

3.0 LAND USES

3.0 Purpose

Uses are grouped into general categories and sub-categories. Uses are shown as requiring a Zoning Permit (P), Site Plan Approval (S), Special Exception (SE), As-of-Right, no permit required (AR), or as Not Permitted (blank).

3.1 Zoning Permit, Site Plan + Special Exception Uses

A. The following uses are permitted in zone(s) as indicated in *Table 3.1 Allowed Uses by Zone*, subject to all provisions of the applicable zone, and as specifically provided for in this Section.

B. Every application for the use of property subject to conditions set forth below shall be filed in accordance with the provisions of these regulations and shall be subject to any approval stipulated in this section.

3.2 Uses Permitted

Uses of land and buildings permitted in a zoning district in Woodbridge shall only be those indicated by AR (As-of-Right, no permit required), P (Zoning Permit), S (Site Plan), or SE (Special Exception) in the column under the zoning district name. All other uses are hereby prohibited unless specifically permitted elsewhere in these Regulations.

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Table 3.1 Allowed Uses by Zone

REFER- ENCE	USES	ZONING DISTRICTS													
		A	B	T1	T2	T3C	T3D	T3 BB	BI	GB	GBA	T4	Dev 1	Dev 2 SDI	P
Health Care Facility															
3.3.Z	Nursing Home									SE		SE			
	Nursing home, including child day care for employees and adult day care as accessory uses and <u>planned residential care development for the elderly</u> ,											SE			
	Congregate Communities/Assisted Living											SE			
	Rehabilitation Facility - Out Patient (See Office Building)											SE			
3.3.AA	Residence Office/Home Occupation	P	P			P	P	P				P			
	Library/Museum											SE			
3.3.CC Lodging															
3.3.CC.1	Online hospitality service (i.e., Airbnb) no more than 4 unrelated adults					P	P	P				P			
3.3.CC.1	Bed + Breakfast (no more than 5 sleeping rooms)					SE	SE	SE				SE			
3.3.CC.2	Inn / Motel (6-20 sleeping rooms)								SE	SE		SE			
3.3.CC.2	Hotel (more than 20 sleeping rooms)											SE			
3.3.EE Manufacturing															
	As Accessory Use								SE	SE		S		SE	
3.3.EE.3	Light Manufacturing											S		SE	
3.3.EE.4	Heavy Manufacturing													SE	
3.3.HH Motor Vehicle Uses															
3.3.HH.1	Gas Station								SE	SE		SE			
3.3.HH.2	Vehicle Sales, Rental, Repair									SE		SE		SE	
3.3.II	Vehicle Storage (See <i>Outside Storage</i>)									SE					
	As Accessory Use									SE				SE	
3.3.N Natural Resource Removal (See <i>Excavation + Fill</i>)															
Office Building (including Medical)															
	≤ 1,500 sf gross leasable space								S	S		S		S	
	> 1,500 sf to ≤ 10,000 sf gross leasable space								S	S		S		S	
	> 10,000 sf to ≤ 20,000 sf gross leasable space								SE	SE		SE		SE	
	> 20,000 sf gross leasable space								SE	SE		SE		SE	
3.3.JJ	Place of Public Assembly (gallery, dormitories, not including correctional facilities)	SE	SE							SE		SE		SE	
	Places of Worship					SE				SE	SE	SE		SE	
Public Use + Public Utility															
	Animal Shelter													SE	
	Parks + Playgrounds	SE	SE		SE	SE						SE		SE	
	Public Use Sub-stations	SE	SE		SE	SE			SE	SE		SE	SE	SE	
3.3.KK	Structured Parking Garage								SE	SE		SE		S	
	Public Parking Lot											SE		S	

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Table 3.1 Allowed Uses by Zone

REFER- ENCE	USES	ZONING DISTRICTS													
		A	B	T1	T2	T3C	T3D	T3 BB	BI	GB	GBA	T4	Dev 1	Dev 2 SD1	P
	Recreation + Fitness, Commercial														
	≤ 10,000 sf gross leasable space										SE		SE		SE
	> 10,000 sf gross leasable space										SE		SE		SE
3.3.LL	Residential														
3.3.LL.1	Single-Family	P	P			P		P					P		
	Two-Family					P	P						P		
	Accessory Dwelling Units in Single-Family Home	P	P			P							P		
3.3.LL.5	Affordable Housing												SE		
	Accessory Dwelling Unit as part of Mixed Use (Max. 4 dwelling units),										SE		SE		
	Multi-Family Dwellings												SE		
3.3.MM	Congregate Communities		SE												
	Active Adult Community (55+)														
	Active Adult Community (55+) mixed-use 20% of first floor shall contain shopfront facades.												SE	SE	SE
3.3.NN	Swimming Pools, Tennis Courts, and other personal recreation	P	P	P	P	P							P		P
	Resource Recovery														SE
	Research, Development + Medical Lab												SE	SE	SE
3.3.OO	Retail														
	≤ 1,500 sf gross leasable space									P	P		P	P	P
	> 1,500 sf to ≤ 5,000 sf gross leasable space									S	S		S	S	S
	> 5,000 sf to ≤ 10,000 sf gross leasable space									SE	SE		SE	SE	SE
	> 10,000 sf to ≤ 20,000 sf gross leasable space									SE	SE		SE	SE	SE
3.3.QQ	> 20,000 sf to 100,000 sf gross leasable space									SE	SE		SE	SE	SE
	Farmers Market (See Agriculture)														
3.3.RR	Sale of Fire Arms										SE	SE	SE		
3.3.PP	Liquor Establishment									SE	SE		SE		SE
3.3.SS	Schools														
	Business School ≤ 50 students at peak	SE	SE										S		S
	Business School > 50 students at peak	SE	SE										S		S
	Regional Educational Service Center	SE	SE												SE
3.3.TT	Storage														
3.3.UU	Warehouse storage+ Wholesale sales w/ indoor storage												SE		S
3.3.V V	Outdoor Storage (Allowed by-right. See Section UU)														
	Wind Energy Conservation System (Towers per CT Siting Council)														
3.3.WW	Wireless + Telecommunications Antenna Facility	SE	SE	SE	SE	SE	SE	SE		SE		SE	SE	SE	
	Wireless + Telecommunications Facility (Towers per CT Siting Council)														
KEY:	P - Zoning Permit Only S-Site Plan Application SE-Special Exception Application AR-Allowed-by-Right (no permit req'd) Blank Space - Not Allowed														
	A - Residential District A B - Residential District B T- Transect Districts GB-General Business GBA-Overlay Includes Residential SD - Special District P - Park District Dev 1 Dev 2 BI BB														

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3.3 Use-Specific Conditions

A. Agriculture

1. Community Garden

Community Gardens are permitted subject to the following conditions:

- a. Property shall be clear of rubble and contamination;
- b. Access to water shall be provided, where feasible;
- c. Area for compost shall be provided;
- d. Storage area for tools and secured trash receptacles may be provided.

2. Farmer's Market + Road Side Stands

- a. Trash receptacle may be provided.

B. Animal Day Care and/or Commercial Kennel and/or Animal Training Facility

Animal Day Care facilities are permitted subject to the following conditions:

1. Open exercise areas shall be properly enclosed by a fence of a height sufficient to assure containment of the animals. Such areas shall be maintained in a sanitary and odor-free condition at all times;
2. Evidence of proper licensing by the State of CT is submitted with permit application;
3. The day care center shall not create any excessive noise, dust, smoke, odor, or unsightly condition that would constitute a public nuisance to adjoining properties;
4. Overnight boarding is prohibited.

C. Reserved for future use.

D. Grooming

Animal grooming facilities are permitted subject to the following conditions:

1. Evidence of proper licensing by the State of CT is submitted with permit application;
2. Overnight boarding is prohibited.

E. Reserved for future use.

F. Keeping of Chickens

The keeping of roosters is prohibited.

G. Reserved for future use.

H. Veterinary Hospitals

Veterinary Hospitals are permitted subject to the following conditions:

1. A veterinary hospital shall not include a crematorium or any outside enclosure for animals;
2. Evidence of proper licensing by the State of CT is submitted with permit application.

I. ADULT ESTABLISHMENTS

Adult-oriented establishments can cause negative effects on their surrounding areas and require special supervision from the town's public safety agencies in order to protect and preserve the health, safety, and welfare of the town's citizens. The purpose of this regulation is to reduce the attendant negative effects caused by such adult-oriented establishments by locating such uses in areas less sensitive to such negative effects, as well as requiring reasonable protections against those effects.

1. Definitions

ADULT BOOKSTORE is a store that has as a substantial portion of its stock-in-trade any one or more of the following:

- a. Books, magazines, periodicals, or other printed matter which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
- b. Photographs, films, motion pictures, videocassettes, slides, or other visual representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
- c. Sexual aids or paraphernalia which are characterized by an emphasis upon specified sexual activities or specified anatomical areas.

ADULT CABARET means a nightclub, bar, restaurant or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, video cassettes, slides or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by any emphasis upon the depiction or description of specified sexual

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activities or specified anatomical areas.

ADULT ESTABLISHMENT means adult bookstore, adult cabaret, adult theater, or any combination thereof.

ADULT THEATER means a building used for presenting material distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

SPECIFIED SEXUAL ACTIVITIES are: (1) human genitals in a state of sexual stimulation or arousal; (2) actual or simulated acts of human masturbation, sexual intercourse, or sodomy; or (3) fondling or other erotic touching of human genitals, pubic region, buttock, anus, or female breast.

SPECIFIED ANATOMICAL AREAS are: (1) less than completely and opaquely concealed: (i) human genitals, pubic region, (ii) human buttock, anus, or (iii) female breast below a point immediately above the top of the areola.

ESTABLISHMENT OF AN ADULT-ORIENTED ESTABLISHMENT includes any of the following:

- a. The opening or commencement of any such establishment as a new establishment;
- b. The conversion of an existing establishment, whether or not an adult-oriented establishment, to any of the adult-oriented establishments defined herein;
- c. The addition of any of the adult-oriented establishments defined herein to any other business or operation; or
- d. The relocation of any adult-oriented establishment.

2. Adult Establishments

Adult establishments may not be established, operated, constructed or maintained in the Town of Woodbridge, without a special exception. Existing commercial or residential uses may not be modified or converted to use as an adult establishment

without a special exception.

Adult establishments are permitted by special exception in the GB District subject to the standards for granting Special Exceptions in Section 3.4 and subject to the distance requirements in Section 3.3.

3. Distance requirement

No building or premises shall be used, and no building shall be erected or altered, for use as an adult establishment if any part of such building or premises is situated on any part of a lot within a five-hundred-foot radius in any direction of any lot used for, or upon which is located any building used for:

- a. Any single-family or multiple-family residential use;
- b. Any public or private school, or any other educational facility attended by persons under the age of eighteen (18), including, but not limited to, after school programs, preschool and day care facilities, children's museums, camps, and athletic leagues;
- c. Any church or other religious facility or institution;
- d. Any public park;
- e. Any library, community center or teen center; or
- f. Any other adult establishment.

Said distance of 500 feet shall be measured by taking the nearest straight line between the respective lot boundaries of said sites.

4. Special Exception Requirements

Any application to establish, commence or modify an adult establishment must meet the following requirements. The Commission is authorized to impose conditions upon the use to assure that the following requirements and considerations are satisfied:

- a. No alcoholic beverages shall be sold or consumed within adult-oriented establishments.
- b. Adult-oriented establishments shall be so designed as to not permit the view of any sexual aids or paraphernalia; films, books, tapes, periodicals, CDs, drawings, or advertisements depicting specified anatomical areas or specified sexual

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- activity from a sidewalk, street, driveway, or parking area.
- c. Any signs located inside or outside an adult-oriented establishment visible from a sidewalk, street, driveway, or parking area shall not visually depict, describe, or name any specified anatomical area or specified sexual activity.
 - d. Hours of Operation. At the time of the public hearing the Commission may require the submission of projected hours of operation. The Commission shall review the impact of such schedule of hours on the immediate neighborhood as well as current and projected traffic circulation patterns. As part of the Special Exception, reasonable limitations on hours of operation may be imposed.
 - e. Adult establishments shall not admit entrance to any person under the age of 18. The applicant must implement safeguards to assure that no minors enter the adult establishment.
 - f. Adult establishments shall be well-lighted at all times and be physically arranged in such a manner that the entire interior portion of the booths, cubicles, rooms or stalls, wherein adult entertainment is provided, shall be clearly visible from the common areas of the premises, and secluded viewing of adult-oriented motion pictures or other types of adult-oriented entertainment shall be prohibited.
 - g. All adult-oriented establishments shall be open to inspection at all reasonable times by the Woodbridge Police Department, inspectors employed by the Town and/or the Health District, or such other persons as the Commission may designate.
 - h. The applicant shall provide vegetative screening, fencing, or other visual buffers to provide adequate buffering for surrounding uses. The parking lot shall be well-lighted and designed so as to discourage loitering.
 - i. The location and size of use, and the nature and intensity of the use, the size of the lot in relation to it, and the location of the lot with respect to streets giving access to it, are such that the proposed use will be in harmony with the appropriate and orderly development of the

district in which it is located.

- j. The location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage appropriate development and use of adjacent properties.
- k. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and driveways are laid out for maximum safety.

J. Cemetery See *Table 3.1*

K. Civic Clubs, Lodges, or Associations Civic Clubs, Lodges or Associations are permitted subject to the following conditions:

1. Outdoor recreation facilities such as, but not limited to, swimming pools, tennis courts, putting greens, and basketball courts are permitted as accessory uses;
2. Buildings, swimming pools, ball diamonds, picnic areas and other recreation uses, shall not be located within any required setback;
3. Buildings, off-street parking, swimming pools, ball diamonds, picnic areas and other recreation uses, shall occupy not more than 80% of the area of the lot. (See also, *Section 5.17 Traffic, Parking & Loading Requirements*)

L. Conference Center Development Conference Center Developments are permitted subject to the following conditions:

1. Restaurants, dining rooms and banquet facilities are permitted as accessory uses;
2. Business or professional offices are permitted as an accessory use, provided the gross floor area for said use does not exceed 40% of the gross floor area of the structures;
3. Stores for the retail sales of goods are permitted as an accessory use provided the gross floor area for said use does not exceed 5% of the gross floor area of the structure(s).

M. Day Care

Regularly organized day care centers are permitted subject to the following conditions:

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1. Adult Day Care

- a. Either a fence or foliage shall screen outdoor apparatus. This screening shall be of such type and location as to provide privacy to adjoining properties, but shall not be so constructed or located as to constitute an unsafe situation for the users of the outdoor apparatus.
- b. No overnight stays are allowed.

2. Child Day Care Center, Family Day Care & Group-Day Care Home

- a. Either a fence or foliage screen shall screen any play apparatus. This screening shall be of such type and location as to provide privacy to adjoining properties, but shall not be so constructed or located as to constitute an unsafe situation for the users of the outdoor apparatus;
- b. No overnight stays are allowed.

N. Excavation, Removal, Filling, Grading, and Processing of Earth Products

1. General.

There shall be no excavation, grading, filling, removal or processing of earth, sand, stone, gravel, soil, minerals, loam fill, clay, peat, and other earth products on or from any land, except as permitted by Section 3.2 herein, or as authorized by a Special Exception issued by the TPZ under the provisions of this Section. Such Special Exception may be issued by the Commission subject to the Standards and Conditions as set forth in Section 6.3, which the Commission deems necessary to prevent damage to other property and to protect the public safety, health, and general welfare.

2. Exemptions.

The provisions of this Section and the requirements to obtain a Special Exception hereunder shall not apply where the excavation, grading or filling of land, or removal or processing of earth products, are solely for one or more of the following purposes, provided, that the provisions of Section 3.4 shall continue to apply, and that the earthwork/soil disturbance does not result in off-site sedimentation, flooding, or erosion:

- a. *Farming, on a parcel designated as farmland by the Town of Woodbridge tax assessor's office;*
- b. *Site grading for landscaping as long as the distur-*

bance area does not exceed 5000 SF and the limits indicated in Section 3.2(c)i-iii;

- c. *Earth material movement of the following volumes, excluding earth material located within the footprint of a foundation, which would be excavated for the installation of such foundation for a building or allowable structure for which a building permit has been issued:*
 - i. *100 cubic yards maximum for parcels less than two acres;*
 - ii. *200 cubic yards per acre for parcels between two and five acres;*
 - iii. *1,000 cubic yards maximum for parcels of more than five acres.*
- d. *The installation or repair of a septic system including the importation of the necessary gravel fill, as approved by the Quinnipiac Valley Health Department;*
- e. *The maintenance and repair of roads, driveways, and drainage culverts as required and conducted by the Town of Woodbridge Public Works, or the State of Connecticut. All construction and maintenance activities that are to be performed by the Town of Woodbridge Public Works Department, including the stockpiling and excavation of earth products for road maintenance;*
- f. *All activities associated with the Town of Woodbridge capped landfill operations;*
- g. *All grading activities associated with commercial site plans for buildings, parking improvements, additions, etc., as reviewed and approved as part of an Application to the Town's Inland Wetland Commission (if applicable), and Town Plan and Zoning Commission, and approved as part of a Site Plan or Special Exception Application;*
- h. *Grading and filling operations associated with the construction of subdivision roadway improvements, as approved by the Town's Inland Wetland Commission (if applicable), and Town Plan and Zoning Commission.*

Any exemptions under this Section do not relieve any person from obtaining all approvals that may be required, including, but not limited to, when applicable, approval from the Town of Woodbridge Inlands Wetland Commission, Plan and Zoning Commission, and Zoning Board of Appeals; the Department of Energy and Environmental Protection, the Army Corps of Engineers, and the State of Connecticut Department of Transportation.

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O. Grading of Slopes

1. Grading Standards

- a. Slopes of paved surfaces must not be less than 1.5% 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. A bituminous concrete driveway apron (or other alternate material approved by the Commission or its representative) of a length of at least 15 feet, or to the existing right-of-way, whichever is greater, shall be provided for all unpaved driveways. Paved driveways may not exceed 15% in grade. Paved or unpaved driveways shall not exceed an 8% grade within the first twenty (20) feet from its intersection with a Town Road. 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 Plan & Zoning Commission.

2. Application Requirements.

Application for a permit under this Section shall be submitted on forms provided by the Commission, signed by the applicant, and all owners of the land where excavation, grading, filling, removal or processing shall occur. The application shall include, and be submitted to the Commission with the following:

- a. An application fee as set forth in Chapter 5, Article VIII of the Ordinances of the Town of Woodbridge entitled Schedule of Land Use Fees, as amended from time to time;
- b. Thirteen (13) 24" x 36" copies of a Grading Plan showing the location of the proposed operations. Such plan shall be drawn to a scale of not more than forty (40) feet to the inch, prepared by, and bearing the seal of a land surveyor and a Professional Civil Engineer licensed by the State of Connecticut,

and certified to Horizontal Accuracy Class A-2 and Topographic Survey Accuracy Class T-2, as published in Connecticut Association of Land Surveyors, Inc., document dated September 26, 1996 and entitled: "Standards for Surveyors and Maps in the State of Connecticut", as may be amended from time to time. The Grading Plan shall show:

- i. The name and address of the present owner or owners of the land and, the location and names and addresses of owners of all properties within 100 feet, including property separated from the land by any road. Such names and addresses shall be as shown on the Town Assessor's current records;
 - ii. The quantity and type of earth product to be excavated, graded, filled, or removed or processed and the area limits of the proposed operations. The total volume of earth materials to be removed from the site, the route to be taken by trucks, and the destination of such materials.
- c. The total acreage of the land and the length and directions of present property lines, with dimensions on all lines to the hundredth of a foot, all bearings, or interior angles to the nearest second, and the central angle, tangent distance, and radius of all curves;
 - d. A location key, drawn to a scale of 1" = 1,000', showing the location of the land in relation to surrounding property, all Zoning Districts, streets within one thousand (1,000) feet of the property and the Town Line, if within five hundred (500) feet of the parcel;
 - e. A minimum of two (2) permanent bench marks;
 - f. Existing and proposed contours at two (2) foot intervals with relevant spot elevations and cross-sections at 50' on center, extending at least fifty (50) feet beyond the land's boundaries. All such data is to be derived from a field survey for on-site existing contours, consistent with Class T-2 standards, or for an aerial topographic survey, certified to Class T-3, and aerial photogrammetry to Class TD for off-site improvements. Class TD and

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- T-3 images shall be certified by a land surveyor licensed in the State of Connecticut;
- g. A detailed description of the purpose and nature of the proposed operation.
3. Landscaping plans showing the type, location and extent of all proposed planting or vegetation to be retained on, or restored to the land;
 4. The site grading plan shall show proposed vehicular access to the land and location of proposed work roadways within the land; and shall demonstrate safe intersection sight lines at State and Town roadways, as applicable;
 5. The estimated number and types of trucks and other machinery proposed to be used for the proposed operation; and traffic routes proposed for the duration of the operation, including all trucks bringing or removing fill. *Exempt: Deposition or removal of fill that is exempt from this section;*
 6. The estimated starting and completion dates and the estimated hours and days of the week proposed for the operation on the land;
 7. The location and size of any and all existing buildings, streets, monuments, recognized landmarks or structures on the land and comparable information on adjacent properties for a distance of one hundred feet (100) beyond the parcel's boundaries;
 8. The location of deep test pits and/or soil borings, etc., shall be published on the site plan with descriptions of soils encountered, including ground water tables (if encountered) and rock profiles;
 9. Size, location, invert and surface elevations, and flow direction, where applicable, of existing water bodies, watercourses, swamps, marshes, flood plains and wooded areas on and adjacent to the land. Accurate delineation is required for all soil types designated as Inland Wetlands, which shall be flagged in the field by a certified soil scientist and field located by a land surveyor or licensed in the State of Connecticut;
10. Details of existing and proposed drainage plan, including storm drainage systems, and the proposed stormwater management. The proposed stormwater management system shall be designed to attenuate post-development peak flow rates to pre-development levels for the one (1) year, two (2) year, ten (10) year, twenty-five (25) year, fifty (50) year, and one-hundred (100) year 24-hour storm events, and be designed in accordance with the recommendations published in the "2004 Connecticut Stormwater Quality Manual", as may be amended from time to time;
 11. An erosion and sedimentation control plan, prepared in accordance with the "2002 Connecticut Soil Erosion and Sediment Control Guidelines", as may be amended from time to time. Such measures should prevent wind and soil erosion and provide sedimentation control. The plan shall be developed with the 2002 S&E Guidelines and shall address, at a minimum;
 - a. Construction Schedule and Sequence;
 - b. Contingency Plans;
 - c. Temporary and Permanent Vegetative Cover Requirements;
 - d. Seed Bed Preparation – Temporary & Permanent;
 - e. Seeding;
 - f. Maintenance;
 - g. Mulching.
 12. The proposed plan shall contain requirements that the "limits of disturbance" are field staked by a land surveyor licensed in the State of Connecticut prior to the start of construction, and that a letter by a licensed land surveyor certifying completion of said staking shall be provided to the Town to confirm compliance with the record plan;
- A note stating that prior to the start of the

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operation, certification shall be provided to the Town from the design engineer which states that the erosion and sedimentation control measures installed on the site were installed in substantial conformance to the plan of record, and to the design intent, and that no exceptions are taken; and

Construction details for temporary and permanent site stabilization, and for the final restoration of the site.

13. Approval box, including the words “Permit Approved by the Woodbridge Town Plan and Zoning Commission”, a labeled blank space for the date and signature of the Chairperson, or Secretary of the Commission.

Additional Information

- I. The Commission, upon a finding of unusual soil conditions or of insufficient data to properly assess potential hazards, may require the applicant to:
 - a. Provide additional information and further reports by a Licensed Professional Geotechnical Engineer on soil, rock hardness, slope stabilities of proposed rock and earth slopes, and groundwater conditions;
 - b. Perform additional soil investigation and reports commenting on the submitted grading plan, and proposed slopes, prepared by a Licensed Geotechnical Engineer.
 - c. No blasting shall be permitted without a “Blast Plan” approved by the Town Plan and Zoning Commission and the Fire Marshal. The “Blast Plan” shall meet the minimum standards state in Section 3.3.P.

P. Submittals/Permits

- I. The blasting contractor will provide to the Town of Woodbridge, as part of their Zoning Permit Application, copies of all required permits, including federal, state, and local permits; as well as licenses issued by the Office of State Fire Marshal, Connecticut Department of Public Safety.

Q. The Blasting Control Plan shall include at a minimum:

All Blasting Plans shall comply with CGS Section 29-349, and

1. Details of controlled blasting techniques including plan and vertical section drawings showing hole locations, spacing, diameter and loading details for typical blast holes charges;
2. All blast plan drawings shall indicate explosive types, amounts, priming method, initiator types, delay periods, and locations, charge firing times, stemming type and quantities, and typical charge weights;
3. Plan for preventing over break or ground shifting that could threaten adjacent buried utilities and/or properties. The Plan shall include calculations showing predicted levels of vibration;
4. Methods of drilling, including equipment descriptions, and hole placement and alignment techniques;
5. Hole Charging Methods: Primer make-up, placement of charges and inert stemming and method of securing detonators until tie in;
6. Initiation system hookup methods and method of primary initiation;
7. Methods for preventing spills or loss of explosives, drilling fluids, oil, or other pollutants to ground during all handling and hole charging operations. Include details of all containment and contingency plans for quickly and effectively clearing up any spilled materials;
8. Method of safe and approved disposal of all explosive packaging materials;
9. Copies of:
 - a. Blasting permits;
 - b. Blasters’ licenses, and
 - c. Explosive transporters’ commercial driver’s license with Hazmat endorsements.
10. The Blasting Control Plan shall indicate the type and method of instrumentation proposed to determine the ground motion particle velocity and air blast overpressure.
11. Number and the location of the Portable Seismographs to be used.
12. Blasting Hours
13. Blasting Procedures

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14. Storage of Explosives for Daily Operations.

R. Pre-Blast Surveys and Notifications

1. Pre- and Post-Blast surveys shall be performed in accordance with the terms of the blasting permits;
2. The Contractor shall be responsible for all public notification required by the blasting permits. Unless otherwise published in the blasting permits, such notification shall occur at least 14 days prior to the commencement of any blasting operations;
3. Surveys shall be conducted at a minimum of 500 feet or greater from the subject property boundary, or as requested by the Commission:
 - a. Where the parcel, or the adjacent property, contains Inland Wetlands which will be affected by the proposed operations, the Commission may require reviews and advisory reports prepared by the appropriate agencies and officials, such as the Town's Inland Wetlands Commission or the U.S. Soil Conservation Service.
4. An application must contain all the above-mentioned items, including the requisite fee and engineer of record estimate of the amount of the bond before it may be submitted to the Commission for a hearing at a regularly scheduled meeting. The bond estimate, which shall be subject to the review and approval of the Commission, shall be broken out to show detailed unit cost for the implementation of the erosion and sedimentation control plan, the installation of storm water management measures, site stabilization, site restoration, and any other items deemed necessary by the Commission. The bond estimate shall include a 15% contingency.

S. Standards and Conditions.

The operation must comply with the following minimum standards and conditions:

1. The operation shall be carried out in conformity with the Grading Plan as approved and within the limits shown thereon and shall be at least fifty (50) feet from any property line or public road, unless otherwise authorized by the Com-

mission. No excavation of/ blasting of rock shall occur within fifty feet of any property line or public road, unless otherwise authorized by the Commission. The Commission may require greater distances if they deem it necessary;

2. Laboratory results from a Connecticut certified laboratory shall be provided to the Zoning Enforcement Officer, for all common fill to be obtained off-site for use on a site. Such laboratory results shall demonstrate that the common fill material does not contain total petroleum hydrocarbons ("TPH"), volatile organic compounds ("VOC"), pesticides, or heavy metals in excess of the Residential Direct Exposure Criteria, as set forth in the Connecticut Remediation Standard Regulations, 22a-133k-1 through 22a-133k-3, as amended from time to time, unless the site is used exclusively industrial or commercial purposes and in which case the laboratory results shall not be in excess of the Industrial/Commercial Direct Exposure Criteria, as set forth in said regulations;
3. No screening, sifting, washing, crushing or other forms of processing shall be conducted on the land;
4. No fixed machinery, buildings or structures shall be erected or maintained on the land. All temporary structures which must be in compliance with applicable Town Regulations shall be removed from the land not later than thirty (30) days after termination of the operation or expiration of the Permit, whichever is sooner;
5. Upon completion, proper drainage shall be provided to prevent collection and stagnation of water and to prevent harmful effects upon surrounding properties through soil erosion or interference with natural drainage;
6. No water body, watercourse, inland wetland, or existing drainage area shall be altered in any way except as approved by the Inland Wetlands Commission. No waste products or process residues from any operation shall be disposed of in any of these areas and special care shall be taken regarding filtration, sedimentation, stabilization, and water quality;
7. When the operation is completed or work has

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progressed sufficiently to where reclamation is practicable, the area affected by the operation shall then be graded or terraced, in accordance with the Grading Plan approved by the Commission, so that banks and slopes in disturbed areas shall be no steeper than 2:1 (horizontal-vertical). Rock slopes shall be graded to a maximum slope of 1:1 (vertical-horizontal). The Commission may approve a rock slope that is greater than 1:1 provided that the following conditions are met:

- a. A registered Professional Geotechnical Engineer licensed in the State of Connecticut certifies the stability of the rock slope.

A layer of topsoil shall be spread over the disturbed area, to a minimum depth of four (4) inches after compaction in accordance with the approved final grading plan. The area shall then be seeded with a suitable grass mixture and maintained by mulching, repairing, and reseeding until the area is stabilized;

8. There shall be no operation conducted between 5 P.M. and 8 A.M., or such more restricted hours as the Commission may deem appropriate, nor on Saturdays, Sundays, or legal holidays, except with the approval of the Commission;
9. Truck access to the site shall be so arranged as to minimize danger to traffic and nuisance to surrounding properties and shall not be carried out during school bus hours. All accesses to any operation shall be barred by a gate. Cables, ropes, chains, or similar barriers are not sufficient, except for the development of a residential lot;
10. If determined to be necessary by the Commission, yellow markers spaced a maximum of fifty (50) feet apart extending a minimum of two (2) feet above the ground surface at all times shall be placed around the perimeter of the area of the operations by a licensed land surveyor or engineer in conformance with approved grading plan;
11. Proper measures, as determined by the Commission, shall be taken to minimize the impact on adjacent properties of noise, flying dust or rock and unsightly or dangerous conditions. Such

measures may include, when considered necessary, wetting of access roads, screening, fencing, limitations upon the practice of stockpiling excavated materials upon the site and shall include covering of truck loads;

12. At all stages of the work or operation where the excavation or fill will have a depth of ten (10) feet or more and/or will create a slope of more than one (1) foot vertical to two (2) feet horizontal, the Commission may require a substantial fence enclosing the fill or excavation. Such fence shall be at least six (6) feet in height with suitable gates and shall be located at least five (5) feet from the edge or top of the excavation or fill;
13. Access roads shall be provided and maintained with a dustless surface and crushed stone shall be placed for the first one hundred (100) feet from a public Road;
14. No operations to create a man-made water area shall be conducted below the water level of the Lot, unless specifically authorized, as part of the Permit, by the Commission;
15. Topsoil stockpiles shall be located so as not to obstruct natural drainage. Stockpiles that are not used within thirty (30) days shall be seeded and mulched immediately after the formation of the stockpile;
16. The Commission may, upon formal application, authorize the modification of any of the Standards and Conditions contained in this Section where the Commission determines the nature of the operation or the conditions of the land so warrant and the public health, safety and welfare will not be substantially affected;
17. Joint Application.
Where two (2) or more adjoining lots are to be considered, the Commission may treat a joint application as one (1) application where adequate slope and/or drainage agreements are provided to allow for the necessary coordination of any operations;
18. Procedure.
Within sixty-five (65) days of the date of submission of an application for a Special Exception the Commission shall hold a public hearing pursuant to Section 8-26e of the Connecticut

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General Statutes. Following the public hearing, and after the Commission verifies the operations will conform with the purposes, Standards and Conditions of these Regulations, the Commission may issue a Permit, subject to the following conditions:

- a. The owner shall file with the Commission a cash or surety bond, or letter of credit, in form and amount as prescribed by the Commission, to ensure the performance and completion of the operation in accordance with this Section's provisions;
- b. Any Permit granted under this Section shall expire one (1) year from the date of such grant, unless specifically granted for a shorter period;
- c. No operations are permitted after the Permit expires. The Commission may, however, renew the Permit for one (1) additional year without a public hearing provided the applicant submits an updated grading plan and a written report by a state licensed land surveyor or professional engineer certifying that the operation is in compliance with the Permit approved by the Commission. A written request for the permit renewal must be submitted to the Commission prior to the expiration of the initial permit. Notice of an application for renewal shall be published as a legal notice in a newspaper having general circulation in the Town; Non-compliance with the conditions of the original approval shall be deemed sufficient cause for the denial of a renewal;
- d. The applicant and the owner shall carry out the operations in accordance with the Standards and Conditions as set forth in Section 7.5 and in accordance with such other limitations and conditions as the Commission may impose under this Section;
- e. No permit shall be transferable by the applicant; unless approved by the Town Plan and Zoning Commission;
- f. Under unusual weather condition, the Commission may extend the permit period for not more than thirty (30) days upon a showing by

the applicant that the already completed work conforms with the approved Grading Plan and the applicable requirements of this Section;

- g. Inspection and Compliance. During the term of a Permit and until the operation is completed, the Commission or the Zoning Enforcement Officer may, at any time, inspect the land to verify compliance with this Section. The Commission may require the applicant to submit periodic written reports, prepared by and bearing the seal of a licensed land surveyor or professional engineer, showing the status and progress of the operation.

19. Release of Bond.

- a. Upon completion of the operation authorized by a Permit and the restoration of the premises in accordance with the approved Grading Plan and applicable regulations and conditions, the applicant may apply, in writing, to the Commission for release of the bond filed. The bond shall not be released until the applicant's land surveyor or professional engineer has certified to the Commission by submitting "Record" plans showing that all improvements are in accordance with the plans, shall include as-built grading plans, details of restoration measures, and any modifications approved by the Commission. Four (4) paper prints and one (1) transparency of each plan shall be submitted to the Commission;
- b. Existing Operation. Any existing operations, authorized by a permit issued under Zoning Regulations previous to these Regulations, may continue for the term of such permit, subject to all the requirements of such permit. Upon expiration of this period, the existing or contemplated operation shall cease unless an application for a Permit is approved under this Section.

X. Outdoor Dining

The Town of Woodbridge wishes to promote commerce in T4, BI, GB, GBA, Dev 1, and Dev 2 (SD1) Districts and recognizes that outdoor dining is an amenity that promotes pedestrian traffic and highlights the Woodbridge Gateway. The following proce-

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dures and guidelines have been established to obtain permits for proposed Seasonal Outdoor Dining Areas.

- I. Outdoor dining is permitted when accessory to a restaurant or retail food establishments, and is permitted subject to the following conditions:
 - a. The Seasonal Outdoor Dining Area shall:
 - i. Be contiguous with the establishment with which it is associated and may be allowed on porches or decks.
 - ii. Shall be largely open to the elements and shall not be permanently enclosed with a roof or walls;
 - iii. All food and beverages shall be served to the table;
 - iv. Outdoor seating areas shall be operated on a seasonal basis not to exceed six months in a calendar year, and shall be exempt from providing parking spaces other than those required for the associated restaurant or retail food establishment;
 - v. Be permitted in front, side, and rear set-back areas provided that they do not block or interfere with sidewalks, walkways or emergency egress as determined by the Fire Marshal.
 - vi. Close no later than 11:00 p.m.;
 - vii. Not obstruct or impair vehicular or pedestrian traffic;
 - viii. Not impinge on required front yard landscape areas and vegetative buffers that were planted as of the effective date of this regulation;
 - ix. Not reduce or impinge upon required off-street parking or loading spaces.
 - b. Seasonal Outdoor Dining Areas that have a clear line of sight to a Residential District A or B, that is not blocked by a building or other opaque structure, shall be subject to review by the Architectural Review Board;
 - c. Seasonal Outdoor Dining Area shall be landscaped with planters, window boxes, planted pots and/or planted beds containing appropriate trees, shrubs and/or flowers that provide privacy and ambiance for diners;
 - d. Seasonal Outdoor Dining Areas shall not exceed

50% of the floor area of the indoor dining area; and shall not exceed 50% of the number of tables/seats within the indoor dining area.

- e. Any non-vegetative shading devices for use with Seasonal Outdoor Dining Areas shall be of an impermanent type (umbrellas, retractable awnings, temporary fabric roof structures, etc.) provided that they are safely anchored. A temporary fabric roof structure may have rigid supports and fabric or soft (non-rigid) sides. Such areas may be heated. These areas may not be considered in the future as permanent building additions;
- f. When not in seasonal use, all structures and furniture shall be removed from the area. When in seasonal use, tables and chairs associated with Seasonal Outdoor Dining Areas shall not be considered as outdoor storage and display;
- g. There shall be no live or recorded music played or projected outside the restaurant building;
- h. Litter emanating from the Seasonal Outdoor Dining Area, and from whatever area to which it may flow, shall be collected by the permittee as often as necessary during day or night to keep the area clear of litter and debris as if the Seasonal Outdoor Dining Area did not exist;
- i. There shall be no additional signage for the Seasonal Outdoor Dining Area;
- j. Aside from individual table lighting, such as candles, there shall be no additional exterior lighting installed, except as may be required by the Fire Marshal. (See Section 5.15 Outdoor Lighting Regulations)

Y. Reserved for future use.

Z. Nursing Homes.

Nursing Homes are permitted subject to following conditions:

1. All entrances and exits shall be paved and shall have direct access to a public street;
2. The lot shall be served by sanitary sewers and public water;
3. The facility shall be approved by the appropriate State agencies prior to the issuance of a zoning permit.

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AA. Residence Office/Home Occupation.

A Residence Office is subject to Zoning Permit approval and to the following conditions:

1. Not more than 15%, or 300 square feet, whichever is smaller, of the livable floor area within the then existing dwelling unit shall be so used;
2. The use shall not create a nuisance, hazard, noise, or generate more than infrequent visitors, delivery and/or pick-up traffic; nor shall it disturb the residential character of the neighborhood;
3. There shall be no sale of goods to persons coming to the dwelling unit;
4. There shall be no sign or other display visible from the exterior of the property other than a name plate permitted in residential zones;
5. The use shall only be conducted by the Applicant, who shall be a member of the family residing on the premises;
6. Not more than one part-time employee may be permitted;
7. Only one Residential Office Zoning Permit per dwelling unit shall be granted; and
8. An affidavit shall be submitted attesting to the understanding of and adherence to the above conditions.

BB. Reserved for future use.

CC. Lodging

1. Bed & Breakfast. Bed & Breakfasts are allowed subject to the following conditions:
 - a. The establishment shall be owner-occupied;
 - b. Up to 5 bedrooms may be offered for lodging;
 - c. No parking shall be allowed within the frontyard setback.
2. Hotels, Motels & Inns. General requirements for Hotels, Motels and Inns include:
 - a. The size and appearance of any proposed hotel, motel or inn shall be compatible and harmonious with the character and appearance of buildings in the immediate vicinity, and shall not be detrimental to the appropriate and orderly development of adjacent lots or buildings;
 - b. No rental units shall have kitchen facilities;

- c. Each hotel, motel or inn may contain an on-site apartment for the resident manager of not less than 900 sq. ft. living space;
- d. Each rental lodging unit in a hotel, motel or inn shall contain not less than 350 sq. ft. total occupiable floor area, exclusive of bath or balcony;
- e. Swimming pools, if any, shall conform to Section 5.9.

DD. Reserve for future use.

EE. Manufacturing

1. Accessory Use. The manufacturing, assembling, converting, altering, finishing, cleaning, or other similar processing of products, when accessory to a retail, business, or personal service use is permitted subject to the following conditions:
 - a. The goods produced or processed shall be sold exclusively on the premises;
 - b. The area used for such purposes shall be entirely within the building occupied by the principal use.
2. Primary Use. The manufacturing, assembling, converting, altering, finishing, cleaning or other similar processing of products is permitted.
3. Light Manufacturing (See Definitions)
4. Heavy Manufacturing (See Definitions)

FF. Reserved for future use

GG. Reserved for future use

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HH. Motor Vehicle Uses

- I. Gasoline Stations, Sales, Rental, Service & Repair

Gas Backwards ¹



¹ Image credit Seth Hary & Associate, Inc.

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- a. The business and use of a gasoline station shall be limited to the retail sale of motor fuels, including but not limited to: gasoline and diesel fuel, lubricants and other motor vehicle and marine supplies and parts. In addition, and provided not more than 33% of the gross floor area of the building is so used, the sale of snack foods, non-alcoholic beverages, dairy products, baked goods, tobacco products, newspapers and health and beauty aids, may also be permitted. Services shall be limited to lubricating and servicing of motor vehicles and boats (not to exceed 32 feet in length) which include minor repairs and the replacement of tires and other accessories but *expressly excludes major repairs, body work hull, work and painting, and the accessory parking and storage of motor vehicles and boats hereinafter limited*;
 - b. Not more than one motor vehicle or boat for every 1,000-sq. ft. of lot area shall be stored outside at any time, and there shall be no outdoor storage of partially dismantled or wrecked motor vehicles or boats. The number of boats which may be stored outside at any time at a gasoline station shall not exceed 20% of the total number of cars which may be permitted to be stored outside at said station. Boats shall not be stored in a front yard of a gasoline station;
 - c. The lot on which a gasoline station is located shall have a minimum lot width and frontage of 150 feet on a public street and shall have a minimum depth of 125 feet, *except where larger dimensions are set forth in Section 4 for a particular Zoning District*. Gasoline stations serving tractors and trailers having a capacity in excess of five tons shall have a minimum lot width and frontage of 300 feet;
 - d. Fuel pumps shall be set back from the street at least twenty-five (25) feet. All other buildings and structures, except underground storage tanks, shall be set back in compliance with the requirements of Table 4.1 and Transect Tables T3C, T3D, T3BB, and T4 in Section 4, as they may apply. All buildings and structures shall be set back at least 50 feet from the side lot line of a contiguous lot in a Residence District. A suitably landscaped area at least 10 feet wide or six feet high stockade type wooden fence, with finished side facing any Residence District shall be maintained between a gasoline station and a contiguous lot in a Residence District. Such landscaping or fencing shall not be located closer than 10 feet to the street line.
- Maximum coverage by all buildings and structures shall be limited to 50% of the site area;
- e. All driveways, parking, or standing areas shall be provided with a dustless surface by paving with concrete, bituminous material, or other suitable permanent paving material;
 - f. No gasoline station building shall be built or maintained within 400 feet of any building of public assembly such as a church, library, school, community house, playground, or theater. No gasoline station shall be maintained or operated, and no lot shall be used for a gasoline station, with a radius of fifteen hundred (1,500) feet of any part of any lot used or authorized by an outstanding permit for the use of a gasoline station. There shall be no outdoor display of motor vehicle accessories, tires, or any other merchandise, except that motor oil for servicing motor vehicles on the premises may be displayed on racks, designed therefor, immediately adjacent to the service station building or the filling pumps. There shall be no dumping or storage of waste materials, such as grease or oil, *except in a closed receptacle or receptacles at places, and of a design, approved by the Commission*. Other debris and trash shall be deposited in covered receptacles maintained for that purpose;
 - g. The use of pennants, streamers or other moving eye-catching devices is prohibited *except in cases of the opening of a new station, the reopening of a station that has been closed for a period of (30) thirty days or more, or a change in a station's major dealer or supplier, and then only for a period not to exceed fifteen (15) days after the issuance of a permit by the Enforcement Officer*.

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The sign provisions of Section 4.5 shall apply *except that small credit card, direction, telephone, or similar public convenience signs shall not be deemed to be a part of the maximum permitted sign area.*;

2. Sales, Rental, Service & Repair of Vehicles

Motor vehicle (including automobile, truck, recreation vehicle, trailer, boat, and mobile home) sales, rental, service (including gas stations and car wash facilities) and repair are permitted subject to the following conditions:

- a. Each lot shall have a minimum area of 20,000 square feet and shall have no more than 50 feet of frontage on one street;
- b. All fuel pumps and service equipment shall be setback from any lot line by at least 15 feet and located in the rear of the lot.;
- c. Curb cuts shall be at least 25 feet from any other curb cut or street intersection;
- d. Trash, garbage, and unusable vehicle parts shall be temporarily stored within the principal building or within a covered container or receptacle that is suitably screened from adjoining properties;
- e. The outdoor display, exhibition, and storage of motor vehicles is permitted as an accessory use subject to the provisions in Section 3.VV Outdoor Storage;
- f. Freestanding signs for gas stations shall comply with Section 4.5, however, the total surface area of 32 square feet may be increased by one square foot for posting each fuel price provided that the total surface area of the sign does not exceed 36 square feet and the posted prices are an integral part of the face of the sign;
- g. Sanitary sewers and a public water supply shall serve the lot;
- h. All hazardous materials and waste chemicals shall be stored inside on an impervious floor with some form of secondary containment;
- i. Scrap metal or other parts in contact with lubricant shall be stored in a watertight container to prevent the accumulation and contamination of stormwater;
- j. Solid waste material shall be stored in an appro-

priately sized, covered, solid waste dumpster or other water-tight container that is plugged to prevent the release of any liquids;

- k. Waste material shall be disposed of by a licensed waste hauler in accordance with all applicable federal, state, and local regulations;
- l. All servicing of vehicles shall be conducted indoors on an impervious surface.;
- m. All vehicle washing shall be conducted indoors.;
- n. There shall be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment;
- o. Any vehicles that are leaking automotive fluids shall be stored in a garage, or at minimum on an impervious surface, where the leaks can be contained and cleaned up; and

II. Commercial Vehicle Storage, Accessory Use in Residential, T2 and T3C, T3D and T3BB Districts

- I. The parking of commercial vehicles may be permitted in any residential district as an accessory use only, and subject to the following conditions:
 - a. Only one commercial vehicle not exceeding 11,000 pounds gross vehicle weight (GVW) may be parked or stored on a lot provided it also does not exceed 10 feet in height from the base of the wheel to the top, including any cargo, or 10 feet in cargo (box) length, subject to the issuance of a Zoning Permit by the Zoning Enforcement Officer;
 - b. One commercial vehicle exceeding the requirements referred to above may be parked or stored on a lot, subject to Special Exception approval and the following:
 - i. The Commission shall consider such factors as proposed screening; proximity to adjacent lots and buildings, the size, intended use, and hours of operation of the vehicle in question; other vehicles on the property; the

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character of the neighborhood.;

- ii. No commercial vehicle shall exceed thirteen feet-six inches (13'-6") in height from the base of the wheel to the top, including any cargo; and
 - iii. No commercial vehicle shall exceed 26,000 pounds GVW.
2. All commercial vehicles, regardless of GVW, shall meet the following standards:
- a. No vehicle shall have more than 2 axles;
 - b. No vehicle shall be parked so as to obstruct the view of traffic from adjacent driveways or streets;
 - c. No vehicle containing hazardous materials or waste may be parked on a residential lot, or on a lot containing any residential use;
 - d. Construction vehicles including, but not limited to, backhoes, bobcats, bucket loaders, track vehicles, shall not be allowed;
 - e. No tanker trucks or similar type vehicles used for hauling liquids including, but not limited to, oil trucks, septic clean-out trucks, etc., shall be allowed;
 - f. All commercial vehicles shall be parked in the driveway of the occupied residential lot or a parking area leased to the residential occupant provided that no commercial vehicle may be parked closer than ten-feet to any adjacent property line;
 - g. The commercial vehicle shall be owned or operated by the permanent resident of the property on which it is to be parked;
 - h. No maintenance or repair of a commercial vehicle shall be allowed on the residential property;
 - i. There shall be no loading or unloading of commercial vehicles between the hours of 9 p.m. and 7 a.m.;
 - j. No garbage hauling, dump trucks or any other trucks that haul cargo that emit objectionable odors shall be permitted; and
 - k. No tractor-trailer, nor the tractor or the trailer, shall be parked in a residential district at any time *except in connection with a moving operation.*
4. All applications for Special Exceptions shall include a detailed description of the vehicle to be used including gross vehicle weight, height, total length, box length (if applicable), wheelbase, model and make. Any permits granted shall be for the specific vehicle described in the application. Any changes to the vehicle specifications as approved shall require a new approval by the Commission;
5. Commercial vehicles subject to Special Exception approval shall be screened along the closest residential property line by appropriate evergreen trees, shrubs, fence, or a combination thereof. The Commission may consider *exceptions and modifications, taking into consideration topography and proximity of adjacent residential structures;*
6. Nothing herein shall be construed to permit a home occupation that is not otherwise permitted under the regulations. Any home occupation in conjunction with the parking of a commercial vehicle must meet the applicable requirements of these Regulations, and receive a permit from the Zoning Enforcement Officer;
7. Nothing herein shall be construed so as to prohibit commercial vehicles parked temporarily while engaged in providing products or services to the owner of the property;
8. Nothing herein shall be construed to prohibit commercial vehicles that are used as part of the following:
- a. A permitted agriculture, farming, forestry, or nursery gardening use;
 - b. A permitted earth excavation, removal or deposit activity authorized by these Regulations;
 - c. A use of a facility operated by the Town of Woodbridge, the State of Connecticut, or the Federal Government; or
 - d. A maintenance facility in support of a multiple dwelling project on the lot, or in support of a Special Exception use, if specifically authorized by the Commission.
9. The storage of travel trailers, campers, boats, recreation vehicles, vans and pick-up trucks on residential properties is permitted as an accessory use subject to the following conditions:
- a. Not more than two such vehicles shall be

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stored or parked on a lot used for residential purposes for a period exceeding 24 hours per month;

- b. No pick-up truck or van having a Gross Vehicle Weight Rating (GVWR) of more than 11,000 pounds shall be allowed to park for a period exceeding 24 hours per month on any residential lot unless it is in an enclosed structure;
- c. There shall be no outside storage of construction equipment and/or vehicles except when essential to on-site construction activities.
- d. The resident or owner of the premises shall own all vehicles and equipment;
- e. If not in a completely enclosed structure, travel trailers, campers, boats, and recreation vehicles may not exceed 18 feet in length. Such vehicles shall be parked or stored in the rear yard, and not closer than ten feet to any lot line;
- f. All vehicles and equipment shall be screened from view;
- g. Travel trailers, campers, boats, and recreation vehicles may be parked anywhere on a residential premise for a period not exceeding 24 hours during unloading or loading;
- h. No travel trailer, camper, boat, recreation vehicle, pick-up truck or van parked or stored in any zone shall be used for living, sleeping or housekeeping purposes;
- i. No vehicle shall have more than 2 (two) axles;
- j. No vehicle shall be parked so as to obstruct the view of traffic from adjacent driveways or streets;
- k. No vehicle containing hazardous materials or waste may be parked on a residential lot;
- l. The vehicle shall be owned or operated by the permanent resident of the property on which it is to be parked;
- m. No maintenance or repair of a commercial vehicle shall be allowed on the residential property; or
- n. No trucks that haul cargo that emits objectionable odors shall be permitted.

JJ. Places of Public Assembly

1. Places of Worship

Churches, synagogues, mosques, parish houses, rectories, parsonages, convents, and similar uses are permitted subject to the following conditions:

- a. No off-street parking shall be located in any required front-yard set back; and
- b. The front door shall be oriented toward the street where possible.

2. Public Uses & Public Utilities

Public uses such as town, state or federal buildings, facilities (other than public housing and solid waste facilities), as well as public utilities, are permitted in any zone subject to the following conditions:

- a. The use shall promote the general welfare of the Town of Woodbridge and, if a neighborhood use, be essential to the health, safety, and welfare of the general area of the Town in which the use is proposed.

KK. Structured Garages

All parking structures along public rights-of-way, or where one roadway adjacent to the property is a State Highway, shall be screened from public view by one or more liner buildings that include ground floor retail and/or commercial uses that will activate the street frontage. Liner buildings may be attached to a parking structure, or separated by a service alley of no more than 15'-0" in width.

Facades of parking structures shall be designed such that parked vehicles are reasonably obscured from view. Facades should camouflage the incline of the interior levels from public view. One electrical charging station per 10 parking spaces is required.

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LL. Residential

I. Primary Dwelling Units:

Table 3.3.1 Required Floor Area for Primary Dwelling Units			
District	Min. Sq. Ft.	1 Story	1-1/2, 2, and 2-1/2 Stories
A	1,200	1,200	900
B	1,000	1,000	900
T3BB	1,000	1,000	850
T3C	1,000	1,000	850
T3D	1,000	1,000	850

a. Maximum Number of Primary Dwellings Per Lot.
 Not more than one building containing a Dwelling Unit or Units is permitted on a Lot.

2. Accessory Dwelling Units in Single-Family Home.
 A single-family dwelling may be converted to allow the incorporation of one Accessory Apartment in any zone permitting a single-family residence subject to a Zoning Permit and the following conditions:

- a. An Accessory Apartment shall have a minimum floor area of 350 square feet and a maximum floor area of 600 square feet, and a maximum of two bedrooms;
- b. One of the occupants of the dwelling shall be the owner of record;
- c. No Accessory Apartment shall be located in a garage or basement unless one wall opens to grade;
- d. An Accessory Apartment shall be self-contained, with separate entrance, cooking, sanitary and sleeping facilities for the exclusive use of the occupant;
- e. No exterior change shall be made to the existing front of the principal dwelling except for dormers or windows;
- f. Expansion of a principal dwelling shall be permitted to accommodate an Accessory Apartment via dormer(s) or an addition beyond the existing foundation;
- g. No accessory building shall be used or created for the purpose of accommodating an Accessory Apartment;
- h. The principal dwelling and Accessory Apartment shall conform to all requirements of the applicable building, health, fire, sanitary and zoning codes; and
- i. In no event shall there be more than two dwelling units on any parcel in the T3C and T3D Zoning Districts.

Table 3.3.2 Required Floor Area for ACCESSORY Dwelling Units	
Unit Type	Min. Floor Area
1 room	350 sf
2 rooms (1 BR)	425 sf
3 rooms (1 BR)	600 sf

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3.3.LL.5. Affordable Housing District

3.3.LL.5.1 Purposes and Definitions.

The intent of the Affordable Housing District Regulations is to promote the inclusion of below market rate housing units, hereafter referred to as “affordable housing units,” so as to increase the diversity of the Town’s housing stock pursuant to the provisions of Sec. 8-2g and 8-30g of the Connecticut General Statutes (CGS), as may be amended.

3.3.LL.5.1.1 Affordable Housing.

As used in this Section, “affordable housing” means housing for which persons and families pay thirty percent or less of their annual income, where such income is less than or equal to the area median income for the Town of Woodbridge, as determined by the United States Department of Housing and Urban Development, in accordance with the provisions of Section 8-39a of the CGS, as may be amended. Affordable Housing shall only be permitted in Residential zones.

3.3.5.1.2 Affordable Housing District Development (AHD Development).

As used in this Section, “AHD Development” means:

- (a) a Single-Family Detached Housing development in which not less than the minimum number of the dwelling units required by Section 8-30g of the CGS, as may be amended, shall be restricted by deed to single-family use and which otherwise qualify as “affordable housing” as defined herein.
- (b) a Single-Family Attached Housing development in which not less than the minimum number of the dwelling units required by Section 8-30g of the CGS, as may be amended, shall be restricted by deed to single-family use and which otherwise qualify as “affordable housing” as defined herein. Each single-family attached dwelling unit shall have independent ingress and egress to

grade and no common exit access.

- (c) an Elderly Affordable Housing development, specifically designed to meet the special needs of elderly persons and rented or sold to a person or persons, one of whom is at least 62 years of age.

3.3. LL.5.1.3 Affordable Housing District Setback.

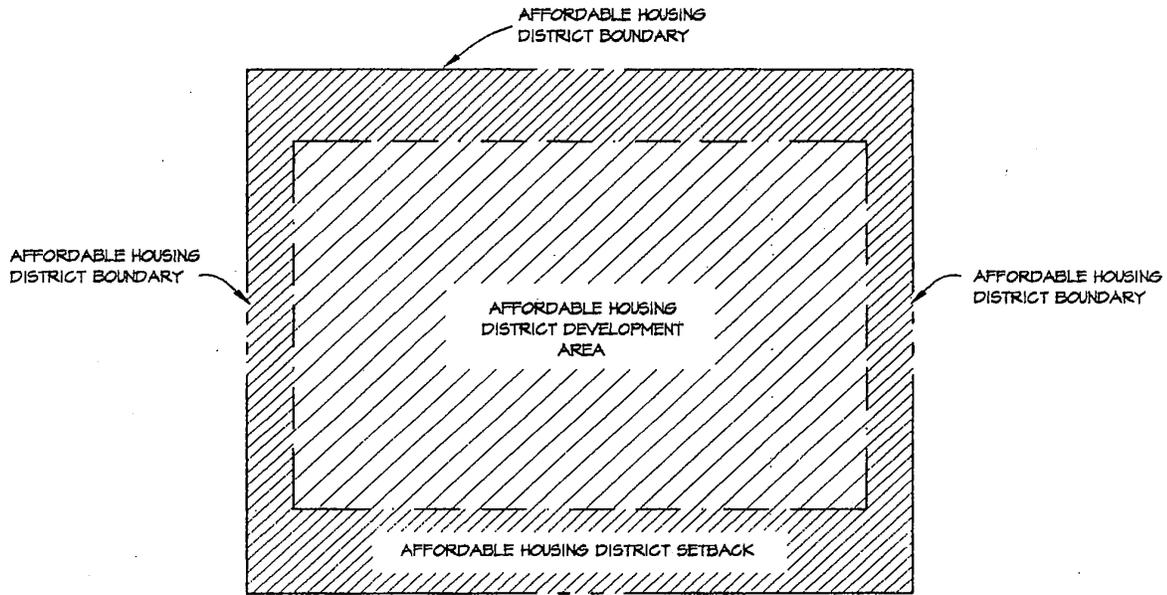
As used in this Section, “Affordable Housing District Setback” means the area around the perimeter of the Affordable Housing District defined by the boundary of the abutting Zoning District and the boundary of the Affordable Housing District Development Area. (See Diagram LL.5.1. a)

3.3. LL.5.1.4 Affordable Housing District Development Area. As used in this Section, “Affordable Housing District Development Area” shall mean the area within the Affordable Housing District Setback. (See Diagram LL.5.1. a)

3.3.LL.5.1.5 Affordable Housing District (AHD). As used in this Section, “Affordable Housing District”, or “AHD” shall mean the area defined by the Affordable Housing District Boundaries as shown on Diagram LL. 3.LL.5.1. a.

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DIAGRAM 3.16.1.a AFFORDABLE HOUSING DISTRICT



ROAD FRONTAGE

Affordable Housing District Boundaries shall be consistent with the underlying zoning district.

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3.3.LL.5.2 Procedure.

3.3.LL.5.2.1 The Commission may approve an application for a zone change to establish an Affordable Housing District (AHD) in accordance with the standards and procedures set forth herein. In reviewing any such application, the Commission acts in its legislative capacity. The AHD is a zone to be designated on the zoning map only after approval by the Commission of the application for:

- (i) a zone change from an existing zone to an AHD,
- (ii) Special Exception for the AHD Development Plan, and
- (iii) Final approval of the Special Exception for the AHD Development Site Plan.

Application for a zone change to an AHD, including boundary delineation based on an A2 survey standard, and simultaneous or subsequent submission of an AHD Development Plan for Special Exception shall be made to the Commission pursuant to the provisions of these Regulations. Application shall be made in writing in a form provided by the Commission and shall be accompanied by a fee as set forth in Chapter 5, Article VIII of the Ordinances of the Town of Woodbridge entitled Schedule of Land Use Fees. The rezone application shall include a narrative description of reason for the establishment of an affordable housing development. The provisions of this Section, the approved AHD Development Plan and any conditions attached to such approval by the Commission shall constitute the regulations for the AHD. No AHD zone change shall be final until approval of both AHD Development and Site Plans.

3.3.LL.5.2.2 At the time of application for an AHD Development Plan, the Applicant shall submit certification of availability and adequacy of public water supply and public sanitary and storm sewers, and written comments by the Fire Marshal and the Police Department of the Town of Woodbridge.

3.3.LL.5.2.3 All site improvements shall be commenced within one (1) year of the date of approval and completed within a period of two (2) years from the original date of approval of the final site plan, otherwise the approval of the site plan and zone change shall be null and void unless an application is submitted for an extension before expiration of the permit and approved by the Commission thereafter.

3.3.LL.5.3 Sale, Resale and Rental Restrictions.

To establish and preserve affordable housing, the following restrictions shall apply:

3.3.LL.5.3.1 All affordable housing units for sale shall be restricted by title to require that in the event of any sale or resale, the price shall not exceed the then maximum sale price for said unit which will preserve the units as affordable housing as defined in Section 8-39a of the CGS for persons and families whose income is less than or equal to eighty percent of the area median income or eighty percent of the State median income, whichever is less.

3.3.LL.5.3.2 Affordable housing or elderly affordable housing units for rent shall be restricted by title to require that the rents for said units shall not exceed the then maximum rental which will preserve the units as affordable housing as defined in Section 8-39a of the CGS for persons and families whose income is less than or equal to eighty percent of the area median income for the Town of Woodbridge, or eighty percent of the State median income, whichever is less.

3.3.LL.5.3.3 These restrictions shall apply to (i) any sale, (ii) any lease or rental, and (iii) any conversion to a common interest form of ownership and shall remain in effect for thirty (30) years after the issuance of a Certificate of Occupancy for each affordable unit.

3.3.LL.5.3.4 At the time of application for a Special Exception for an AHD Development, the applicant shall provide proposed deed restrictions and a proposed management plan assuring that the units set aside for affordable

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housing will be made available to applicants meeting the relevant income criteria. Such documents shall provide for the processing, monitoring and certification of tenant or owner selection for affordable units. The Town of Woodbridge shall be authorized to enjoin or set aside transfers or leases which do not preserve the units as affordable housing as described herein and the Town shall be authorized to recover its actual expense, including attorney's fees, for any such action.

3.3.LL.5.3.5 At the time of application for a Special Exception for an AHD Development, the applicant shall provide a financial feasibility study prepared by a Certified Public Accountant. Such study shall detail all development costs and document that the monthly costs for affordable units will meet the requirements for affordable housing.

3.3.LL.5.4 Administration.

3.3.LL.5.4.1 At the time of final Development Plan approval for each AHD Development the Commission shall advise the Board of Selectmen so that it may designate an agency to monitor and administer guidelines for the rental, sale, or resale of the affordable housing units. Such administrative agency may be a non-profit corporation, an agency of the Town of Woodbridge, a Community Housing Development Corporation pursuant to Section 8-217 of the CGS, as may be amended, a privately-owned corporation, or other organization acceptable to the Board of Selectmen. Such administrative agency may, if authorized by the Board of Selectmen, buy the dwellings for rental or resale to qualified persons or families.

3.3.LL.5.4.2 Persons or families applying for affordable housing units as their primary residence, whether for purchase or rental, shall be selected based on regulations promulgated by the administrative agency designated by the Board of Selectmen of the Town of Woodbridge.

3.3.LL.5.4.3 The administrative agency designated

by the Board of Selectmen shall maintain a list of eligible applicants. The agency shall require applicants seeking eligibility to certify that the affordable housing unit will be their primary residence.

3.3.5.5 Affordable vs. Other Units.

Affordable housing units shall be indistinguishable from other units within the AHD Development and shall be reasonably dispersed throughout the AHD Development. They shall be constructed to the same design specifications as other units and shall be of equivalent size and workmanship throughout. Affordable housing units shall be developed simultaneously with the development of the other units. If the AHD Development is built in phases, each phase shall include its pro-rata share of affordable housing units.

3.3.LL.5.6 Financing.

To carry out the purposes of these Regulations, the Developer of an AHD Development must provide evidence acceptable to the Commission that the affordable housing development meets the standards for approval for financial assistance from CHFA, FHA and VA, so that moderate income individuals or families may take advantage of the financial assistance available through these agencies.

3.3.LL.5.7 General Standards.

In deciding an application for zone change under these Regulations, the Commission shall make a finding about the effect of the proposed use on the following "substantial public interests" as provided by Section 8-30g(c) of the CGS and in accordance with the standards set forth in Sec. 8-2 of the CGS necessary to protect the public health, safety, convenience, and property values:

3.3.LL.5.7.1 Health and Crowding.

The degree of population concentration and building density; accessibility to fire and police services; availability of existing public water, public sewage, and other necessary public services.

3.3.LL.5.7.2 Property Values. The effect on the enjoyment, usefulness, and value of the premis-

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es in the general neighborhood and consideration as to the character of the neighborhood and its peculiar suitability for particular uses with a view to conserving the value of buildings and properties and encouraging the most appropriate use of land throughout the Town.

3.3.LL.5.7.3 Traffic and Fire Safety. The effect on the pattern, flow, or intensity of traffic in the streets within and accessing the AHD Development.

3.3.LL.5.7.4 Character of the Neighborhood. The effect of the proposed AHD Development on the character and quality of the abutting neighborhood(s).

3.3.LL.5.7.5 Convenience. The availability of public transportation to the residents of the AHD Development.

3.3.LL.5.7.6 Other factors to be considered. The impact on wetlands, wells of abutting properties, ground water tables, slope, change of runoff of seasonal streams, changes in site topography, blasting, removal of trees, the impact on historic landmarks, greenways, trails, or scenic views.

3.3.LL.5.8 Development Standards.

3.3.LL.5.8.1 Density. The maximum number of units allowable shall depend (i) upon the nature of the proposed site, (ii) the zone of the proposed site at the time of the adoption of these Regulations, (iii) the relationship of the site to the adjoining neighborhood, and (iv) the public services as set forth in Section 5.7.1 (Health and Crowding) above. Permitted density shall be based on the size of the site of the proposed AHD District.

3.3.LL.5.8.2 Bedrooms. Each dwelling unit in an AHD Development shall not contain more than three bedrooms, provided however that in an Elderly AHD Development, one of the bedrooms shall be located on the first floor. A bedroom is every room other than a kitchen, living room, dining room, or bathroom, but not including open-air or screened porches, unheated or uninsulated spaces, and basements or cellars not designed to accommodate sleeping quarters.

3.3.LL.5.8.3 Maximum Number of Units per Structure. The maximum number of dwelling units per structure shall not be more than four (4) in a single-family Attached AHD and not more than eight (8) in an elderly single-family Attached AHD.

3.3.LL.5.8.4 District Standards.

A. The primary vehicular access to the buildable area shall be through the Front District Setback. All vehicular access shall traverse the District Setback(s) as nearly perpendicular as possible. No other roads shall be permitted in the District setback.

B. No parking, structures, or recreation areas other than walking trails shall be permitted within the District Setbacks.

C. Standards within the AHD Development. The Standards in Table LL.5.8.A and those following shall govern the development:

I. Single-Family Detached AHD Development:

a. Maximum Number of Stories: 2

b. Maximum Height: 35 feet

c. Minimum Dwelling Unit Livable Floor Area:

1 BR 750 square feet

2 BR 900 square feet

3 BR 1,050 square feet

2. Single-Family Attached AHD Development:

a. Maximum Number of Stories: 2

b. Maximum Height: 35 feet

c. Minimum Dwelling Unit Livable Floor Area:

1 BR 650 square feet

2 BR 850 square feet

3 BR 1,000 square feet

3. Elderly AHD Development:

a. Maximum Number of Stories: 2

b. Maximum Height: 35 feet

c. Minimum Dwelling Unit Livable Floor Area:

Efficiency 500 square feet

1 BR 650 square feet

2 BR 800 square feet

3 BR 950 square feet

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3.3.LL.5.8.5 Parking.

Off-street parking (including garages and outside spaces) shall be provided in accordance with the following schedule:

- (a) Not less than 2.5 parking spaces per dwelling unit in a Single-Family Attached or Detached AHD; and
- (b) Not less than 1.5 parking spaces per dwelling unit in an Elderly Single-Family Attached or Detached AHD.

3.3.LL.5.8.6 Utilities.

All utility wiring, including but not limited to electric, telephone and cable television services, shall be installed underground. AHD Development shall be served by adequate public water supply and adequate public sanitary and storm sewers.

3.3.LL.5.8.7 Landscaping.

The AHD Development shall be suitably landscaped. A Landscaping Plan prepared by a Connecticut-registered Landscape Architect shall be included as part of the Site Plan. Landscaping shall be continuously maintained in conformance with the approved Plan. A maintenance bond shall be posted therefor by the Developer before a Special Exception is issued. The Applicant shall submit a report documenting a maintenance program for all proposed elements of landscaping within common space or District Setback Areas.

3.3.LL.5.8.8 16.8.8 Recreation Areas.

Each AHD Development shall provide 25 square feet of recreational area for each Efficiency or 1 BR dwelling unit and 25 square feet for each additional bedroom.

3.3.LL.5.9 Development Plan Requirements.

The AHD Development Plan shall include the following information in schematic form:

- (a) All maps other than a location map shall be at a minimum scale of 1"=40'.
- (b) Name and address of the applicant(s); name and address of the land owner(s); signature of the land owner(s); names and addresses of all property owners within 500 feet of the proposed AHD boundar-

ies; names and addresses of the Architect, Civil Engineer, and Landscape Architect engaged by the applicant, all of whom shall provide evidence of current registrations to practice within the State of Connecticut.

- (c) The name of the Project, North arrow, date of submission and scale(s) of drawing(s). A certified boundary survey conforming to the standards of Class A-2 prepared by a Connecticut-licensed Land Surveyor.
- (d) A location map at a minimum scale of 1"=800', showing the location of the AHD in relation to the surrounding streets and thoroughfares, and existing zoning of the surrounding areas within 500 feet.
- (e) A topographic survey including existing contours at two-foot intervals, flood-prone delineations and boundaries of all inland wetlands and watercourses as defined by CGS Sec. 22a-38(15) and (16), prepared by a Connecticut-licensed Land Surveyor. The most recent USGS Topographical Survey, F.E.M.A., and Flood Insurance Rate Map, Town of Woodbridge, may be used. Existing benchmark referenced to USGS topographic data shall be located and specified. Areas having existing slopes greater than 18% shall be clearly delineated.
- (f) Soils types clearly delineated and identified.
- (g) An overall schematic plan with existing and proposed topography which clearly identifies: proposed land uses; locations of buildings; area(s) of archeological significance; prominent natural environmental features such as large ledge outcrop pings, existing, trails, lakes, ponds, streams, or swamps; the proposed locations of roads, easements, buffers, recreational areas, sewage disposal, storm water, and other major facilities.
- (h) The Affordable Housing District Development Area shall be delineated, identified, and the acreage calculated.

- (i) Area of AHD covered by impervious material, delineated, identified, and include designation of corresponding coverage percentages.
- (j) A proposed utility service concept plan including electric, telephone, gas, television, sanitary sewers, storm drainage, potable water supply, and water supplies for fire protection, including an engineering report regarding disposal of storm water drainage.
- (k) A written report addressing:
 - a. provisions for fire protection and
 - b. traffic impact on the proposed Project.
- (l) Schematic Landscaping Plan showing district setbacks, existing and proposed trails, undisturbed natural areas, landscaped and developed areas, and typical cross-sections illustrating any special landscape features.
- (m) A report on the general character of the soils and geology based on published data and onsite soils testing programs which shall include a written report from a professional Soils Scientist and Geologist that provides an analysis of the soils types on the site, their adequacy to handle the expected development, and the potential risk, if any, to nearby wells, aquifers, and primary and secondary recharge areas.

3.3.LL.5.9.2 Site Plan Review.

Prior to issuance of a building permit, a Special Exception for Site Plan shall be approved by the Commission as provided in Sec. LL.5.10.1. The Plan shall be prepared by an Architect, Landscape Architect or Civil Engineer licensed to practice in the State of Connecticut. The Plan shall conform to the approved AHD Development Plan. Any significant changes to the approved AHD Development Plan shall require approval of the Commission prior to Site Plan review and approval.

3.3.LL.5.9.3 Site Plan Approval.

An applicant seeking Special Exception for an AHD Development shall submit the following:

- (a) A plan drawn to a scale of not less than

1"=40', based on an A-2 survey accuracy standard, showing AHD Development Plan contents, as well as the following information as applicable to the particular application.

- (b) A delineation of all lots showing all property lines and location and designation of all boundary markers. All AHD boundaries shall be delineated with concrete markers.
- (c) Existing and proposed contours or ground elevations at a maximum of two-foot contour intervals. Topographic data shall be based on USGS benchmark. Delineate location of referenced benchmark.
- (d) Buildings, structures, signs, and outdoor lighting.
- (e) Roads constructed in compliance with Town road specifications, driveways and off-street parking and loading spaces.
- (f) Inland wetlands and watercourses, storm drainage, and connections to public sewage and water supply.
- (g) Basic Architectural Plans of proposed buildings and structures at a scale not less than 1/8"=1', including exterior elevations and generalized floor plans, specifying colors, materials, fenestration, and rooftop mechanical equipment, if any. All exposed mechanical equipment shall be screened in a manner acceptable to the Commission.
- (h) Landscaping (including the number, sizes and species of trees and/or shrubs, lawn and other groundcover, and other landscape features and natural terrain not to be disturbed). Existing tree growth shall be shown on the plan and preserved to the maximum extent possible.
- (i) Construction details of all required improvements.
- (j) A tabulation of the appropriate area(s), location and bulk standards required by Section LL.5.8.1a showing (i) existing dimensions, (ii) standards required by Table LL.5.8.A, and (iii) standards of the AHD Development proposed by the applicant.

3.3.LL.5.9.4 Revision of AHD Development Plan

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or Site Plan.

- (a) **Development Plan.** Any change in an approved AHD Development Plan affecting the intent and character of the development, land use pattern, location of roads, or similar substantive changes, shall be subject to review and approval by the Commission. A request for revision of an AHD Development Plan shall be supported by a written statement demonstrating the reasons such revisions are necessary or desirable. Submission of a new zone change petition is not required unless the area of the AHD is revised.
- (b) If the Commission determines the changes may have a substantial effect on adjacent property owners, residents of the AHD, the general public, or if it involves an increase in density, the Commission may cause a public hearing to be held prior to acting on said changes.
- (c) **Site Plan.** Any change to an approved AHD Development Site Plan must be reviewed and approved by the Commission prior to issuance of any building permit.

3.3.LL.5.10 Performance and Maintenance Bond for Public Improvements.

As a condition of approval of an AHD Development Plan or Site Plan, the Commission may require a performance bond in an amount sufficient to secure to the Town the actual installation costs of public improvements within two years from the approval date of the AHD;

3.3.LL.5.10.1 Development Plan or Site Plan. The Commission may extend the completion date for the public improvements for additional periods as requested in writing by the developer; however, as a condition of such extension, the Commission may require an increase in the amount of the bond;

3.3.LL.5.10.2 Performance and maintenance bonds established by the Commission as a condition of AHD Development Plan and/or Site Plan approval shall be posted in accordance with the provisions of Chapter V of the Subdivision Regulations of the Town of Woodbridge before any sitework may be commenced.

MM. Congregate Communities

- I. Congregate Community Designed Exclusively for Occupancy by Elderly Persons. Communities designed exclusively for occupancy by Elderly persons (hereinafter referred to as “Congregate Community”) are permitted subject to the following regulations:
 - a. Each Congregate Community shall include the following:
 - i. Assisted Personal Care Living Units. Living units to be developed either as rental or as “condominium” units which shall be provided with laundry and housekeeping services together with at least two meals per day as part of the basic services. All such units are to be contained in one structure arranged to provide access to centralized personal supervision. Medication and nursing services need not be provided.
 - ii. Related Services. An office providing medical care on demand to the residents of the Congregate Community must be provided on the premises. In addition to the foregoing, the Congregate Community shall provide the following:
 - l) Community area or areas suitably

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TABLE 3.3: Minimum Livable Floor Area			
Unit Type	Residence B	T4	Special District 1
Efficiency Unit	400 sq. feet	400 sq. feet	400 sq. feet
One-Bedroom Unit	550 sq. feet	485 sq. feet	550 sq. feet
Two-Bedroom Unit	650 sq. feet	650 sq. feet	650 sq. feet

equipped to meet the social interactional health and leisure time needs of the residents;

- 2) Transportation services if residents cannot easily walk to shopping, banking, the Woodbridge Senior Center, and other community services.
 - i. Each Congregate Community may also contain facilities providing for other related services or accessory uses which the applicant shall establish as directly related to the needs of the residents of the Congregate Community and provide for their safety, health, and general welfare;
 - ii. It is recommended that the applicant meet with the staff of the Commission prior to the submission of an application under this subsection to give the applicant the opportunity to discuss the concept informally and ask any questions he or she may have in the interest of avoiding delays and excessive revisions after submission.

- 2. Commission Responsibilities and Criteria. For the purpose of assessment by the Town Planning + Zoning Commission, the Applicant shall demonstrate the impact of the proposed Congregate Community on the following:
 - a. The size and intensity of the proposed use;
 - b. The proximity of the same or similar uses which would unduly concentrate types of uses in a particular neighborhood;
 - c. The nature of the proposed site, including its size and shape and other topographical features;
 - d. The location, height, arrangement, design,

and nature of any existing and/or proposed building and appurtenance;

- e. The number, location and arrangement of off-street parking and loading spaces and the nature of vehicular and pedestrian access to the site to avoid undue hazards to traffic and traffic congestion on any street;
 - f. The capacity of adjacent and feeder streets to accommodate peak traffic loads and traffic hazards that may be created or aggravated by the proposed use and the resulting traffic patterns created or burdened by the use;
 - g. The nature of the surrounding area and the extent to which the proposed use and its features and appearance will be in harmony with the surrounding area, including the effect upon property values in the neighborhood;
 - h. Fire, police, and ambulance protection access needs of the neighborhood as well as the Town as a whole;
 - i. The availability and adequacy of the public water supply, public sewage disposal facilities and drainage and erosion controls;
 - j. The proximity of dwellings, emergency facilities, churches, schools, public buildings, and other places of public gatherings; and
 - k. The effect of the proposed use on the purpose and intent of these Regulations and the Plan of Conservation and Development of the Town.
- 3. Qualifying Standards. No tract of land shall be considered for a Congregate Community unless it meets the following minimum standards:
 - a. The tract shall consist of a single lot or a number of contiguous lots under one own-

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ership or control having a total area of not less than 10 acres in a Residence B District or not less than 5 acres in a T4, BI, GB, GBA, and Dev I;

- b. The maximum number of Assisted Personal Care Units in a Congregate Community shall be determined by allocating the total area of the tract of land (excluding areas containing wetlands, water bodies and grades steeper than 18%) in accordance with the following schedule and conditions:
 - i. There shall be not more than 10 Assisted Personal Care Units per acre in a residence B District or not more than 18 Assisted Personal Care Living Units per acre in a Development District I;
 - ii. The Maximum Building Area shall be 25%;
 - iii. No building shall contain more than 120 Assisted Personal Care Living Units;
 - iv. Each Personal Care Living Unit shall contain no more than Two-Bedrooms. The following minimum Livable Floor Area shall be required as measured to the outside walls of each unit:
 - e. All utilities shall be underground;
 - f. No building containing Assisted Personal Care Living Units shall exceed a length of two-hundred seventy-five (275') feet in a Residence B District or exceed a length of four hundred ten feet (410') in a T4, BI, GB, GBA, Dev I, and no exterior wall of such building shall exceed fifty (50') feet in length in an unbroken plane without an offset of at least five (5') feet. Enclosed corridors not containing Living Units shall not be considered a part of the building when computing the maximum length of such buildings;
 - g. Public sanitary sewer and public water supply shall be required;
 - h. The rubbish areas and outside utilities shall be fenced and screened from view by suitable shrubbery and/or the construction of a closed picket or screen-type fence.
 - c. No building shall extend within seventy-five (75') feet of any state highway, or fifty (50') feet of any street line. In a Residence B District, no building shall extend within fifty feet (50') of a side lot line, or rear lot line in a Dev I District, the minimum side and rear lot lines shall be as set forth in Section 4.1 (*Table of General Bulk Regulations*) for a T4, BI, GB, GBA, Dev I. No building shall exceed three stories or forty-five (45') in height, *except that in the case of any building or portion of any building located more than seventy-five (75') from any property line, the Commission may permit an increase to fifty (50') in height;*
 - d. Parking spaces shall be provided in accordance with the following schedule: Three quarter paved parking space for each Efficiency Unit or One-Bedroom Unit and one and a half-paved parking spaces for each Two-Bedroom Unit, provided, however, that one paved parking space shall be required for each three Units that are reserved exclusively as Special Care Units . Special Care units shall be so designated on the Site Plan, but not more than one-third of the Units in a Congregate Community may be so designated. In addition, one paved parking space for each employee on the full-time shift;
4. Additional Conditions and Safeguards. In granting any Special Exception for a Congregate Community the Commission shall attach such additional conditions and safeguards as the Commission deems necessary to protect the health, safety and welfare of nearby properties including but not limited to the following:
 - a. Requirement of setbacks greater than the minimum standards required by these Regulations;
 - b. Requirement of screening of parking areas or of the parts of the premises from adjoining premises or from the street, by walls, fences, planting, or other devices as specified by the Commission. Modification of the exterior features or appearance of any structure where necessary to be in harmony with the surrounding area;

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- c. Regulation of number, design and location of access drives or other traffic features, including pedestrian ways;
 - d. Requirement of off-street parking or other special features beyond the minimum required by these Regulations or other applicable Codes or Regulations;
 - e. Regulations of the number, type, and location of outdoor lighting facilities, shielded to protect their view from abutting properties;
 - f. Additional data plans, including architects' plans or drawings, required by the Commission to be submitted by the applicant or his duly authorized agent in support of his application;
 - g. A report by applicant's engineer detailing the site improvement costs by item (showing unit cost basis) for the proposed development of the Congregate Community and the posting of a Completion Bond therefor in an amount and form satisfactory to the Commission;
 - h. All plans and reports submitted by the applicant with the application shall be signed and sealed by professionals who are licensed to practice in the State of Connecticut;
 - i. Suitable landscaping of parking areas and areas surrounding structures.
5. Open Space Requirement. At least 20% of the total area of the lot or lots on which the Congregate Community is being constructed shall be set aside for permanent open space. Such open space shall not include land devoted to streets or parking areas, but may include, with the approval of the Commission, land within the minimum setback areas required herein. All of said open space shall be set aside by deed restriction or dedication as the Commission shall specify;
6. Recreation Area. In addition to the Open Space requirement herein, the Commission shall require the development of outside active recreation areas suitable to serve the occupants of a proposed Congregate Community. Such recreation area shall contain at least 25 square feet of lot area for each Efficiency or One-Bedroom Unit, and at least 50 square feet of lot area for each unit containing Two-Bedrooms.
7. Application. All applications, hearings and decisions shall comply with the requirements of the Regulations and Codes of the Town and the General Statutes of the State of Connecticut, as amended, and each application for a Special Exception shall include an application for Site Plan Approval and shall be made in writing accompanied by 13 copies of all reports, maps, and supporting documentation and a fee as set forth in Chapter 5, Article VIII of the Ordinances of the Town of Woodbridge entitled Schedule of Land Use Fees, as amended from time to time showing:
- a. Site Plan. A Site Plan in compliance with Section 6.3 of these Regulations;
 - b. Architectural Plans. Preliminary architectural plans of all proposed buildings, structures, and signs, including general exterior elevations, perspective, demolition drawings, and generalized floor plans including drawings for proposed signs;
 - c. Sanitation & Water Supply Letters. A letter from the Woodbridge Sewer Authority indicating that there is adequate sanitary capacity available. A letter from the Regional Water Authority that water supply will be furnished;
 - d. Other. The Commission may by resolution waive the submission of all or part of the information required by these Regulations if it finds that the information is not necessary in order to decide on the application;
8. Revisions. Any revision of an approved Special Exception application and/or any reconstruction, enlargement, extension, moving or structural alteration of an approved Special Exception use or any building or structure in connection therewith shall be submitted to the Commission for approval. The Commission may approve any revision without a public hearing unless it deems such revision to be a substantial and material change to the previously approved Special Exception use or application, in which event it shall require submission of a Special Exception application as for the original application.
9. Determination by the Commission. The Commission shall determine that the proposed use and Site plan meets the standards enumerated and may require such additional evidence as it deems nec-

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essary to assure the completion of the “Congregate Community” and may obtain technical advice at the expense of the applicant, and payment in advance of the amount of such expense shall be a condition of further consideration of the application.

NN. Swimming Pools, Tennis Courts, and other Personal Recreational Structures. Recreational structures for the personal use of a family resident on the premises are permitted by Administrative Sign-off on single-family residential properties, and are deemed to be accessory uses. The following provision applies:

1. Light sources shall not be visible beyond the boundaries of the lot.

OO. Retail

Retail stores are permitted subject *Table 3.1 Allowed Uses by Zone*, and the following conditions:

1. All public utilities shall be located underground.
Exception: The Commission may waive this requirement provided engineering data substantiates that such placement is impractical;
2. The gross floor area of any individual retail store shall be limited to a maximum of 100,000 square feet;
3. Stores selling firearms shall have a security system installed, and be approved by the Town Building Official, the Police Chief, and the Fire Marshal;
4. Design Standards for Stores over 20,000 square feet.

The following are required in addition to the standards set forth in Article 5 of these regulations:

- a. The Commission may require design features on any façade;
- b. All stores must be accessible to pedestrians and bicyclists. Where practicable, stores that border two or more public streets shall have a minimum of one entry from each street;
- c. Landscaped sidewalks that link store(s), parking, transit stops and crosswalks must be included on site plan;
- d. Exposed concrete masonry units (CMU) may not constitute more than 33% of finish material on front or side façades.

PP. Liquor Establishments

1. Permitted Establishments. The following types of establishments, as defined by Connecticut General Statutes, that sell or serve liquor or alcoholic beverages are permitted in Woodbridge by Special Exception:
 - a. grocery store beer permit;
 - b. hotel;
 - c. restaurant, including one operated in conjunction with a golf club;
 - d. package store;
 - e. café;
 - f. a manufacturer of beer;
 - g. catering establishment, of not more than 3,500 square feet in size, including one operated in conjunction with a golf club;
 - h. concession permit, but only in conjunction with a golf club; and
 - i. manufacturer beer and brew pub.
2. All other types of establishments that sell or serve liquor or alcoholic beverages are prohibited, *except that these Regulations are not intended to apply to permits not subject to local option vote under state law.*
Any establishment that sells or serves liquor or alcoholic beverages must also have a valid permit for that use granted by the State of Connecticut Liquor Control Commission, prior to beginning operation, sale or serving of liquor or alcohol.
3. Distance Requirement.
Except for restaurants operating under CT Gen. Statutes in the B and T4, BI, GB, GBA, Dev I, Zones and businesses in the T4, BI, GB, GBA, Dev I, Zone operating under a manufacturer of beer permit under CT Gen. Statute Section § 30-20(b), and golf clubs including a catering hall of not more than 3,500 square feet in size and/or restaurant and/or concession stand operating respectively under CT Gen. Statute, no building or premises shall be used, and no building shall be erected or altered, for use as a liquor establishment if any part of such building or premises is situated on any part of a lot within a five-hundred-foot radius in any direction of any lot used for, or upon which is located any building used for:
 - a. Any single-family or multiple-family residential

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use;

- b. Any public or private school, or any other educational facility attended by persons under the age of eighteen (18), including, but not limited to, after school programs, pre-school and day care facilities, children's museums, camps, and athletic leagues;
- c. Any church or other religious facility or institution;
- d. Any public park; or
- e. Any library, community center or teen center; Said distance of 500 feet shall be measured by taking the nearest straight line between the respective lot boundaries of said sites.

4. Special Exception Required.

No building, lot, or premises shall be used, altered, extended, or enlarged for use for the sale of, or exchange of spirituous liquors at wholesale or retail, establishments, whether for consumption on the premises or otherwise, nor for the storage or manufacture of spirituous and alcoholic liquors for purposes of sale or exchange, unless and until a Special Exception for such use has been approved by the Commission. Any use of land or building(s) which requires the issuance of a permit by the State of Connecticut Liquor Control Commission, pursuant to Connecticut General Statutes Chapter 545, shall be deemed to be a liquor establishment under this regulation, and shall be prohibited unless a Special Exception is issued for such use.

In granting or denying a Special Exception, the Commission shall consider the following standards and objectives, and may impose conditions upon the granting of any Special Exception to assure that these standards and objectives are satisfied:

- a. The applicant shall provide vegetative screening, fencing or other visual buffers to provide adequate buffering for surrounding uses. The parking lot shall be well-lit and designed so as to discourage loitering;
- b. The location and size of use, and the nature and intensity of the use, the size of the lot in relation to it, and the location of the lot with respect to streets giving access to it, are such that the pro-

posed use will be in harmony with the appropriate and orderly development of the district in which it is located;

- c. The location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage appropriate development and use of adjacent properties;
- d. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and driveways are laid out for maximum safety;
- e. The proximity and concentration of other uses serving or selling liquor or alcoholic beverages in an area shall be considered by the Commission, and the Commission may deny a Special Exception or impose additional protective conditions where multiple uses serving alcohol are concentrated in one area; and
- f. In addition to the provisions of Table 3.1 the proximity of other land uses such as schools, churches, houses of worship, residences, community centers, nursing homes may be considered, as these uses may be particularly sensitive to possible negative effects of serving or selling alcohol.

QQ. Reserved for future use.

RR. Fire Arms + Associated Goods

1. Uses Permitted.

These provisions exist to protect neighborhoods, minimize conflict with between adjacent uses and the surrounding area, and to assure the health and safety of the general public by providing additional standards for review of a proposed location of a gun shop and to prevent a concentration of such uses. Gun shops shall be permitted in the GB Zone by special exception subject to the distance restrictions, supplementary review standards and conditions of approval as specified herein.

2. Distance Restrictions.

No establishment for sale of guns, firearms and associated goods including ammunition and gun sights shall be permitted to locate, relocate, or remove to any location where the property line

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of such location is within two hundred (200) feet from the property line of any:

- a. Public or private elementary or secondary school;
- b. Senior or community center;
- c. Teen center;
- d. Daycare;
- e. Church or house of public worship;
- f. Public recreation area;
- g. Residential district and predominantly, residential planned development.

Distance limit between gun shops. No gun shop shall be permitted within one thousand (1,000) feet of another such use.

3. Measurement of Distances.

- a. The distance between gun shops shall be measured from property line to property line. However, where a gun shop is located within a structure of more than 25,000 square feet, the distance shall be measured from the outside entrance of such location;
- b. To demonstrate compliance with the required separation distances, all applications must include a site plan prepared by a licensed surveyor showing the required distance delineations whether any public or private elementary or secondary school, or boundary of the residential district, senior or community center; teen center, daycare, church or house of public worship, public recreation area, residential district and predominately residential planned development is situated within the required separation distances as shown on the submitted site plan.

4. Supplementary Review Standards.

Sale of guns, firearms and accessory goods including ammunition has a greater potential impact on surrounding uses and the surrounding area, compared for the public need for them at particular locations. For this reason, the supplementary standards herein shall be considered, where appropriate, when considering such special exception use:

- a. The presence of physical concentration of pawn shops, second hand goods stores, bars,

package permits, adult businesses, or other such uses;

- b. Known locations where loitering, drug sales, violent crime or prostitution have regularly occurred over substantial time periods as documented by the department of police services or other governmental agencies.
5. Additional Conditions of Approval. Because of the unique safety and security needs of gun shops and the potential impact on surrounding uses and the surrounding area compared for the public need for a gun shop at a particular location, in addition to following the strict guidelines required by the State, the Commission may require any of the following as additional conditions of approval:
- a. Exterior lighting or site fencing;
 - b. Limited site access during non-business hours by means of fences, chains, or means specified by the Commission.
6. Commission shall require compliance with provisions of federal and/or state law regarding guns, firearms, sights, and ammunition, including, but not limited to, assault weapons, gun locking devices and warnings and minimum age transfers.

SS. Schools

1. Business Schools

Business schools are allowed subject to *Table 3.1 Allowed Uses by Zone*.

TT. Storage-Reserved for future use.

UU. Warehouse storage + Wholesale Sales with Indoor Storage-Reserved for future use.

VV. Outside Storage

A, B, and T3C, T3D and T3BB Districts.

1. The outside storage of any materials, objects or vehicles in A, B, T3C, T3D and T3BB Districts where such outside storage is not a customary accessory use to the principal use of the property, as permitted by these Regulations, is prohibited unless such stored materials, objects, or

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vehicles are screened from view on all sides by plantings, opaque fencing, or other appropriate screening devices. This prohibition includes, but is not limited to, the outside storage of camp trailers, boats and boat trailers, refrigerators, unregistered or unused motor vehicles and unused machinery, and equipment of any kind. Outdoor storage shall comply with the following conditions:

- a. No outdoor storage shall be located within a frontyard setback.

Exceptions: The terms of Section 3.VV.1 above shall not apply to:

- i. *The temporary outside storage of building materials, supplies and equipment being used in any construction on the property on which the same is stored and for which a required permit has been duly issued and is in force; or*
- ii. *The temporary storage of farm machinery on the property on which the same is used and the temporary storage of farm produce on the property on which it was produced.*

- b. Res A, Res B, T3C, T3D, T3BB.

In all districts other than T1, T2, T4, and SD1, where such storage or display is otherwise permitted by these Regulations, the outdoor storage, display of materials, or objects, or vehicles including, but not limited to, the storage or display of merchandise, supplies, machinery and other materials, and the outside manufacture, processing or assembling of goods, shall be allowed except for the following:

- i. Parking of registered motor vehicles in daily use;
- ii. The temporary outside storage of building materials, supplies, and equipment used in any construction on the property on which the same is stored while construction is occurring, and for which a required permit has been issued and is in force;
- iii. The temporary storage of farm machinery on the property on which the same is used and the temporary storage of farm produce on the property on which it was produced.

- c. Display of new or used merchandise for retail sale, or for rent (other than motor vehicles) shall be permitted outside during business hours only, and such merchandise shall be completely enclosed within a building or suitable enclosure, or be completely screened from view on all sides at all other times. The outdoor display of new or used motor vehicles for sale at retail sale or for rent shall be permitted at all hours in GB, GB-A, BI, and Dev I;
- d. Lighting of outdoor storage or display areas shall be permitted but lights shall be of such a type and so located that their source is not visible beyond the boundaries of the lot on which they are located;
- e. All other outside storage or display of materials, objects or things (except that referred to in Section 3.VV.1.6) shall be screened from view on all sides, by plantings, opaque fencing or other appropriate screening devices and may be undertaken only after receipt of a Special Exception issued by the Commission for such purpose and subject to such conditions as the Commission may impose to prevent damage to adjoining property and to protect the health, safety, convenience, and welfare of the community, as well as the conservation of the value of buildings and the use of land. Such conditions may include:
 - i. The submission of a map at a scale of 1 inch = 40 feet of the premises and surrounding area within 100 feet showing property lines, buildings, uses and storage arrangements;
 - ii. Specific provisions as to the method and type of screening and the appurtenant landscaping;
 - iii. Compliance with all other pertinent requirements of these Regulations;
 - iv. A time limitation not exceeding three years from the date of granting of such permit. Prior to the expiration of said permit, an application for renewal thereof must be filed.
- f. Any outside storage which is in existence on the effective date of these Regulations and for which a permit is required under the provi-

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sions of these Regulations shall, within one hundred twenty (120) days from the effective date of this amendment, have complied with all the requirements for obtaining a permit.

Excluded from Section 3.VV is:

- i. *Parking of registered motor vehicles in daily use;*
 - ii. *The temporary outside storage of building materials, supplies and equipment used in any construction on the property on which it is stored, and for which a required permit has been issued and is in force;*
 - iii. *The temporary storage of farm machinery on the property on which it is used, and the temporary storage of farm produce on the property on which it was produced.*
2. Trash Containers, Dumpsters + Solid Waste Disposal and Design.

TI, T2, T4, BI, GB, GBA, Dev I, SDI

All trash containers, 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. See Section 4.D for allowed location on lot.

3. Transfer Station

Regulated Per *Section 485-6 of the Woodbridge Code*

WW. Telecommunications Facilities

1. The purposes of this Section are as follows:

- a. To accommodate the need for Telecommunications Facilities, Antennae while regulating their location and number;
- b. To minimize adverse visual effects of these facilities through proper design, siting, and screening;
- c. To avoid potential damage to adjacent properties from the Telecommunications Facilities;
- d. To encourage shared or joint use of Communications Towers and Telecommunica-

tions Facilities, and

- e. To reduce the number of Communications Towers, Telecommunications Facilities and sites needed in the future to a minimum.
2. Standards for Approval. No Special Exception for Communications Towers, Antennae or Telecommunications Facility will be granted except in conformance with the following standards:
- a. Antennae, Telecommunications Facility, Communications Towers, and other communications facilities shall be located in the following order of preference:
 - i. On existing structures such as buildings or existing Communications Towers, or other such method for providing co-located Telecommunications Facility.;
 - ii. In locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening or least impact on the surrounding area;
 - iii. On new Communications Towers on bare ground in Business and Industrial Districts, General Business Districts, Development District 1, and Development District 2, SDI;
 - iv. On government or institutional structures in residential districts;
 - v. On new Communications Towers in residential districts, in locations where the existing topography and vegetation provide the greatest amount of screening or least amount of impact on the surrounding area.
 - b. Applicant Responsibilities and Criteria. Before a Special Exception may be approved, the applicant must demonstrate to the satisfaction of the Commission that the proposed location is necessary to satisfy its function in the company's grid system. Where a new Communications Tower or other Telecommunications Facility is proposed in a residential district, the applicant must demonstrate that no existing structures are suitable or available and that the location in a non-residential

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area is not feasible. To make such demonstration, applicant must respond to the following criteria:

- i. Provide information showing how the proposed Telecommunications Facility meets its technical requirements and documentation showing the lease or other legal document which grants permission to the applicant to erect the tower or facility on the proposed site.
- ii. Demonstrate that it has made a reasonable effort to identify alternative sites to the proposed site taking into account the preference specified in sub-section (a) above and that the proposed site is preferable to the alternatives for significant technical, business, or financial reasons.
- iii. The proximity of the facility to same or similar uses would not unduly concentrate types of uses in a particular neighborhood.
- iv. For new Communications Towers or structures, joint use shall be accommodated and provided for, and this shall be considered by the Commission when regulating height requirements. To minimize the number of Antennae or Communications Towers in the future, proposed support structures shall be required to accommodate other users, if technically and structurally feasible, including other communications companies and public emergency service providers at no cost to the municipality.
- v. For all Telecommunications Facilities, the Commission may require the applicant to take reasonable steps to screen and mitigate any adverse visual impacts. Such steps may include landscaping, fencing, painting, or similar measures. Service yards or outside storage of materials shall not be permitted and all buildings shall conform to the general style of architecture of the neighborhood.
- vi. No lighting of any Telecommunications Facility will be allowed except where required for public safety as determined by the Commission or the Federal Aviation Administration.
- vii. No commercial advertising is permitted on any Telecommunications Facility.
- viii. No Communications Tower or other Telecommunications Facility shall exceed the height required to satisfy the technical requirements of the Telecommunications Facility and this shall include other carriers added into the design of the Telecommunications Facility.