in a <b>X-Zone, but not in a X1-zone</b>	

### Lot Splits and Lot Line Revisions

All Simple Splits and Lot Line Revisions must be reviewed and approved by the Town Planner prior to recording on the Land Records and may not result in creation of a rear lot or a non-conforming lot.

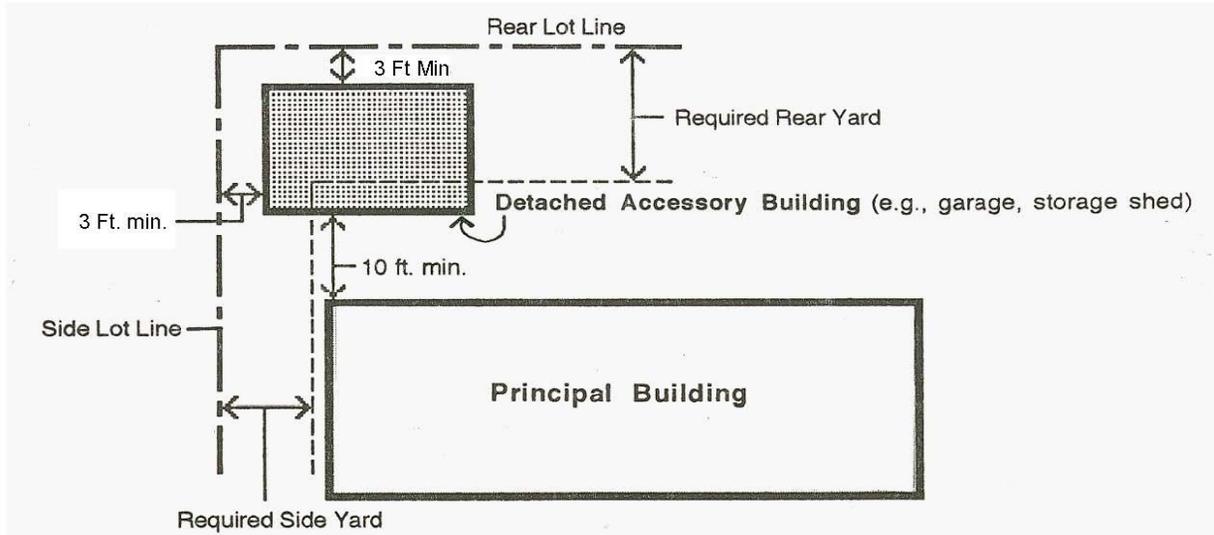
### Section 5.4 Site Amenities

#### Accessory Buildings

#### Specific to zones T3

Detached accessory buildings:

- a. If an accessory building is not used for human habitation or for the housing of animals, it may be located in the rear yard in accordance with **Figure 5.1**. Said structure shall have a pitched roof with a minimum pitch of 4/12.
- b. Detached Accessory Building shall not include structured parking.



**Figure 5.1 Location(s) of Accessory Buildings on Lot**

**Figure 5.1 Location(s) of Accessory Buildings on Lot.**

- c. No swimming pool, tennis court, or other recreational structure, including related improved areas shall be permitted in any required side or front yard of any residential zone.
- d. See **Table X.x** for detached accessory buildings in T-zones and Special Districts.

**Landscape Standards**

The following standards are intended to enhance the appearance and natural beauty of the Town and to protect property values through preservation and planting of vegetation, screening and landscaping material. Specifically, these standards are intended to reduce excessive heat, glare and accumulation of dust; to provide privacy from noise and visual intrusion; and to prevent the erosion of the soil, excessive run-off of drainage water, and the consequent depletion of the ground water table and the pollution of water bodies.

Any tree/plant selected to be planted in a Woodbridge right-of-way that is not listed below must be approved by the Commission:

**Table 5.2 List of Recommended Street Trees for Town Rights-of-Way**

<b>Species</b>	<b>Mature Size</b>	<b>Preferred for:</b>	<b>Possible Negatives</b>	<b>Best Cultivars</b>
English Oak, <i>Quercus robur</i>	40-60 ft	easy to transplant, tolerant	acorns, mildew prob-lems	<i>Fastigiata</i> (upright forms for street planting)
Oriental Flowering Cherry, <i>Prunus serrulata</i>	20-35 ft	spring flowers, less wire interference	spreading habit, life expectancy	<i>Kwansan</i>
Paperback Maple, <i>Acer griseum</i>	20-30 ft	bark, fall color	availability, winter dieback	
Eastern Redbud, <i>Cercis canadensis</i>	20-30 ft	flowers, highly tolerant	stem canker, seed pods	<i>Forest Pansy, Oklahoma</i>
Kousa Dogwood, <i>Cornus kousa</i>	20-30 ft	flowers later, more dis-ease/insect-resistant	low branching, wide crown, fruit	<i>C. x rutgersensis</i> hybrids ( <i>C. florida</i> x <i>C. kousa</i> ), Milky Way
Sargent Cherry, <i>Prunus sargentii</i>	20-30 ft	spring flowers, bark		<i>Columnaris</i>
Sawtooth Oak, <i>Quercus acutis-sima</i>	35-45 ft	better transplanter, longevity	availability, acorns	
Shingle Oak, <i>Quercus imbricaria</i>	50-60 ft	highly tolerant, lon-gevity	acorns, size	
Japanese Maple, <i>Acer palmatum</i>	20-25 ft	red foliage, fall color, less wire interference		<i>Bloodgood</i>
Dogwood, <i>Cornus florida</i>	25-30 ft	white or pink spring flowers	dogwood borer, anthrac-nose	<i>Cherokee Chief/Princess, Cloud Nine</i>
Flowering Pear, <i>Pyrus calleryana</i>	30-35 ft	spring flowers, pyra-midal habit	life expectancy, break-age	<i>Chanticleer, Aristocrat</i>
Honey Locust, <i>Gleditsia triacanthos var. inermis</i>	30-70 ft	fall color, open habit	bean pod, fruit	<i>Shademaster</i> (plant seedless varieties only)
Ginkgo, <i>Ginkgo biloba</i>	50-80 ft	fall color	wet soil, plant only male trees	
London Planetree, <i>Platanus x acerifolia</i>	70-100ft	highly tolerant, inter-esting bark	anthracnose, disease susceptible	<i>Bloodgood</i>
Linden, <i>Tilia cordata</i>	40-70 ft	highly tolerant, pyra-midal habit		<i>Greenspire</i>
Japanese Zelkova, <i>Zelkova serrata</i>	50-80 ft	resemblance to Elm, highly tolerant		<i>Green Vase, Village Green</i>
Red Maple, <i>Acer rubrum</i>	40-60 ft	fall color, columnar & spreading cultivars		<i>October Glory, Red Sunset</i>
Katsira tree, <i>Cercidiphyllum japonicum</i>	20-40 ft	fall color	trunk splitting in young trees	
Trident Maple, <i>Acer buergerianum</i>	25-35 ft	fall color, bark, drought tolerant, less wire interference	availability, winter dieback	
Hedge Maple, <i>Acer campestre</i>	25-35 ft	tolerant to stress, less wire interference	availability, heavy seed crops	<i>Queen Elizabeth</i>
Amar Maple, <i>Acer ginnala</i>	15-20 ft	fall color, fragrant flowers, wide site tolerance	availability	
American Elm <i>Ulmus americana</i>	60-120 ft	high arching limbs	DED, plant resistant cultivars only	<i>Valley Forge</i>
American Hornbeam, <i>Carpinus carolinian</i>	20-30 ft	fall color, less wire interference		
Turkish Filbert, <i>Corylus colurna</i>	40-50 ft	pyramidal habit, drought tolerant	availability, nuts	
Green Ash, <i>Fraxinus pennsylvanica</i>	50-60 ft	stress tolerant, fall color	borer, scale	<i>Patmore, Summit, Marshall Seedless</i>
Pin Oak, <i>Quercus palustris</i>	60-70 ft	easy to transplant, pyramidal habit, fall color	acorns, size	
Lace-bark Elm, <i>Ulmus parvifolia</i>	40-50 ft	bark, resistant to Dutch Elm disease, highly tolerant	availability	<i>Allee</i>

## Landscaping, Screening and Buffer Areas

### General Requirements

The following provisions shall apply to any use in all zones:

- a. Landscaping materials, trees, and other plants required by these Regulations shall be installed according to accepted horticultural practices and all plants shall be maintained in a healthy growing condition. Any landscaping materials, trees, and/or plants that are in a condition which does not fulfill the intent of these Regulations shall be replaced in kind by the property owner during the next planting season.
- b. The property owner shall maintain any screening fence or wall required by these Regulations in good condition throughout the period of the use of the lot.
- c. All landscaping materials, trees and plants adjacent to parking areas, loading areas or driveways shall be properly protected from damage by vehicles, barriers, curbs or other means.
- d. To the extent possible, existing trees, vegetation and unique site features, such as stonewalls, shall be retained and protected. Existing healthy, mature trees, if properly located, shall be fully credited against the requirements of these Regulations.
- e. Where it is not feasible to comply with the requirements for a front landscaped area or landscaped parking area due to lot size and shape or existing structures, the Commission may approve the substitution of planters, plant boxes or pots containing trees, shrubs, and/or flowers to comply with the intent of these Regulations.
- f. In cases where the edge of the pavement within a public right-of-way does not coincide with the front lot line, the property owner shall landscape the area between the front lot line and the edge of the street pavement.

### Front Landscaped Area

The purpose of landscaping is to enhance the appearance of the use on the lot but not to screen the use from view. A front landscaped area shall be required in all zones *except for T3.5, T4 and T5*. Where front yard landscaping is required, grass or other ground cover shall be used and appropriate trees and shrubs shall be included. At a minimum, one shade tree having a diameter at breast height (DBH) of two inches shall be planted within the front landscaped area for each 50 feet or fraction thereof of lot frontage.

In all residential zones, the required front yard, except for the driveway, shall be landscaped with grass or other suitable ground cover, trees, and/or shrubs.

### Screening of Surface Parking Lots

- a. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built in the same plane as the facade.
- b. Streetscreens should be between 3-1/2 and 4-1/2 feet in height. The streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow for pedestrian and one-way automobile access.

### Buffer Area

The purpose of the buffer area is to provide privacy from noise, headlight glare, and visual intrusion to residential dwellings. A buffer area shall be required along all side and rear boundaries of a Special Permit use, a T3.5, T4, T5 or Special District lot abutting any lot in a Residential Zone (R1 – R5), T2, T3 zone. Such buffer area shall comply with at least the following minimum standards:

The minimum width of buffer areas shall be as follows:

Special Permit Uses in or adjacent to any Residential Zone	10 ft.
T4, T5,	10 ft.
SD1	50 ft.

- a. The buffer area shall be located within the boundaries of the subject property within the T4, or SD1 Zone;

- b. The buffer area may be located on abutting property in a residential zone provided:
  - i. The owners of the abutting residential property(s) agree in writing;
  - ii. Said agreement is recorded on the land records and runs with the land;
  - iii. The Commission approves said agreement with such stipulations regarding maintenance and upkeep, as it deems necessary.
- c. In cases where a less restrictive use is permitted to extend into a more restrictive zone, the Commission shall determine the minimum width of the buffer area.
- d. Where it is not feasible to comply with the minimum widths required above, due to lot size and shape or existing structures, the Commission may modify the width requirements provided that the buffer area meets the intent of these Regulations.
- e. The buffer area shall be planted with evergreens of such type, height, spacing and arrangement as the Commission determines will effectively screen the activity on the lot from the neighboring residential area. At a minimum, the plantings shall consist of a double row of trees six feet in height planted at intervals of 15' on center. Non-evergreen planting may be included to supplement evergreen planting, but shall not take its place
- f. An earthen berm, wall, or fence of location, height, design and materials approved by the Commission may be substituted for any portion of the required planting and/or buffer area.
- g. Where the existing structure, topography and/or landscaping provide adequate screening, the Commission may modify the planting and/or buffer area requirements.

**5.x Sign Regulations**

**5.x Purpose**

It is the intention of these sign regulations to promote public safety, protect property values, create an attractive business climate and enhance the physical appearance of the community with attractive well-designed signs.



Examples of Signs  
**Figure 5.2 Examples of Signs**

## 5.X Signage Standards

### General Standards

#### General to All Zones

- a. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the principal entrance or at a mailbox, or displayed on a free standing or canopy sign.
- b. Buildings with a secondary facade may have an additional address number, no more than 6 inches measured vertically, that shall be attached to the building in proximity to a secondary entrance or at a mailbox.
- c. No signs shall be placed with their top edge higher than 24''-0'' from grade.
- d. A maximum of two signs is allowed per use.
- e. The maximum area for all signage, unless explicitly stated otherwise shall be limited to one square foot per linear foot of facade length.

### INSERT DIAGRAM

100 lf of facade  
equals 100 sf of  
signage allowed

175 lf of facade  
equals 175 sf of  
signage allowed

#### **EXAMPLE of frontage linear footage and allowable sign square footage calculation.**

- f. There shall be no signage permitted beyond that specified in this section. Signage may be further regulated by village district regulations (*See **Article ?***).

### Illumination

#### Specific to all zones.

- a. No sign shall be animated or flashing, except for a time, temperature, or other public service device employed as a part of otherwise non-flashing, non-animated display.
- b. Signage in all zones may be externally illuminated, *except that signs within the shopfront glazing may be neon lit*. When a sign is illuminated from an external source, the light source shall be effectively shielded so as to prevent beams or rays of light from being directed onto adjoining properties or traveled roadways.
- c. Self-illuminated signs shall be such that all direct light sources are completely covered.

### Wall Mounted Sign

#### Specific to zones, T2

One wall mounted sign, not to exceed two-feet in height or five-feet in length may be attached to the building in proximity to the principal entrance.

### Wall Mounted Signs

#### Specific to zones T3, T4, T5, SD1

- a. A wall mounted sign may be applied to the primary facade of each building. Wall signs shall not exceed 3 feet in height and shall not exceed the total square footage allowed per **Section 5.x**.
- b. All wall mounted signs on the a single facade shall have the top edges aligned with each other.
- b. No end of any wall sign shall extend beyond the outer edge of any front, side or rear wall of a building or beyond the outer edge of any portion of a building to which a wall sign is affixed.

- c. Theater marquee signs shall not project beyond the end of the marquee.
- d. All signs affixed to a building shall be parallel to the wall to which they are attached and shall not project more than 24 inches therefrom.
- e. No sign shall be permitted to be painted or posted directly upon the exposed surface of any wall and no sign shall be posted, painted or otherwise affixed to any rock, fence, tree or utility pole.
- f. No sign shall extend above the lowest point of the main roof-line.

#### Canopy Sign Standards

Specific to zones T1, T2, T3, T4, T5, SD1

The address number, no more than 6 inches measured vertically, shall be shown on a canopy sign unless displayed on a free standing sign. Signage on a canopy shall not exceed 1 foot in height and shall not exceed the total square footage allowed per **Section 5.x**.

#### Blade Signs / Projecting Signs

Specific to zones T2, T3, T4, T5, SD1

No more than one blade sign per establishment may be permanently installed perpendicular to the façade within the first layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the sidewalk.

#### Free-Standing Sign Standards

Specific to zones T4, T5, SD1

- a. Only one freestanding business sign shall be permitted on a lot, except as provided in **Section 5.x**. A freestanding business sign shall be limited to identifying the names and addresses of the business or businesses occupying the lot, except as provided herein.
- b. A freestanding sign shall be located entirely within the property lines of the lot and shall be screened from the view of adjoining residential zones on the street frontage on the same side of the street.
- c. No sign structure shall conflict with the corner visibility requirements in **Section 5.x and 5.x** of these Regulations.
- d. No freestanding sign shall exceed a height of 20 feet as measured from the ground to the top of the sign structure.
- e. The bottom edge of all free-standing signs shall be at least 10 feet above ground level, except as provided in **Section 5.x** or in such cases where it can be established that no obstruction to street or access-egress traffic visibility will result.
- f. The smallest dimension of a freestanding sign shall be no less than 4 feet.
- g. No freestanding sign shall exceed a total surface area of 32 square feet, except as provided in **Section 5.x**.

#### Temporary Signs

Specific to all zones

- a. Signs temporarily attached to a window or door, announcing sales or special features are permitted, provided that they do not exceed 10% of the area of a window or door, and provided that they are in place for not more than 30 days.
- b. Special advertising devices, including but not limited to plaques, banner, pennants and streamers, are permitted for a period of not more than 30 days after the opening of a new business, provided that they do not constitute a public nuisance.
- c. Non-profit organizations and municipal agencies may employ temporary signs not exceeding 32 square feet in total area, advertising special activities in any zone for a period not to exceed 14 days. No zoning permit is required. The signs must be removed immediately after the event.
- d. Sponsor signs and banners at public ball fields are permitted for the duration of a single sporting season.

- e. A real estate sign advertising the sale or lease of the premises on which such sign is displayed shall not exceed 6 square feet in total area and shall be set back from any street line at least 5 feet. When a property is sold or rented, this sign may be replaced by one temporary sign not exceeding 6 square feet in total area, noting the sale or rental. Such sign shall be removed upon occupancy of the land or structure, or within 90 days of the sale or lease, whichever is less.
- f. Contractor's signs may be displayed on a building or construction site. Such signs shall not exceed 16 square feet in total area.
- g. Lawn signs shall not exceed 4 square feet.

#### A-Frame and V-Type Signs

Specific to zones T4, T5 SD1

A-Frame and V-type signs shall not exceed 4 square feet on each of two sides are permitted. A-Frame and v-type signs shall not obstruct sidewalks. Signs may not create any obstruction to street, or access, or egress visibility.

#### Billboard Prohibition and Roof-top Signs

Specific to all zones

Billboards and roof-top signs are prohibited.

#### Maintenance

Specific to all zones.

- a. The installation, alteration, repairing, maintenance and inspection of lighted signs shall conform to requirements of local codes and ordinances.
- b. All signs, together with their supports, braces, guy wires and anchors shall be kept in good repair and in safe condition.
- c. The owner and/or lessee of the premises on which a sign is erected shall be directly responsible for keeping such sign in good repair and safe condition.

#### Measurement of Area

Specific to all zones.

- a. The area of a sign shall include all exposed faces of a sign measured from the outer dimensions of the plate or frame by which the sign is enclosed.
- b. When a sign is comprised only of letters, designs or figures attached to a wall, the area shall be computed as the area of the smallest geometric shape that encloses all letters, symbols or designs.
- c. Both sides of a double-face, A-frame or v-type sign shall be used in computing total surface area unless the two faces of such sign are parallel to and within 24 inches of each other.

#### Sign Prohibitions

Specific to all zones.

The following signs shall be prohibited in any zone:

- a. Traffic signs that are not approved by the appropriate State or Local traffic authority.
- b. Any artificial light or light-reflecting device that is located where such light distracts the attention of users of a public highway and which competes for attention with, or may be mistaken for, a traffic signal;
- c. String or festoon lights;
- d. Exposed neon, fluorescent, and/or incandescent tubing or lamps, raceways, ballast boxes and transformers or other electrical apparatus;
- e. Flashing, moving, flickering, blinking, illuminated animation, moving lights or floodlight illumination;
- f. Signs of a temporary character or purpose, except as provided in **Section 5.x** irrespective of the composition of the sign or material used, therefore, including, but not limited to, paper signs and/or stickers used as signs and/or affixed to store windows;

- g. Moving signs;
- h. Signs designating the name and/or the stamp of the sign contractor or sign company and attached to a business sign advertising another use, product, service, or activity, *except for an identification sign not to exceed five square inches in size*;
- i. Signs attached to or painted on railroad trestles or bridges;
- j. Roof signs and billboards;
- k. All signs not expressly permitted by these Regulations.

### Signage in Primarily Residential Zones

Specific to zones T1, T2, T3

Signs are permitted as follows:

- a. A name plate or sign for permitted uses giving only the name of the occupant or the use of the premises. Sign shall not exceed a total surface area of 1½ square feet.
- b. Bulletin boards and signs on the premises of churches, schools and similar non-profit institutions. Signs shall not exceed 16 square feet in total area and may be part of the architecture of the building.
- c. Signs advertising the use of a premises for Special Permit uses. Such signs shall not exceed 16 square feet in total area.
- d. Freestanding signs shall be no more than 6 feet in height and shall comply with **Sections 5.x and 5.x** of these Regulations.

### Shopping Center Signs

Specific to all zones.

**This section shall apply only to the existing buildings in shopping centers constructed prior to the effective date of these Regulations. Shopping centers built or substantially altered after this date shall be subject to the sign regulations for the appropriate zone.**

Shopping centers having a gross floor area of not less than 75,000 sq. ft. are permitted the following signs:

- a. Those signs permitted for the uses specified and subject to the same limitations.
- b. A freestanding sign for the purpose of identifying the shopping center complex, located at the main entrance and not to exceed 100 square feet in area or a height of 20 feet. This 100 square feet is in addition to the area of signage allowed based upon linear feet along a facade.
- c. If a shopping center has more than one main entrance, a second freestanding sign of 50 square feet shall be permitted. d. If a free-standing building separate from the shopping center complex exists on the site, such building or buildings shall be permitted one free-standing identification sign, each face of which shall not exceed a maximum of 24 square feet and a maximum of 15 feet in height.
- e. Each tenant or owner of a business within a shopping center is entitled to no more than two exterior store-identification signs, except that one additional wall identification sign shall be permitted at a secondary business entrance facing a parking lot. Said identification sign shall not exceed two square feet in area and shall be exempt from the total allowable sign area.
- f. Department stores having a retail sales area of not less than 25,000 sq. ft. may have two identification signs on any two of the exterior walls in addition to those permitted in 'e' above.
- g. Department stores having exterior entrances not facing the enclosed mall may have identification signs at each entrance to said department store.
- h. All signs facing the interior of an enclosed mall shall not be subject to the provisions of these regulations.
- i. The informational content of all signs shall be limited to letters designating the proper name of the center, complex, or mall, free-standing building, or individual retail store as described below. Such description shall be by general descriptive terms and shall not include any specifications of the merchandise offered for sale or the services rendered therein. It shall contain no advertising device, slogan, symbol or mark other than the proper name of the facility, *except as the device, slogan, symbol or mark constitutes a portion of the proper name*.

## **Procedures**

### Permits

No sign, except as provided in **Section 5.x** shall be constructed, erected, altered or otherwise changed unless approved by variance. Political signs, traffic control signs and directional signs are exempted from these provisions.

### Applications

All applications for sign permits shall be accompanied by two copies of a plot plan showing the location and size of all existing signs on the site, drawn to a scale of not less than 1" = 10', with dimensions showing the height, design, materials, colors and illumination of the proposed sign, and by a building elevation or sketch showing building dimensions.

## **5.6 Sidewalk Standards**

### Sidewalks Along Private Streets

- a. Sidewalks shall be required on both sides of the street in T4, and T5 zones. The minimum width of a sidewalk shall be 5 feet.
- b. Sidewalks shall be required on at least one side of the street in T3, and SD1 zones. The minimum width of a sidewalk shall be five (5) feet .
- c. All sidewalks shall be constructed of concrete.
- d. The Commission may, at its discretion, waive these requirements, provided that the application gives due consideration to pedestrian safety.

## **5.7 Fences and Walls**

- a. Fences shall be erected so that the outer, decorative surface faces away from the property on which the fence is erected.
- b. Fences of any type located within the first 25 feet of the front property line shall not exceed four feet in height. Fences within required side and rear yards shall not exceed six feet in height.
- c. No fence of any type shall be erected or maintained that unreasonably or dangerously interferes with the visibility to or from a driveway.
- d. A minimum of five feet must be left between the closest faces of terraced retaining walls.

**INSERT DIAGRAM**

**Figure 5.3 Terraced Retaining Wall Configuration**

## **5.8 Outdoor Lighting**

Specific to all zones.

### Purpose

These regulations are intended to provide specific standards regarding lighting, in order to:

- a. Enhance public safety and welfare,
- b. Maximize the effectiveness of site lighting,
- c. Prevent unnecessary upward illumination
- d. Avoid illumination of adjacent properties, and
- e. Reduce glare.

### Illumination Standards

All exterior lights and sign illumination shall be designed, located, installed and directed in such a manner as to:

- a. Prevent direct or objectionable glare or light trespass;
- b. Be shielded to the extent possible;
- c. Be contained within the target area;
- d. Maximize energy conservation; and
- e. Limit the illumination to the minimum amount adequate for the intended purpose of the lighting.
- f. Shield direct light source(s) so that they shall not be visible at the property line at ground level or above when adjacent to residential property and in all residential zones.
- g. When more than four luminaries are proposed for a site, the Commission may require a photometric plan from the manufacturer or a qualified engineer that demonstrates compliance with 'a' and 'b' above

### Fixture Standards

To reduce off-site glare, lighting fixtures for all parking and pedestrian areas shall be:

- a. Full cut-off type fixtures; or
- b. Fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface.
- c. Lighting fixtures for building security or aesthetics and any display purposes shall, *except as may otherwise be approved, be:*
  - i. Top downward (not upward or sideways);
  - ii. Full cut off; or
  - iii. Fully shielded/recessed.

### Glare & Heat

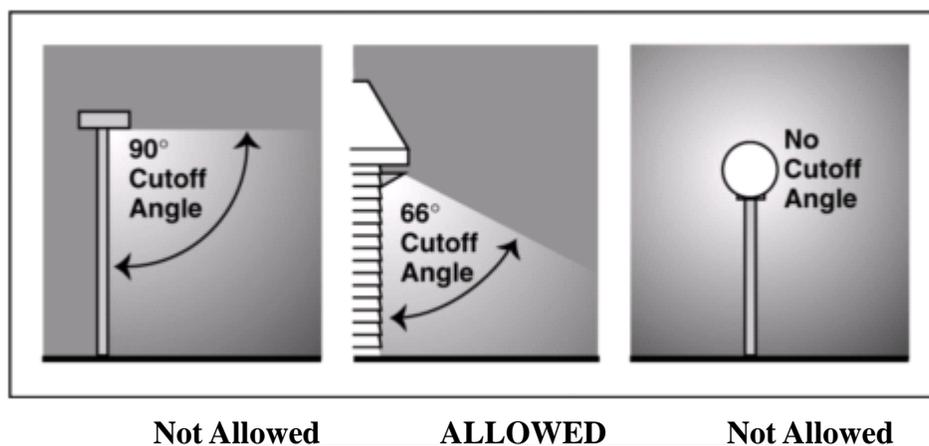
No light shall be transmitted beyond the lot where it originates so as to endanger the public health or safety, including the public safety on any street or highway, or to impair the value and reasonable use of any other lot.

### Prohibited Lighting

- a. The use of laser source light or any similar high-intensity light, when projected above the horizontal, is prohibited.
- b. The operation of searchlights is prohibited.
- c. Flashing and blinking lights are prohibited. Traditional seasonal and event lighting, however, is exempt from this prohibition.
- d. Floodlighting is prohibited.

### Hours of Operation

Any unnecessary lighting shall be reduced after the close of business. The applicant may be required to control the lighting through timing devices and/or motion detectors.



**Figure 5.4 Luminaire Types**

On-site lighting is limited to between 0.5 and 1.5 footcandles, unless specifically listed below or otherwise approved by the Commission.

<b>Table X.x Foot-candle Standards</b>			
<b>USE</b>	<b>Max. Exterior fc</b>	<b>USE</b>	<b>Max. Exterior fc</b>
Accessory Building & Use	0.2	Lodging	
Adult-Oriented Establishment	2.4-0.6	Bed + Breakfast	0.2
Agriculture		Hotel/Motel/Inn	2.4-0.6
Commercial Farm	0.2	Rooming Boarding House	0.2
Community Garden	0.1	Manufacturing	0.8-0.2
Truck Garden/ Farm Stand	0	Motor Vehicle Use	
Animals		Gas Station, Service + Repair, Rental	2.4-0.6
Animal Day Care	0.2	Car Sales	20
Animal Training Facility	0.2	Heliport	3.6-0.9
Grooming	0.2	Home Occupation	0.2
Keeping of Animals	0.1	Library + Museum	0.8-0.2
Kennel	0.2	Natural Resource Removal	2.4-0.6
Stable	0.2	Office Building	2.4-0.6
Veterinary Hospital	0.2	Open Space Development	0.2
Business + Personal Service	0.8-0.2	Place of Public Assembly	0.8-0.2
Cemetery	0.1	Place of Worship	0.8-0.2
Civic Club, Lodge, or Association	0.8-0.2	Public Parking Lot + Public Utility	1.5-0.5
Community Residence	2.4-0.6	Public Use + Public Utility	0.2
Day Care		Residential (fewer than 4-du)	0.2
Day Care, Adult	2.4-0.6	Multi-Family Dwellings	2.4-0.6
Day Care Center, Nursery School, or Group Day Care Home	0.8-0.2	Research, Development + Medical Laboratory	0.8-0.2
Family Day Care Home	0.2	Refuse Disposal	2.4-0.6
Food Service		Retail	
Catering Facility	0.8-0.2	<20,000 sf gross leasable space	0.8-0.2
Outdoor Café	0.1	>20,000 sf gross leasable space	2.4-0.6
Restaurant	0.8-0.2	Sale of Alcohol	0.8-0.2
Take-out Food Service	2.4-0.6	Sale of Fire Arms	2.4-0.6
Funeral Home	2.4-0.6	Schools	2.4-0.6
Golf Course & Country Club	2.4-0.6	Storage	
Health Care Facility		Warehouse + Wholesale w/ indoor storage	0.8-0.2
Hospital	5.0	Outdoor Storage	3.0
Nursing Home	5.0	Accessory Use	8.0
Medical Office	0.8-0.2	Primary Use	8.0
Rehabilitation Facility-Out Patient	2.4-0.6	Vehicle Storage	20.0

Managed Residential Care Facility	2.4-0.6	Accessory Use	1.0
		Commercial	20.0
		Telecommunications Facility	0.1
		Wind Energy Conservation System	0.1

## **Section 5.9 Infrastructure**

### **5.x Utilities**

Specific to all zones.

#### General Requirements

No development plan shall be approved unless:

- a. Adequate public utilities, public sanitary sewers or Health Department-approved on-site septic systems, and storm drainage are provided by the developer(s).
- b. Clear evidence has been furnished of safe and satisfactory means of supplying potable water and fire protection.
- c. The developer(s) provides fire hydrants at appropriate locations when public water is available. All Town specifications for furnishing and installing water systems and hydrants must be met.

#### Sanitary Sewers

Where public sewers are available, all sites shall be properly connected to an approved and functioning sanitary sewer system prior to issuance of a Certificate of Zoning Compliance. All sanitary sewer extensions and connections shall be made in accordance with the specifications in the Connecticut Public Health Code regulations and the rules and regulations of the Greater New Haven Water Pollution Control Authority.

#### Individual Services

Electric power, telephone, and other cable systems shall be placed underground, *with the exception that existing electric power and telephone/cable system facilities may be used where appropriate for industrial and commercial uses*. The Commission may waive this provision only if the utility company has determined that safe underground installation is not feasible because of soil, water or other natural or man-made conditions. Existing overhead wires on residential streets may remain; however, all extensions must be underground.

#### Water Supply

Sites with a property boundary within 200 feet of an existing public water supply must connect to public water in accordance with the State Public Health Code, Sec. 19-13-B51m, unless the Commissioner of Health Services grants an exception.

## **Section 5.10 Traffic, Parking & Loading Requirements**

Specific to all zones.

### **Off-Street Parking and Loading Regulations**

#### Applicability

Off-street parking and loading facilities shall be provided and used to serve all buildings erected, moved, altered, or enlarged and all premises otherwise developed. Such facilities shall be provided, in accordance with the standards specified in these Regulations, to accommodate the motor vehicles, occupants, employees, customers, suppliers and other persons normally visiting or servicing such buildings or premises at one time.

#### Location of Parking and Loading Facilities

Parking and loading spaces required for all uses in any Residential Zone shall be located on the same lot as the principal use.

Parking spaces required for any use in a Non-Residential zone shall consist of one or more of the following:

- a. Those located on the same lot as the principal use, and/or;
- b. Legal on-street parking spaces corresponding to the lot frontage, and/or;
- c. Parking spaces by purchase or lease for 25 years from a parking lot or garage within 300 feet, and/or;
- d. Spaces available in a public parking garage located within 300 feet.

## Required Parking and Loading Spaces

**Table 5.5 Required Parking Spaces for Residential Zones**  
**(Parking Requirements for T-Zones and SD1 are located on Table 3.X)**

<b>Building &amp;/or Property Uses(s)</b>	<b>Function</b>	<b>Parking Requirement</b>
Accessory Building		As determined by the Commission
Accessory Use		As determined by the Commission
Adult-Oriented Establishment	RETAIL	3 spaces per 1,000 sf of gross floor area
Agriculture		
Commercial Farm	OTHER	As determined by the Commission
Community Garden	OTHER	1 space for each 5 plots offered
Truck Farm	RETAIL	3 spaces per 1,000 sf of net floor area
Animals		
Animal Day Care	RETAIL	1 space per every 2 employees and 1 space per 10 licensed ani-mal capacity
Animal Training Facility	RETAIL	1 space per every 2 employees and one space per animal during peak size class
Grooming	RETAIL	3 spaces per 1,000 sf of gross leasable area
Keeping of Animals	RETAIL	
Kennel	RETAIL	1 space per every 2 employees and 1 space per 10 licensed ani-mal capacity
Stable	OTHER	As determined by the Commission
Veterinary Hospital	RETAIL	5 spaces per 1,000 sf of gross area
Business & Personal Service	RETAIL	4 spaces per 1,000 sf of gross leasable area
Cemetery	CIVIC	As determined by the Commission
Civic Club, Lodge or Association (non-profit)	CIVIC	1 space for each 3 legal occupants, as defined by the Fire Mar-shall
Community Residence		
Mentally Ill Adults - Group Home	RESIDENTIAL	2 spaces
Mentally Retarded Persons - Group Home	RESIDENTIAL	2 spaces
Sober Houses & Drug Treatment Facility	RESIDENTIAL	As determined by the Commission
Conference Center Development	CIVIC	1 space for each 3 legal occupants, as defined by the Fire Mar-shall
Day Care		
Adult Day Care	OTHER	1 space per every employee and 1 space per 8 licensed client capacity; sufficient drop-off and pick-up stacking space must be provided
Child Day Care Center, Nursery School & Group Day Care Home	OTHER	1 space per every employee and 1 space per 8 licensed client capacity; sufficient drop-off and pick-up stacking space must be provided
Family Day Care Home (children)	OTHER	1 space per every employee and 1 space per 8 licensed client capacity; sufficient drop-off and pick-up stacking space must be provided
Food Service		
Catering Facility	RETAIL	4 spaces per 1,000 sf of gross leasable area
Outdoor Cafe	RETAIL	0 additional spaces
Restaurant	RETAIL	16 spaces per 1,000 sf of patron floor area
Take-out Food Service	RETAIL	4 spaces per 1,000 sf of gross leasable area
Funeral Home	OTHER: CIVIL SUPPORT	1 space for every 3 legal occupants, as defined by the Fire Mar-shall, plus 3 spaces for special vehicles
Golf Course & Country Club	CIVIC	1 space for every 3 legal occupants, as defined by the Fire Mar-shall, plus 3 spaces for special vehicles

**Table 5.5 Required Parking Spaces for Residential Zones**  
**(Parking Requirements for T-Zones and SD1 are located on Table 3.x)**

<b>Building &amp;/or Property Uses(s)</b>	<b>Function</b>	<b>Parking Requirement</b>
Hospital	OTHER: CIVIL SUPPORT	1 space for each 2 employees plus 1 space for each 4 beds
Health Care Facility		

Unless otherwise specifically approved by the Commission, required parking facilities for passenger vehicles shall contain not less than the minimum space set forth below. Rooftop and indoor parking may be included in the required number of spaces. Off-street parking and loading shall be maintained as long as the building or use remains on the property. No owner of any building or use affected by this section shall discontinue, change or dispense with, or cause the discontinuance of, any required parking or loading space. No person, firm or corporation shall occupy a building without providing parking and loading spaces that meet with the requirements of and are in compliance with these Regulations. No sales or servicing or dead storage of automobiles, trucks or automotive equipment shall occur in any parking or loading space.

A minimum of one bicycle rack place shall be provided for every ten vehicular parking spaces.

A minimum of one bicycle rack place shall be provided for every ten vehicular parking spaces.

- a. The shared parking factor from **Section III** may be applied to parcels with more than one use.
- b. Parking is not allowed within the front yard setback for student housing.
- c. Stacking of parking spaces for single-family homes is permitted.
- d. Stacking of parking spaces may be permitted for small non-residential uses if, in the opinion of the Commission it does not compromise health, safety or welfare or users.

The Commission may modify required parking where the applicant demonstrates that parking use is complimentary at different times of the day or week.

Required Truck-Loading Spaces

Truck-loading spaces shall be adequate in number to serve the proposed use and shall be located on the site so as not to impede on-site pedestrian and vehicular circulation.

Parking and Loading Area Specifications

All off-street parking and loading areas, whether or not required by these regulations, shall comply with the following specifications.

General Design (See also Section 5.x Site Amenities)

- a. Parking and loading areas shall be designed and constructed for safe circulation of vehicular and pedestrian traffic on the lot and shall avoid interference with public use of adjacent streets and sidewalks.
- b. No parking lot shall be designed or constructed that requires vehicles to back onto a street.
- c. Buildings shall be arranged on the lot so as to permit vehicular access to the rear of the lot.
- d. Parking lots shall be designed to minimize large, open expanses of paving.

Surfacing and Drainage

All parking and loading areas shall be properly surfaced, graded and drained. Stormwater drainage systems shall be designed to minimize run-off and maximize absorption of pollutants by the soil. Required parking and loading facilities for all uses, other than one- and two-family dwellings, shall have an all-weather, dust-free surfacing or bituminous or concrete paving, and shall be maintained in good condition and capable of allowing free and safe movement of all vehicles using the facilities.

Any parking spaces in excess of the minimum required shall be pervious unless expressly stated otherwise by the Commission.

**Curb Cuts, Ingress and Egress**

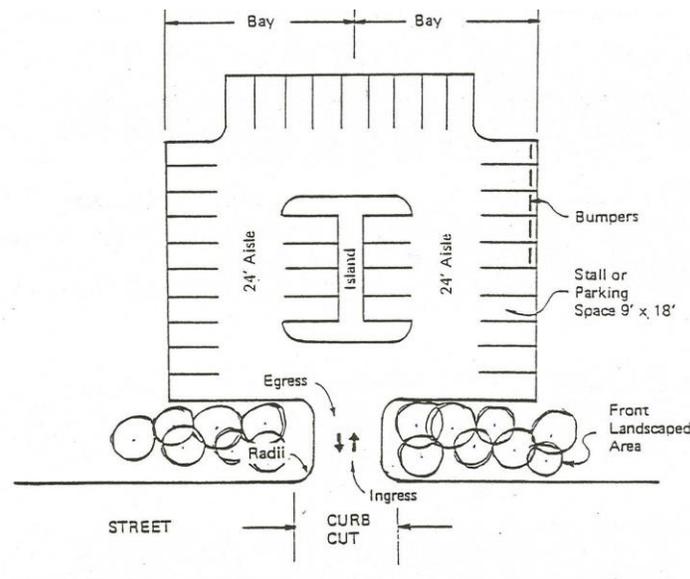
- a. The Police Department and the Town Engineer shall review ingress and egress locations sight lines.
- b. The Town Engineering Department or the State Traffic Commission shall review curb-cut widths and curb-cut radii, where appropriate.
- c. No curb-cut radii shall be designed or constructed so as to force a vehicle to cross a traffic lane or to climb a curb.
- d. Where feasible, new curb-cuts shall be aligned with existing curb-cuts on the opposite side of the street.
- e. The number of curb cuts per block should be minimized.

**Parking Aisles**

Parking aisles or interior driveways shall be of adequate width to serve a particular design arrangement of parking spaces, the following being the minimum width permitted:

Design Arrangement	One-Way Aisle Width	Two-Way Aisle Width
90° parking	24 feet	24 feet
60° parking	18 feet	24 feet
45° parking	13 feet	24 feet
30° parking	11 feet	24 feet
Parallel parking	12 feet	24 feet

Ninety-degree parking shall be used unless there is positive control of the direction of all traffic. Arrows painted on the surface of each aisle or driveway shall indicate traffic flow or direction.



**Figure 5.5 Typical Arrangement for 90° Parking**

### Parking Spaces

- All parallel parking spaces shall measure at least 9 feet by 22 feet and all other parking spaces shall measure at least 9 feet by 18 feet, exclusive of driveways and aisles, except as provided below and shall have access to a street or alley by way of a driveway.
- Except for those at one- or two- or three-family dwellings, all parking spaces shall have bumper guards or curbs to prevent damage to trees, shrubs, landscaping and lighting and to prevent interference with pedestrian use of sidewalks.
- All parking spaces, except for one and two- or three-family dwellings, shall be marked by painted lines, curbs or other means.

### Spaces for Small Cars

Where a parking lot contains more than 30 car spaces, the applicant may provide up to 40% of the total required parking in small-car spaces, subject to approval by the Commission. A small-car space shall not be less than 8½ feet in width and 16 feet in length. The applicant is encouraged to use the difference in area between each small-car space and standard parking space for additional landscaping on the site.

### Parking Lot Sidewalks

- For parking lots for more than 30 cars, every other double bay shall provide for sidewalks on a raised curbed area consistent with sidewalk requirements below. The Commission may, at its discretion, waive this requirement, provided that the application gives due consideration to pedestrian and vehicular safety, pedestrian and vehicular flow, and adequacy of landscaping.
- Where no wheel stops are provided, the sidewalk shall be 6 feet wide. Where wheel stops are provided, the minimum width of the sidewalk shall be five (5) feet. All sidewalks shall be constructed of concrete.

### Handicapped Parking

Parking shall be provided for the physically handicapped in accordance with Article 21 of the Basic Building Code of the State of Connecticut.

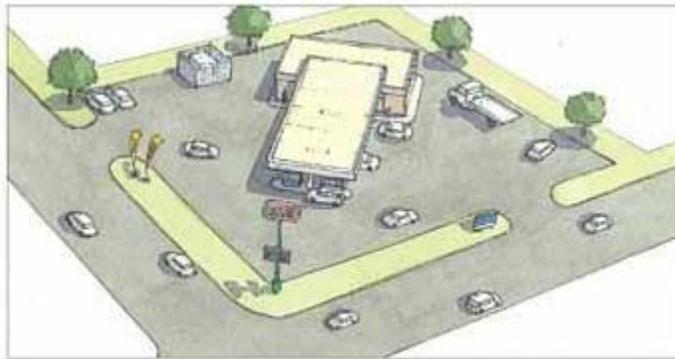
### Attended Parking for Events

Attended parking areas are permitted to accommodate overflow parking that occurs due to temporary events such as banquets, conferences, fairs and similar occasions of public congregation. The Zoning Enforcement Officer may approve an attended parking area permit in any zone. Event parking will require a parking attendant on duty one hour before the scheduled beginning time of the event and up until one hour after the ending time of the event. Prior to approving a plan for an event parking permit, the applicant shall obtain the approval of the Fire Marshall and the Police Chief.

### Drive-through Window Service and Queue Space

#### General Requirements

- a. Drive-through window services shall be designed and located to minimize conflict between pedestrian traffic and vehicular traffic.
- b. A traffic study shall be required for all drive-through applications, unless waived by the Commission,
- c. Drive-through window services shall comply with the following standards:
  1. Drive-through windows shall be located in the rear of the building. The Commission may waive this requirement when the configuration of the lot or building warrants a different location or in instances where abutting residential property would be better served by a buffer.
  2. All drive-through lanes shall be 9 feet wide.
  3. All drive-through lanes shall be designed to allow vehicle queuing on site and shall be physically separated from entrances and exits so as not to obstruct vehicular access/egress.
  4. If the site allows, the Commission may require that a landscaped area be placed between the drive-through lane(s) and the general access lane(s) and parking area.
  5. The drive-through shall be clearly defined by pavement markings and directional signage.



Mixed-use addition with corner store

### Examples of re-design of existing gas station condition

#### Queue Space Standards

- a. Minimum queue space shall be provided for uses as specified in **Table 5.x**. Queue space shall be provided in such a manner that the head of the queue starts adjacent to the specified use and extends so as not to obstruct or encroach upon any parking space or aisle. Queue space shall only be provided on the lot and for the use to be served and shall not extend into any street or right-of-way.
- b. Each queue space shall have a dimension of 9 feet in width by 18 feet in length.

Table 5.7 Required Queue Spaces	
Use	Required Queue Spaces*
Automated Teller Machine (ATM), drive-up type	4 per machine
Bank Drive-up window	8 for each window in a separate lane
Pharmacy Drive-up window	4 for each window
Take-out food service	8 for each window
Other	4 minimum

\*Unless modified by the State Traffic Commission

<sup>1</sup> <http://s3files.core77.com/blog/images/reurbia-sprawlrepair3.jpg>

## **INSERT DIAGRAM**

### **Examples of re-design of existing drive through designs**

#### Landscaped Parking Area (See also, **5.x** Buffer Area)

In addition to the front-landscaped and buffer-area requirements, parking lots shall comply with the following minimum standards:

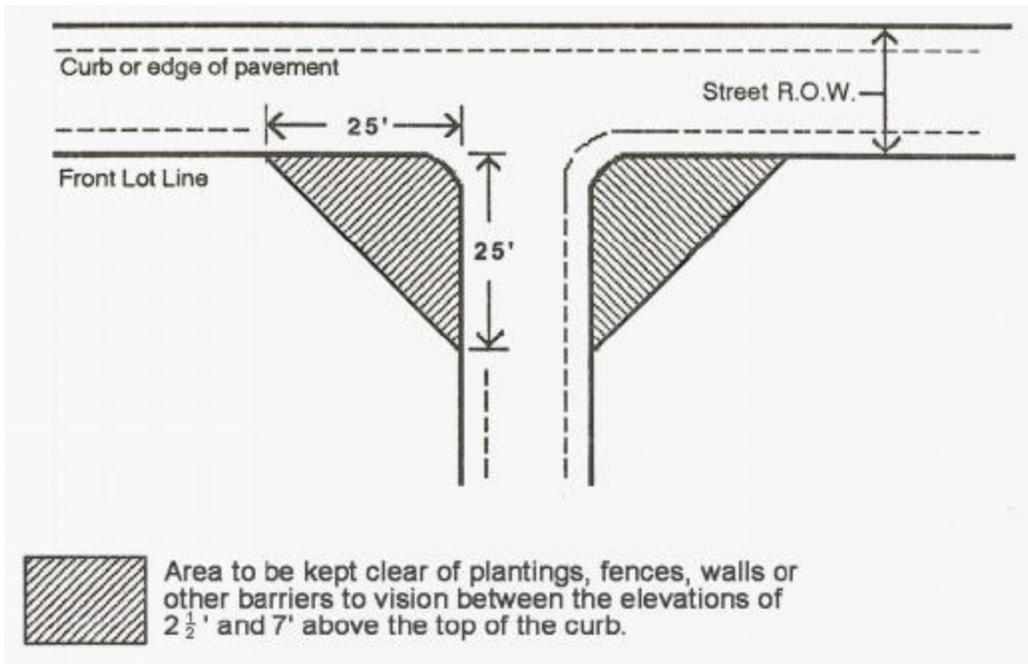
- a. Where 30 or more parking spaces are required, there shall be at least 10 square feet of interior landscaping for each parking space within the paved portion of the parking area and at least one tree for every 5 parking spaces or fraction thereof.
- b. Each separate landscaped area shall contain a minimum of 120 square feet, shall have a minimum dimension of at least 9 feet, shall be planted with grass or shrubs, and shall include at least one tree of not less than 2- inch caliper. Required landscaped area may be amassed.
- c. Parking spaces within or below a structure, or otherwise covered, shall not be counted when computing required landscaped areas or number of trees pursuant to this section.
- d. A landscaped area shall be provided along the perimeter of any parking area except along that portion of the parking area that is functionally integrated with an adjoining parking area on an abutting lot. The landscaped area shall have a minimum dimension of 5 feet, shall be planted with grass or shrubs and shall include at least one tree of not less than a 2-inch diameter measured at breast height (DBH) for every 30 feet along the perimeter of the parking area. In cases where the parking area adjoins a public sidewalk, the required landscaped area shall be extended to the edge of the sidewalk.
- e. Trees used in parking lots shall be those deemed appropriate for street tree use, as listed in these Regulations.

#### **Visibility at Intersections**

##### Corner Lots and Visibility

No structure, wall, fence, shrubbery, trees or signs shall be erected, maintained, or planted on any lot that unreasonably or dangerously obstructs or interferes with the visibility of drivers on a curve or at a street intersection. The minimum clearance shall require a clear space between the elevations of 3 feet and 7 feet above the street grade within 25 feet of the intersecting street lines that border corner lots. (*Also See **Section 5.x***)

Shaded area to be kept clear of plantings, fences, walls or other visual barriers between three and seven feet above street grade.



**Figure 5.6 Visibility at Street Intersections**