

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET
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FEE: See fee schedule

Date: 10/8/20

Z.A. # 606

PETITION TO ENACT A ZONING REGULATION AMENDMENT OF TEXT

The undersigned respectfully petitions the Southington Planning and Zoning Commission to consider granting a change in the text of the Zoning Regulations.

Description of proposed amendment with all related subsection numbers. Show existing text in upper and lower case and show proposed additions in all upper case letters or underlined numbers. Proposed deletions should be enclosed within double parentheses.

Repeal Section 18 and remove the red strikethrough text in the table of contents and index

Is any zoning district potentially impacted by this proposed amendment within 500 feet of a Town boundary?
_____ yes no

Reason for desired amendment: _____

Applicant:

Southington Planning and Zoning Commission
Name

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applicant signature: [Signature]

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SECTION EIGHTEEN

REDEVELOPMENT OVERLAY DISTRICT (ROD)

18

18.1 Purpose

The purpose of the Redevelopment Overlay District (ROD) is to:

- A. Enable redevelopment consistent with the Town's Plan of Conservation and Development
- B. Allow one or more residential, commercial, institutional, office and entertainment uses
- C. Provide the owner or developer with the flexibility to undertake a redevelopment project that is economically beneficial to the Town and addresses market demand.

18.2 Establishment of a ROD

- A. Criteria – a ROD, which is created by a map amendment to the Plan of Conservation and Development, shall be:
 - A minimum of 10 acres contiguous or separated by rights of way; and
 - In an area designated for ROD development in the Plan of Conservation and Development.
 - Contain a mixture of a combination of residential, commercial, institutional and entertainment uses.
 - No building or structure used for commercial, institution or entertainment uses shall exceed 40,000 s.f.
- B. Procedure – A ROD is created in two steps with an approval of a conceptual plan vesting rights in bulk, density, dimension and use, followed by a final site plan authorizing development. Approval of the Conceptual Plan is at the sole discretion of the Commission.
 1. Conceptual Plan – A ROD Conceptual Plan application shall include:
 - a. A completed application including demonstration of conformance with ROD criteria and evidence of ownership or intent to control the property within 30 days of Conceptual Plan application;
 - b. A depiction of existing site conditions and improvements including public or private rights of way, utilities, topography, floodplain, wetlands and watercourses;

- c. A schematic plan, architectural drawings; development timetable; proposed improvements, including parking and circulation, and schedule of uses;
 - d. A preliminary traffic analysis;
 - e. An engineering analysis of storm water drainage, sanitary sewers, floodplains,
 - f. Statement of anticipated compliance with Design Guidelines in Section 11-19.5.
2. Final Site Plan – A ROD final site plan shall require a Special Use Permit in accordance with Section 8-00 and conform to the site plan requirements of Section 9-00 of the Regulations.

18-3 ROD Requirements

18-3.A Uses – The following uses are permitted:

- Retail Stores
- Agencies for real estate and insurance
- Art and antique shops
- Banks
- Barber and beauty shops
- Book, stationary and notions shops
- Clothing and shoe stores, shoe repair shops
- Custom tailoring, dressmaking, millinery
- Department and furniture stores
- Drugstores
- Florists
- Food shops (retail), including food, meat and fish markets, bakeries, delicatessens and groceries
- Funeral parlors
- Hardware, electrical appliance or music stores

- Hotels
- Interior decorating shops, painting and wallpaper stores
- Jewelry stores, gift shops, jewelry and watch repairing, opticians
- Laundries, cleaning and dyeing agencies (no work done on premises)
- Multi-family dwellings including apartments
- Pet shops
- Restaurants and eating establishments
- Self-service laundrettes
- Business and professional offices
- Art galleries
- Business and professional offices
- Parking structures
- Theaters
- Mixed use of both commercial and residential
- Private garages and other accessory structures
- One commercial vehicle with a storage or carrying capacity not exceeding 3/4 ton which is owned and operated by the owner or occupant of each dwelling unit
- The renting of rooms and/or table board to not more than two paying guests
- Swimming pools, in compliance with the provisions of the Town of Southington ordinance entitled, "Ordinance Requiring the Fencing of Swimming Pools".
- Fences as defined in Section 2-19 S, STRUCTURE of these Regulations
- Satellite receiving antennas subject to the following conditions and safeguards:
 - A plot plan shall be submitted in conformance with a Class A-2 survey, depicting all property lines, building setback lines, all existing structures as defined in Section 2-19 S herein, and the proposed location and screening of the satellite receiving antenna;

- Technical literature on the proposed receiving antenna shall be submitted to the Building Official for review;
 - The receiving antenna shall be located in the rear yard only, comply with all building setbacks for the applicable zone, and shall be permanently anchored in compliance with the State Building Code; and
 - It shall be properly screened to preclude or reduce the direct view from any street and/or neighboring properties to the greatest extent possible. Screening shall include but not be limited to an opaque fence and/or evergreen plantings. In no event shall the screening preclude the use of the antenna for which it is intended.
 - The maximum height and/or diameter of the antenna, whichever is greater, and all supporting structures shall not exceed twelve (12) feet, measured from the average grade of the proposed location.
- Greenhouses
 - Outside Storage – outside storage, including the storage of goods and/or merchandise, shall be allowed for a commercial or institutional use in the ROD subject to the provisions of Section 8 of the Regulations, unless certain requirements are waived by the Commission, and the following standards. Such storage is limited to a maximum height of 8 feet and shall be screened from view from any other lot and from any street. Screening standards shall be determined by the Commission with consideration for location, total proposed area of storage, and the types of materials to be stored. The storage area shall be limited to the first floor area of the principal building, conform to the building setback requirements, and shall be limited to the rear yard. All items shall be stored in a safe and secure manner and may be stored in enclosed storage containment units so long as such units comply with the requirements of this section. Nothing in this section shall be interpreted to allow the outside storage or accumulation of any materials which, in the opinion of the Commission, violate the provisions of Section 1-01 herein.
 - Other uses which, in the opinion of the Commission, are of the same general character as those listed as permitted uses and which will not, in the opinion of the Commission, be detrimental to the zone.

18.3.B Development Standards

- Lot width: 50 feet minimum
- Front yard: none required
- Lot coverage: 75% maximum
- Water and sewer: public
- Building height: 50 feet maximum. 60' may be permitted for architectural features and/or details.

- Multi-family residential density is 18 units a gross acre. If the net public space is increased by a minimum of 5% over the 10% requirement in 18-4.F.1, the maximum density shall increase to 25 unites/acre.

- Lighting:

Standards:

- All exterior lights and sign illumination shall be designed, located, installed and directed in such manner as to:
 - prevent direct or objectionable glare or light trespass
 - be shielded to the extent possible,
 - employ soft transitional light levels which are consistent from area to area,
 - minimize contrast between light sources, lit area and dark surroundings, and
 - be confined within the target area.
- No externally-mounted, direct light source shall be directed towards the property line or be visible at the property line at ground level or above.
- To reduce off-site glare, lighting fixtures for all parking and pedestrians areas shall be:
 - full cut-off type fixtures, or
 - fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface.
- Lighting fixtures for building security or aesthetics and any display purposes shall, except as may otherwise be approved, be:
 - top downward (not upward or sideways), and
 - full cut off or fully shielded/recessed.
- All non-essential commercial lighting (such as display, aesthetic, and sign lighting) will be required to be turned off after business hours.
- Where necessary, lighting for site security may be configured for motion or infrared sensor operation.
- The maximum height of luminaries shall be twenty (20) feet for parking lots and sixteen (16) feet for public and internal walkways.

- Exemptions and Modifications
 - Traditional seasonal lighting is exempt from these Regulations.
 - The Commission may, by Special Permit, allow lighting that does not comply with the requirements of this Section provided the Commission determines, in its sole discretion, that such proposed lighting is consistent with the purpose of these Regulations, in the following cases:
 - where an applicant can demonstrate, by means of a history of vandalism or other objective means, that an extraordinary need for security exists,
 - where an applicant can show that conditions hazardous to the public, such as steep embankments or stairs, may exist in traveled ways or areas,
 - where a minor change is proposed to an existing non-conforming lighting installation, such that it would be unreasonable to require replacement of the entire installation,
 - where special consideration is given to maintain a uniformity with similar uses in the immediate vicinity, or
 - where ornamental up-lighting of sculpture, buildings or landscape features shall enhance the character of the area

18-3.C Signage

Sign Installation and General Location Standards:

- A permanent zoning permit shall be required and signage shall be permitted in the district subject to the specific standards established by these regulations.
- Directional signs are permitted.
- Identification signs are permitted.
- No trespassing signs and/or signs indicating the private nature of a driveway and/or premises are permitted
- Overhanging signs are permitted.
- Wall signs are permitted.
- Non-illuminated signs are permitted.
- Direct illumination signs are permitted if approved by the Planning and Zoning Commission.
- Indirect illumination signs are permitted.
- Flashing signs shall not be permitted.

1. Permanent Sign Permit Required

The following signs are permitted to be installed and maintained with a Permanent Zoning Permit and subject to compliance with the following specified standards.

Sign Type/Illumination	Max. Signage Size	Maximum Height (above grade)	Location	MAX. #
Real Estate "FOR SALE" or "FOR RENT" for residential, commercial and/or industrial properties Non-illuminated.	16 sq. ft	7'	On premises, within 15' of the front property line	1
Identification/resident name(s) and for dwelling unit numbers Non-illuminated or Indirect illumination	2 sq. ft	6'	On premises	1
On-site directional signs Non-illuminated	3 sq. ft	4'	On premises	As required
Interior Glass Mounted sign within retail, business service, restaurant uses only Direct illumination or non-illuminated.	Not more than 25% of the glass area of any window in the front of the building, nor more than 50 sq. ft. per tenant space, whichever is less. No single non-illuminated sign shall exceed 12 sq. ft., and the total area of direct illumination signs shall not exceed 8 sq. ft.			N/A
No Trespassing /private drive signs Non-illuminated.	2 sq. ft	N/A	As required	1/200' of lineal feet of property boundary
Ground signs identifying the complex Direct illumination or non-illuminated	32 sq. ft	6'	As required	2
Replacement signage of the same type, shape, illumination, size, height, and location as the sign to be replaced/removed shall not be considered a new sign and, therefore, shall not require a permit from the Town Plan and Zoning Commission.				

2. Temporary Sign Permit Requested

Sign Type/Illumination	Max. Signage Size	Maximum Height (above grade)	Location	MAX. #
Commercial Construction Project (limited to construction period) Non-illuminated	20 sq. ft	6'	On premises, within 15' of the front property line	1
Residential Construction Project (1 year with additional extensions) Non-illuminated	20 sq. ft	6'	On premises, within 15' of the front property lines	1

3. Permanent Zoning Permit Required

The maximum area (sq. ft.) of wall and/or ground signs shall be determined by converting the length (ft.) of the building wall containing the main entry to the equivalent area (sq. ft.). (For example, a building wall length of 30 ft. converts to maximum total sign area of 30 sq. ft.). However, regardless of the building wall length, the maximum total area of signage regulated by this section shall not exceed 40 sq. ft.; with no single wall sign larger than 25 sq. ft. and no ground sign larger than 30 sq. ft. Lettering on window or door awnings shall also be considered wall signs if utilized in accordance with the above standards.

Installation Protocol

Sign Type	Location	Height	Illumination
Wall includes awning letters	Front or side wall	Not higher than the lower sill of any 2nd story window or 15' from the ground to the top of sign, whichever is less	Direct, indirect, or none – wall
			Indirect or none – awning
Ground	Front yard	Not higher than 10' from the ground to the top of sign	Direct, indirect, or none

The Town Planning and Zoning Commission, as part of the approval of a Special Permit with Design Review, may require modifications to the permitted size, location, height and number related to a sign or group of signs.

Single or Multiple Building Parcels – Multiple Business Uses

Business signs on parcels within the ROD or Flood Zones containing one or more building(s) and/or with multiple business uses shall be regulated as follows:

Wall and/or ground signs are permitted in accordance with the following standards:

Each business use located on the first floor shall be permitted to locate one wall sign on the building wall that contains the main entry to the business use. Businesses located on building corners may also locate a wall sign on the side wall. The maximum area (sq. ft.) of wall signs shall proportionately relate to the wall length associated with the main entry side of the individual business by a factor of .8. (For example, a business use with an entrance wall length of 30 ft. converts to a maximum wall sign area of 24 sq. ft. – 30 ft. x .8 = 24 sq. ft. sign area). Wall signs for each business use in a multi-business building shall be designed to reflect a coordinated theme for the entire building. Accordingly, each wall sign shall be uniform in type, height, wall placement and illumination. (The total length of signs may vary). The maximum sign area of any wall sign regulated by this section shall be 25 sq. ft. Lettering on window or door awnings shall also be considered wall signs if utilized in accordance with the above standards.

Installation Protocol

Sign Type	Location	Height	Illumination
Wall includes awning letters	Front or side wall	Not higher than the lower sill of any 2nd story window or 15' from the ground to the top of sign, whichever is less	Direct, indirect, or none – wall
			Indirect or none – awning
Ground	Front yard, or within 25 feet of a driveway if the sign is a tenant directory sign	Not higher than 10' from the ground to the top of sign	Direct, indirect, or none

The Town Planning and Zoning Commission, as part of the approval of a Special Permit with Design Review, may require modifications to the permitted size, location, height and number related to a sign or group of signs. Identification Signs Larger than two sq. ft.

Sign Type/Illumination	Max. Signage Size	Maximum Height (above grade)	Location	MAX. #
Charitable, religious, government or educational <hr/> Indirect illumination or non-illuminated	16 sq. ft	6'	On premises	2 (if site has multiple driveways)
Residential development project (i.e., subdivisions or apartment – entrance sign) <hr/> Indirect illumination or non-illuminated	20 sq. ft	6'	On premises	

4. General Specifications

No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or those used by police, fire, ambulance, or other emergency vehicles. Illuminated signs shall be so shielded as not to cast direct light into or onto any adjoining property or building or into or onto any public right-of-way.

No sign shall be erected within or overhang public rights-of-way, except that the PZC may permit exceptions if the sign is installed behind the sidewalk or area where sidewalks would normally be built, and the sign does not overhang the traveled portion of the right-of-way.

No sign shall be installed at an intersection so as to interfere with the safe sight lines, within the area of a triangle measured 25' along the street line, outward from the intersection of the street line.

Signs which may become unsafe, or no longer functional shall, upon notice from the Zoning Enforcement Officer, be repaired or removed by the owner or lessee of the property on which such signs stand.

Off-premises outdoor advertising signs and sky signs shall not be permitted in the ROD zone.

Roof mounted, moving or portable signs shall not be permitted in the ROD.

Portable or mobile sign shall be prohibited, being any sign which is mounted on wheels, is collapsible, or mounted or painted on a vehicle which is generally in the same location for purposes of identification. "Portable signs" shall include, but not be limited to, "A" frame signs and signs on balloons, kites or other objects suspended in the air.

5. Definitions

- **SIGN:** Any structure or part thereof, or any device attached to a building or structure or painted or represented thereon which displays or includes letters, words, symbols, trademarks or any other graphic representation which is in the nature of an announcement, direction, advertisement or other device used to attract the attention of the public for commercial purposes or otherwise, similarly, any natural object, such as a tree, stone, or the earth itself, which is painted or arranged so as to represent or display any of the aforesaid graphic representations; any building feature, including roof lines or other special illumination, special colors or effects, or building or roof lines which serve to identify the use occupancy of any building or site through a recognized motif or symbol. The term "sign" shall include sculptures and similar works of art only if designed or intended to attract the attention of the general public to commercial or industrial premises. For the purpose of this definition and these Regulations, the word "sign" shall include window signs, but shall not include the flag, pennant, or insignia of any nation, state, city, or other political unit, official traffic signs, or notices required by law.
- **SIGN, AWNING:** Letters or text located on the portion of any awning that is perpendicular to the ground and attached directly to a building.
- **SIGN, BUSINESS:** A sign identifying the name or other information relating to a retail, personal service, office, industrial, or other uses permitted in the ROD and Flood zones.
- **SIGN, DIRECTORY:** A sign listing only the business occupants/tenants located within building(s) on a lot.
- **SIGN FACE:** The sign face is a plane defined by one contiguous perimeter of that rectangle, triangle, circle, or other area having the smallest area which encompasses all lettering, wording, design or symbols together with any background which is different from the wall on which it is located and which is defined as an integral part of the sign.
- **SIGN, FARM:** A sign identifying a farm or farm market, as those terms are defined and permitted in these regulations.
- **SIGN, FLASHING:** Any illuminated sign on which artificial light is not maintained, stationary and consistent in intensity and color.
- **SIGN, GROSS AREA:** The "gross area" of a sign shall be defined and measured as follows:
- **SIGN, SINGLE-FACED:** the gross area shall be the area of the single face.

- **SIGN, DOUBLE-FACED:** the gross area shall be the area of the largest face or the area of the one face if both faces have equal area.
- **SIGN, MULTIPLE-FACED:** the gross area shall be the combined area of all faces.
- **SIGN, GROUND:** A sign with upright supports or located upon the ground and not attached to any part of the building.
- **SIGN, IDENTIFICATION:** A sign on the premises bearing the name of a subdivision, the name of a group housing project or of a school, college, park, church, or other public or quasi-public facility, or a professional or firm nameplate, or the name of the person, firm, or corporation occupying the premises, but bearing information pertaining only to the premises on which such sign is located.
- **SIGN INTERIOR GLASS:** A sign mounted within a building on the inside of a window, or otherwise designed or intended to be visible to the outside of such building by a window or other transparent surface.
- **SIGN, OFF-SITE DIRECTIONAL:** A sign containing the name of a business, public, religious or service organization indicating the direction in which such use is located.
- **SIGN, OFF-PREMISES OUTDOOR ADVERTISING:** A sign including that type of sign commonly known as a billboard, which directs attention to a business, service activity or commodity, or other use which is conducted, sold, offered or occurring at a location different from the premises where the sign is located. (Off-premises directional signs 2 sq. Ft. Or less in size shall not be considered an off-premises outdoor advertising sign).
- **SIGN, ON-SITE DIRECTIONAL:** A sign indicating the proper movement of vehicles or pedestrians, or indicating danger or accessibility to a facility across a site or into a building; or at entrances to the site.
- **SIGN, OVERHANGING:** Any sign extending at an angle from a building which is its sole support.
- **SIGN, ROOF:** Any sign erected, constructed, or maintained upon the roof of a building.
- **SIGN, SKY:** A sign suspended in the air by means of balloon, kites, or other similar device.
- **SIGN, TEMPORARY:** A sign which is intended to advertise community or civic events, construction projects, special events and real estate for sale or lease, on a temporary basis.
- **SIGN, MOVING:** Any sign which has visible revolving or rotating parts or any visible mechanical movement, excepting clocks and barber poles.

- **SIGN, WALL:** Any painted sign or sign assembly located on any surface that may be affixed to the wall of any building or any sign painted directly on such wall.
- **DIRECT ILLUMINATION:** Any artificial light emitted directly or through a transparent material from a source of light in the interior of such sign.
- **INDIRECT ILLUMINATION:** Any artificial light external to a sign which illuminates such sign.
- **FRONT (OF BUILDING); OR FRONT PROPERTY LINE:** The side of a building containing the main entry to a particular building use. In the case of buildings having access to more than one such street, the applicant may designate the side facing any such street as the “front,” provided that such designation shall thereafter apply to all buildings or uses located on the site. No designation shall be permitted which will create or increase any nonconformity with these Regulations for signs already in existence on such site.
- **MULTIPLE BUSINESS USE:** A site or building(s) containing two or more business uses operated independently and separate from each other.
- **SINGLE BUSINESS USE:** A site or building containing one or more business uses operated by the same entity and managed as a single operation. (For example, a service station marketing fuel and food goods shall be categorized as a single business use.)

6. Planning and Zoning Commission Referral

An applicant for a permanent zoning permit may request referral to the Planning and Zoning Commission for a regulation compliance review. Any resulting permanent sign permit shall be issued in accordance with the Commission’s action.

18-3.D Landscaping:

1. Overall Landscaping Standards:

All portions of a property not required for buildings, structures, parking, driveways, or sidewalks shall be landscaped with grass, ground cover, trees, and evergreen and deciduous shrubs.

In any Retail area or any Business area within the ROD planted areas adjacent to a building shall be a minimum of three (3) feet in width and all others a minimum of five (5) feet in width.

In any Retail area and/or any Business area at least one (1) shade tree having a minimum 2-2-1/2 inch caliper measured at six (6) inches above the ground line shall be provided within the front landscaped area for each fifty (50) feet or fraction thereof of lot frontage and along the roads bordering the property lines.

The Commission may approve the substitution of planters, plant boxes or pots containing trees, shrubs and/or flowers to comply with the intent of these Regulations.

Landscaping materials selected for use shall be acceptable to the Commission and native, non-invasive species are preferred.

Free-standing signs shall be adequately landscaped at ground level for a minimum horizontal distance of four (4) feet from the base and a minimum vertical distance of twelve (12) inches from ground level. Plant material shall consist primarily of low-growing evergreen shrubs, however, low-growing deciduous shrubs, annuals and/or perennial flowering plants and/or groundcovers maybe used in the planting bed.

2. Perimeter Landscaping Standards

At least one shade tree having a minimum 3 inch caliper measured at 6 inches above the ground line shall be provided for each fifty (50) feet or fraction thereof of lot frontage and road bordering property lines.

Street trees shall have a minimum branch height of six (6) feet from the ground line to the first branch.

3. Parking Area Landscaping Standards

In addition to the other provisions of this Section, parking areas which contain twenty (20) or more parking spaces shall have landscaped islands providing shade trees and shrubs.

At least twenty-five (25)¹ square feet of interior landscaping within the paved portion of the parking area shall be provided for each parking space.

¹ Revised, ZA #540, effective 9/8/07

There shall not be more than ten (10)¹ parking spaces in a row without being broken with curbing and a landscaped area to provide relief from the expanse of pavement and to provide plant materials, which have a moderating effect on noise, air pollution and temperature.

A landscaped area shall also be provided at the ends of parking rows to separate parking spaces from the circulation aisles.

Spaces which cannot be used for parking, such as perimeter comers between parking stalls, shall be incorporated into the landscaped area rather than being paved.

At least one (1) shade tree having a 2-2-1/2 inch caliper measured at 6 inches above the ground line shall be provided within the parking islands and adjacent to the parking area for every ten (10) parking spaces.

Each landscaped area shall contain a minimum of 100 square feet, shall have a minimum dimension of at least eight feet and shall be planted with ground cover, grass or shrubs, in addition to any shade tree requirements.

All landscaping, trees, and planting material adjacent to parking areas, loading areas or driveways shall be properly protected from damage by vehicles by barriers, curbs, or other means.

The location and selection of plant materials shall provide for easy identification of traffic barriers and islands without obstructing vision of other vehicles, pedestrians or traffic signage.

Landscaping plans shall be designed to accommodate storage areas for piling snow.

4. Maintenance

Landscaping, trees and plants required by these Regulations shall be planted and maintained in a healthy, growing condition according to accepted horticultural practices.

Any landscaping, trees, and plants which are in a condition that does not fulfill the intent of these Regulations shall be replaced by the property owner during the next planting season for the particular plant material.

Any screening fence, wall, or curbing required by these Regulations shall be maintained by the property owner in good condition throughout the period of the use of the lot.

¹ Revised, ZA #540, effective 9/8/07

5. Bonding

The Commission or the Zoning Inspector may require that a performance bond, in an acceptable form and an amount to be set by the Engineering Department be provided to insure the faithful performance of the landscaping work to be undertaken.

Following the completion of landscaping for a project where a bond was required, the Planning and Zoning Commission may require an as-built plan to be filed with the Commission, showing the relationship between the approved plan and the actual landscaping.

18-3.E Off-Street Parking

- For multi-family dwellings: 1.5 spaces per dwelling units.
- For all non-residential uses in an ROD: 2 spaces for every 1,000 square feet of gross floor area.
- Required non-residential parking spaces shall be provided within the ROD.
- The Commission may waive some or all of the minimum off-street parking requirements, including location, for non-residential uses provided the uses can be reasonably served by an existing off-street municipal parking facility.
- Parking design standards of Section 12-10 of the Zoning Regulations shall apply.

18-4 ROD Design Guidelines

A. Context

Physical improvements shall reflect but not necessarily replicate positive attributes of the surrounding area utilizing such elements as proportion, massing, scale and/or architecture.

B. Rhythm

Buildings along public roads shall create a sense of continuity while providing visual diversity through openings, awnings, windows or other suitable means.

C. Street Façade

1. Buildings placement along public roads shall create a consistent spatial corridor.
2. Architectural elevations and fenestrations shall reflect that of surrounding properties to contribute to a positive and unified appearance.
3. Building walls facing public streets devoid of architectural fenestration shall not be allowed.

D. Pedestrian Friendly Environment

1. Physical improvements shall provide for safe and inviting circulation of pedestrians within the development.
2. Pedestrian linkages within the development, whether paved or unpaved, shall create connections leading to public destination (i.e., downtown, parks, public buildings, trails).

E. Public Access

1. Physical improvements may relocate but shall not eliminate existing means of public access through the site.
2. Where no public access currently exists within the site, the Commission may, at its discretion, require an easement to allow pedestrian ingress and egress to ensure access to adjacent publicly owned lands or facilities.

F. Public Space

1. Redevelopment shall maintain or exceed the ten percent (10%) of public space on site.
2. In cases where the proposed development's boundary is congruent with a publicly owned park, trail or facility, effort shall be made to provide or enhance public access.

G. Views/Vistas

The proposed development shall incorporate, where reasonable and physically feasible, view sheds to built or natural features.

H. Storm Water Management

1. Where practical and feasible, the proposed development shall incorporate Best Management Practices for the handling of storm water.
2. Where practical and feasible, non-structural methods of storm water conveyance and handling shall be employed.