

4.0 BULK + DIMENSIONAL DATA

4.1 BULK REGULATIONS

A. GENERAL BULK REGULATIONS. The accompanying table, entitled “Table 4.1: Table of General Bulk Regulations”, is referred to herein as “Bulk Table”. All buildings hereafter erected or altered shall comply with the requirements accompanying this table for the zone in which such building will be located. *Exception: Where any conflict arises between the provisions of these Regulations and any other law, ordinance, regulation or permit, the provision that imposes the highest standard or establishes the greatest restriction upon the use of the land, form of buildings, structures, or site shall control.*

Table 4.1: Table of General Bulk Regulations														
ZONING DISTRICTS														
Bulk Description	A ¹	B	T1	T2	T3-C	T3-D	T3-BB	T4	BI	GB	GBA (Overlay)	Dev I ²	Dev 2 ³ (SDI)	P
RESIDENTIAL DENSITY														
Minimum du/acre	n/a	n/a	n/a	No min.	No min.	No min.	4 du /acres	No min.	No min.	No min.	No min.	No min.	No min.	n/a
Maximum du/acre	.6	2.9	n/a	1 du/10 acre	8.7	10.8	4.6	16	n/a	n/a	8 du/acre (must be accessory to legal non-residential use 650 sf/du max)	n/a	n/a	n/a
BLOCK SIZE														
Block Perimeter	n/a	n/a	No max.	No max.	n/a	n/a	n/a	2,400 ft. max.	n/a	n/a	n/a	n/a	n/a	No max.
BUILDING MASSING														
Lot W/width	200'	100'	n/a	120 lf. Min.	50'0"	40'0"	75'0"	tbd	40'0"	100'0"	100'0"	150'0"	175'0"	n/a
Lot Area	65,000sf ⁴	15,000 sf	n/a	n/a	5,000 sf	4,000 sf	9,375 sf	tbd	4,000 sf	20,000 sf	20,000 sf	43,560 sf (1 acre)	43,560 sf (1 acre)	n/a
Building Coverage	12% Accessory bldg. not more than 3% of lot area	30% Accessory bldg. not more than 3% of lot area	3% max.	15% max.	40% Accessory bldg. not more than 15% of lot area	50% Accessory bldg. not more than 15% of lot area	30% Accessory bldg. not more than 5% of lot area	70% max.	70% Accessory bldg. not more than 50% of rear yard	33.3% - Accessory bldg. not more than 15% of lot area	33.3% - Accessory bldg. not more than 15% of lot area	25%	30% max. (Main building, min. floor area 6,000 sq. ft.)	n/a
Lot Coverage (total impervious)	n/a	n/a	6% max.	20% max.	n/a	n/a	n/a	80% max.	n/a	n/a	n/a	n/a	n/a	n/a
Expression Line Height	n/a	n/a	n/a	n/a	n/a	n/a	n/a	24'-0"	n/a	n/a	n/a	n/a	n/a	n/a

*Min. Aggregate width both side yards in feet total no more than 30% of Lot Width.
Reference: 1 acre = 43,560 square feet

¹All new lots proposed in a Residence A District that are: (1) created after the effective date of this amendment, and (2) located fifty percent (50%) or more within a drinking water supply watershed mapped or designated by the South-Central Connecticut Regional Water Authority, shall contain a minimum of two acres of Buildable Lot Area. Buildable Lot Area is defined as that contiguous portion of a lot exclusive of and undivided by any areas of wetland soils and watercourse as defined in Section 22a-38 of the Connecticut General Statutes. All new lots must comply with this requirement whether or not they are part of a subdivision. (Effective on: November 9, 2001)

² See Section 4.B Specific to Dev I

³ See Section 4.B Specific to Dev 2(SD1)

Table 4.1: Table of General Bulk Regulations

ZONING DISTRICTS														
Bulk Description	A ¹	B	T1	T2	T3-C	T3-D	T3-BB	T4	BI	GB	GBA (Overlay)	Dev I ²	Dev 2 ³ (SDI)	P
SETBACKS-PRINCIPAL BLDG.														
(g1) ⁴ Front Setback - Principal Bldg.	75'-0"	30'-0"	n/a	48 ft. Min.	10'-0"	10'-0"	20'-0"	6 ft. min. / 18' max.	60'-0" on Amity Road, 10'-0" on other roadways	60'-0" on Amity Road, 10'-0" on other roadways	60'-0" on Amity Road, 10'-0" on other roadways	75'-0"	75'-0"	n/a
(g2) Front Setback - Secondary Bldg.	n/a	n/a	n/a	48 ft. Min.	n/a	n/a	n/a	6 ft. min. / 18' max.	n/a	n/a	n/a	n/a	n/a	n/a
(g3) Side Setback	25'0"*	15'0"*	n/a	20'-0" Min.	6'-0"	4'-0"	10'-0"*	0 ft. min.	3'-0"	12'-0"	12'-0"	30'-0"	10'-0" Min.	n/a
(g4) Rear Setback	25'-0"	25'-0"	n/a	40 ft. Min.	Min. Depth 20% of lot, but need not exceed 20'-0"	Min. Depth 20% of lot, but need not exceed 20'-0"	25'-0"	5 ft. min.	Min. Depth 10% of lot, but need not exceed 10'-0"	20'-0"	20'-0"	30'-0"	25 ft. Min.	n/a
Frontage Buildout	n/a	n/a	n/a	n/a	n/a	n/a	n/a	60% min.	N/a	n/a	n/a	n/a	80% Min.	n/a
SETBACKS - accessory building(s) – No accessory building in any district shall be in a front yard. No accessory building shall be in any side yard nearer to the side yard lot line than the distance listed below.														
(h1) ⁵ Front Setback	75'	30'	n/a	20 ft. Min. + bldg. setback	10'-0"	10'-0"	20'-0"	24 ft. min + bldg. setback	60'-0" on Amity Road, 10'-0" on other roadways	60'-0" on Amity Road, 10'-0" on other roadways	60'-0" on Amity Road, 10'-0" on other roadways	n/a	75'-0"	n/a
(h2) Side Setback	15'	15'	n/a	3 ft.	5 ft.	5 ft.	10'-0"	3 ft.	3'0"	5'-0"	5'-0"	5'-0"	10 ft. Min.	n/a
(h1) Rear Setback	15'	15'	n/a	3 ft. Min.	5 ft.	5 ft.	25'-0"	3 ft. min.	3'0"	5'-0"	5'-0"	5'-0"	25 ft. Min.	n/a
BUILDING HEIGHT														

*Min. Aggregate width both side yards in feet total no more than 30% of Lot Width.
 Reference: 1 acre = 43,560 square feet

¹All new lots proposed in a Residence A District that are: (1) created after the effective date of this amendment, and (2) located fifty percent (50%) or more within a drinking water supply watershed mapped or designated by the South-Central Connecticut Regional Water Authority or Birmingham Utilities, Inc., shall contain a minimum of two acres of Buildable Lot Area. Buildable Lot Area is defined as that contiguous portion of a lot exclusive of and undivided by any areas of wetland soils and watercourse as defined in Section 22a-38 of the Connecticut General Statutes. All new lots must comply with this requirement whether or not they are part of a subdivision. (Effective on: November 9, 2001)

² See Section 4.B Specific to Dev 1

³ See Section 4.B Specific to Dev 2(SD1)

⁴ 'g' corresponds to setback diagrams for primary buildings on bulk diagram sheets for T3-C, T3-D, T3-DD, and T-4

⁵ 'h' corresponds to setback diagrams for accessory buildings on bulk diagram sheets for T3-C, T3-D, T3-DD, and T-4

Table 4.1: Table of General Bulk Regulations

ZONING DISTRICTS														
Bulk Description	A ¹	B	T1	T2	T3-C	T3-D	T3-BB	T4	BI	GB	GBA (Overlay)	Dev I ²	Dev 2 ³ (SDI)	P
NUMBER OF STORIES														
Minimum	1 story min Excluding cellar & basement	1 story min Excluding cellar & basement	n/a	1 story min.	1 story min. excluding cellar and basement	1 story min. excluding cellar and basement	1 story min. Excluding cellar & basement	2 story min.	1 story min. excluding cellar and basement	1 stories max.	n/a			
Maximum	2-1/2 stories Excluding cellar & basement	2-1/2 stories Excluding cellar & basement	n/a	2 stories max.	2-1/2 stories max. Excluding cellar & basement	2-1/2 stories max. Excluding cellar & basement	2-1/2 stories max. Excluding cellar & basement	3 story max.	3 stories max. Excluding cellar & basement	2 stories max. Excluding cellar & basement	n/a			

*Min. Aggregate width both side yards in feet total no more than 30% of Lot Width.
Reference: 1 acre = 43,560 square feet

¹All new lots proposed in a Residence A District that are: (1) created after the effective date of this amendment, and (2) located fifty percent (50%) or more within a drinking water supply watershed mapped or designated by the South-Central Connecticut Regional Water Authority or Birmingham Utilities, Inc., shall contain a minimum of two acres of Buildable Lot Area. Buildable Lot Area is defined as that contiguous portion of a lot exclusive of and undivided by any areas of wetland soils and watercourse as defined in Section 22a-38 of the Connecticut General Statutes. All new lots must comply with this requirement whether or not they are part of a subdivision. (Effective on: November 9, 2001)

² See Section 4.B Specific to Dev 1

³ See Section 4.B Specific to Dev 2(SDI)

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Section 4.1 Lot, Block, and Building Configuration

A. Front Yards / Build-To Lines

Specific to all zones

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

To achieve a more uniform street wall, where buildings exist on adjacent lots, the Commission 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.

B. Yard Projections

Nothing in these Regulations shall prohibit the projection of up to one foot into a required yard for 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. Uncovered ramps shall not be considered when calculating lot 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 setback. (See also Section 5.17.D Visibility at Intersections)

C. Rear Lots

No building or structure shall be built on any lot unless the lot has a frontage of at least 20 feet on a public street, or is in an approved subdivision, unless otherwise authorized by the Town Plan & Zoning Commission as a building on an unaccepted street. Access to the rear lot shall:

1. Not exceed a length of 500 feet;
2. Not be greater than 20 feet wide at any point;
3. Not be included in the minimum required lot area;
4. Contain a driveway from the public street to the building or structure;
5. Contain only one driveway and provide access for only one lot. The Commission may approve a shared

access-way only where there is a crossing of an environmentally sensitive resource;

6. A maintenance agreement for shared accessways shall be filed on the Town Land Records, and shall be incorporated into the deed of each lot that benefits from said accessway;

7. The maximum number of abutting accessways shall be two.

8. The Commission may authorize the issuance of a Special Exception, with or without conditions, to allow on a rear lot, any use otherwise permitted in the Zone if it finds that such lot provides for the best development of the land and that the public health, safety, and welfare are not adversely affected. The approval of a rear lot shall be considered only in the following instances:

- a. In the case of an existing rear lot: if the Commission determines that the lot has been unintentionally landlocked or unintentionally deprived of minimum lot frontage on an accepted street;
- b. In the case of a parcel to be divided into two or more lots: if the Commission determines that the use of a rear lot is made necessary by unusual features peculiar to the land in question, such as drainage, configuration, temporary flooding, steep topography, public utility lines or easement issues.

9. The creation of rear lots is discouraged.

- a. No rear lot shall be allowed unless an unobstructed right-of-way is provided is owned in fee simple in a subdivision, or as the result of a first cut. Such right-of way shall connect to a public road and shall be adequate to accommodate the free passage of fire apparatus or other emergency equipment. No more than two adjoining rights-of-way serving two individual rear lots shall be permitted. For purposes of this section the length of the right-of-way shall be the distance between the street line and front lot line as defined by the diagram for a rear lot in the Definitions Section of these Regulations.
- b. A rear lot shall conform to all requirements of these Regulations *except that, excluding the area of the right-of-way, the area of the lot shall be no less than one and one-half times that prescribed for the district in which it is located, and no side or rear yard shall be less than twice the width prescribed for the*

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district in which it is located.

Exception: A rear lot approved prior to the effective date of these Amendments and having a dwelling thereon shall not be required to comply with the increased side or rear yard requirements. Regarding buildings or improvements on an existing or approved rear lot, the foregoing special exception shall not be required provided all other applicable provisions of these Regulations are complied with.

All rear lots created after the effective date of this amendment shall be limited to 15% of the total lots proposed for a subdivision and may only be approved in conjunction with a subdivision.

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D. 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 minimum width requirements of the zone in which it is located, provided:

1. The lot was of legal size on the date it was created as a lot; and
2. All setbacks, coverage and other zoning requirements can be met; and
3. 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 Exception 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 Exception for full build-out that meets these Regulations. The purpose of the full build-out plans is to, where possible, limit curb cuts, link driveways, internal roadways, and green space on adjacent parcels. Such linkages and coordinated development between adjacent properties shall be required.

Exceptions: Where pre-existing non-conforming structures do not meet the front yard 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:

Table 4.3 One-Time Additional Building Coverage Allowed	
Existing Building Coverage*	One-time Additional Building Coverage Allowed
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

*As of the effective date of these Regulation, as amended, as shown on the Town Assessor's field card(s).

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E. Building Location

Specific to zones T1, T2, T3C, T3D, T3BB, Dev 1, Dev 2 (SD 1), BI, GB, GBA, SDI, P

1. Buildings in the T1 Zone are not permitted *except for limited public use and utility purposes*.
2. Principal building(s) shall be built with frontage along a public or private roadway. Accessory building(s) shall be built to the rear of the principal building and may be built on each lot as provided for in these Regulations.
3. Facades shall be built parallel to the street, as specified on Table 4.1. Setbacks for principal buildings shall be as shown in Table 4.1 and relevant transect tables that follow. *Exception: In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks.*
4. Rear setbacks for accessory buildings shall be 5 feet from the rear property line.

Specific to zones Dev 1, Dev 2 (SD 1), BI, GB, GBA

The Commission may, by Special Exception, allow an addition to an existing building which does not comply with the frontyard setback/build-to line as of the effective date of these Regulations. The resulting structure shall be in keeping with the intent of these Regulations and must comply with Section 5.8.D.

Specific to Dev 1 and Dev 2 (SDI) Districts

In the case of a development consisting of two or more lots in separate ownership with access and open spaces appurtenant to the collaborative development, and shown on the building and site plans therefor, the land occupied by the group development shall have an aggregate area of not less than one acre (1 acre = 43,560sf) per building and individual use in the group. In the case of such a group development the Commission may, by Special Exception, reduce the minimum lot width and yard requirements between buildings in such group and permit the pooling of parking and loading spaces to the extent necessary to obtain a more advantageous grouping of structures.

F. Building Massing

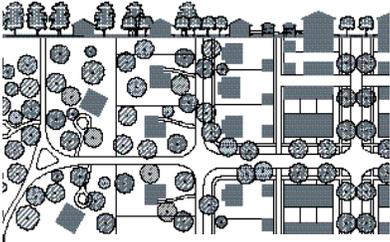
General to zones T1, T2, T3C, T3D, T3BB, Dev 1, Dev 2 (SD 1), BI, GB, GBA, SDI, P

1. Buildings on corner lots shall have two private frontages (See Table 4.1). Requirements for the Second and Third Layers pertain only to the principal Frontage. Requirements for the First Layer pertain to both frontages. (See Definitions for Lot Line and Layers).
2. Reserved for future use
3. Building heights shall conform to Table 4.1.
4. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first-floor commercial use, which shall be a minimum of 11 feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area below shall be counted as an additional story.
5. In a parking structure or garage, each level counts as a single story, regardless of relationship to habitable stories.
6. An applicant may propose a height limit 15 feet higher than the allowed height for non-habitable spaces such as masts, chimney flues, water tanks, or elevator bulkheads.
7. A spire, tower or belfry on a religious institution or public building may exceed the height limitations of the underlying zone, but shall not:
 - a. Exceed the allowed height by more than 50 feet;
 - b. Exceed 10% of the roof area.
8. Building heights in T1, T2, or T3C, T3D, T3BB, Districts shall not exceed 35 feet and shall be measured in accordance with these Regulations (See Section 2.2 Definition for Building Height).

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TRANSECT TABLE T3C

T3C



BUILDING HEIGHT	
Principal Building	35'-0" max.
Outbuilding	20'-0" max.

BUILDING LOCATION: SEE TABLE 4.1

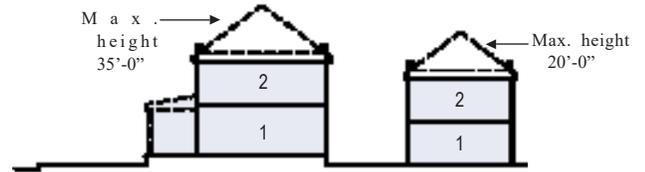
SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Principal	10 ft. min.
(g.2) Front Setback Secondary	n/a
(g.3) Side Setback	6 ft. min.
(g.4) Rear Setback	20% of depth of lot*
Frontage Buildout	n/a

SETBACKS - OUTBUILDING	
(h.1) Front Setback	10'-0" min.
(h.2) Side Setback	5 ft.
(h.3) Rear Setback*	5 ft. min

*But need not exceed 20'-0"

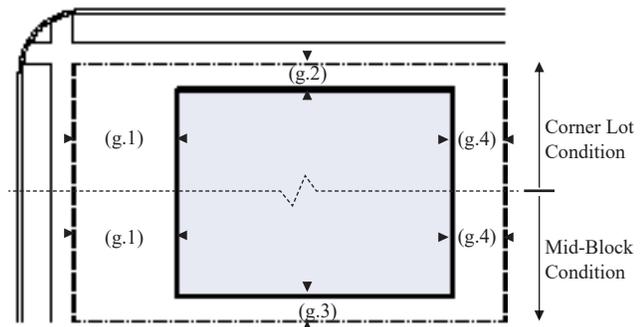
BUILDING HEIGHT

1. Building height shall be measured in number of feet.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, *except for a first floor commercial function which must be a minimum of 11 ft with a maximum of 25 feet.*
3. Where surrounding buildings are typically more than one story and/or where the usable floor area is at least 2,500 sf, new structures shall be a minimum of two stories.



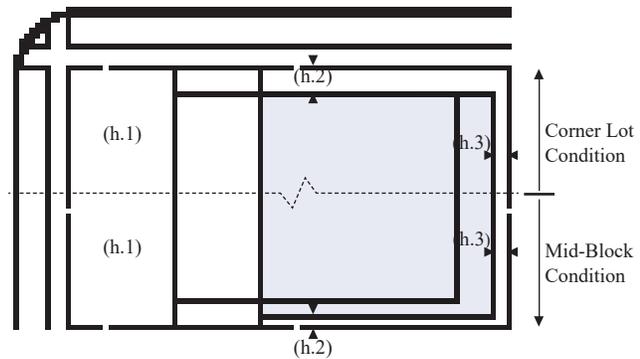
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS-OUTBUILDING

1. The elevation of the outbuilding shall be distanced from the lot lines as shown.

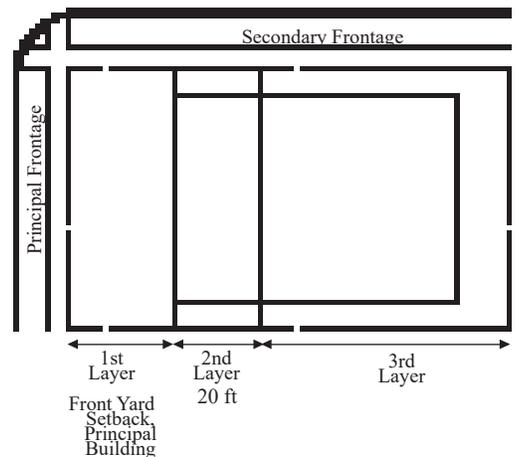


PARKING PLACEMENT

Covered and uncovered parking spaces may be provided within the second and third layer as shown in the diagram

TRASH PLACEMENT

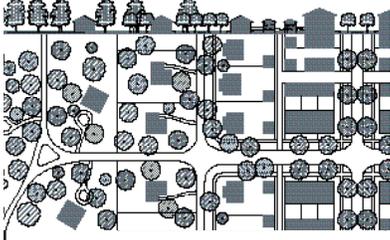
Trash containers shall be stored within the 3rd layer. (See also Section 5.4)



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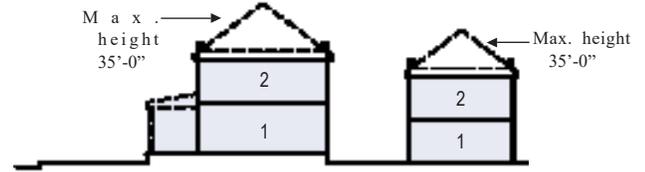
TRANSECT TABLE T3D

T3D



BUILDING HEIGHT

1. Building height shall be measured in number of feet.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, *except for a first floor commercial function which must be a minimum of 11 ft with a maximum of 25 feet.*
3. Where surrounding buildings are typically more than one story and/or where the usable floor area is at least 2,500 sf, new structures shall be a minimum of two stories.



BUILDING HEIGHT

Principal Building	35'-0"max.
Outbuilding	35'-0"max.

BUILDING LOCATION: SEE TABLE 4.1

SETBACKS - PRINCIPAL BUILDING

(g.1) Front Setback Principal	10 ft. min
(g.2) Front Setback Secondary	n/a
(g.3) Side Setback	4 ft min.
(g.4) Rear Setback	20% of depth of lot*
Frontage Buildout	n/a

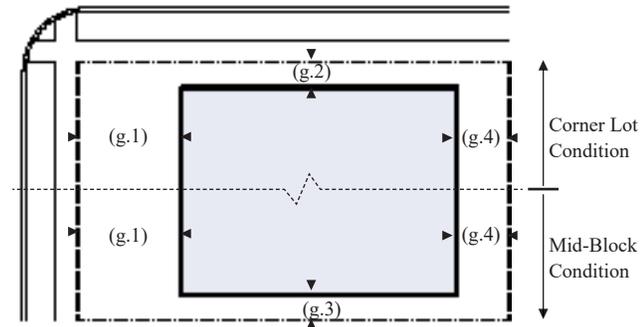
SETBACKS - OUTBUILDING

(h.1) Front Setback	10' ft. min.
(h.2) Side Setback	5 ft.
(h.3) Rear Setback*	5 ft. min

*But need not exceed 20'-0".

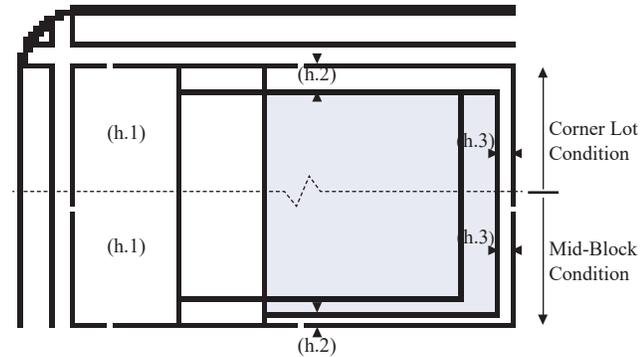
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS-OUTBUILDING

1. The elevation of the outbuilding shall be distanced from the lot lines as shown.

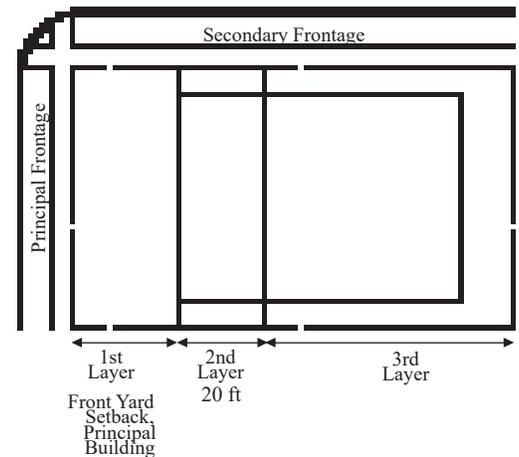


PARKING PLACEMENT

Covered and uncovered parking spaces may be provided within the second and third layer as shown in the diagram

TRASH PLACEMENT

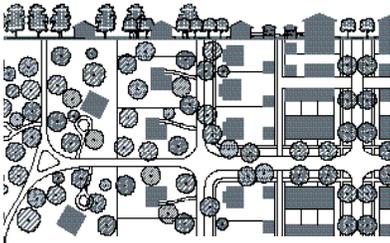
Trash containers shall be stored within the 3rd layer. (See also Section 5.4)



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TRANSECT TABLE T3BB

T3BB



BUILDING HEIGHT

Principal Building	35'-0"max.
Outbuilding	35'-0"max.

BUILDING LOCATION: SEE TABLE 4.1

SETBACKS - PRINCIPAL BUILDING

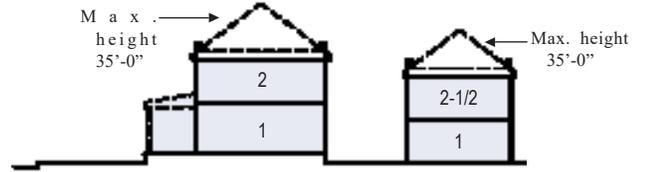
(g.1) Front Setback Principal	20 ft. min
(g.2) Front Setback Secondary	n/a
(g.3) Side Setback	10 ft min.
(g.4) Rear Setback	25 ft min.
Frontage Buildout	n/a

SETBACKS - OUTBUILDING

(h.1) Front Setback	20'-0"min.
(h.2) Side Setback	10 ft. min.
(h.3) Rear Setback*	25 ft. min

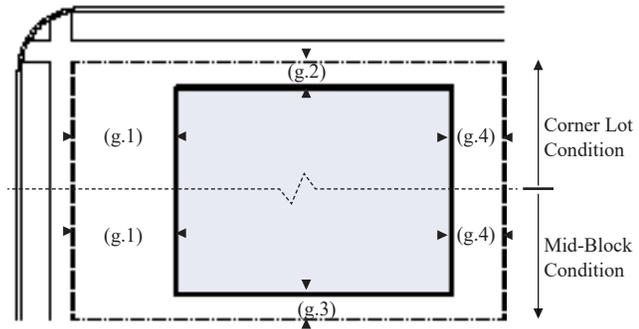
BUILDING HEIGHT

1. Building height shall be measured in number of feet.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, *except for a first floor commercial function which must be a minimum of 11 ft with a maximum of 25 feet.*
3. Where surrounding buildings are typically more than one story and/or where the usable floor area is at least 2,500 sf, new structures shall be a minimum of two stories.



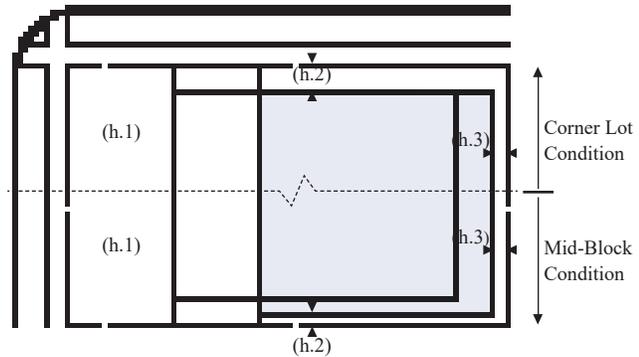
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS-OUTBUILDING

1. The elevation of the outbuilding shall be distanced from the lot lines as shown.

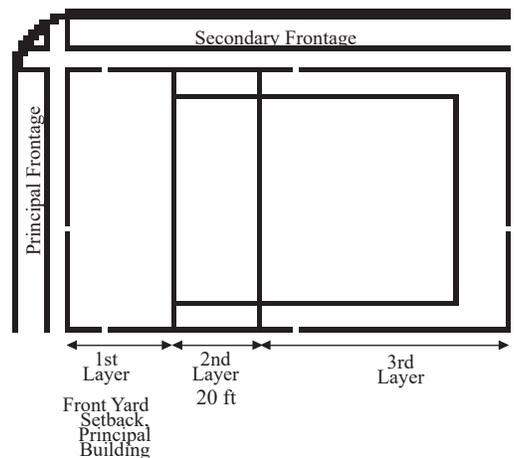


PARKING PLACEMENT

Covered and uncovered parking spaces may be provided within the second and third layer as shown in the diagram

TRASH PLACEMENT

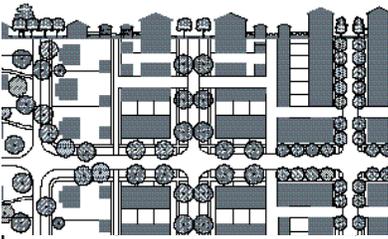
Trash containers shall be stored within the 3rd layer. (See also Section 5.4)



4.0 BULK + DIMENSIONAL DATA

TRANSECT TABLE T4

T4



BUILDING HEIGHT

Principal Building	13 stories min/60' max
Outbuilding	20'-0" max.

SETBACKS - PRINCIPAL BUILDING

(g1) Front Setback Principal	6 ft. min. 18 ft. max
(g2) Front Setback Secondary	6 ft. min. 18 ft. max
(g3) Side Setback	10 ft. min.
(g4) Rear Setback	5 ft. min.
Frontage Buildout	60% min at setback

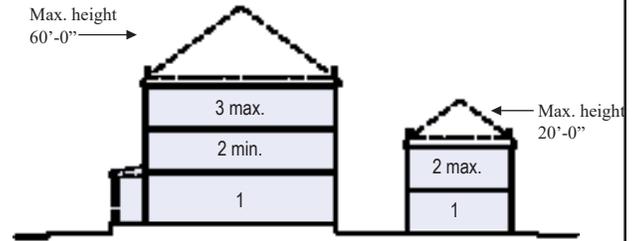
SETBACKS - OUTBUILDING

(h1) Front Setback	24 ft. min. + bldg. setback
(h2) Side Setback	3 ft at corner
(h3) Rear Setback	3 ft. min

* Any protrusion into the Town or State right-of-way will require approval from the appropriate entity.

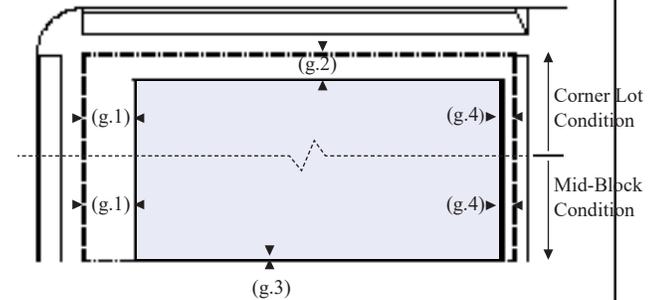
BUILDING HEIGHT

1. Building height shall be measured in number of feet.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, *except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.*



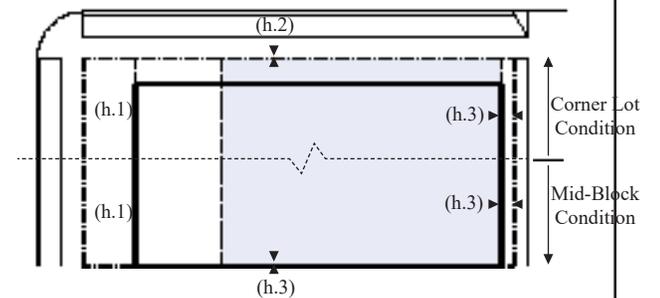
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

The elevations of the outbuilding shall be distanced from the lot lines as shown.

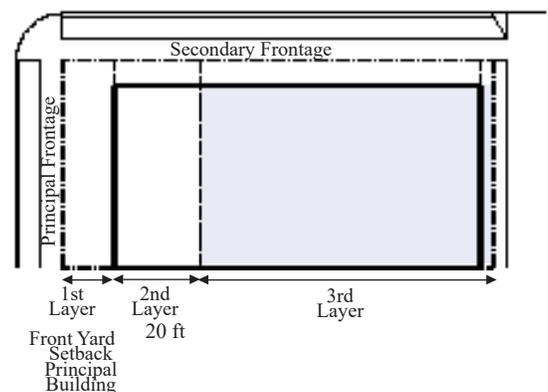


PARKING PLACEMENT

Covered and uncovered parking spaces shall be provided within the 3rd layer.

TRASH PLACEMENT

Trash containers shall be stored within the 3rd layer.



4.0 BULK + DIMENSIONAL DATA

9. Building heights in T4, Dev 1, Dev 2 (SD 1), BI, GB, GBA districts shall not exceed 45 feet.
10. All rooftop mechanical units shall be screened from view from the ground and adjacent buildings of equal or lower height.
11. Sloped roofs are encouraged.
12. Building heights in SD1 Districts shall not exceed 45 feet.

Specific to zones T3C, T3D, T3BB

1. Open porches may encroach into the first layer by 50% of the depth of the first layer.
2. Balconies, open porches, and bay windows may encroach into the first layer by 50% of the depth of the first layer.

Specific to zones Dev 1, Dev 2 (SD 1), BI, GB, GBA

1. Awnings, arcades, and galleries may encroach on the sidewalk to within 2 feet of the curb but must clear the sidewalk vertically by at least 8 feet and shall not exceed 14 feet in height.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach on the first layer 100% of its depth.
3. Loading docks and service areas shall not be permitted in first layer.
4. 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.
5. Streetscreens should be at 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.
6. Reserved for future use

G. SPECIAL REQUIREMENTS

Specific to All Zones

1. Parking Placement

Covered and uncovered parking spaces shall be provided within the 3rd layer.

2. Trash Placement

Trash containers shall be stored within the 3rd layer.

3. High Pressure Pipe Lines

Building Set Back Requirement. No person, firm or corporation shall erect a building within forty (40) feet of any high-pressure pipe line which is used for the transmission or distribution of natural or artificial gas or any other inflammable substance.

Specific to zones Dev 1, Dev 2 (SD 1), BI, GB, GBA, SD 1

Unless otherwise approved by the Commission, the following special requirements shall apply:

1. A Shopfront Facade: A facade that is provided on average every 30' along the frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk. The first floor shall be confined to retail or commercial use for a minimum depth of 20 feet from the frontage line. Lobbies for hotels, offices and multiple family dwellings may be considered as part of the required retail frontage, provided that any such lobby occupies no more than 50% of said building.
2. Cross Block Passages to ensure safe and convenient pedestrian and bicycle circulation, where deemed necessary to protect the health and safety of pedestrians and/or bicyclists.

Specific to zone GB, GBA

1. Any application to establish a residential use in the GB District must meet the following requirements. The Commission is authorized to impose conditions upon the use to assure that the following requirements and conditions are satisfied:
 - a. The applicant shall provide vegetative screening, fencing or other visual buffers to provide adequate buffering for surrounding uses.

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Table 4.2 Required Parking in Transect Zones (See Table 5.5 for how uses are categorized by function)		
Function	T3	—
<u>Residential</u>	<u>2.0 / dwelling unit</u>	_____
<u>Lodging</u>	<u>1.0 / dwelling unit</u>	_____
<u>Office</u>	<u>3.0 / 1,000 sf. Gross leasable space</u>	_____
<u>Medical Office</u>	<u>5.0 / 1,000 sf. Gross leasable space</u>	_____
<u>Retail</u>	<u>4.0 / 1,000 sf. Gross leasable space</u>	_____
<u>Civic</u>	<u>To be determined by the Commission*</u>	
<u>Other</u>	<u>To be determined by the Commission*</u>	
<u>*Table 5.5 shall be used by the Commission as a guide for determining health, safety, and welfare limits for parking.</u>		

Example: T-4 Zone, Mixed-use building with 10,000 sf of office and 20 dwelling units.

Office:

10,000 sf x 3 spaces / 1,000 sf
= 30 spaces

Residential:

20 dwelling units x 1.5 spaces / dwelling
= 30 spaces

Sub-Total:

30 spaces + 30 spaces
= 60 required spaces

TOTAL:

60 required spaces / 1.4 sharing factor
= 43 actual spaces

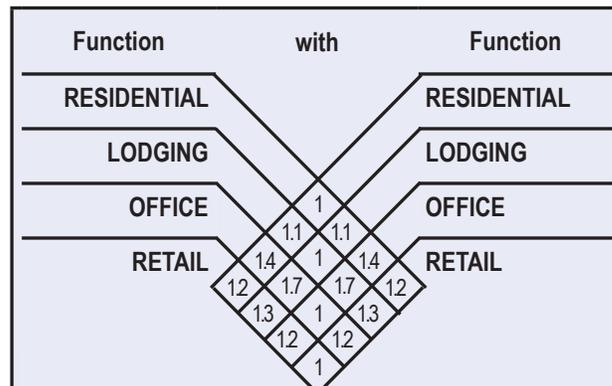
Bicycle Parking Stalls:

43 actual spaces x 1 stall / 10 actual spaces
Sub-total = 4.3 bicycle stalls (always round up)
TOTAL = 5 bicycle stalls

Projects meeting the requirements of a Transit Oriented Development:

43 actual spaces x 30% reduction factor
= 13 actual spaces
+ 5.0 bicycle stalls

SHARED PARKING FACTOR



4.0 BULK + DIMENSIONAL DATA

- b. The location and size of use and the size of the lot in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the GB and GBA District.
- c. The parking is adequate and properly located for the proposed use and the entrance and driveways are laid out for maximum safety.

H. BUILDING USE

Specific to zones T1, T2, T3C, T3D, T3BB, Dev 1, Dev 2 (SD 1), BI, GB, GBA, SDI

1. Building uses in each District shall conform to the uses on Table 3.1.
2. Accessory uses of lodging or office shall be permitted within an accessory building in accordance with Table 3.1.

Specific to zones Dev 1, Dev 2 (SD 1), BI, GB, GBA, SDI

1. First story commercial uses shall be permitted.

I. DENSITY AND PARKING CALCULATIONS

Specific to zones T3C, T3D, T3BB, SDI, Dev 1, Dev 2, BI, GB

Density on a lot shall be determined by the Actual Parking provided within the lot as applied to the uses permitted in Table 3.1, as well as landscaping, open space, building coverage and pervious surface regulations.

Specific to zones Dev 1, Dev 2 (SD 1), BI, GB, GBA, SDI

1. Maximum density on a parcel shall be determined by the availability of Effective Parking in conjunction with Table 4.1 as it may apply. Such parking shall be provided:
 - i. Within the lot;
 - ii. Along the parking lane corresponding to the lot frontage, or;
 - iii. By purchase or lease for 25 years from a parking lot within 300 feet;
 - iv. In a public parking garage or lot available within 300 feet of the property line.

2. Parking requirements shall be adjusted according to the shared parking factor in Figure 4.1 to determine the Effective Parking. The shared parking factor is available for any combination of uses within any pair of adjacent blocks.
3. Based on the Effective Parking available, the density of the projected use shall be determined according to Table 4.2 and Table 5.5
4. The Commission may further reduce the Effective Parking by up to 30% within a Transit-Oriented Development (TOD). (See Definition of TOD in Section 2).
5. Exception: *Liner buildings that are less than 30 feet deep and no more than two stories shall be exempt from parking requirements.*

Specific to zones T2, T3C, T3D, T3BB, Dev 1, Dev 2 (SD 1), BI, GB, GBA, SDI

Parking calculations: Table 4.2 summarizes the parking requirement for each use by District. This Table also enables the calculation of allowable building square footage and the number of dwelling units allowed on each site given the parking available. To use the shared parking factor, divide the number of required parking spaces by the sharing factor to find the actual number of spaces required. (See example below Table 4.2 on earlier page.)

4.2 PARKING LOCATION and PRIVATE ROADWAY STANDARDS

A. Specific to zones T1, T2, T3C, T3D, T3BB, Dev 1, Dev 2 (SD 1), BI, GB, GBA, SDI

1. Where possible, parking shall be accessed by rear alleys or rear lanes.
2. Surface parking lots shall be screened from view from the street by a building or Street-screen

B. Specific to zones T2, T3C, T3D, T3BB, SDI

1. Surface parking lots shall be located in the Second and Third Lot Layers. However, driveways, drop-offs and unpaved parking areas may

4.0 BULK + DIMENSIONAL DATA

be located in the First Lot Layer and shall be limited to five spaces. These five spaces may be used for Temporary Parking only.

2. Garages shall be located in the Third Lot Layer. However, side- or rear-entry garages may be allowed in the first or second layer by Special Exception.

C. Specific to zones T3C, T3D, T3BB, Dev I, Dev 2 (SD I), BI, GB, GBA, SDI

1. Driveways at Frontages of single-family residential uses shall be no wider than 12 feet in the First Layer.
2. Driveways at frontages of mixed-use and/or non-residential uses shall be no wider than 18 feet in the First Layer.

D. Specific to zone Dev I, Dev 2, BI, GB, GBA

1. All parking areas and garages shall be located in the Third Layer.
2. A minimum of one Single Bicycle Stall shall be provided for every ten actual vehicular parking spaces.

E. Specific to zone SDI

1. All parking lots, garages, and parking structures shall be located in the Third Layer.
2. Vehicular entrances and exits to parking lots, garages, and parking structures shall be no wider than 18 feet at the Frontage.
3. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) *except on underground levels that may be exited by pedestrians directly into a building.*
4. A minimum of Single Bicycle Stall shall be provided for every ten actual vehicular parking spaces.

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Table 4.3 Design Speed Table for Private Roadways							
Design Speed	Travel Lane Width	T1	T2	T3	T4	SDI	P
Below 20 mph	8 feet	•	•	•	•	•	•
20-25 mph	9 feet	•	•	•	•	•	•
25-35 mph	10 feet	•	•	•	•	•	•
25-35 mph	11 feet	•	•				
Above 35 mph	12 feet	•	•				
Design Speed	Parking Lane Width						
20-25 mph	(Angle) 18 ft.					•	
25-35 mph	(Parallel) 7 ft.					•	•
25-35 mph	(Parallel) 8 ft.			•	•	•	•
Above 35 mph	(Parallel) 9 ft.					•	
Design Speed	Parking Lane Width						
20-25 mph	5-10 ft.			•	•	•	•
25-35 mph	10-15 ft.	•	•	•	•	•	•
25-35 mph	15-20 ft.	•	•	•	•	•	•
Above 35 mph	20-30 ft.	•	•			•	

• Allow

4.3 LANDSCAPE STANDARDS

(Also See Section 5.10 Landscape, Screening and Buffer Areas.)

A. Specific to zones T2, T3C, T3D, T3BB, T4 Dev 1, Dev 2 (SD I), BI, GB, GBA, SDI, P

The First Layer may not be paved, *except for sidewalks and driveways as specified in Section 5.10 and 5.13.*

B. Specific to zones T1, T2, P

1. A minimum of two trees shall be planted within the first layer for each 30 feet of frontage line or portion thereof;
2. Trees may be of single or multiple species as shown on Table 5.2;
3. Trees shall be naturally clustered.

C. Specific to zones T3C, T3D, T3BB, T4, Dev 1, Dev 2 (SD I), BI, GB, GBA, SDI

1. A minimum of one tree shall be planted within the first layer for each 30 feet of frontage line or portion thereof;
2. Trees shall alternate species between two species in a manner that matches the species of street trees on the public frontage, or as shown on Table 5.2.

4.4 Special District I (SDI)

A. Description and Purpose.

The purpose of the Special District I is to improve the existing character of the area by:

1. Making the zone complete by allowing for a mix of uses for living, playing, learning, and working;
2. Providing for alternatives to the use of an automobile by improving safe access within and through the zone for drivers, bicyclists, and pedestrians;
3. Developing land in harmony with natural systems by employing sustainable, green technologies and land-use practices;
4. Meeting the housing needs of the neighborhood by including new housing opportunities;
5. Coordinating flood plain mitigation with development of infrastructure;
6. Locating parks, neighborhood amenities, aesthetic street-scapes, native habitat areas, and community gardens that will enhance the quality of life for the area residents including:
 - a. Playgrounds and open spaces, and
 - b. Uses incidental thereto.

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4.5 Signage

A. Purpose

This Section is intended to promote the public safety and welfare by providing standards to control the location, area, number, illumination and overall design of signs in order to prevent undue distraction to motorists and pedestrians, to ensure compatibility of signs with permitted land uses, to provide reasonable standards by which uses within the various districts may relate their function to the public, and to aid in preserving and enhancing the aesthetic and historical values of the community.

B. Applicability

No sign, billboard, signpost or structure designed to advertise the sale, rental, construction or improvement of said building or premises or both, or designed to advertise the business conducted upon the premises in the Business Industrial District, in the General Business or Development Districts, or designed to sell products permitted by these regulations to be produced on the premises in a Residence District which is visible and legible from a public street shall be erected, attached to, or maintained on property subject to these Regulations, except as permitted by the provisions of this Section.

C. Prohibited Signs

1. A-framed sandwich-board signs, except as allowed by Table 4.6.2(5) and 4.7.1(14), and other signs not affixed either to a building or to the ground in a permanent manner, except as permitted by Section 4.7.1(10), shall be prohibited for use by businesses.
2. Any sign, legally existing at the time of the adoption of these Sign Regulations, which becomes non-conforming with the adoption of these regulations, may be maintained but shall not be increased in size of sign, size of lettering, or the extent it projects or is illuminated as the same exists at the effective date of these Regulations. Each such sign shall be completely and totally removed at such time

as the place of business which such sign advertises shall change in use, subsequent to the effective date of these regulations.

D. Permit Required

Pursuant to Tables 4.6, 4.7 and 4.8, a Zoning Permit or Special Exception for a sign shall be obtained from the Commission or its duly authorized officer prior to the erection or installation of any sign except for:

1. Any sign face of an existing sign meeting the requirements of this Section, provided the sign area is not increased.
2. The routine maintenance of any sign meeting the provisions herein.
3. A sign listed in Section 4.5 as not requiring a Zoning Permit or Special Exception.

E. Signs Permitted in any District

The following types of signs are permitted in any zone without a Zoning Permit provided that any such sign shall comply with other provisions of Section 4.5:

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Table 4.4 Sign Requirements

Type of Sign	Maximum Number of Signs	Maximum Size/Area
1. Traffic control signs required or approved by the Woodbridge Traffic Authority or by the State of Connecticut	n/a	n/a
2. Names of buildings, dates of erection, monumental citations, commemorative tablets, and the like, when carved into or made of stone, wood, bronze, aluminum, or other permanent materials, and made an integral part of the construction.	n/a	n/a
3. Signs of a non-commercial nature and in the public interest, erected by, or on the order of a public official in the performance of a public duty, such as safety signs, memorial plaques or signs of a historical interest.	n/a	n/a
4. Temporary political signs	n/a	n/a
5. Real estate signs advertising the sale, rental, or lease of premises, provided that the maximum height of said sign does not exceed five (5) feet.	One (1) sign per premises	a. In any residential district not more than four (4) square feet on each of two sides. b. In any business or development district not more than twenty-five (25) square feet on each of two sides.
6. Signs for professionals, including but not limited to: carpenters, painters, roofers, etc, on the premises where the work is being performed, provided that: a. No such sign exceeds four (4) feet in height, and b. Such sign is removed promptly upon completion of the work.	One (1) sign per premises	a. In any residential district not more than four (4) square feet on each of two sides b. In any business or development district not more than twenty-five (25) square feet on each of two sides.
7. Temporary street signs within subdivisions prior to road acceptance.		n/a
8. Signs no closer than 75 feet apart along the property line, bearing notification of restriction on trespassing, hunting, fishing, or dumping upon the premises on which it is located.		Not more than one square foot per side.
9. Permanent signs erected and maintained by a church or civic or fraternal organization exempt from Federal income tax under the provisions of Section 501(C) of the Internal Revenue Code for the purpose of notifying the public of the presence in the Town of such church or organization.		
10. Temporary or permanent signs erected and maintained by the Town or any agency thereof pursuant to the performance of a government function.		

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F. Signs Permitted in Residential Districts

I. The following types of signs are permitted for residential uses in a residential zone provided that such sign shall comply with other provisions of Section 4.5.

Type of Sign	Maximum Number of Signs	Maximum Size/Area
1. A sign bearing the name and/or street address; and/or permitted residence office of the resident (no permit required)	One (1) for each permitted use or dwelling	Two (2) square feet in total area
2. A garage or tag sale sign, advertising a sale to be held within three (3) days following the erection of such sign, of personal property and effects which are owned by the owner or tenant of the premises and used for residential or domestic household purposes. Such sign shall be removed upon completion of the advertised event (no permit required)	One (1)	

2. The following types of signs are permitted for non-residential uses in any residential district (such as religious institutions, libraries, museums, art centers, historical societies, schools, municipal uses, non-profit agencies) provided that any such sign shall comply with other provisions of Section 4.5.

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Table 4.6 Signs Permitted for Non-Residential Uses in A, B and T3 Districts		
Type of Sign	Maximum Number of Signs	Maximum Size/Area
1. One or more wall signs provided that the total area of all wall signs does not exceed twenty (20) square feet (Zoning Permit required)	One (1) sign per street frontage	Twenty (20) square feet in total area
2. One or more wall signs when the total area of all wall signs exceeds twenty (20) square feet (Special Exception required)	One (1) sign per street frontage	One (1) sign per street frontage
3. A freestanding sign erected or placed perpendicular or parallel to the public street or highway to which the building or structure fronts or abuts provided that the sign does not exceed five (5) feet in height or forty (40) square feet in area (Special Exception required)	One (1) freestanding sign per street frontage	Twenty (20) square feet in total area per side
4. A sign for a nonconforming use (Special Exception required)	As determined by the Commission	As determined by the Commission
5. A temporary A-framed sandwich-board sign solely for use by business establishments established by Special Exception or as an existing nonconforming use in accordance with Section 5.1.1 of these Regulations.	One (1) temporary sandwich sign for advertising use per business or occupant which can be used up to six different times in one calendar year (January ~ December) for a cumulative total of no more than six. weeks during a calendar year. (Zoning Permit Required.)	Six square feet in total area on each of two sides

G. Signs Permitted in Non-Residential Districts

- I. The following types of signs are permitted in a non-residential zone provided that any such sign shall comply with other provisions of [Section 4.5](#).

4.0 BULK + DIMENSIONAL DATA

Type of Sign	Maximum Number of Signs	Maximum Size/Area
1. One (1) wall sign displaying the name and/or street address of the owner or occupant of the premises and/or the activity conducted thereon (Zoning Permit required)	One sign per Tenant except as may be allowed by Subsection 4.5.1.3	One (1) square foot per lineal foot of facade of the tenant space but not more than twenty-five (25) square feet or not more than one (1) square foot per 1,000 square feet of gross floor area, whichever is greater.
2. One projecting sign displaying the name of the owner or occupant of the premises and/or the activity conducted thereon provided there is at least fourteen (14) feet of clearance under the sign for vehicular traffic and at least seven (7) feet of clearance under the sign otherwise (Zoning Permit required)	One sign per Tenant	Twelve inches (12”) by eighteen inches (18”) in total area on each of two sides.
3. One (1) additional wall sign or projecting sign displaying the name of the owner or occupant of the premises (Special Exception required).	One additional sign	
4. An entrance identification sign for a rear entrance into a building or tenant space from a parking area (Zoning Permit required).	One sign	Four (4) square feet in area
5. Sign(s) identifying store hours and non-advertising notices (no permit required).	n/a	One (1) square feet in total area per tenant space
6. For a residence in a nonresidential zone, a sign bearing the name and/or street address; and/or permitted residence office of the resident (no permit required).	One (1) for each permitted use or dwelling	Two (2) square feet in total area
7. Permanent window sign(s) on store windows for a permitted use, provided that a “permanent window sign” permit has been obtained (Zoning Permit Required)	Two (2) window surfaces	Twenty-five percent (25%) of the window area where it is located. <i>Note: Signage for larger window area may be granted by the Commission by Special Exception for good cause shown.</i>
8. A freestanding sign erected or placed on the premises provided that the maximum height of such sign does not exceed ten (10) feet. The height of the sign must be proportional to the setback of the sign from the property line. (Special Exception required)	One (1) freestanding sign per premises	Twenty-four (24) square feet in total area on each of two sides.

4.0 BULK + DIMENSIONAL DATA

Table 4.7 Signs Permitted in T4, Dev 1, Dev 2 (SD 1), BI, GB, GBA, SD + P Non-Residential Districts		
Type of Sign	Maximum Number of Signs	Maximum Size/Area
9. Professional tenant directory sign, identifying tenants, shall be allowed. The sign shall be located away from the road frontage of the property. (Special Exception required)	One freestanding sign.	No portion of the sign shall be more than six (6) feet above the average level of the rough grade within a radius of ten (10) feet. Each tenant shall be allowed a 2 square foot sign on the directory sign, displaying only the tenant's name. In addition to the names, the directory may contain a layout of the center which shall not exceed six (6) square feet.
10. A temporary banner sign announcing special events directly related to the activity or use conducted within the premises provided that no more than four (4) permits per tenant for such special events signs shall be issued in any one calendar year (Zoning Permit required)	One (1) sign per business or occupant for up to two (2) weeks but no more than one (1) sign per property at any one time	Twelve (12) square feet in total area
11. Temporary window sign for a permitted conforming use (Zoning permit required), provided that: a. Such sign will not be displayed and more than fifteen (15) consecutive days b. if such use has only one window and such window contains a permanent window sign, then the temporary sign shall not exceed fifteen (15) per cent of the total window surface.		Twenty-five (25) per cent of the window surface where it is located
12. Barber pole sign. (Zoning Permit required)	One per hair cutting establishment in addition to other permitted signs.	A barber pole may not exceed three (3) feet in height, excluding the supporting structure.
13. Awning signs, provided that the area of the sign shall be computed as part of the total sign area for the subject building and lot. (Zoning Permit required)		

4.0 BULK + DIMENSIONAL DATA

Type of Sign	Maximum Number of Signs	Maximum Size/Area
14. Temporary A-frame sandwich-board signs. (Zoning Permit required)	One (1) temporary sandwich sign. For advertising use per business or occupant which can be used up to six different times in one calendar year (January ~ December) for a cumulative total of no more than six weeks during a calendar year.	Six square feet in total area on each of two sides.
15. A directory sign on a Class A road established by Section 1.5.1. of these regulations, for businesses not on a Class A road. Proof must be provided that such a sign is in the public welfare, and that the applicant has the legal right to erect such a sign. (Special Exception required).		

Type of Sign	Maximum Number of Signs	Maximum Size/Area
a. Name Plate or sign for permitted uses giving only the name of the occupant or use of the premises.	One (1) sign or name plate.	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.	One (1) sign.	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 Exception uses.	One (1) sign.	Signs shall not exceed 16 square feet in total area.
d. Freestanding signs	One (1) sign.	Signs shall be no more than 6 feet in height and shall comply with Sections 5.17 and applicable setback regulations.

H. Eleemosynary Signs Permitted

Subject to the general limitations prescribed in Section H.1 eleemosynary signs may be located either on premises as the event to which they refer occurs or off premises from such site. Sign

registration per Section H.2 of these regulations is required for such signs.

I. Eleemosynary signs shall be:

- a. Not posted for more than two (2) weeks before the event;

4.0 BULK + DIMENSIONAL DATA

- b. The event is limited to an activity scheduled for specific dates and not for continuous activities or on-going programs.
 - c. The sign(s) shall be removed within 48 hours of cessation of the event.
 - d. The area of any one side of the sign shall not exceed six (6) square feet
2. Eleemosynary signs shall be registered with the Zoning Enforcement Officer prior to their erection on a form prescribed by the ZEO which shall include the following information:
 - a. The name and address of the business, organization, or enterprise;
 - b. The name and phone number of the applicant and person responsible for removing said signs within the specified time limits;
 - c. The date of submission;
 - d. The overall sign design;
 - e. The purpose of the event;
 - f. The dates to be erected;
 - g. The duration of the event;
 - h. The location of the signs.
2. No sign, other than official street or highway signs, shall be erected or maintained within street or highway rights-of-way.
 3. No sign shall project over any private property line without the express written permission of the affected property owner.
 4. No sign shall be placed so as to:
 - a. Interfere in any way with the vision of pedestrian or vehicular traffic, traffic signals or signs, or
 - b. Endanger traffic on a street or public way by obscuring a clear view of, or by confusion with, official street signs, highway signs, or signals.
 5. No sign shall be affixed to the roof of any building; nor shall any sign affixed to any wall of any building project above the top of said wall.
 6. All signs shall be designed, constructed, erected, and maintained in accordance with the standards specified in the state building code.
 7. Permanent signs are encouraged to be carved.
 8. No sign shall consist of, contain, or appear to contain rotating, vibrating or moving materials such as paper, cloth or metal, whether attached to a fixed sign or used independently thereof.
 9. No sign shall be constructed, illuminated, or function in a way so as to appear to rotate, vibrate, move, or otherwise be animated.

I. Sign: Area, Location, and Construction

1. Determination of Sign Area:
 - a. The area of sign shall be considered to include all lettering, wording, and accompanying designs or symbols, together with any background different from the building whether painted or applied when it is designed as an integral part of and obviously related to the sign.
 - b. When the sign consists of individual letters or symbols attached to, or painted on, a building wall or window, the area shall be considered that of the smallest rectangle which encompasses all of the letter or symbols.
 - c. In the case of a free-standing sign, or a sign that can be seen from both sides, the area shall be determined from the outside dimensions of the sign, not including the vertical, horizontal, or diagonal supports which affix the sign to the ground, unless such supports are evidently designed to be part of the sign.

J. Sign Illumination

1. The illumination of permitted signs shall be non-animated and non-flashing.
2. Neon signs are permitted by Special Exception.
3. No sign shall be illuminated by other than white incandescent or white fluorescent lights, unless specifically approved by the Commission.

4.0 BULK + DIMENSIONAL DATA

4. Any internally illuminated sign shall consist of a dark or opaque background with lighter colored lettering unless specifically approved by the Commission.
5. Light sources shall be so located to preclude light trespass into the street or any adjoining property.
6. Spotlights or floodlights for signs shall be shielded so that:
 - a. The source of light shall not be visible from any point off the premises on which the sign, building or structure being illuminated is erected, and
 - b. Only one (1) sign is directly illuminated thereby.

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K. Sign Design and Review Procedure

1. All signs shall be designed so as to be harmonious and compatible with the architectural character of the building(s) or premises to which they refer and with due consideration to the protection and enhancement of Woodbridge historic character and tradition.
2. New free-standing signs within the Woodbridge Gateway Project on Amity Road, shall be minimized in height so that no tree removal is required for them to be visible.
3. The Commission shall only issue a Special Exception for a sign after a public hearing has been held and upon demonstration of conformity with Section 4.5 of these Regulations.