

PROPOSED DRAFT
ZONING REGULATIONS
FOR THE
TOWN OF WOODBRIDGE, CT

Regulations for the Town of Woodbridge which determine the location and use of buildings and structures and the use of land, and which for such purposes divide the Town into Districts, being an amendment and codification of the Zoning Ordinance for the Town of Woodbridge, effective December 24, 1932, as amended.

Effective date of Recodification of the Regulations: ~~December 21, 2009~~

Effective date of the most recent amendment: ~~September 15, 2014~~

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I.0 ADMINISTRATION

I.1 Enacting Clause and Short Title

A. The Woodbridge Town Plan and Zoning Commission, acting under authority of Chapter 124, Section 8-3 of the Connecticut General Statutes, hereby amends and codifies the “Zoning Ordinance for the Town of Woodbridge” which was effective December 24, 1932, as amended so that the same shall read as is set forth below. The provisions of said Ordinance and the amendments thereto, as far as they are consistent with these Regulations, are not repealed but are codified in these Regulations. All provisions of said Ordinance as amended which are inconsistent with these Regulations are hereby repealed, but such repeal shall not affect (a) any violation which occurred before the date as of which these Regulations (or any amendments thereof) were adopted or exists on such date, or (b) any penalty incurred, and any such violation may be prosecuted under said Ordinance as amended.

I.2 Purpose

A. These Regulations are designed to promote the purposes authorized by Chapter 124, Section 8-2 of the Connecticut General Statutes, including, among others, the following: to regulate the height, number of stories and size of buildings and other structures, the percentage of the area of the lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence and other purposes; to regulate the height, size and location of advertising signs and billboards within the limits of the Town; to divide the Town into districts of such number, shape and area as may be best suited to carry out the purposes of the statute, to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land in accordance with a comprehensive plan; to lessen congestion in the streets; to secure safety from fire, panic and other dangers, to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision of transportation, water, sewerage, schools, parks and other public require-

ments with full consideration of the character of the districts and their suitability for particular uses; to conserve the value of buildings and encourage the most appropriate use of land throughout said town.

B. All references to the Connecticut General Statutes refer to the Revision of 2017, as amended.

I.3 Basic Requirements

A. No building or structure shall be erected, reconstructed, structurally altered, enlarged, moved, or maintained, nor shall any building, structure or land be used or be designed for any use other than as permitted by these Regulations in the district in which such building, structure or land is located.

B. In their interpretation and application, the provisions of these Regulations shall be held to be adopted for the purposes stated herein. It is not intended by these Regulations to repeal, abrogate, annul, or in any way impair or interfere with any restrictive covenants or with any existing provisions of law other than zoning laws, or with any permits previously issued pursuant to law; provided that where any conflict arises between the provisions of these Regulations and any other law, ordinance, regulation or permit, the provision that imposes the highest standard or establishes the greatest restriction upon the use of the land, form of buildings, structures, or site shall control.

I.4 Amendments, Validity, Boundaries, and Effective Date

A. Amendments

These Regulations may be amended, changed, or repealed as provided in the Connecticut General Statutes, as amended from time to time.

B. Publication of Notice

Notice of the time and place of a hearing on a proposed amendment to these Regulations, and/ or the Zoning Map, shall be published at least twice in a newspaper having a substantial circulation in the Town. Such publication shall be at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days before such hearing, and a copy of such proposed amendment shall be filed in the

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Office of the Town Clerk at least ten days before such hearing. Such additional notice shall be given as the Commission may prescribe.

C. Protest

If a protest against such change is filed at such hearing and such protest is signed by the owners of twenty percent or more of the area of the lots included in such proposed change or of the lots within five hundred feet in all directions of the property included in the proposed change such change shall not be adopted except by a vote of two-thirds of all the members of the Commission.

D. Application Requirements

No application for a change in zone boundaries shall be received unless accompanied by a map drawn to a scale by licensed engineer or land surveyor, showing the property or properties involved.

E. Application Fee

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, shall be charged for each application to the Commission for a change of these Regulations or zoning boundaries and this fee must be paid at the time of submitting the application. All fees so collected shall be remitted to the Treasurer of the Town.

F. Validity

If any section or provision of these Regulations as contained herein or as amended hereafter is declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of these Regulations as a whole or any other part thereof other than the part so declared to be invalid.

G. Repealer

The provisions of the Zoning Regulations of the Town of Woodbridge, as adopted _____ and subsequently amended, are hereby repealed as of the effective date of these Zoning Regulations, *except that all terms and conditions attached to Special Permits, Site Plans, Planned Unit Developments, and Variances granted under prior regulations shall remain in effect.*

H. Boundaries

The boundaries of these districts are hereby

established as shown on a map entitled “Town of Woodbridge, Zoning Map”, dated ~~December 1962~~ 2018 or any amendments thereof (“Zoning Map”), which is hereby made part of these Regulations.

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TABLE I.1 ZONING DISTRICTS AND BOUNDARIES
The Town of Woodbridge is divided into districts as follows:

	<p>T-1 RURAL</p> <p>Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for development due to topography, hydrology, or vegetation.</p>
	<p>T-2 RURAL</p> <p>Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and sports fields, golf courses, and cemeteries.</p>
	<p>T-3 SUB-URBAN [T3-C, T3-D, T3-BB]</p> <p>Sub-Urban Zone consists of low density residential areas adjacent to higher zones that have some mixed use. Home occupations and outbuildings may be permitted.</p>
Residence A District	Low Density Residential with a minimum gross lot size of 65,000sf
Residence B District	Low Density Residential with a minimum gross lot size of 15,000sf
Dev I Development	Commercial and limited residential uses and mixed-use configurations.
BI	Business and Industrial uses.
GB	General Business District that <i>does not</i> allows residential uses.
GBA	General Business District Overlay that allows limited residential uses.
Flood Hazard Zone	Overlay zone determined by FEMA Flood Insurance Maps
Special District 1 (Dev 2)	Mixed use industrial district with commercial, limited residential in apartment style, and walkable links between passive and active recreation.
Park (P)	Sets aside and protects areas that are publicly or semi-publicly owned and are designated as parks and open space.
Woodbridge Village District	Overlay zone with distinctive character, landscape, or historic value. This district gives added definition to the design and placement of buildings; maintenance of public views; paving materials and placement of public roadways, and; other elements appropriate to maintain and protect the character of the village district.

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- A. Where uncertainty exists with respect to the boundaries of any of the Districts shown on the previously mentioned map, the following rules shall apply:
 - i. Unless otherwise indicated on the Zoning Map, the District boundary lines are property lines, centerlines of streets, the middle of channel of waterways, or the centerlines of utility rights-of-way;
 - ii. Where District boundaries are shown graphically following property lines indicated on the Zoning Map, such boundaries shall be the property lines as described by a deed duly recorded, and on file with the Town Clerk of the Town of Woodbridge at the time of passage of these Regulations, or any amendment thereto changing the boundary affecting such property.

I.5 Reserve for future use

I.6 Interpretation + Intent of Regulations

- A. Any principal use of land, buildings or structures not expressly permitted by these Regulations in the various Districts is prohibited;
- B. Any use not expressly permitted in the Regulations is prohibited;
- C. For a principal use permitted by these Regulations, accessory uses that are customarily incidental and are subordinate thereto are permitted;
- D. No accessory use shall be established on a property until a principal use has first been established.

Where documents are referred to within these Regulations, unless otherwise expressly stated, each such document shall be assumed to be the most current effective version.

2.0 DEFINITIONS

2.1 Acronyms

ac. - Acre
BFE - Base Flood Elevation
BMP - Best Management Practices
CGS -CT General Statutes
DEEP - Department of Energy and Environmental Protection
DBH - Diameter at Breast Height
DOT - Department of Transportation
FEMA - Federal Emergency Management Agency
ft - Feet
GFA - Gross Floor Area
Max - Maximum
Min - Minimum
MPH - Miles per Hour
n/a - Not Applicable
NGVD - National Geodetic Vertical Datum
ROW - Right-of-Way
RWA - Regional Water Authority
sq. ft. - Square Feet
TOD – Transit Oriented Development
TPZ - Town Plan and Zoning Commission
ZBA - Zoning Board of Appeals
ZEO - Zoning Enforcement Officer

2.2 Use of Terms

For the purposes of these Regulations, the following terms, phrases, words, and their derivations shall have the meaning defined in this Section of these Regulations, unless otherwise clearly qualified by the context. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural.

The language used in these Regulations is integral to their meaning and interpretation. Those terms not defined in this section, or elsewhere in this document, shall be accorded their common accepted meanings (See Section 2.4). In the event of conflicts between these definitions and those of the existing local codes, these Regulations shall take precedence. Where in conflict, numerical metrics shall take precedence over graphic metrics.

2.3 Specific Terms

In the interpretation and enforcement of these Regulations, certain words contained herein shall be interpreted as follows:

- a. The word “shall” is always mandatory.
- b. The word “should” is recommended.
- c. The word “may” is optional.
- d. The words “occupied” or “used” include the words “designed, arranged or intended to be occupied or used”.
- e. The words “zone”, “zoning district”, and “district” have the same meaning.
- f. The word “person” also includes a partnership, association, trust, corporation, or other legal entity.
- g. The word “lot” includes the words “plot” or “parcel”.

2.4 Undefined Terms

In the interpretation and enforcement of these Regulations, the Commission after consulting one or more of the following shall interpret words not defined in these Regulations:

- a. The State Building Code, as amended;
- b. The Connecticut General Statutes, as amended;
- c. The Latest Illustrated Book of Development Definitions (Moskowitz + Lindbloom), as amended;
- d. Black’s Law Dictionary;
- e. A comprehensive general dictionary; and
- f. Woodbridge Town Ordinances.

2.5 Definitions

In these Regulations, words and terms are defined as follows:

ACCESS DRIVE. A driveway not to exceed a grade of 15% and adequate to accommodate the free passage of Fire and other Emergency apparatus providing access from an accepted or approved street to an existing or proposed building on any lot.

ACCESSORY BUILDING. Any structure on the same lot with and customarily incidental to and sub-

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ordinate in extent in comparison to the principal permitted building on such lot except that any structure being used on a farm for a customary farm purpose shall not be limited in size or height.

ACCESSORY USE. The use of land, or of a building, or portion thereof, customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use.

ADULT DAY CARE FACILITY. An organized program, structured through individual plans of care, including but not limited to, both therapeutic and rehabilitative, which is provided in a congregate setting sixteen (16) hours or less during a twenty-four (24) hour calendar day.

ONLINE HOSPITALITY SERVICE. An online marketplace and hospitality service, for people to lease or rent short-term lodging including vacation rentals, apartment rentals, homestays, hostel beds, or hotel rooms.

AMMUNITION. Any projectile or other device which is designed to or may readily be converted to be expelled from any gun or firearm.

ANTENNAE. Devices used to collect or transmit telecommunications or radio signals. Examples include Panels, Microwave Dishes, and Whips.

ARCADE. A private frontage, conventional for retail use, wherein the façade is a colonnade supporting habitable space that overlaps the sidewalk, while the façade at sidewalk level remains at the frontage line.

ARCHITECTURAL REVIEW BOARD. The Woodbridge Town Plan and Zoning Commission shall appoint an Advisory Committee to review applications for new construction and substantial reconstruction within the WVD. The Architectural Review Board shall be composed of 5 individuals whose members shall include at least one architect, landscape architect, or planner who is a member of the American Institute of Certified Planners.

AWNING. A roof-like cover that is temporary or portable in nature and that projects from the wall of a building for shielding a doorway or window from the elements and may be periodically retracted into the face of the building.

BASEMENT. A story partly underground having more than half of its interior height measured from floor to ceiling above the average finished grade of the ground adjoining the building.

BAY WINDOW. A generic term for all protruding window constructions, regardless of height.

BICYCLE RACK. A row of paired metal prongs, or other design, that supports multiple bicycles so that each may be left unattended.

BICYCLE STALL, SINGLE. A single unit of paired metal prongs, or other design, that supports a single bicycle so that it may be left unattended.

BLOCK. The aggregate of private lots, passages, rear alleys, and rear lanes, circumscribed by public or private vehicular roadways.

BUILDABLE LOT AREA. The contiguous portion of a lot exclusive of, and undivided by, any areas of wetland soils and watercourse as defined in Section 22a-38 of the Connecticut General Statutes. All new lots must comply with this requirement whether or not they are part of a subdivision.

BUILDING. An independent structure resting on its own foundations. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any person, animal or material of any kind or nature. Where two or more buildings are connected by covered walkways or by structural features which are not roofed or provide shelter, housing, or enclosures of persons, animals, or material they shall be considered separate buildings.

BUILD-TO LINE. The line with which the exterior wall of a building is required to coincide. Front porches and handicapped ramps shall be exempt from

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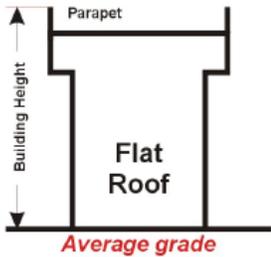
build-to-line requirements.

BUILDING, DETACHED. A building separated on all sides from adjacent buildings by open spaces from the ground up.

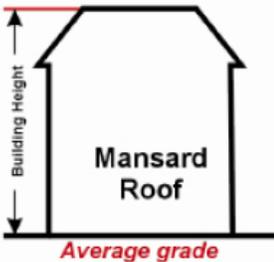
BUILDING AREA. The aggregate of the maximum outside horizontal cross section area of the main building on a lot, including porches arranged for or altered for use as living rooms, enclosed against the weather and part of the main building. Excluded are cornices, eaves, gutters, steps, open porches of one or more stories, balconies, and terraces.

BUILDING HEIGHT. The vertical distance of a building measured from the average elevation of the finished grade adjacent to the exterior walls of the building to:

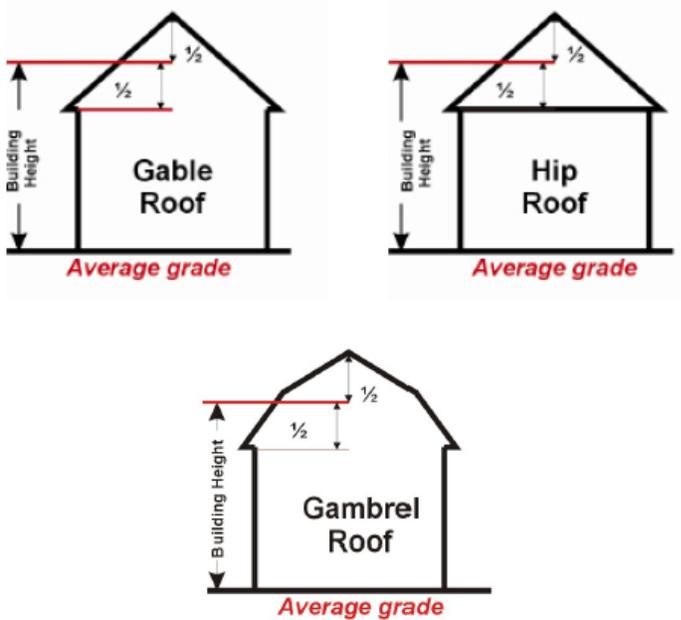
A. The highest point of the roof, including any parapet, for a FLAT ROOF



B. The top of the lower slope for a MANSARD ROOF



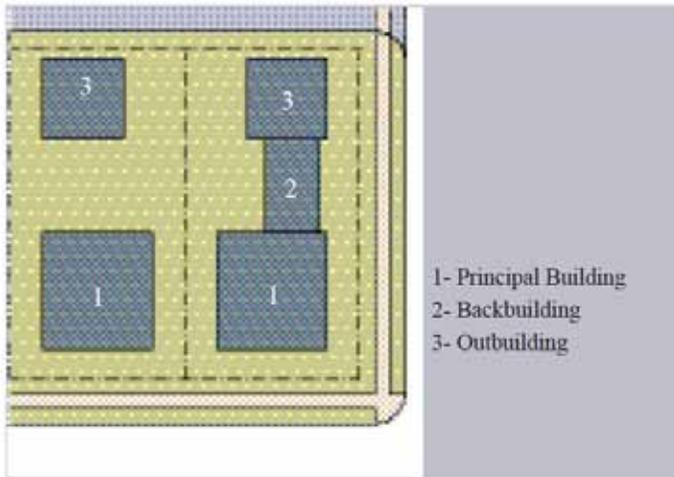
C. The average height between the eaves and the ridge for a GABLE, HIP, GAMBREL, or OTHER ROOF TYPE



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

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BUILDING LOCATION.



BUILDING, PRINCIPAL A building in which the primary use of the lot is conducted.

BUILDING, BACKBUILDING AND/OR OUTBUILDING. Any building which is subordinate, incidental or supplementary to the use of the principal building on the same lot or on a contiguous lot where both lots are under the same ownership in all respects as to title and fractional interest. A detached accessory building is one that is not attached to the principal building by any covered porch, breezeway or other roofed structure. (*Syn.* Accessory Building)

BUFFER. Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate and/or screen one use or property from another to visually shield or block noise, lights, or other nuisances.

CHILD DAY CARE CENTER. A structure or group of structures on a lot containing a facility licensed by the state of Connecticut as a child day care center as this term is defined in Section 19a-79-1(a) of the Public Health Code of the State of Connecticut, as it may have been amended from time to time.

CELLAR. A story having more than half of its interior height measured from floor to ceiling below the average finished grade of the ground adjoining the building.

CERTIFICATION. A signed, written approval by the Commission Chairperson, Secretary, or his/her designee, that a plan complies with the applicable requirements of these Regulations.

CO-LOCATED TELECOMMUNICATIONS FACILITY. Telecommunications Facilities which utilize existing towers, buildings, or other structures for the placement of Antennae and do not require construction of a new tower. Co-located Telecommunications Facility may include accessory structures such as cabinets and sheds for associated telecommunications equipment.

COMMISSION. The Town Plan and Zoning Commission of the Town of Woodbridge.

COMMUNICATIONS TOWER. A structure that is intended to support equipment used to transmit and/or receive telecommunications signals. Examples include monopoles and lattice construction steel structures.

CONGREGATE COMMUNITY. A facility designed for occupancy by Elderly.

COUNTY SOIL + WATER CONSERVATION DISTRICT. The New Haven County Soil and Water Conservation District established under subsection (a) of Section 22a-315 of the General Statutes of the State of Connecticut.

CROSS-BLOCK PASSAGE. A minimum 8-foot-wide pedestrian access reserved between buildings.

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including but not limited to the construction of buildings or structures; the construction of additions, alterations or substantial improvements to buildings or structures; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment; the storage, deposition, or extraction of materials; the installation, repair or removal of public or private sewage disposal systems or water supply facilities; or any use or extension of the use of land.

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DISTURBED AREA. An area where vegetation, topsoil, or overburden is removed or upon which topsoil, spoil, underground development waste. An area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

DWELLING UNIT. A dwelling unit is any building or portion thereof used or intended for use exclusively for residential occupancy by a family.

DWELLING UNIT, ACCESSORY. A dwelling unit that has been added onto or created within a single-family house. An accessory dwelling unit has a separate kitchen, bathing and sleeping areas.

DWELLING, ONE FAMILY. A single detached building used or intended for use exclusively as residence for only one family.

DWELLING, TWO FAMILY. A single detached building containing two Dwelling Units.

ELDERLY. A person who is sixty-two (62) years of age or over.

EROSION. The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

EXPRESSION LINE. A line prescribed at a certain level of a building for the major part of the width of façade, created by variation in material or by limited projection such as molding or balcony.

FACADE. The exterior walls of a building exposed to public view, or that wall viewed by persons not standing within the building.

FAMILY. One or more persons related by blood or marriage or legal adoption or a group of not more than four persons who are not so related, who are living together in a single dwelling unit and maintaining a common household.

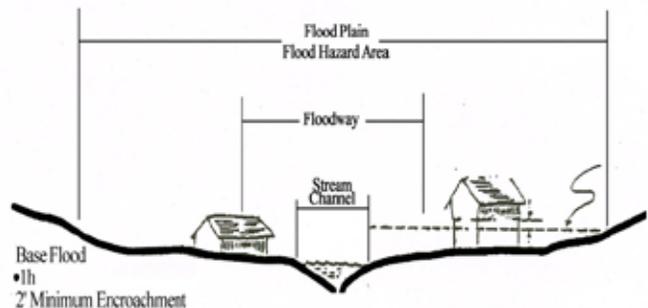
FAMILY DAY CARE HOME. A facility within a one family dwelling unit in which care is provided

for not more than six children, including the providers own children not in school full time, where the children are cared for not less than three nor more than twelve hours during a twenty-four-hour period and where care is given on a regularly recurring basis. During the regular school year, a maximum of three additional children who are in school full time, including the provider's children shall be permitted.

FARM. A tract of more than five (5) acres used for agricultural, dairy, orchard, or horticultural purposes, and including, without limitation, truck gardens, nurseries, pasturage, woodland, and other unimproved land.

FLOOD PLAIN. The relatively flat area or low lands adjoining the channel of a river, stream, watercourse or any body of standing water which has been or may be covered by flood water.

Floodplain Cross Section



FLOOR AREA, GROSS FLOOR AREA AND BUSINESS FLOOR AREA. These terms used in connection with the minimum off-street parking requirements and the minimum off street loading requirements of these Regulations shall mean the aggregate of the inside horizontal areas of all useable floor space contained in the building, excluding common hallways and stairs, utility rooms, boiler rooms, lavatories, bathrooms, shower rooms and locker rooms.

FLOOR AREA, LIVABLE. The floor area of a residence adequately heated, lighted, and ventilated for human habitation. It shall include a finished basement, finished cellar, attic space and enclosed porch, but shall not include a garage space, an unfinished basement or cellar, a terrace, or an open porch or steps.

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FRONTAGE. The side of a lot abutting a street; the front lot line. See Figure 2.1.

FRONTAGE, PRIMARY. The side of a lot abutting the most traveled street.

FRONTAGE, SECONDARY. The side(s) of a lot abutting the lesser traveled street(s).

GALLERY. A private frontage conventional for retail use where the façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

GARAGE, PRIVATE. Any accessory building used only for the parking or storage of not more than four (4) passenger automobiles, except that in place of one passenger automobile there may be substituted one commercial vehicle not exceeding one-ton capacity if used solely by one residing in said main building, and other usual and customary storage.

GARAGE, PUBLIC. A building of one or more stories used for the storage of and/or repair of motor vehicles.

GOLF CLUB. An area of land, consisting of no less than 100 contiguous acres of land inclusive of land bisected by an improved road, laid out for golf with a series of 18 holes each including tee, fairway, and putting green and one or more natural or artificial hazards as well as swimming pool(s) and tennis facilities.

GRADING. Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

GROUP DAY CARE HOME. A facility within a one family dwelling unit in which is offered or provided a program of supplementary care to not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis for a part of the twenty-four hours in one or nor days in the week and

licensed pursuant to Connecticut General Statutes Sec. 19a-80 and regulations adopted pursuant thereto.

GROSS RETAIL FLOOR AREA. The floor area or gross floor area, as herein before defined of a building used primarily for a retail store or stores.

GUN SHOP. Any establishment or portion of an establishment which sells guns, firearms or associated goods including ammunition and gun sights.

HEIGHT. The height of a building shall be measured from the mean level of the finished grade surrounding the building to a point midway between the highest and lowest points of the main roof; provided chimneys, spires, towers, elevator penthouses, tanks, and similar projections shall not be included in the height.

HEIGHT, TELECOMMUNICATIONS TOWER. The elevation of a co-located Telecommunications Facility or Communications Tower measured from ground level to the highest point on the structure, including antennae, lightning rods and such other equipment that may be fastened thereto.

INDOOR RECREATION FACILITY. An indoor sports facility providing space for athletic activity such as swimming, tennis, badminton, racquetball, or squash.

INDUSTRIAL. See MANUFACTURING.

INSPECTION. The periodic review of soil erosion and sediment control measures shown on the certified plan or as may be required by other provisions adopted by the Commission.

LANDSCAPING. Grading, filling, planting, and improving of land to produce a desirable aesthetic effect.

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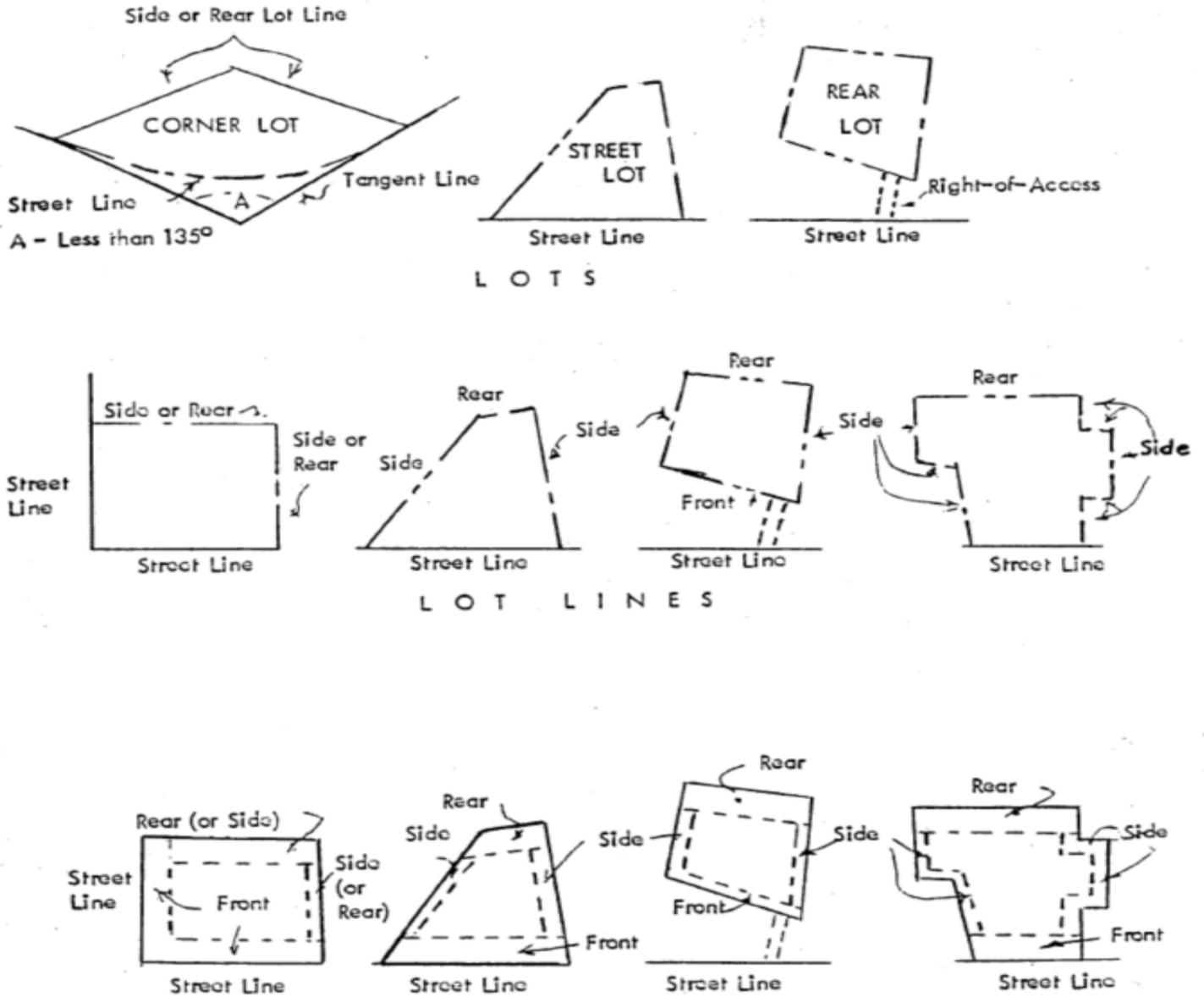
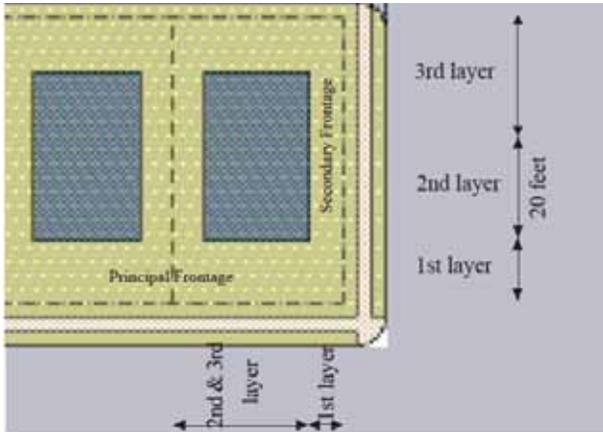


FIGURE 2.1 LOTS, LOT LINES + LOT YARDS

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LAYERS. A range of depth of a lot within which certain elements are permitted.

LIGHTWELL. A private frontage type that is a below-grade entrance or recess designed to allow light into basements. (aka: light court.)

LINER BUILDING. A building specifically designed to mask a parking lot, parking structure or a big box store from a view along the frontage of a street.

LIVING UNIT FOR THE ELDERLY. A room or rooms including a bathroom and kitchen meeting the requirements of Elderly persons. When used in conjunction with a “Congregate Community” it may also be referred to as a “Personal Care Living Unit”, an “Assisted Personal Care Living Unit” or simply as a “Unit”.

LOADING DOCK. An off-street space available for the standing, loading, and unloading of one truck, excluding adequate maneuvering area.

LOT. An area of land in one ownership with definite boundaries ascertainable by deed or other instrument or plan filed in the Town Clerk’s office and used or set aside and available for use as the site of one or more buildings or for any other definite purpose. See Definition Graphic located below Lot Line definition.

LOT AREA. The total area within the lot lines of a

parcel, excluding any street rights-of-way.

LOT, CORNER. A lot whose lot lines have an interior angle of less than 135 degrees at the intersection of two roads. A lot abutting on a curved road shall be deemed a corner lot if the tangents to the curve drawn at the points of intersection of the side lot lines with the curve, intersect at an interior angle of less than 135 degrees. See Definition Graphic located below Lot Line definition.

LOT, INFILL. The development of new housing or other buildings on scattered vacant sites in a built-up area.

LOT, MINIMUM SIZE. Minimum lot area, shape and frontage requirements are to be as stated in the respective zoning district regulations. In determining compliance with the minimum lot area, shape (including square on the lot provided for in lots in a Residence A Districts), slope and frontage requirements, the following areas shall be excluded:

- A. Land subject to prior public utility easements;
- B. Any part of an easement for ingress and egress;
- C. Any right-of-way;
- D. All wetlands as defined in the Connecticut General Statutes and the Woodbridge Inland Wetlands Regulations, as may be amended from time to time;
- E. The area remaining after the exclusion shall be contiguous and with respect to the Residence A District shall be able to accommodate the size of the square on the lot that is specified for that zoning district;
- F. Any area having a slope in excess of 25%;
- G. Any street rights-of-way.

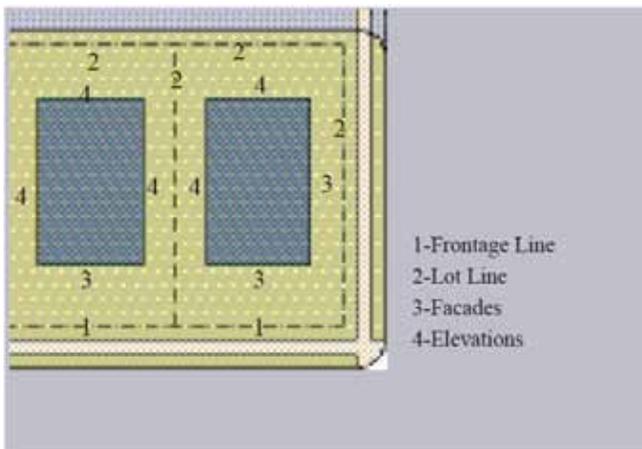
Exception: The foregoing provisions shall not apply to lawfully conforming or legally nonconforming lots in existence prior to the effective date of this amendment.

LOT FRONTAGE. The horizontal distance measured along the full length of the front lot line. In determining the frontage of a lot which is on the outside of a curve of the road the Commission may, in cases deemed to be appropriate, authorized the measure-

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ment to be made at the front yard setback line.

LOT LINE. A boundary line of a lot. See Definition



Graphic located below.

LOT LINE, FRONT. The line of a public road, drive, lane, or proposed road in a subdivision, on which abuts a lot. See Definition Graphic located above.

LOT LINE, INTERIOR. A lot other than a corner, rear or a through lot.

LOT LINE, REAR. Any lot line which is the farthest lot line from the road and, does not front on a public road, drive, or lane. See Definition Graphic located above Lot Width definition.

LOT LINE, SIDE. Any lot line which is not a front lot or rear lot line. See Definition Graphic located above Lot Width definition.

LOT, REAR. A lot accessible only over a private right-of-way or driveway at least 20' but not more than 50' in width.

LOT, THROUGH. A lot other than a corner lot having frontage on two streets or two frontages on the same street.



LOT WIDTH. The distance between side lines of a lot measured along the front lot line and the front yard setback line except where the front lot line is a curve in which case the distance shall be measured only along the front yard setback line.

LOW IMPACT DEVELOPMENT, (LID). A comprehensive stormwater management and site-design technique where the design of a hydrologically functional site mimics pre-development conditions. This is achieved by using design techniques that infiltrate, filter, evaporate, and store runoff close to its source. LID addresses stormwater through a variety of small, landscape features located on-site. LID is a versatile approach that can be applied to new development, urban retrofits, and revitalization projects. This design approach incorporates strategic planning with micro-management techniques to achieve environmental protection goals while still allowing for development or infrastructure rehabilitation to occur.

MANUFACTURING. Any process whereby the nature, size, or shape of articles is changed, or where articles are assembled or packaged in quantity.

MANUFACTURING, HEAVY. The assembly or finishing of articles predominately from raw, unprocessed materials.

MANUFACTURING, LIGHT. The assembly or finishing of articles predominately from previously processed materials or finished products or parts.

2.0 DEFINITIONS

There is no outdoor storage of raw or semifinished materials. All manufacturing takes place within the primary structure.

MOTEL. A structure or group of structures on a lot, containing individual rental sleeping rooms, each with private bath and with, or without, individual cooking facilities. An office, lounge and apartment for resident manager, linen and supply storage, and maintenance rooms shall be provided, but no rooms or structures for any other uses shall be provided.

NON-BUILDING USE. A principal use of land to which the buildings on the lot, if any, are accessory, such as public parking lot, or an open storage yard for materials.

NURSING HOME. A structure or group of structures on a lot containing a facility licensed by the State as either a “chronic and convalescent home” or a “rest home with nursing supervision” as those terms are defined in the public Health Code of the State of Connecticut including child day care for employees and adult day care as accessory uses, subject to regulations for the Dev I District, upon formal application and after a public hearing.

OUTDOOR DINING AREA. An outdoor area located on the same property as a Restaurant, Fast Food Restaurant or Retail Food Establishment that allows for tables & chairs for outdoor table service or self-service dining subject to a zoning permit and the requirements found in Section 3.3.X.

PERSONAL COMMUNICATIONS SERVICES (PCS). Those digital, wireless services provided under Federal Communications Commission licenses related to the title "Personal Communications Services".

PANELS. A type of Antennae that is rigid, flat, and directional, and are up to 6 feet in height. For panels over 6 feet see *Structure*.

PARKING, ACTUAL. The amount of parking required prior to adjustment based upon the shared

parking factor and/or the allowed TOD reduction.

PARKING, EFFECTIVE. The amount of parking required based upon adjustment using the shared parking factor and/or the allowed TOD reduction.

PARKING, TEMPORARY. Parking meant for drop-off, pick-up, or standing. Time allowed shall not exceed 30 minutes.

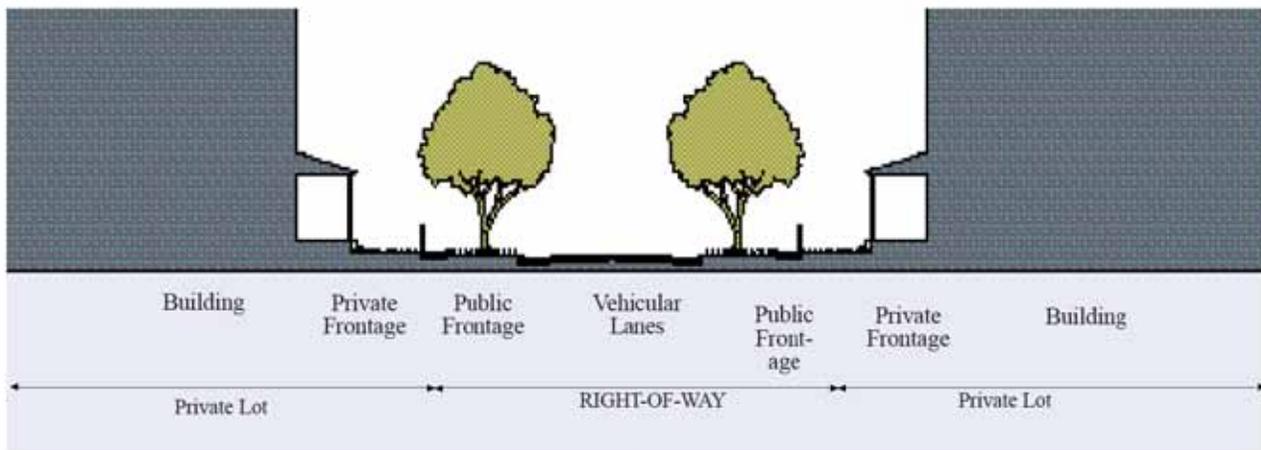
PARKING LOT. Any area of open land customarily used for parking four or more automobiles or other motorized equipment or vehicles, whether or not for compensation and whether such parking is designed for short or long periods.

PERVIOUS. Any material that permits full or partial absorption of stormwater into previously unimproved land.

PLANNED RESIDENTIAL CARE DEVELOPMENT FOR THE ELDERLY. A structure or group of structures on a lot containing dwelling units exclusively for occupancy by one or more persons at least one of whom in each unit is Elderly. Said lot shall abut a nursing home with which the owner and/or operator of the Planned Residential Care Development for the Elderly has a binding legal agreement for placement of said elderly persons who need more intensive care. A signed copy of this agreement shall be submitted to the TPZ as part of permitting process and reviewed by the Town Attorney for compliance with the intent of these regulations. Said structure or structures shall also contain community areas suitably equipped to meet the social interaction and leisure time needs of the residents and common dining facilities where at least one meal each day is made available to residents.

REAR ALLEY. A vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings and containing utility easements. Rear alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

2.0 DEFINITIONS



REAR LANE. A vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings and containing utility easements. Rear lanes may be paved to driveway standards. The streetscape consists of gravel or landscaped edges, has no raised curb, and is drained by percolation.

RESIDENCE OFFICE. An office situated within a dwelling unit, the use of which is clearly accessory and secondary to the residential use of the dwelling unit.

RESTAURANT. A place having an adequate kitchen and dining room, the primary business of which is the service of meals to patrons seated at tables or counters. Meals are served by waiters or waitresses and consumed at the table or counter where they are ordered. A Restaurant may have a Restaurant Permit to allow the retail sales of alcoholic liquor to be consumed on the premises, as granted by the Department of Liquor Control (See Restaurant, Fast Food; Restaurant, Drive-in).

RESTAURANT, DRIVE-IN. A place that delivers prepared food and/or non-alcoholic beverages to patrons in motor vehicles, regardless of whether it also serves said items to patrons who are not in motor vehicles, for consumption in or out of motor vehicles, on or off the premises.

RESTAURANT, FAST FOOD. A place whose primary business is the quick sale of (1) frozen desserts, (2) food, already prepared, or prepared and

cooked quickly, or cooked or heated in a microwave oven, or (3) non-alcoholic beverages for consumption on or off the premises. Generally, service is cafeteria style in disposable plates or containers, and food and beverages are not consumed at the point where they are ordered or paid for.

RETAIL FOOD ESTABLISHMENT. Any business where food or beverages are sold to the public for either on premises or off premises consumption. Such establishments shall not be considered Restaurants or Fast Food Restaurants. No additional parking will be required provided that they have indoor seating for 10 or less patrons. For outdoor seating see Section 3.3.X.

RIGHT-OF-WAY (ROW). A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or similar uses. Generally, the right of one to pass over the property of another. See Definition Graphic located above.

ROAD. Any street, road, drive, or lane, public or private. See Figure 2.2

ROAD, ACCEPTED. Any road which has become public by official acceptance by the Town according to law.

ROAD, APPROVED. Any road, the design and location of which has been approved by official action of the Commission.

2.0 DEFINITIONS

ROAD LINE. The right-of-way line of a road.

ROOMER or BOARDER. An individual other than a member of the family occupying a dwelling unit.

ROOMING HOUSE or BOARDING HOUSE.

Any dwelling in which at least 3 persons, but less than 15 persons are housed or boarded for consideration or otherwise without separate kitchen facilities, with or without meals. If 15 or more persons are housed or boarded, such building(s) shall be considered a hotel or motel.

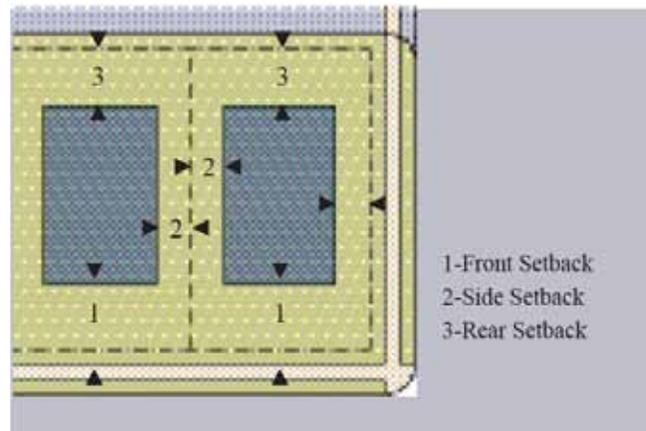
SCHOOL. Any nursery, kindergarten, elementary, junior high, or senior high school, college, or university, offering general, or general and specialized courses of instruction.

SCREEN OR SCREENING. A landscape strip at least ten feet wide, may be combined with a wall or fence, as required by the Commission, densely planted (or having equivalent natural growth) with evergreen shrubs or trees at least six feet high within three years. The screen, and wall or fence, if any, may have reasonable entrances and exits and said screen, wall or fence shall be maintained in good condition at all times.

SEDIMENT. Solid material, either mineral or organic, that is in suspension, is transported or has been moved from its site or origin of erosion.

SEASONAL OUTDOOR DINING AREA. An outdoor area located on the same property as a Restaurant, Fast Food Restaurant or Retail Food Establishment that allows for tables & chairs for outdoor table service or self-service dining subject to an approval by the Commission and requirements found in Section 3.3.X.

SETBACK. The distance between the building and any lot line. See Definition Graphic located above Shopfront Facade definition.



SHOPFRONT FACADE. A facade that is provided on average every 30' along the frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk as specified in Section 4.C. The first floor shall be confined to retail or commercial use for a minimum depth of 20 feet from the frontage line. Lobbies for hotels, offices and multiple family dwellings may be considered as part of the required retail frontage, provided that any such lobby occupies no more than 50% of said building.

SIGN. Any structure, or part thereof, any device attached to a building, painted, or represented thereon, which shall display, and/or include any letter, word, model, flag, insignia, device, or representation. A sign includes a billboard and a neon tube, a series of signs, string of lights, or similar device outlining, or hung upon any part of a building, *Exception: A flag or insignia of any government or governmental agency, or of any fraternal, civic, charitable, or religious organization. Window displays lasting no more than 30 days are treated as temporary signage.*

SIGN, ADVERTISING. A sign, including the type commonly known as a billboard, which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same lot where such sign is displayed or only incidentally upon such lot.

SIGN AREA. The area within the shortest line that can be drawn around the outside perimeter of a sign.

2.0 DEFINITIONS

SIGN, BUSINESS. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered upon the same lot on which it is displayed. A “for sale” or “to let” sign related to the lot on which it is displayed shall be deemed a business sign.

SIGN, DIRECTIONAL. A sign with sign area of not over two square feet indicating the direction or route to an establishment.

SIGN, DIRECTLY ILLUMINATED. Any sign designed to give forth any artificial light directly (or through any transparent or translucent material) from a source of light connected with such sign.

SIGN, ELEEMOSYNARY. A sign which directs attention to an event to be conducted within the Town of Woodbridge during a specified period, not lasting more than two weeks, held by an educational, municipal, religious, or philanthropic organization. Examples of such events include, but are not limited to: plays, concerts, seasonal fairs, and rummage sales, registration for team sports, blood drives, picnics, and dinners.

SIGN, FLASHING. Any sign, illuminated directly, or indirectly, where the artificial light is not maintained stationary, and such light is constant in intensity and color at all times when in use.

SIGN, INDIRECTLY ILLUMINATED. A sign illuminated with a light so shielded that no direct rays therefrom are visible elsewhere than on the lot where said illumination occurs. If such shielding is defective, such sign shall be deemed to be a directly illuminated sign.

SLOPE. In determining the minimum lot area required, all slopes equal to, or greater than 25 percent shall be excluded. Slopes shall be measured prior to any proposed excavation, filling, or other regrading activities. Slopes are further defined as slopes equal to or greater than 25 percent as measured on a certified topographic survey (to Class T-2 or T-3), meeting the minimum standards of one of the following types of topographic surveys:

A. “Class T-2” (field survey procedures)

B. “Class T-3” (aerial survey) whereby Surveyor of Record provides horizontal and vertical control, to National Map Standards for photogrammetric mapping

C. “Class T-D” (to be verified and certified to Class T-2) (survey utilizes an existing aerial survey)

SOIL. Any unconsolidated mineral or organic material of any origin.

SOIL EROSION AND SEDIMENT CONTROL PLAN. A scheme that minimizes soil erosion and sedimentation resulting from development and included, but is not limited to, a map and a narrative.

SPECIAL CARE UNITS. Units which shall be occupied only by persons, who, due to their physical or mental condition, are incapable of operating a motor vehicle and who hold no valid driver’s license.

STOOP. A small landing with steps in the front of a building.

STORY. That part of a building comprised between any floor and the floor or roof next above.

STREET. See ROAD.

STREETSCREEN. A freestanding wall or combination of wall and landscape built along the frontage line, or co-planar with the street. It may screen a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm at a height not less than 42 inches or more than 54 inches.

STRUCTURE. Anything constructed or erected above ground from an assembly of materials. For the purposes of these Regulations the following shall not be deemed to be a structure: a small structure not to exceed six (6) feet in any direction and not permanently attached to the ground, an ornamental well, or fence, a non-retaining wall, a sign, a dumpster used during construction for which a permit has

2.0 DEFINITIONS

been issued, a transformer, an arbor, a mail box, or a utility pole.

SUBSTANTIAL MODIFICATION. Any extension, repair, reconstruction, or other modification of a property, the cost of which equals or exceeds 60% of the fair market value of a structure, as determined by a licensed appraiser, either before the modification is started or, if the property has been damaged and is being restored, before the damage occurred.

TELECOMMUNICATIONS FACILITY. Antennae, telecommunications equipment, communications towers, and/or other support structures used in connection with the provision of wireless communications service. These services may include, but are not limited to, cellular communications, personal communications services, and paging.

TOWER. A structure that is intended to send and/or receive radio, television, internet, or other wireless communications.

TRANSIT ORIENTED DEVELOPMENT. A type of community development that includes a mixture of housing, office, retail, and/or other amenities integrated into a walkable neighborhood and located within a half-mile of public transportation.

USE, NON-CONFORMING. A use or activity that was lawful prior to the adoption, revision, or amendment of the zoning ordinance, but that fails, by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district. It may be a non-building use.

WOODBIDGE VILLAGE DISTRICT (WVD).

The Woodbridge Village District shall be an overlay district for the GB, BI, and DEV-I Districts as delineated on the Zoning Map for the Town of Woodbridge. The regulations for the Woodbridge Village District shall be in addition to, and not in lieu of, the regulations applicable to the underlying zoning districts.

YARD, FRONT. A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at the closest point to the front lot line.

YARD, SIDE. The space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building.

YARD, REAR. A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

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), Allowed-by-Right (AR) no permit required, 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 needed), 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.

3.0 LAND USES

Table 3.1 Allowed Uses by Zone

REFER- ENCE	USES	ZONING DISTRICTS													
		A	B	T1	T2	T3-C	T3-D	T3- BB	BI	GB	GBA	Dev I	Dev 2 SDI	P	
Agriculture															
	Commercial Farm (5+ acres)	S	S		S				SE	SE		S	S	S	
3.3.A.1	Community Garden				S	S	S					S			
3.3.A.2	Farmers Market by Temporary Permit	S	S			S	S	S	S	S	S	S	S		
3.3.A.2	Road Side Stand	P	P			P	P	P	P	P		P	P		
Animals															
3.3.B	Animal Day Care and/or Commercial Kennel and/or Animal Training Facility												SE		
3.3.D	Grooming												S		
	Keeping of Animals (other than hens)					P	P	P							
3.3.F	Keeping of Hens (allowed by right)	AR	AR	AR	AR	AR	AR	AR							
	Residential Kennel (residential no more than 10 animals)														
	Stable	AR	AR		AR										
	Veterinary Office (no overnight boarding)									S		S	S		
3.3.H	Veterinary Hospital (overnight boarding permitted)									SE		SE	SE		
3.3.I	Adult Establishment									SE					
Business + Personal Service															
	< 1,500 sf gross leasable space								P	P		P	P		
	> 1,500 sf to <= 10,000 sf gross leasable space								S	S		S	S		
	> 10,000 sf gross leasable space								SE	SE		SE	SE		
	Cemetery	Cemeteries and burying grounds are permitted only within the present boundaries of existing cemeteries and burying grounds, and with the written approval of the Commission upon the occasion of each proposed extension, within extensions of such boundaries upon land abutting existing cemeteries and burying grounds or approved extensions thereof.													
3.3.K	Civic Club, Lodge, or Community House (non-profit) except where the principal activity is one customarily carried on as a business	SE	SE	SE	SE	SE	SE	SE					SE		
3.3.L	Conference Center Development												SE		
Day Care															
3.3.M.1	Adult Day Care	SE	SE						S	S	S	S	S		
3.3.M.2	Child Day Care, Family Day Care + Group Day Care in Home	SE	SE						SE			SE	SE		
3.3.M.3	Drive-Through								SE	SE			SE		
3.3.N	Excavation + Fill (Natural Resources Removal, and Regrading + Fill as Accessory Use) SE in all zones														
Food Service															
	Catering Facility + Food Processing Establishment									SE		S	S		
3.3.X	Outdoor Dining								S	SE		S	S		
	Restaurant								S	SE		S	S		
	Take-out Food Service								S	SE		SE	SE		
	Funeral Home												SE		
	Golf Course + Club	SE													

3.0 LAND USES

Table 3.1 Allowed Uses by Zone														
REFER- ENCE	USES	ZONING DISTRICTS												
		A	B	T1	T2	T3-C	T3-D	T3- BB	BI	GB	GBA	Dev I	Dev 2 SDI	P
Health Care Facility														
3.3.Z	Nursing Home									SE				
	Nursing home, including child day care for employees and adult day care as accessory uses and planned residential care development for the elderly,											SE		
	Congregate Communities/Assisted Living													
	Rehabilitation Facility - Out Patient (See Office Building)													
3.3.AA	Residence Office/Home Occupation	P	P			P	P	P						
	Library/Museum													
3.3.CC Lodging														
3.3.CC.1	Online hospitality service (i.e., Airbnb) no more than 4 unrelated adults					P	P	P						
3.3.CC.1	Bed + Breakfast (no more than 5 sleeping rooms)					SE	SE	SE						
3.3.CC.2	Inn / Motel (6-20 sleeping rooms)								SE	SE				
3.3.CC.2	Hotel (more than 20 sleeping rooms)													
3.3.EE Manufacturing														
	As Accessory Use								SE	SE			SE	
3.3.EE.3	Light Manufacturing												SE	
3.3.EE.4	Heavy Manufacturing												SE	
3.3.HH Motor Vehicle Uses														
3.3.HH.1	Gas Station								SE	SE				
3.3.HH.2	Vehicle Sales, Rental, Repair									SE			SE	
3.3.II	Vehicle Storage (See Outside Storage)									SE				
	As Accessory Use									SE			SE	
3.3.N Natural Resource Removal (See Excavation + Fill)														
Office Building (including Medical)														
	≤ 1,500 sf gross leasable space								S	S			S	
	> 1,500 sf to ≤ 10,000 sf gross leasable space								S	S			S	
	> 10,000 sf to ≤ 20,000 sf gross leasable space								SE	SE			SE	
	> 20,000 sf gross leasable space								SE	SE			SE	
3.3.JJ	Place of Public Assembly (gallery, dormitories, not including correctional facilities)	SE	SE							SE			SE	
	Places of Worship					SE				SE	SE		SE	
Public Use + Public Utility														
	Animal Shelter												SE	
	Parks + Playgrounds	SE	SE		SE	SE							SE	
	Public Use Sub-stations	SE	SE		SE	SE			SE	SE		SE	SE	
3.3.KK	Structured Parking Garage								SE	SE			S	
	Public Parking Lot												S	

3.0 LAND USES

Table 3.1 Allowed Uses by Zone

REFER- ENCE	USES	ZONING DISTRICTS													
		A	B	T1	T2	T3-C	T3-D	T3- BB	BI	GB	GBA	Dev 1	Dev 2 SD1	P	
Recreation + Fitness, Commercial															
	≤ 10,000 sf gross leasable space										SE			SE	
	> 10,000 sf gross leasable space										SE			SE	
3.3.LL Residential															
3.3.LL.1	Single-Family	P	P			P		P							
	Two-Family					P	P								
	Accessory Dwelling Units in Single-Family Home	P	P			P									
3.3.LL.5	Affordable Housing														
	Accessory Dwelling Unit as part of Mixed Use (Max. 4 dwelling units),										SE				
	Multi-Family Dwellings														
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		
3.3.NN	Swimming Pools, Tennis Courts, and other personal recreation	P	P	P	P	P								P	
	Resource Recovery													SE	
	Research, Development + Medical Lab											SE	SE		
3.3.OO Retail															
	≤ 1,500 sf gross leasable space									P	P		P	P	
	> 1,500 sf to ≤ 5,000 sf gross leasable space									S	S		S	S	
	> 5,000 sf to ≤ 10,000 sf gross leasable space									SE	SE		SE	SE	
	> 10,000 sf to ≤ 20,000 sf gross leasable space									SE	SE		SE	SE	
3.3.QQ	> 20,000 sf to 100,000 sf gross leasable space									SE	SE		SE	SE	
	Farmers Market (See Agriculture)														
3.3.RR	Sale of Fire Arms										SE	SE			
3.3.PP	Liquor Establishment									SE	SE			SE	
3.3.SS Schools															
	Business School ≤ 50 students at peak	SE	SE											S	
	Business School > 50 students at peak	SE	SE											S	
	Regional Educational Service Center	SE	SE											SE	
3.3.TT Storage															
3.3.UU	Warehouse storage+ Wholesale sales w/ indoor storage													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		
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 Development 1 Development 2 BI

3.0 LAND USES

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

3.0 LAND USES

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

3.0 LAND USES

- 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 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.
- 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

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-

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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 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 setback 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 front yard 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 Table 3.1)
4. Heavy Manufacturing (see Table 3.1)

FF. Reserved for future use

GG. Reserved for future use

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Gas Backwards ¹



Example of how gas pumps and/or drive-through can be in the rear of a mixed-use building.

¹ Image credit Seth Hary & Associate, Inc

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HH. Motor Vehicle Uses

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

- 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, and T3BB 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*

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issuance of a permit by the Enforcement Officer. 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 appropriately 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.

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 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

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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 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

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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

- I. Places of Worship
Churches, synagogues, mosques, parish houses, rectories, parsonages, convents, and similar uses are permitted subject to the following condi-

- tions:
 - 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.

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

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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

- 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, T3D and T3BB Zoning Districts.

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.

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(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 3.3.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 3.3.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 3.3.LL.5.1.a

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.

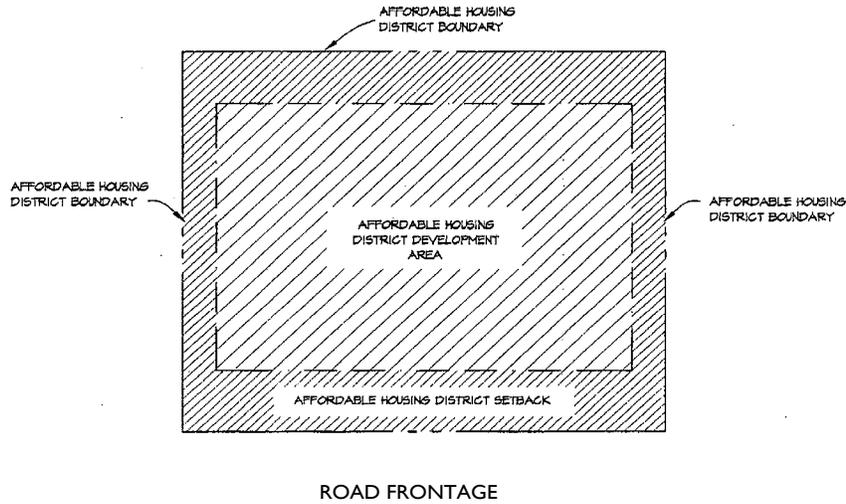
3.3.LL.5.3 Sale, Resale and Rental Restrictions.

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

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DIAGRAM 3.3.LL.5.1.a Affordable Housing District



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

TABLE 3.16.8.a BULK REGULATIONS FOR AFFORDABLE HOUSING DISTRICTS

						6. Maximum No. of Housing Units per Acre in an Affordable Housing District Development Area	7. Maximum No. of Housing Units for Elderly per Acre in an Affordable Housing District Development Area	8. Minimum Required Yards and Building Separations in Feet		
			5a.	5b.	5c.			8a. Attached & Detached Housing-Yards in Feet (Exclusive of District Setbacks)		8b.
			Front Subj. to Sec. 6.21	Side	Rear			8a1. Front Subj. to Sec. 6.21	8a2. Side		8a3. Rear
AHD(A)	12	150	150	50	50	4	8	20	10	25
AHD (B)	10	110	60	30	50	5	10	20	10	25
AHD	4	90	40	20	20	5	10	20	10	25
AHD (C)	2	75	20	12	40	8	15	10	6	20
AHD (D)	2	66	10	8	40	8	15	10	4	20

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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 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.

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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 premises 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

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Standards in Table 3.16.8.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

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 boundaries; 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.

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- (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 3.16.8.a and (iii) standards of the AHD Development proposed by the applicant.

3.3.LL.5.9.4 Revision of AHD Development Plan 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

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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:

- 1) Community area or areas suitably 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 Plan & 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 ownership or control having a total area of not less than 10 acres in a Residence B District;

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Unit Type	Residence B
Efficiency Unit	400 sq. feet
One-Bedroom Unit	550 sq. feet
Two-Bedroom Unit	650 sq. feet

- 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 Residential B District;
 - 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:
- 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. No building shall exceed three stories or forty-five (45') 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;

- e. All utilities shall be underground;
 - f. No building containing Assisted Personal Care Living Units shall exceed a length of two-hundred (200') feet in a Residence B District, 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.
 - 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.
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;
 - 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

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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 necessary 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

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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 BI, GB, GBA, Dev I, Zones and businesses in the 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 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;

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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 proposed 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 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

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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

I. 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.

- I. 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 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.I above shall not apply to:
 - i. The temporary outside storage of building

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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, 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, GBA, 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 provisions 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*

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property on which it was produced.

2. Trash Containers, Dumpsters + Solid Waste Disposal and Design.

TI, T2, 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 Telecommunications 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 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 alterna-

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- tives 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.
 - ix. All plans shall be prepared in compliance with Section 6.3.1.13, and must be signed and sealed by a professional(s) licensed in the State of Connecticut.
 - x. Adequate parking must be provided for the intended use and maintenance of the Telecommunications Facility.
 - xi. Any Telecommunications Facility which is not used or maintained for a period of twelve (12) consecutive months shall be removed. As part of such removal procedure, the lessor or owner must provide notification to the Commission when such facility is no longer in use and the date of its removal. Failure to remove the Tower upon termination of its use within 30 days shall be cause for the town to remove the Tower at lessor's or owner's expense.
- c. Additional Requirements. Applicants must submit information depicting the locations of the proposed Telecommunications Facility, and respond to the following criteria:
 - i. Such location information may include sketches or photographic simulations necessary to visualize the proposed Telecommunications Facility.
 - ii. Provide studies which illustrate the areas served by the proposed facility within the existing and/or proposed Telecommunications Network, including sites which were rejected for the facility applied for.
 - iii. Applicant shall demonstrate in the application that the proposed use, location, and plan meet the standards enumerated within Section 6.3.1.13, and the Commission may require such additional evidence as it deems necessary to insure compliance with these Regulations. As a part of such effort, the Commission may retain the technical advice of a third party to review the accuracy of the representations of the applicant, and any associated costs shall be paid by the applicant in advance.

3.0 LAND USES

Such prepayment by the applicant shall be a condition of further consideration of the application by the Commission.

- iv. The applicant shall certify full compliance of the proposed telecommunications Facility with Federal Aviation Administration and Federal Communications Commission current and/or amended standards, and State and local building codes.
- v. The Commission may impose conditions necessary to minimize any adverse impact of the proposed Telecommunications Facility on adjoining properties prior to the issuance of its approval for a Special Exception, and attach other special conditions applicable to individual site conditions.
- vi. The applicant shall provide written evidence that additional Antennae can be accommodated on the new Communications Tower.
- vii. The Communications Tower shall be located at a distance equal to its height plus 50'-0" from any property line of an existing residence and no property line of any residence which may be erected in future shall be closer than the height of the Tower plus 50'-0".
- viii. The application fee for the Special Exception shall be 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.

4.0 BULK + DIMENSIONAL DATA

4.1 BULK REGULATIONS

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

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

* Min. Aggregate width both side yards in feet total no more than 30% of Lot Width.

Reference: 1 acre = 43,560 square feet

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

² See Section 4.B Specific to Dev I

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

Table 4.1: Table of General Bulk Regulations

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

² Min. Aggregate width both side yards in feet total no more than 30% of Lot Width.

Reference: 1 acre = 43,560 square feet

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

² See Section 4.B Specific to Dev 1

³ See Section 4.B Specific to Dev 2(SD 1)

⁴ 'g' corresponds to setback diagrams for primary buildings on bulk diagram sheets for T3-C, T3-D, T3-DD

⁵ 'h' corresponds to setback diagrams for accessory buildings on bulk diagram sheets for T3-C, T3-D, T3-DD

Table 4.1: Table of General Bulk Regulations													
ZONING DISTRICTS													
Bulk Description	A ¹	B	T1	T2	T3-C	T3-D	T3-BB	BI	GB	GBA (Overlay)	Dev I ²	Dev 2 ³ (SDI)	P
BUILDING HEIGHT - NUMBER OF STORIES													
Minimum	1 story min. Excluding cellar & basement	1 story min. Excluding cellar & basement	n/a	1 story min.	1 story min. Excluding cellar and basement	1 story min. Excluding cellar and basement	1 story min. Excluding cellar & basement	1 story min. Excluding cellar and basement	1 story min. Excluding cellar and basement	1 story min. Excluding cellar and basement	1 story min. Excluding cellar and basement	1 stories max.	n/a
Maximum	2-1/2 stories Excluding cellar & basement	2-1/2 stories Excluding cellar & basement	n/a	2 stories max.	2-1/2 stories max. Excluding cellar & basement	2-1/2 stories max. Excluding cellar & basement	2-1/2 stories max. Excluding cellar & basement	3 stories max. Excluding cellar & basement	2 stories max. Excluding cellar & basement	n/a			

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

² See Section 4.B Specific to Dev 1

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

4.0 BULK + DIMENSIONAL DATA

Section 4.1 Lot, Block, and Building Configuration

A. Front Yards / Build-To Lines

Specific to all zones

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

To achieve a more uniform street wall, where buildings exist on adjacent lots, the Commission may require that a proposed building match one or the other of the adjacent frontyard setbacks and heights rather than the provisions of these Regulations.

B. Yard Projections

Nothing in these Regulations shall prohibit the projection of up to one foot into a required yard for pilasters, belt courses, columns, sills, cornices, or similar architectural features, nor the planting of landscaping in such spaces. In the case of one-, two- and three-family homes existing at the effective date of this amendment, uncovered ramps required for handicapped accessibility may project as necessary into a required yard. The ramps should be compatible with the architecture of the structure and neighborhood. Uncovered ramps shall not be considered when calculating lot area coverage. In the case of one-, two- and three-family homes, unenclosed stoops or verandas and associated roof overhangs may project not more than six feet into any required setback. (See also Section 5.17.D Visibility at Intersections)

C. Rear Lots

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

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

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

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

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

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

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

9. The creation of rear lots is discouraged.

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

4.0 BULK + DIMENSIONAL DATA

scribed for the district in which it is located.

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

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

D. Non-conforming Lots, Buildings and Uses

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

1. The lot was of legal size on the date it was created as a lot; and
2. All setbacks, coverage and other zoning requirements can be met; and
3. The owner of the lot presents satisfactory evidence of compliance with this section.

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

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

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

E. Building Location

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

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

Table 4.3 One-Time Additional Building Coverage Allowed	
Existing Building Coverage*	One-time Additional Building Coverage Allowed
1 to 10,000 sf	5%
10,001 to 50,000 sf	4% or 500 sf, whichever is greater
50,001 to 100,000 sf	3% or 2,000 sf, whichever is greater

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

4.0 BULK + DIMENSIONAL DATA

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

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

Specific to Dev 1 and Dev 2 (SD 1) Districts

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

F. Building Massing

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

1. Buildings on corner lots shall have two private frontages (See Table 4.1). Requirements for the Second and Third Layers pertain only to the principal Frontage. Requirements for the First Layer pertain to both frontages. (See Definitions for Lot Line and Layers).
2. Reserved for future use
3. Building heights shall conform to Table 4.1.
4. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first-floor commercial use, which shall be a minimum of 11 feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet shall be counted as two (2) stories. Mezzanines

extending beyond 33% of the floor area below shall be counted as an additional story.

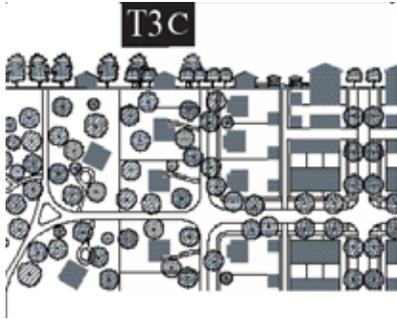
5. In a parking structure or garage, each level counts as a single story, regardless of relationship to habitable stories.
6. An applicant may propose a height limit 15 feet higher than the allowed height for non-habitable spaces such as masts, chimney flues, water tanks, or elevator bulkheads.
7. A spire, tower or belfry on a religious institution or public building may exceed the height limitations of the underlying zone, but shall not:
 - a. Exceed the allowed height by more than 50 feet;
 - b. Exceed 10% of the roof area.
8. Building heights in T1, T2, or T3C, T3D, T3BB, Districts shall not exceed 35 feet and shall be measured in accordance with these Regulations (See Section 2.2 Definition for Building Height).
9. Building heights in Dev 1, Dev 2 (SD 1), BI, GB, GBA districts shall not exceed 45 feet.
10. All rooftop mechanical units shall be screened from view from the ground and adjacent buildings of equal or lower height.
11. Sloped roofs are encouraged.
12. Building heights in SD 1 Districts shall not exceed 45 feet.

Specific to zones T3C, T3D, T3BB

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

4.0 BULK + DIMENSIONAL DATA

TRANSECT TABLE T3C



BUILDING HEIGHT

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

BUILDING LOCATION: SEE TABLE 4.1

SETBACKS - PRINCIPAL BUILDING

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

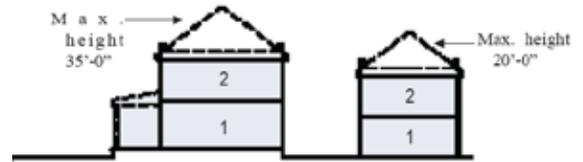
SETBACKS - OUTBUILDING

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

*But need not exceed 20'-0"

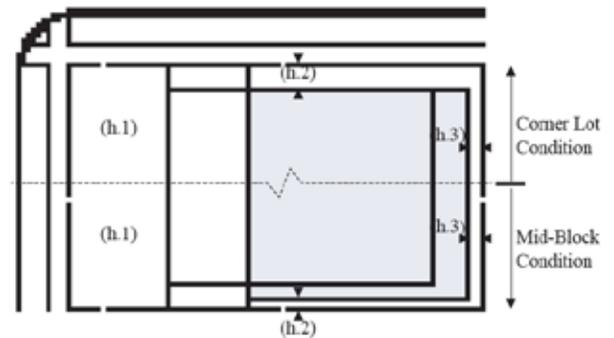
BUILDING HEIGHT

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



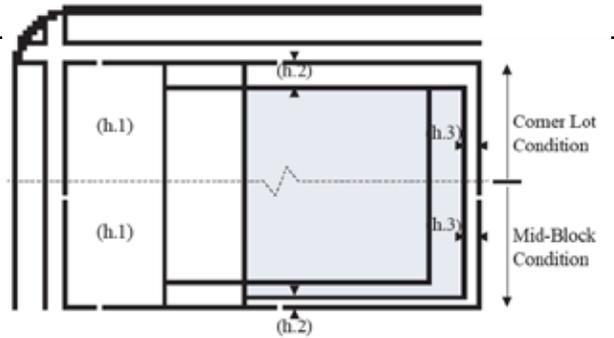
SETBACKS - PRINCIPAL BLDG

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



SETBACKS-OUTBUILDING

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

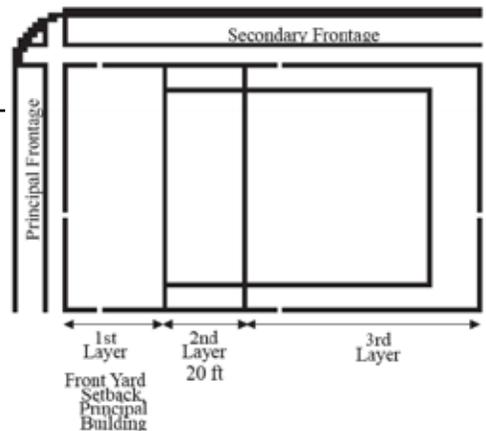


PARKING PLACEMENT

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

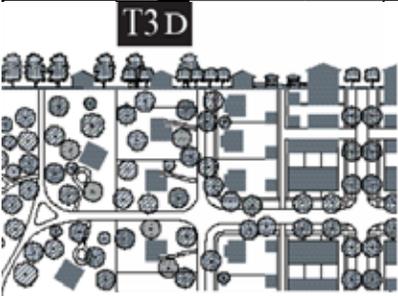
TRASH PLACEMENT

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



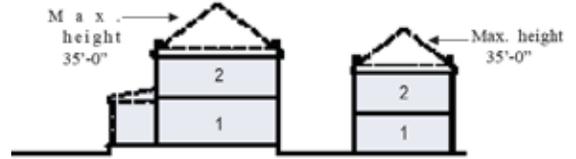
4.0 BULK + DIMENSIONAL DATA

TRANSECT TABLE T3D



BUILDING HEIGHT

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



BUILDING HEIGHT

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

BUILDING LOCATION: SEE TABLE 4.1

SETBACKS - PRINCIPAL BUILDING

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

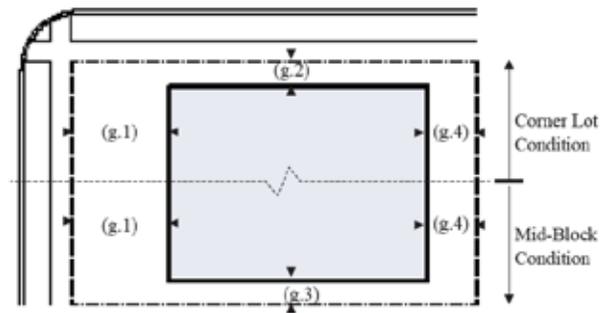
SETBACKS - OUTBUILDING

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

*But need not exceed 20'-0".

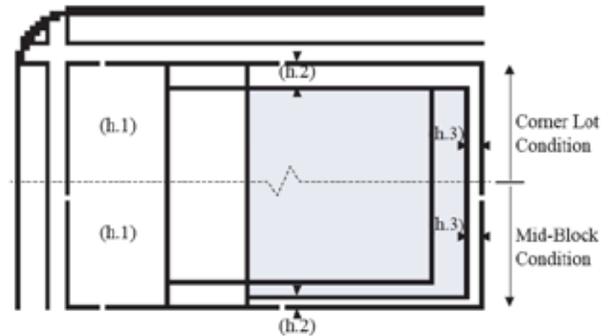
SETBACKS - PRINCIPAL BLDG

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



SETBACKS-OUTBUILDING

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

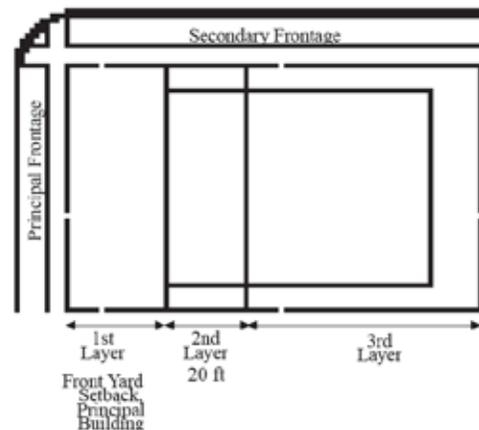


PARKING PLACEMENT

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

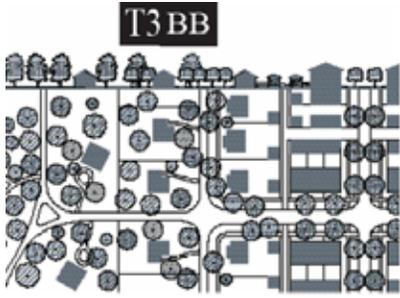
TRASH PLACEMENT

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



4.0 BULK + DIMENSIONAL DATA

TRANSECT TABLE T3BB



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

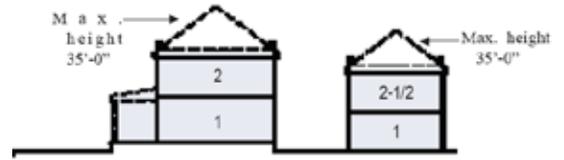
BUILDING LOCATION: SEE TABLE 4.1

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

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

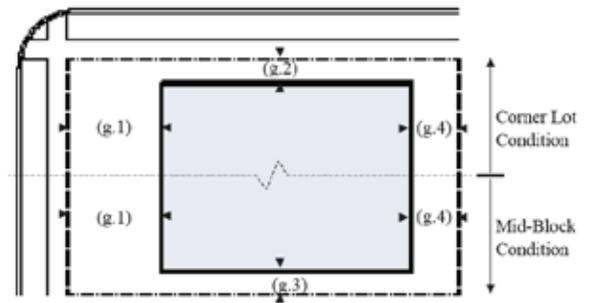
BUILDING HEIGHT

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



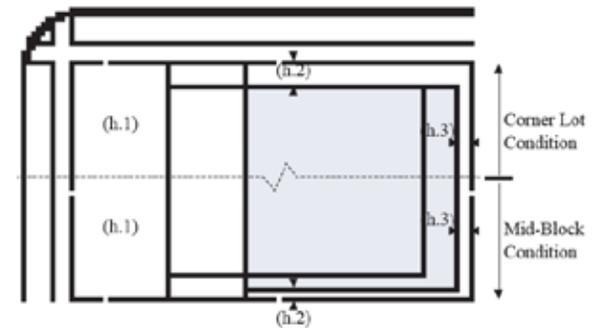
SETBACKS - PRINCIPAL BLDG

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



SETBACKS-OUTBUILDING

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

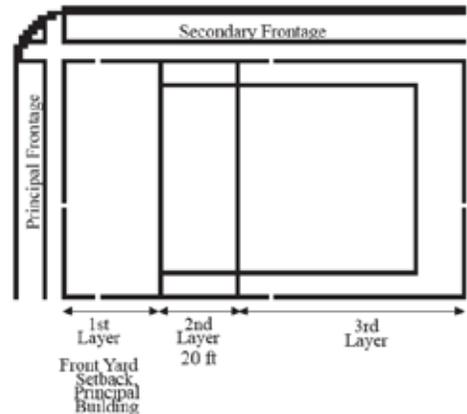


PARKING PLACEMENT

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

TRASH PLACEMENT

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



4.0 BULK + DIMENSIONAL DATA

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

1. Awnings, arcades, and galleries may encroach on the sidewalk to within 2 feet of the curb but must clear the sidewalk vertically by at least 8 feet and shall not exceed 14 feet in height.
2. Stoops, lightwells, balconies, bay windows, and terraces may encroach on the first layer 100% of its depth.
3. Loading docks and service areas shall not be permitted in first layer.
4. In the absence of a building facade along any part of a frontage line, a Streetscreen shall be built in the same plane as the facade.
5. Streetscreens should be at 3-1/2 and 4-1/2 feet in height. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow for pedestrian and one-way automobile access.

G. SPECIAL REQUIREMENTS

Specific to All Zones

1. Parking Placement

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

2. Trash Placement

Trash containers shall be stored within the 3rd layer.

3. High Pressure Pipe Lines

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

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

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

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

Specific to zone GB, GBA

1. Any application to establish a residential use in the GB District must meet the following requirements. The Commission is authorized to impose conditions upon the use to assure that the following requirements and conditions are satisfied:
 - a. The applicant shall provide vegetative screening, fencing or other visual buffers to provide adequate buffering for surrounding uses.
 - b. The location and size of use and the size of the lot in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the GB and GBA District.
 - c. The parking is adequate and properly located for the proposed use and the entrance and driveways are laid out for maximum safety.

H. BUILDING USE

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

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

4.0 BULK + DIMENSIONAL DATA

Table 4.2 Required Parking in Transect Zones (See Table 5.5 for how uses are categorized by function)	
Function	T2 + T3
<u>Residential</u>	<u>2.0 / dwelling unit</u>
<u>Lodging</u>	<u>1.0 / dwelling unit</u>
<u>Office</u>	<u>3.0 / 1,000 sf. Gross leasable space</u>
<u>Medical Office</u>	<u>5.0 / 1,000 sf. Gross leasable space</u>
<u>Retail</u>	<u>4.0 / 1,000 sf. Gross leasable space</u>
<u>Civic</u>	<u>To be determined by the Commission*</u>
<u>Other</u>	<u>To be determined by the Commission*</u>
<u>*Table 5.5 shall be used by the Commission as a guide for determining health, safety, and welfare limits for parking.</u>	

SHARED PARKING FACTOR

Function	with		Function
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE		1	OFFICE
	1.1	1.1	
RETAIL	1.4	1	RETAIL
	1.2	1.7	1.4
	1.3	1	1.3
	1.2	1.2	
	1		

4.0 BULK + DIMENSIONAL DATA

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

1. First story commercial uses shall be permitted.

I. DENSITY AND PARKING CALCULATIONS

Specific to zones T2, T3C, T3D, T3BB, SDI, Dev 1, Dev 2, BI, GB

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

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

1. Maximum density on a parcel shall be determined by the availability of Effective Parking in conjunction with Table 4.1 as it may apply. Such parking shall be provided:
 - i. Within the lot;
 - ii. Along the parking lane corresponding to the lot frontage, or;
 - iii. By purchase or lease for 25 years from a parking lot within 300 feet;
 - iv. In a public parking garage or lot available within 300 feet of the property line.
2. Parking requirements shall be adjusted according to the shared parking factor in Figure 4.1 to determine the Effective Parking. The shared parking factor is available for any combination of uses within any pair of adjacent blocks.
3. Based on the Effective Parking available, the density of the projected use shall be determined according to Table 4.2 and Table 5.5
4. The Commission may further reduce the Effective Parking by up to 30% within a Transit-Oriented Development (TOD). (See Definition of TOD in Section 2).
5. Exception: *Liner buildings that are less than 30 feet deep and no more than two stories shall be exempt from parking requirements.*

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

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

4.2 PARKING LOCATION and PRIVATE ROADWAY STANDARDS

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

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

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

1. Surface parking lots shall be located in the Second and Third Lot Layers. However, driveways, drop-offs and unpaved parking areas may be located in the First Lot Layer and shall be limited to five spaces. These five spaces may be used for Temporary Parking only.
2. Garages shall be located in the Third Lot Layer. However, side- or rear-entry garages may be allowed in the first or second layer by Special Exception.

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

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

4.0 BULK + DIMENSIONAL DATA

D. Specific to zone Dev 1, Dev 2 (SD 1), BI, GB, GBA

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

E. Specific to zone SD 1

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

4.3 LANDSCAPE STANDARDS

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

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

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

B. Specific to zones T1, T2, P

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

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

1. A minimum of one tree shall be planted within the first layer for each 30 feet of frontage line or portion thereof;
2. Trees shall alternate species between two

Table 4.3 Design Speed Table for Private Roadways

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

4.0 BULK + DIMENSIONAL DATA

species in a manner that matches the species of street trees on the public frontage, or as shown on Table 5.2.

4.4 Special District Dev SDI

A. Description and Purpose.

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

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

4.5 Signage

A. Purpose

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

B. Applicability

No sign, billboard, signpost or structure designed

to advertise the sale, rental, construction or improvement of said building or premises or both, or designed to advertise the business conducted upon the premises in the Business Industrial District, in the General Business or Development Districts, or designed to sell products permitted by these regulations to be produced on the premises in a Residence District which is visible and legible from a public street shall be erected, attached to, or maintained on property subject to these Regulations, except as permitted by the provisions of this Section.

C. Prohibited Signs

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

D. Permit Required

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

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

4.0 BULK + DIMENSIONAL DATA

Table 4.4 Sign Requirements

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

4.0 BULK + DIMENSIONAL DATA

Zoning Permit or Special Exception.

E. Signs Permitted in any District

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

F. Signs Permitted in Residential Districts

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

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

G. Signs Permitted in Non-Residential Districts

1. The following types of signs are permitted in a non-residential zone provided that any such sign shall comply with other provisions of Section 4.5.

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

H. Eleemosynary Signs Permitted

Subject to the general limitations prescribed in Section H.1, eleemosynary signs may be located either on premises as the event to which they refer occurs or off premises from such site. Sign registration per Section H.2 of these regulations is required for such signs.

1. Eleemosynary signs shall be:

- Not posted for more than two (2) weeks before the event;
- The event is limited to an activity scheduled for specific dates and not for continuous activities or on-going programs.

c. The sign(s) shall be removed within 48 hours of cessation of the event.

d. The area of any one side of the sign shall not exceed six (6) square feet

2. Eleemosynary signs shall be registered with the Zoning Enforcement Officer prior to their erection on a form prescribed by the ZEO which shall include the following information:

- The name and address of the business, organization, or enterprise;
- The name and phone number of the applicant and person responsible for removing said signs within the specified time limits;

4.0 BULK + DIMENSIONAL DATA

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

4.0 BULK + DIMENSIONAL DATA

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

4.0 BULK + DIMENSIONAL DATA

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

4.0 BULK + DIMENSIONAL DATA

Type of Sign	Maximum Number of Signs	Maximum Size/Area
14. Temporary A-frame sandwich-board signs. (Zoning Permit required)	One (1) temporary sandwich sign. For advertising use per business or occupant which can be used up to six different times in one calendar year (January ~ December) for a cumulative total of no more than six weeks during a calendar year.	Six square feet in total area on each of two sides.
15. A directory sign on a Class A road established in Figure 2.2. of these regulations, for businesses not on a Class A road. Proof must be provided that such a sign is in the public welfare, and that the applicant has the legal right to erect such a sign. (Special Exception required).		

Type of Sign	Maximum Number of Signs	Maximum Size/Area
a. Name Plate or sign for permitted uses giving only the name of the occupant or use of the premises.	One (1) sign or name plate.	Sign shall not exceed a total surface area of 1½ square feet.
b. Bulletin boards and signs on the premises of churches, schools and similar non-profit institutions.	One (1) sign.	Signs shall not exceed 16 square feet in total area and may be part of the architecture of the building.
c. Signs advertising the use of a premises for Special Exception uses.	One (1) sign.	Signs shall not exceed 16 square feet in total area.
d. Freestanding signs	One (1) sign.	Signs shall be no more than 6 feet in height and shall comply with Sections 5.17 and applicable setback regulations.

4.0 BULK + DIMENSIONAL DATA

- c. The date of submission;
- d. The overall sign design;
- e. The purpose of the event;
- f. The dates to be erected;
- g. The duration of the event;
- h. The location of the signs.

I. Sign: Area, Location, and Construction

1. Determination of Sign Area:
 - a. The area of sign shall be considered to include all lettering, wording, and accompanying designs or symbols, together with any background different from the building whether painted or applied when it is designed as an integral part of and obviously related to the sign.
 - b. When the sign consists of individual letters or symbols attached to, or painted on, a building wall or window, the area shall be considered that of the smallest rectangle which encompasses all of the letter or symbols.
 - c. In the case of a free-standing sign, or a sign that can be seen from both sides, the area shall be determined from the outside dimensions of the sign, not including the vertical, horizontal, or diagonal supports which affix the sign to the ground, unless such supports are evidently designed to be part of the sign.
2. No sign, other than official street or highway signs, shall be erected or maintained within street or highway rights-of-way.
3. No sign shall project over any private property line without the express written permission of the affected property owner.
4. No sign shall be placed so as to:
 - a. Interfere in any way with the vision of pedestrian or vehicular traffic, traffic signals or signs, or
 - b. Endanger traffic on a street or public way by obscuring a clear view of, or by confusion with, official street signs, highway signs, or signals.

5. No sign shall be affixed to the roof of any building; nor shall any sign affixed to any wall of any building project above the top of said wall.
6. All signs shall be designed, constructed, erected, and maintained in accordance with the standards specified in the state building code.
7. Permanent signs are encouraged to be carved.
8. No sign shall consist of, contain, or appear to contain rotating, vibrating or moving materials such as paper, cloth or metal, whether attached to a fixed sign or used independently thereof.
9. No sign shall be constructed, illuminated, or function in a way so as to appear to rotate, vibrate, move, or otherwise be animated.

J. Sign Illumination

1. The illumination of permitted signs shall be non-animated and non-flashing.
2. Neon signs are permitted by Special Exception.
3. No sign shall be illuminated by other than white incandescent or white fluorescent lights, unless specifically approved by the Commission.
4. Any internally illuminated sign shall consist of a dark or opaque background with lighter colored lettering unless specifically approved by the Commission.
5. Light sources shall be so located to preclude light trespass into the street or any adjoining property.
6. Spotlights or floodlights for signs shall be shielded so that:
 - a. The source of light shall not be visible from any point off the premises on which the sign, building or structure being illuminated is erected, and
 - b. Only one (1) sign is directly illuminated thereby.

4.0 BULK + DIMENSIONAL DATA

K. Sign Design and Review Procedure

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

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5.0 BASIC STANDARDS

Section 5.1 Purpose

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

Section 5.2 General Requirements

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

A. Hours of Outdoor Construction

Unless otherwise explicitly allowed by the Commission, outdoor construction shall only occur between the hours of 7am and 8pm Monday through Friday.

B. Continuation of Use

Any building, use of land, or building lawfully existing on the effective date of the amendments set forth in these Regulations, or any amendments thereto, or authorized by a lawful permit issued prior to the effective date, which does not conform to the provisions of these Regulations for the Zoning District in which it is located, is a non-conforming use and may be continued. Such use may not be extended, expanded, or enlarged in scope, area, or intensity except with the approval of the Zoning Board of Appeals.

The only non-conforming use that may be continued is a use that was legal and effective as of the date of the original adoption of these regulations (December 24, 1932), or prior to the effective date of any amendment that caused the use to become non-conforming. Such use shall have continued in existence and/or not replaced by any other use up to the effective date of amendments set forth in these Regulations.

C. Change in Use

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

1. The proposed use does not require Special Exception approval;
2. No significant site work is required, and;
3. The required parking is currently available.

A non-conforming use may be changed to another non-conforming use, subject to approval by the Zoning Board of Appeals, with the following conditions:

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

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

Section 5.3 Environmental Conditions

A. Preservation of Special Features

The applicant shall preserve special features that enhance the value of a development and/or a community. Special features to be preserved include, but are not limited to, large individual healthy trees, groves or stands of healthy trees; brooks, streams, ponds, creeks, waterfalls, lakes, wetlands, and their adjacent buffer areas; historic landmarks; scenic vistas, overlooks, and ridge lines, stone walls; slopes equal to, or greater than 35%.

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

1. Avoiding cuts or fills that result in potential soil erosion and excessive tree removal that disturb water resources;
2. Avoiding removal of healthy mature trees, desirable woods, and other vegetation, particularly those existing plant materials that serve as wind barriers in the winter or offer passive cooling of buildings

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in the summer;

3. Minimizing driveway, road width, and curbing to reduce necessary clearing, thus retaining the natural landscape;
4. Identifying special features on the topographic maps submitted in accordance with these Regulations.

B. Stone walls

The preservation of stone walls is important in maintaining the character of the Woodbridge country landscape. To the extent possible, existing stone walls shall be preserved and maintained and shall be used in demarcating property lines. Where the preservation of a stone wall is not possible, the wall shall be relocated on the lot. The Commission may require the creation of conservation easements or similar instruments to insure long-term protection of stone walls.

C. Alternative Preservation Plans

Should the applicant propose to remove, alter, or in any way change the features described in Sections 5.3.A or B, he/she shall submit documentation acceptable to the Commission demonstrating that these proposed plans are reasonable.

D. Air Pollution

No dust, dirt, fly ash, smoke, gas, fumes, or odors shall be emitted into the air from any lot so as to endanger public health and safety, to impair safety on, or the value and reasonable use of any other lot, nor to constitute a critical source of air pollution, or to create a nuisance.

E. Danger

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

F. Noise

(See Code of Ordinances, Chapter 315 enforced by the Woodbridge Police Department)

Section 5.4 Refuse and Pollution

A. Dumpster & Solid Waste Disposal Location and Design for Non-Residential Uses

No refuse or other waste materials shall be dumped on any lot except as provided for in these Regulations.

1. All hazardous materials and waste chemicals shall be stored inside on an impervious floor with some form of secondary containment;
2. Solid waste material shall be stored in an appropriately sized, covered, solid waste dumpster or other water-tight container that is plugged to prevent the release of any liquid;
3. Waste material shall be disposed of by a licensed waste hauler in accordance with all applicable federal, state, and local laws and Regulations;
4. All servicing of vehicles and equipment shall be conducted indoors on an impervious surface;
5. There shall be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment.

B. Excavation, Removal, Filling, Grading, and Processing of Earth Products (See Section 3.3.N)

Section 5.5 Sediment and Erosion Control Regulations

A. Purpose

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

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

Exemptions

1. A single-family dwelling that is not part of a subdivision of land may be deemed exempt by the Commission or its designated agent; and
2. Agricultural activities as protected in CT General Statutes, Title 8.

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B. Procedures

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

The Commission and/or its designated agent may refer any Soil Erosion and Sediment Control plan to any other town agency or its consultant for review and comment.

C. Application

The application shall include the following:

1. A soil erosion and sediment control plan shall provide for the adequate control of accelerated erosion and sedimentation and reduce the danger from stormwater runoff at the proposed site based on the best available technology, found in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as may have been amended from time to time. Alternative principles, methods and practices may be used with prior approval of the Commission. The plan may be submitted as part of a Special Exception or Site Plan application as set forth in these Regulations. Plans shall include:
 - a. A narrative describing the proposed project; a schedule for grading and construction activities, including start and completion dates; sequence of grading and construction activities; sequence for installation and/or application of soil erosion and sediment control measures; and the sequence for final stabilization of the project site.
 - b. The design criteria, construction details, installation and/or application procedures, and operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.
2. A site plan complying with Application Standards and Procedures, and containing the following additional information:
 - a. The proposed alterations on the site, including cleared, excavated, filled, or graded areas;
 - b. The location of and design details for all pro-

- posed soil erosion and sediment control measures and storm water management facilities;
 - c. The sequence of grading and construction activities;
 - d. The sequence for installation and/or application of soil erosion and sediment control measures; and
 - e. The sequence for final stabilization of the development site.
3. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

D. Standards

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

1. Plans for soil erosion and sediment control shall be developed in accordance with these Regulations using the principles outlined in Chapters 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as may have been amended from time to time;
2. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as may have been amended from time to time;
3. The design peak flow rates and runoff volumes to be used in association with the design and specification of erosion and sedimentation control measures shall be determined in accordance with Section 5.7 of these Regulations, and/or as determined by a generally accepted published engineering method, as applicable;
4. The Commission may grant exceptions to the minimum standards when requested by the applicant, if technically sound reasons are presented by a professional engineer, licensed in the State of CT;
5. All erosion controls shall be installed prior to the commencement of construction activities;
6. All stockpiles of excavated material remaining on-site for more than a month shall be temporarily seeded or covered;
7. Erosion controls shall be inspected regularly and immediately after each rainfall, as well as maintained and modified as necessary;

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8. Hay bales proposed for use on paved surfaces shall be replaced with a combination of filter fabric, concrete blocks, and gravel, or by silt sack inserts;
9. If the property is located within a public water supply watershed:
 - a. The RWA shall be notified, in writing, three days prior to the start of any construction activity;
 - b. RWA inspectors shall be granted access to the site to conduct routine inspections.

E. Conditions of Approval

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

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

F. Inspections

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

1. Compliance with the approved plan, and
2. Control measures and facilities are properly performed, installed, and maintained.

Section 5.6 Reserved for Future Use

Section 5.7 Stormwater Management

A. Purpose

The purpose of this section is to provide guidance for land use and development, and the planning and design approaches that are necessary to protect the waters of the Town from the potential adverse impact(s) of stormwater runoff. The protection and preservation of these waters is in the public interest and is essential to the health, safety, and welfare of the citizens of the Town of Woodbridge.

The intent of these Regulations is to establish requirements for Stormwater Management Plans. Such

plans should include design practices and technical standards that address any proposed change to the land that may alter hydrologic conditions. Stormwater Plans should also:

1. Preserve pre-development site hydrology to the extent possible;
2. Reduce the average total suspended solids (TSS) loadings by 80%;
3. Incorporate stormwater treatment systems and Best Management Practices (BMP) to facilitate the removal of pollutants;
4. Manage runoff velocity and volume such that the physical and biological character of the existing drainage system(s) is maintained or improved.

B. Applicability

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

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

All site development plans shall include a Stormwater Management Plan.

C. General Requirements

Stormwater Management Plans shall include:

1. A narrative describing the project, the objectives of the Stormwater Management Plan including the potential impacts resulting from the proposed development, and a description of the practices, techniques, structures, and facilities proposed in the Stormwater Management Plan to mitigate such impact(s);
2. The existing features and proposed improvements;
3. The potential impacts resulting from the proposal

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

- or equal to twenty-five (25) percent.
- e. Areas of potential shallow depth to ground water.

- D. No increase in stormwater peak flows will be allowed unless downstream increases are compatible with an overall flood plain management system. The following items should be considered in determining whether increased peak flows are compatible with an overall flood plain management system:
 - 1. Timing of peak flows from sub-watersheds;
 - 2. Increased duration of high flow rates;
 - 3. Stability of the downstream channels;
 - 4. Distance downstream that the peak; discharges are increased;
 - 5. Comparison of the peak flow rates from the pre- to post-development condition for the 1, 2, 10, 25, 50, and 100-year 24-hour storm events.

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

The applicant shall furnish calculations that demonstrate there would be no increase in peak flow rates from the pre- development to the post –development condition for the 1, 2, 10, 25, 50 and 100-year frequency, 24-hour duration Type III Distribution Storms, as computed with Technical Release #55, Urban Hydrology, Engineering Division, Soils Conservation Service, USDA, January 1975, as amended, TR-20, HEC-1, or by use of other methods conforming to sound engineering practice as set forth in this section.

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

The following documents are incorporated in these

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Regulations by reference:

1. Connecticut Council on Soil and Water Conservation and Connecticut Department of Environmental Protection, Connecticut Guidelines for Soil Erosion and Sediment Control, Bulletin No. 34, 2002, as may have been amended from time to time.
2. Connecticut Department of Transportation, Connecticut Department of Transportation Drainage Manual 2000, as may have been amended from time to time.
3. Connecticut Department of Energy and Environmental Protection, 2004 Connecticut Stormwater Quality Manual (Final Draft), as may have been amended from time to time.

F. Design Practices and Technical Standards

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

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

G. Site Planning and Design

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

These planning and design practices should:

1. Protect and preserve a site's natural features and systems including drainage systems, resource protection and buffer areas;
2. Preserve vegetation;
3. Avoid creating steeply sloped areas;
4. Avoid excessive site grading;

5. Minimize the area of impervious and managed surface coverage including sidewalks, streets, driveways, and walkways;
6. Encourage the disconnection of impervious and managed surfaces;
7. Minimize changes in surface water drainage patterns;
8. Promote temporary storage of stormwater runoff;
9. Promote infiltration of stormwater runoff;
10. Reduce increases in volume of stormwater runoff and changes in magnitude, frequency, and duration of stormwater discharges to receiving waters;
11. Prevent and minimize impacts to surface and ground water resources;
12. Reduce or eliminate the use of curbing;
13. Reduce use of storm sewers;
14. Encourage use of permeable paving materials where practicable;
15. Encourage use of bio-retention basins, rain gardens and swales.

H. Stormwater Infiltration (Also see Section 370 of Woodbridge Ordinances)

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

Where stormwater runoff infiltration is proposed, the Commission or its designated representative will require that subsurface investigations including field testing (test pit or soil borings, and infiltration tests) be made of the hydro-geologic conditions of the site and vicinity of the infiltration practice, technique, structure, or facility. Field testing shall be performed by a licensed Professional Engineer that is registered in the State of Connecticut.

If a stormwater infiltration practice, technique, structure, or facility is also intended to function to control peak rates of discharge of stormwater runoff, the practice, technique, structure, or facility shall be designed in accordance with the recommendations

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and guidance given in the Connecticut Department of Transportation Drainage Manual 2000, as may have been amended from time to time.

I. Concentrated Stormwater Runoff

- a. Where concentrated stormwater runoff is proposed to be discharged to a stormwater collection and conveyance system, man-made or natural channel, culvert, bridge, or other hydraulic structure due to site and design conditions, the hydraulic adequacy of the system, channel and/or structure shall be analyzed by the applicants' engineer for the 1, 2, 10, 25, 50 and 100-year, 24-hour storm events.
- b. Where concentrated stormwater runoff is proposed to be discharged directly to the ground surface or directly to a wetland or watercourse, the stability of the outlet at the discharge location and the requirement for outlet and slope protection measures beyond the discharge location shall be determined by the design engineer, and subject to the review and approval of the Commission or its designated representative and/ or the Town of Woodbridge IWC.
- c. Where it is determined that a system, channel, structure, or discharge outlet location is hydraulically inadequate under existing conditions and/ or will be hydraulically inadequate due to the proposed design, the Applicant shall:
 - i. Improve stormwater collection and conveyance systems to a condition where the systems are hydraulically adequate to convey the post development peak flow for the 25-year 24-hour storm event.
 - ii. Improve man-made or natural channels to a condition where the channels are hydraulically adequate to convey the post development peak flow for the 25-year 24-hour storm event.
 - iii. Improve culverts or bridges to a condition where the culvert or bridge will safely convey the design post-proposal, or activity peak discharges as determined by the design engineer and approved by the Commission or its designated representative,
 - iv. Improve the stability of the outlet of the

conveyance system, channel, or structure, and install outlet protection measures at the discharge location, and slope protection measures beyond the discharge location if applicable, to a standard or degree that is deemed to be acceptable to the Commission or its designated representative, or

- v. Develop a site design that attenuates post construction peak rates of discharge equal to or less than levels of existing peak rates of discharge for the 1, 2, 10, 25, 50 and 100-year, 24-hour storm events.
- vi. The applicant shall be responsible for the determination of the necessity of any and all additional permitting, obtaining said permitting, and/or the applicability of other standards that may exist from the Town of Woodbridge IWC, the Connecticut Department of Energy and Environmental Protection (DEEP), FEMA, the Connecticut Department of Transportation (CT DOT), or any other agency which may have jurisdictional authority.

2. Stream Channel Protection

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

- a. When stormwater runoff is discharged to a natural channel, the Applicant shall either:
 - i. Improve the channel using methods and materials that will minimize the impacts on the physical, chemical, and biological integrity of the natural channel system, and will preserve the natural channel characteristics to the maximum extent practicable, or;
 - ii. Develop a site design that meets one or both of the "over-control" method criteria for stream channel protection by either:
 - a) Attenuating the design post proposal or activity 24-hour duration, 2-year recurrence interval peak rate of discharge

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of stormwater runoff to the channel to one-half of its pre-development magnitude or less, or;

- b) Attenuating the post construction, a 24-hour duration, 2-year recurrence interval peak rate of discharge of stormwater runoff to the channel to be less than or equal to the pre-development 24-hour duration, 1-year recurrence interval peak rate of discharge of stormwater runoff to the channel.

- b. Where concentrated stormwater runoff is discharged to a natural channel that is experiencing channel instability under existing conditions, or has been identified by the Commission, as requiring additional protection, the Applicant shall either:
 - i. Improve the channel using methods and materials that will minimize the impacts on the physical, chemical, and biological integrity of the natural channel system, and will preserve the natural channel characteristics to the maximum extent practicable, or
 - ii. Develop a site design that provides extended detention of the design post proposal or activity 24-hour duration, 1-year recurrence interval peak rate of discharge of stormwater runoff to the channel for a minimum period of 24-hours.

3. Over-Bank Flooding Protection

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

Where it is determined by a professional engineer, licensed in the State of CT, that a structure, or receiving waterway is hydraulically inadequate under existing conditions and/or will be hydraulically inadequate due to the development proposal, redevelopment proposal or activity, the Applicant shall either:

- a. Improve the hydraulic structure or waterway

to a condition where the design post proposal or activity 25-year, 50-year and 100-year recurrence interval peak rates of discharge can be conveyed, or

- b. Develop a site design that will attenuate the design post proposal or activity 25-year, 50-year and 100-year recurrence interval peak rates of discharge to be less than or equal to the design existing condition 25-year, 50-year and 100-year recurrence interval peak rates of discharge.

4. Specific Data Required

All storm drainage calculations must be certified by a Professional Engineer, licensed in the State of CT. The Commission may require that the preparation of the Stormwater Management Plan include other professionals in other disciplines such as landscape architecture, environmental sciences.

The Stormwater Management Plan shall be submitted with each application to the TPZ.

Design information shall:

- a. Include drawings presented at a scale that will allow for clear identification of all existing conditions and post construction conditions on and in the vicinity of the site of the development;
- b. Include certification by a professional engineer, who is licensed in the State of Connecticut;
- c. Be based upon a survey prepared by a licensed land surveyor to A-2, T-2 (on-site) and T-D (off-site) standards, unless otherwise authorized by the Commission or its designated representative, and shall include, as applicable:

General Data

- i. Property boundaries;
- ii. Adjoining property owners;
- iii. Buildings and other structures;
- iv. Zoning District(s) and/or boundaries;
- v. Existing and proposed land uses;
- vi. Existing ground cover conditions including vegetation types;
- vii. Proposed ground cover conditions, including proposed clearing limits;

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- viii. Existing and proposed impervious surface and managed surface coverage areas;
- ix. Existing and proposed easements including those for access, utilities, drainage, maintenance and conservation or resource protection purposes;
- x. Existing and proposed areas subject to deed restrictions including those for conservation or resource protection purposes.

5. Engineering Data Required

- a. Existing ground surface elevation contours preferably referenced to the North American Vertical Datum of 1988 (NAVD88) and proposed ground surface elevation contours. Benchmark(s) should also be shown;
- b. Utility company facilities and services;
- c. Drinking water supply reservoir and well locations;
- d. Ephemeral, intermittent, and/or perennial watercourses;
- e. Surface water bodies;
- f. Special Flood Hazard Areas or boundaries and base flood elevations where determined, floodways or boundaries and/or stream channel encroachment lines;
- g. Resource protection areas and boundaries;
- h. Aquifer protection district areas or boundaries;
- i. Public water supply watershed areas or boundaries;
- j. Areas of ground surface slope greater than or equal to twenty (20) percent;
- k. Areas of exposed bedrock;
- l. Locations of stormwater discharges.

6. Hydrological and Soil Data Required

- a. Inland Wetland areas or boundaries, as field delineated by a Certified Soil Scientist and field located by a land surveyor registered in the State of CT;
- b. Inland Wetland regulated areas or boundaries;
- c. Surficial soil types classified by hydrologic soil group as defined by the U.S.D.A. Natural Resources Conservation Service Survey ("USDA Survey");
- d. Areas of shallow depth to bedrock surficial

- soils as defined by the USDA Survey;
- e. Areas of high erosion hazard surficial soils as defined by the USDA Survey;
- f. Areas of potential shallow depth to groundwater;
- g. The locations of all subsurface investigations;
- h. Surface water drainage patterns and watershed and/or catchment boundaries;
- i. The locations of all stormwater collection, conveyance and management systems and other hydraulic structures including, culverts, bridges, and dams;
- j. Tributary land areas to appropriate points for purposes of hydrologic and hydraulic analysis and hydrologic and hydraulic design of proposed practices and techniques, and structures or facilities;
- k. Travel time component and time of concentration flow paths for purposes of hydrologic and hydraulic analysis and design of proposed practices and techniques, and structures or facilities;
- l. Subsurface soil investigation information for the design of all practices, techniques, structures, and facilities where the determination of soil classifications and depths to groundwater, restrictive soil layers and/or rock are required, and where the determination of particle gradation analyses and in situ soil properties including soil infiltration rates are required;
- m. A description of design methodologies and computer models used, and hydrologic, hydraulic and water quality design computations for all practices and techniques, and structures and facilities;
- n. Structural design and supporting information and geo-technical design and supporting information for certain stormwater management system components including, storm sewers, channels, outlet protection measures, culverts, bridges, dams, spillways, outlet works and other structures, as required by the Commission and/or a Professional Engineer, licensed in the State of CT, acting as agent on behalf of the Commission;
- o. Drawings including plans, profiles, sections, and typical details of all stormwater management

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- system components at adequate scale(s) and containing sufficient detail to clearly depict the intent of the design and the details of construction and/or installation;
- p. A hydrologic study of pre-development site conditions, including peak flow rates and volumes for the 1, 2, 10, 25, 50 and 100-year, 24-hour storm events;
 - q. Post Proposal or Activity Stormwater Management Operation and Maintenance Plan including:
 - i. A description of the operation and maintenance tasks and an implementation schedule;
 - ii. Identification of the Responsible Person(s) for implementation of the Stormwater Management Operation and Maintenance Plan including mailing address, 24-hour contact telephone number(s), facsimile number(s) and email address;
 - iii. Agreements, declarations of covenants and restrictions, easements and/or other legal instruments governing the requirements for operation and maintenance of all post construction proposal or activity stormwater management measures as required by the Town Plan and Zoning Commission and the Town of Woodbridge.
 - r. Evidence of acquisition of all applicable federal and state approvals (e.g., copies of DEEP permit registration certificates, DEEP Dam Safety Registration Certificate for stormwater impoundments, etc.)
7. The applicant shall submit the following data for review by the Commission and/or its designated agent:
- a. Topographic Contour Map(s) showing drainage area(s);
 - b. Narrative and computations including, but not limited to, the following:
 - i. Method used to calculate stormwater runoff;
 - ii. Runoff characteristics of the property pre- and post-development;
 - iii. Hydrologic calculations for the pre- and post- development conditions, for the 1, 2, 10, 25, 50, and 100-year 24-hour storm events;
 - iv. Maximum velocity and quantity at point(s) of discharge from the system;
 - v. Design calculations for all drainage piping and structures. Drainage piping and structures shall be designed to convey the post development peak flow for the 25-year 24-hour storm event.
 - c. Narrative and computations for detention structures including, but not limited to, the following:
 - i. Inflow and outflow hydro-graphs for detention area, for the post development 1, 2, 10, 25, 50, and 100-year 24-hour storm events;
 - ii. Maximum storage volume of the detention facility;
 - iii. Design of spillway or other measures for the release of excess flows beyond that of the design capacity of the structure, which shall be designed to convey the post development peak flow for the 100-year 24-hour storm event;
 - iv. Flood routing of all runoff greater than the design capacity of the detention facility. An outlet or spillway shall be provided for the detention facility that is designed to convey the post development peak flow for the 100-year 24-hour storm event;
 - v. Time required for the facility to drain completely, if applicable;
 - vi. Materials used in facility construction;
 - vii. Methods employed to avoid clogging the discharge mechanism, and the maintenance requirements/schedule for the proposed stormwater management measures;
 - viii. Safety measures.

Exemptions

- A. *Upon written request, the Commission by a 2/3 vote, may waive these Regulations in whole or in part. No waiver request shall be approved that would cause an adverse impact to the surface water, ground water and/or other natural resources of the Town of Woodbridge. The Applicant shall demonstrate to the*

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satisfaction of the Commission or duly authorized agent, that approval of a waiver request will meet this standard.

- B. Activities defined as Agricultural Uses shall be exempt from this section of the Regulations.
- C. Development that does not require Special Exception and/or Site Plan approval are exempt from demonstrating that there will be no increase in runoff.

8. Standards and Criteria for Decision

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

- a. Design and planning for site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- b. Pollutants shall be controlled at their source to the maximum extent feasible to contain and minimize contamination. Methods include but are not limited to:
 - i. Sweeping of pavements, especially in the early spring, the use of sediment basins prior to infiltration, and
 - ii. Encouragement of sheet flow to filter strips.
- c. Stormwater management systems shall be designed and maintained to manage site runoff to eliminate surface and groundwater pollution, prevent flooding and, where required, control peak discharges and provide pollution treatment;
- d. Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, to trap floating material, oil, and litter. On-site storage methods include but are not limited to landscaped depressions, grass swales, infiltration trenches and retention or detention basins;
- e. Stormwater management systems shall use the best available technology to treat stormwater quality prior to off-site discharge. Stormwater shall be treated as recommended in the 2004 Connecticut Stormwater Quality Manual, as amended, including design of treatment practices for the Water Quality Volume or Water Quality

Flow, as appropriate;

- f. Stormwater runoff rates and volumes shall be controlled by slowing runoff velocities and encouraging infiltration. BMP methods for controlling runoff and encouraging infiltration include, but are not limited to:
 - i. The minimization of impervious surfaces,
 - ii. The use of grass or vegetative filter zones, landscape depressions, slotted curb spacers, perforated pipes for conveying stormwater,
 - iii. Establishment of buffers from streams, wetlands, and water bodies, and
 - iv. Any combination of methods, where appropriate.
- g. Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternatively, stormwater treatment systems shall remove 80% of total suspended solids from the site on an average annual basis. BMP methods for stormwater treatment include infiltration through vegetative strips, grass swales and detention basins.

9. Maintenance Covenants

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

- a. Provisions for annual inspection and maintenance of the facilities;
- b. Submittal of annual reports to the Commission, or its designated agent, documenting inspection dates, observations, and actions;
- c. An access easement to Town personnel for “inspection” purposes.

J. Reserved for future use.

K. Reconstruction

Any non-conforming building or structure which is

5.0 BASIC STANDARDS

destroyed or damaged by fire or casualty may be reconstructed and structurally altered, provided the cost of such reconstruction or structural alteration is less than sixty (60) percent of the fair market value of such property, as determined by a licensed real estate appraiser, and such reconstruction or alteration is commenced within 240 days of the dated of such damage or destruction. Nothing in these Regulations shall prevent the restoration of a wall or structural member declared unsafe by lawful authority.

L. Height Limitations (Also see Section 4.C Building Massing)

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

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

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

- I. Cupolas or chimneys provided that:
 - a. The height of the cupola or chimney shall not be more than 20% higher than the total building height allowed; and,
 - b. The total area of such features which exceed the total building height limitation shall not exceed 5% of the roof area.
3. Flagpoles of up to 75 feet in height;
4. Roof-top equipment for non-residential buildings (such as HVAC equipment, ventilators, sky-lights, bulkheads, or similar features) provided that:
 - a. Adequate and appropriate screening shall screen all rooftop mechanical equipment from view from the ground and adjacent buildings of equal or lower height shall be provided; and

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

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

M. Lot Splits and Lot Line Revisions

All maps depicting, or deeds creating, a first division of property or Lot Line Revision must be reviewed and approved for zoning compliance by the Town Zoning Enforcement Officer prior to the filing of any such map or recording of any such deed on the Land Records, and shall not result in the creation of a rear lot, or a non-conforming lot.

Section 5.8 Reserved for future use

Section 5.9 Site Amenities

A. Accessory Buildings

Detached accessory buildings:

No swimming pool, tennis court, or other recreational structure, including related improved areas shall be permitted in any required side or front yard of any residential zone.

B. Landscape Standards

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

- I. Landscape plans. Landscape plans in accordance with the following requirements shall be submitted with all Special Exception and Site Plan applications.

5.0 BASIC STANDARDS

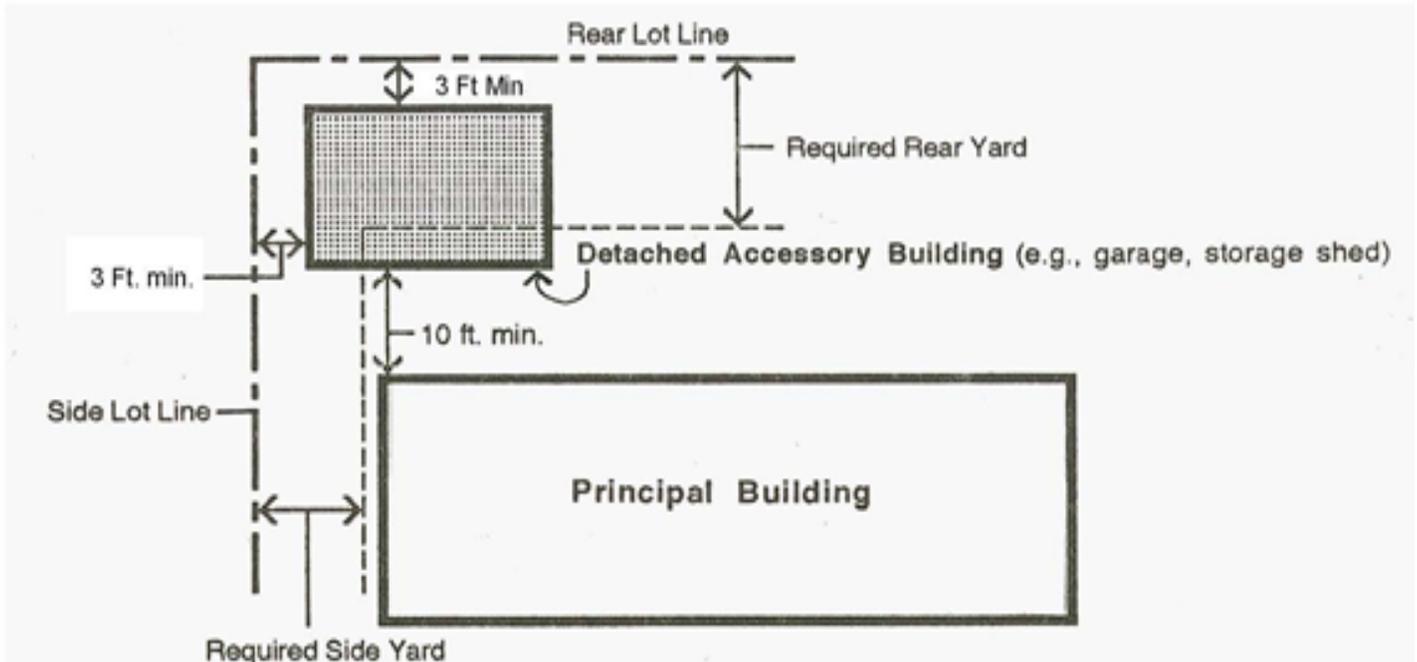


Figure 5.1 Location(s) of Accessory Buildings on Lot.

To the maximum extent possible, existing trees, vegetation, and site features such as stone walls, boulders, or rock outcroppings shall be retained and protected. Existing healthy mature plant materials, especially trees, shall be preserved.

Existing conditions site plans shall show site features including flood hazard zones, existing drainage patterns, meadows, agricultural land, tee lines, hedgerows, exposed ledge and stone walls, slopes 25% or greater, DEEP Significant Natural Communities, man-made features such as historic or archaeological sites and opportunities for scenic vistas and views.

Subject to any required Town approvals for placement in a Woodbridge right-of-way, any tree/plant selected to be planted in a Woodbridge right-of-way that is not listed in Table 5.2 must be approved by the Commission.

Section 5.10 Landscaping, Screening, and Buffer Areas

A. General Requirements

The following provisions shall apply to any use in T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, Dev 2 (SD 1), P:

1. Landscaping materials, trees, and other plants required by these Regulations shall be installed according to accepted horticultural practices, all plants shall be maintained in a healthy growing condition. Any landscaping materials, trees, and/or plants that are in a condition that does not fulfill the intent of these Regulations shall be replaced in kind by the property owner during the next planting season. This includes, but is not limited to the survival of all plant material through at least one growing season;
2. The property owner shall maintain any screening fence or wall required by these Regulations

5.0 BASIC STANDARDS

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

5.0 BASIC STANDARDS

in good condition throughout the period of the use of the lot;

3. All landscaping materials, trees, and plants adjacent to parking areas, loading areas or driveways shall be properly protected from damage by vehicles, with barriers, curbs or by other means;
4. To the extent possible, existing trees, vegetation, and unique site features, such as stone-walls, shall be retained, and protected. Existing healthy, mature trees, if properly located, shall be fully credited against the requirements of these Regulations;
5. Where it is not feasible to comply with the requirements of a front landscaped area or landscaped parking area due to lot size, shape, or existing structures, the Commission may approve the substitution of planters, plant boxes or pots containing trees, shrubs, and/or flowers to comply with the intent of these Regulations;
6. In cases where the edge of the pavement within a public right-of-way does not coincide with the front lot line, the property owner shall landscape the area up to the edge of the street pavement.

B. Front Landscaped Area

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

In all T3C, T3D, T3BB, BI, GB, GBA, Dev 1 and Dev 2 (SD 1) zones, the required front yard, *except for the driveway*, shall be landscaped with grass or other suitable ground cover, trees, and/or shrubs.

C. Screening of Surface Parking Lots

1. In the absence of a building facade along any part of a Frontage line, a Streetscreen shall be built in the same plane as the façade;

2. Streetscreens should be between 3-1/2 and 4-1/2 feet in height. The Streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow for pedestrian and vehicular driveway access. Vehicular access openings shall not exceed 12'-0" for residential uses, nor 18'-0" for commercial uses.

D. Buffer Area

The purpose of the buffer area is to provide privacy, reduce noise where possible, avoid headlight glare, and visual intrusion into residential dwellings. A buffer area shall be required along all side and rear property boundaries of a Special Exception use, a BI, GB, GBA, Dev 1 or a Dev 2 SD1 lot abutting any lot in a residential zone (A, B or T3C, T3D, T3BB,). Such buffer area shall comply with the following minimum standards:

1. The buffer area shall be located within the boundaries of the subject property within the BI, GB, GBA, Dev 1, or Dev 2 (SD 1) Zone;
2. The buffer area may be located on abutting property in a residential zone provided:
 - a. The owner(s) of the abutting residential property(s) agree in writing;
 - b. Said agreement is recorded on the land records and runs with the land;
 - c. The Commission approves said agreement with such stipulations regarding maintenance and upkeep, as it deems necessary.
3. Where it is not feasible to comply with the minimum widths required above, due to lot size and shape or existing structures, the Commission may modify the width requirements provided that the buffer area meets the intent of these Regulations.
4. The buffer area shall be planted with evergreens of such type, height, spacing and arrangement as the Commission determines will effectively screen the activity on the lot from the neighboring residential area. At a minimum, the plantings shall consist of a double row of trees six feet in height planted at intervals of 15' on center. Non-evergreen planting may be included to supplement evergreen planting, but shall not take its place.
5. An earthen berm, wall, or fence of location, height,

5.0 BASIC STANDARDS

Table 5.3 Minimum Width of Buffer Areas	
Special Exception Uses in or adjacent to any Residential Zone	10 ft.
Dev 2 SD I	50 ft.

design, and materials approved by the Commission may be substituted for any portion of the required planting and/or buffer area.

- Where the existing structure, topography and/or landscaping provide adequate screening, the Commission may modify the planting and/or buffer area requirements.

Section 5.11 Reserved for future use

Section 5.12 Reserved for future use

Section 5.13 Sidewalk Standards

The following provisions shall apply to any use in T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, Dev 2 (SD 1), and P

A. Sidewalks

- Sidewalks shall be required on both sides of the street in BI, GB, GBA, Dev 1 zones. The minimum width of a sidewalk shall be 5 feet;
- Sidewalks shall be required on at least one side of the street in T3C, T3D, T3BB, Dev 2 (SD 1) and P zones. The minimum width of a sidewalk shall be five (5) feet;
- All sidewalks shall be constructed of concrete, and be consistent with best management practices (BMP); and
- The Commission may, at its discretion, waive these requirements, provided that the applicant gives due consideration to pedestrian safety.

Section 5.14 Fences and Walls

The following provisions shall apply to any use in T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, Dev 2 (SD 1)

- Fences shall be erected so that the outer, decorative surface faces away from the property on which

the fence is erected;

B. Fences and walls of any type located within the first 25 feet of the front property line shall not exceed four feet in height. Fences within required side and rear yards shall not exceed six feet in height;

C. No fence or wall of any type shall be erected or maintained that unreasonably or dangerously interferes with the visibility to or from a driveway, or roadway intersection;

D. Fences or walls over six feet shall be considered to be accessory structures and shall conform to all relevant regulations in Section 4.

Section 5.15 Outdoor Lighting

The following provisions shall apply to any use in T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, Dev 2 (SD 1)

A. Purpose

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

- Enhance public safety and welfare;
- Maximize the effectiveness of site lighting;
- Prevent unnecessary upward illumination;
- Avoid illumination of adjacent properties, and
- Reduce glare.

B. Illumination Standards (See Figure 5.3 Luminair Types and Table 5.4 Foot-candle Standards)

All exterior lights and sign illumination shall be designed, located, installed, and directed to:

- Prevent direct glare or light trespass;
- Be shielded to the extent possible;
- Be contained in areas where needed, as determined by the TPZ;
- Maximize energy conservation;
- Limit the illumination to the minimum amount adequate for the intended purpose of the lighting;
- Shield direct light source(s) so that they shall not be visible at the property line at ground level or above when adjacent to residential property; and
- The Commission may require a photometric plan from the manufacturer or a qualified engineer that demonstrates compliance with Sections 5.15.A and .B above.

- Fixture Standards (See Figure 5.3 Luminair Types and Table 5.4 Foot-candle Standards)

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

1. Full cut-off type fixtures; or
2. Fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface;
3. Lighting fixtures for building security or aesthetics and any display purposes shall, except as may otherwise be approved, be:
 - a. Top downward (not upward or sideways);
 - b. Full cut off; or
 - c. Fully shielded/recessed.
 - d. Height of light fixtures shall not exceed 18'-0".

D. Prohibited Lighting

1. The use of laser source light or any similar high-intensity light, when projected above the horizontal, is prohibited;
2. The operation of searchlights is prohibited;
3. Flashing and blinking lights are prohibited. Traditional seasonal and temporary event lighting, not to exceed 15 days in a year, however, are exempt from this prohibition; and
4. Floodlighting is prohibited.

E. Hours of Operation

All lighting, other than for safety and building security purposes, shall be reduced after the close of business.

The applicant may be required to control the lighting through timing devices and/or motion detectors.

F. Foot-candle Standards for Exterior Lighting

On-site lighting is limited to between 0.5 and 1.5 foot-candles, unless specifically listed in Table 5.4 Foot-Candle Standards, or otherwise approved by the Commission.

Section 5.16 Infrastructure

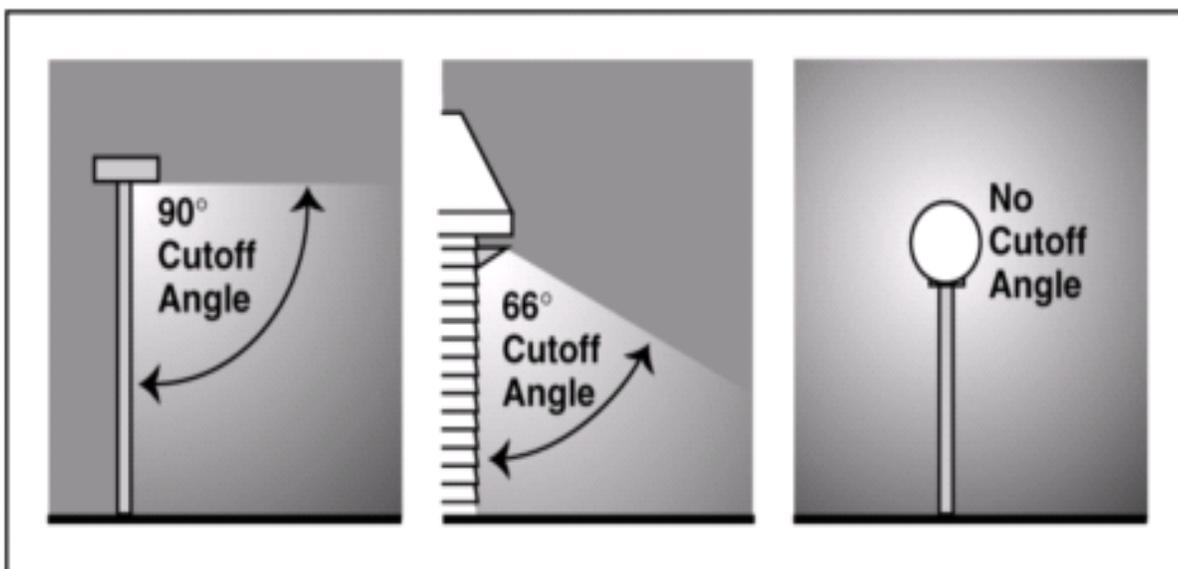
The following provisions shall apply to any use in T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, Dev 2 (SD 1).

A. Utilities

I. General Requirements

No development plan shall be approved unless:

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



Not Allowed

ALLOWED

Not Allowed

Figure 5.3 Luminaire Types

5.0 BASIC STANDARDS

Table 5.4 Foot-candle Standards			
USE	Max. Exterior fc	USE	Max. Exterior fc
Accessory Building & Use	0.2	Lodging	
Adult-Oriented Establishment	2.4-0.6	Bed + Breakfast	0.2
Agriculture		Hotel/Motel/Inn	2.4-0.6
Commercial Farm	0.2	Rooming Boarding House	0.2
Community Garden	0.1	Manufacturing	0.8-0.2
Truck Garden/ Farm Stand	0	Motor Vehicle Use	
Animals		Gas Station, Service + Repair, Rental	2.4-0.6
Animal Day Care	0.2	Car Sales	20
Animal Training Facility	0.2	Heliport	3.6-0.9
Grooming	0.2	Home Occupation	0.2
Keeping of Animals	0.1	Library + Museum	0.8-0.2
Kennel	0.2	Natural Resource Removal	2.4-0.6
Stable	0.2	Office Building	2.4-0.6
Veterinary Hospital	0.2	Open Space Development	0.2
Business + Personal Service	0.8-0.2	Place of Public Assembly	0.8-0.2
Cemetery	0.1	Place of Worship	0.8-0.2
Civic Club, Lodge, or Association	0.8-0.2	Public Parking Lot + Public Utility	1.5-0.5
Community Residence	2.4-0.6	Public Use + Public Utility	0.2
Day Care		Residential (fewer than 4-du)	0.2
Day Care, Adult	2.4-0.6	Multi-Family Dwellings	2.4-0.6
Day Care Center, Nursery School, or Group Day Care Home	0.8-0.2	Research, Development + Medical Laboratory	0.8-0.2
Family Day Care Home	0.2	Refuse Disposal	2.4-0.6
Food Service		Retail	
Catering Facility	0.8-0.2	≤20,000 sf gross leasable space	0.8-0.2
Outdoor Café	0.1	>20,000 sf gross leasable space	2.4-0.6
Restaurant	0.8-0.2	Sale of Alcohol	0.8-0.2
Take-out Food Service	2.4-0.6	Sale of Fire Arms	2.4-0.6
Funeral Home	2.4-0.6	Schools	2.4-0.6
Golf Course & Country Club	2.4-0.6	Storage	
Health Care Facility		Warehouse + Wholesale/ indoor storage	0.8-0.2
Hospital	5.0	Outdoor Storage	3.0

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2. Sanitary Sewers

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

3. Individual Services

Electric power, telephone, and other cable systems shall be placed underground, with the exception that existing electric power and telephone/cable system facilities may be used where appropriate for industrial and commercial uses. The Commission may waive this provision by a 2/3 vote only if the utility company has determined that safe underground installation is not feasible because of soil, water or other natural or man-made conditions. Existing overhead wires on residential streets may remain; however, all extensions must be underground.

4. Water Supply

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

premises otherwise developed. Such facilities shall be provided, in accordance with the standards specified in these Regulations, to accommodate the motor vehicles, occupants, employees, customers, suppliers and other persons normally visiting or servicing such buildings or premises at one time.

2. Location of Parking and Loading Facilities

Parking and loading spaces required for all uses in any BI, GB, GBA, Dev 1 or Dev 2 (SD 1) District shall be located on the same lot as the principal use.

Parking spaces required for any use in a T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, BI, GB, GBA, Dev 1, Dev 2 (SD 1) District shall consist of one or more of the following:

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

3. Parking and Loading Spaces

Required parking facilities for passenger vehicles shall contain no less than the minimum space set forth in Table 5.5. Rooftop and indoor parking may be included in the required number of spaces. Off-street parking and loading shall be maintained as long as the building or use remains on the property. No owner of any building, or use affected by this section, shall discontinue, change, or dispense with, or cause the discontinuance of, any required parking or loading space. No person, firm or corporation shall occupy a building without providing parking and loading spaces that meet the requirements of and are in compliance with these Regulations. No sales, servicing, or dead storage of automobiles, trucks or automotive equipment shall occur in any required parking or loading space.

Section 5.17 Traffic, Parking & Loading Requirements

The following provisions shall apply to any use in T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, Dev 2 (SD 1) and P.

A. Off-Street Parking and Loading Regulations (See Table 5.5 Required Parking Spaces for Residential Zones) Parking requirements for T-Zones and SD 1 are located in Table 4.2)

I. Applicability

Off-street parking and loading facilities shall be provided and used to serve all buildings erected, moved, altered, or enlarged and all

5.0 BASIC STANDARDS

Table 5.5 Required Parking Spaces for Residential Zones (Parking Requirements for T-Zones and Dev 2 SDI are located on Table 4.2)		
Building &/or Property Uses(s)	Function	Parking Requirement
Accessory Building		As determined by the Commission
Accessory Use		As determined by the Commission
Adult-Oriented Establishment	RETAIL	3 spaces per 1,000 sf of gross floor area
Agriculture		
Commercial Farm	OTHER	As determined by the Commission
Community Garden	OTHER	1 space for each 5 plots offered
Truck Farm	RETAIL	3 spaces per 1,000 sf of net floor area
Animals		
Animal Day Care	RETAIL	1 space per every 2 employees and 1 space per 10 licensed animal capacity
Animal Training Facility	RETAIL	1 space per every 2 employees and one space per animal during peak size class
Grooming	RETAIL	3 spaces per 1,000 sf of gross leasable area
Keeping of Animals	RETAIL	
Kennel	RETAIL	1 space per every 2 employees and 1 space per 10 licensed animal capacity
Stable	OTHER	As determined by the Commission
Veterinary Hospital	RETAIL	5 spaces per 1,000 sf of gross area
Business & Personal Service	RETAIL	4 spaces per 1,000 sf of gross leasable area
Cemetery	CIVIC	As determined by the Commission
Civic Club, Lodge, or Association (non-profit)	CIVIC	1 space for each 3 legal occupants, as defined by the Fire Marshal
Community Residence		
Conference Center Development	CIVIC	1 space for each 3 legal occupants, as defined by the Fire Marshal
Day Care		
Adult Day Care	OTHER	1 space per every employee and 1 space per 8 licensed client capacity; sufficient drop-off and pick-up stacking space must be provided
Child Day Care Center, Nursery School & Group Day Care Home	OTHER	1 space per every employee and 1 space per 8 licensed client capacity; sufficient drop-off and pick-up stacking space must be provided
Family Day Care Home (children)	OTHER	1 space per every employee and 1 space per 8 licensed client capacity; sufficient drop-off and pick-up stacking space must be provided
Food Service		
Catering Facility	RETAIL	4 spaces per 1,000 sf of gross leasable area
Outdoor Cafe	RETAIL	0 additional spaces
Restaurant	RETAIL	16 spaces per 1,000 sf of patron floor area
Take-out Food Service	RETAIL	4 spaces per 1,000 sf of gross leasable area
Funeral Home	OTHER: CIVIL SUPPORT	1 space for every 3 legal occupants, as defined by the Fire Marshall, plus 3 spaces for special vehicles

5.0 BASIC STANDARDS

- a. A minimum of one bicycle stall shall be provided for every ten vehicular parking spaces.
- b. The shared parking factor from Table 4.2 Required Parking in Transect Zones may be applied to parcels with more than one use.
- c. Stacking of parking spaces for single-family homes is permitted.

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

B. Required Truck-Loading Spaces

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

C. Parking and Loading Area Specifications

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

4. General Design (See also Section 5.9 Site Amenities)

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

5. Surfacing and Drainage

All parking and loading areas shall be properly surfaced, graded, and drained. Stormwater drainage systems shall be designed to minimize run-off and maximize absorption of pollutants. Required parking and loading facilities for all uses, other than one- and two-family dwellings, shall have an all-weather, dust-free surfacing, bituminous, or

concrete paving, and shall be maintained in good condition and capable of allowing free and safe movement of all vehicles using the facilities. Any parking spaces in excess of the minimum required shall be pervious unless expressly stated otherwise by the Commission.

6. Curb Cuts, Ingress, and Egress

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

7. Parking Spaces

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

Compact Spaces for Small Cars

Where a parking lot contains more than 30 car spaces, the applicant may provide up to 40% of the

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Parking Aisles

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

Table 5.6 Parking Aisle Width		
Design Arrangement	One-Way Aisle Width	Two-Way Aisle Width
90° parking	24 feet	24 feet
60° parking	18 feet	24 feet
45° parking	13 feet	24 feet
30° parking	11 feet	24 feet
Parallel parking	12 feet	24 feet

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

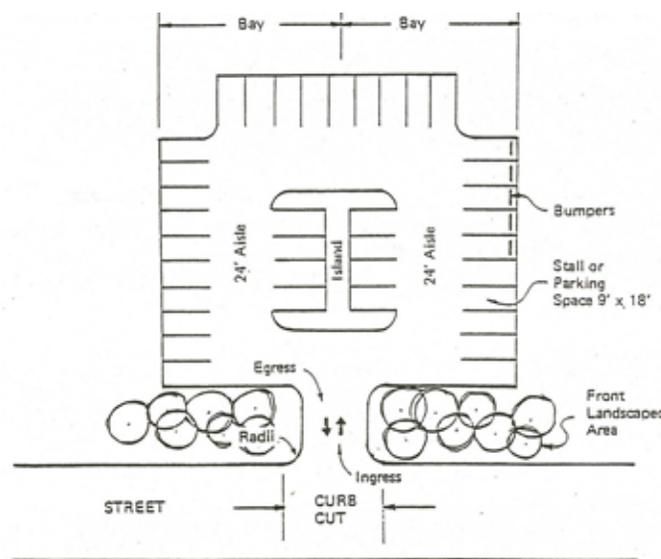


Figure 5.4 Typical Arrangement for 90° Parking

5.0 BASIC STANDARDS

total required parking in compact parking spaces, subject to approval by the Commission. A compact parking space shall not be less than 8½ feet in width and 16 feet in length. The applicant is encouraged to use the difference in area between each compact car space and standard parking space for additional landscaping on the site.

8. Parking Lot Sidewalks

- a. For parking lots with more than 30 cars, every other double bay shall provide for sidewalks on a raised curbed area consistent with sidewalk requirements, Town Public Works Standards, Section 5.13.3 and best management practices (BMP). The Commission may, at its discretion, waive this requirement, by 2/3 vote, provided that the application gives due consideration to pedestrian and vehicular safety, pedestrian and vehicular flow, and adequacy of landscaping.
- b. Where no wheel stops are provided, the sidewalk shall be 6 feet wide. Where wheel stops are provided, the minimum width of the sidewalk shall be 5 feet. All sidewalks shall be constructed of concrete.

9. Handicapped Parking

Parking shall be provided for the physically handicapped in accordance with the ICC/ANSI A117.1-2009 of the 2016 Building Code of the State of Connecticut as it may be amended from time to time.

10. Attended Parking for Events

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

B. Drive-through Window Service and Queue Space

(See Examples 5.1 and 5.2)

I. General Requirements

- a. Drive-through window services shall be designed and located to minimize conflict between pedestrian traffic and vehicular traffic;
- b. A traffic study shall be required for all drive-through applications, *unless expressly waived by a 2/3's vote of the Commission*;
- c. Drive-through window services shall comply with Examples 5.1 and 5.2, and the following standards:
 - i. Drive-through windows shall be located in the rear of the building. The Commission may waive this requirement when the configuration of the lot or building warrants a different location or in instances where abutting residential property would be better served by a buffer;
 - ii. All drive-through lanes shall be 9 feet wide;
 - iii. All drive-through lanes shall be designed to allow vehicle queuing on site and shall be physically separated from entrances and exits so as not to obstruct vehicular ingress/egress;
 - iv. The Commission may require that a landscaped area be placed between the drive-through lane(s), the general access lane(s), and parking area;
 - v. The drive-through shall be clearly defined by pavement markings and directional signage.

2. Queue Space Standards

- a. Minimum queue space shall be provided for uses as specified in Table 5.7. Queue space shall be provided in such a manner that the head of the queue starts adjacent to the specified use and extends so as not to obstruct or encroach upon any parking space, aisle, or into the street. Queue space shall only be provided on the lot being developed and for the use to be served, and shall not extend into any street or right-of-way.
- b. Each queue space shall have a dimension of 9 feet in width by 18 feet in length.

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Example 5.1: Example of re-design of existing gas station with gas pumps located in rear of building.

Rendering by Seth Harry, Seth Harry & Associates, Architects, and Planners

C. Landscaped Parking Area (See also, 5.10.D Buffer Area)

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

1. Where 30 or more parking spaces are required, there shall be at least 10 square feet of interior landscaping for each parking space within the paved portion of the parking area and at least one tree for every 5 parking spaces or fraction thereof;
2. Each separate landscaped area shall contain a minimum of 120 square feet, shall have a minimum dimension of 9 feet, shall be planted with grass or shrubs, and shall include at least one tree of not less than 2- inch caliper DBH. Required landscaped area may be massed;
3. Parking spaces within or below a structure, or otherwise covered, shall not be counted when computing required landscaped areas or number of trees pursuant to this section;
4. A landscaped area shall be provided along the perimeter of any parking area except along that portion of the parking area that is functionally integrated with an adjoining parking area on an abutting lot. The landscaped area shall have a minimum dimension of 5 feet, shall be planted with grass or shrubs and shall include at least one tree of not less than a 2-inch DBH for every 30 feet along the perimeter of the parking area;



Example 5.2: Example of preferred design / re-design of existing drive through designs
Examples of re-design of existing drive through designs

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5. In cases where the parking area adjoins a public sidewalk, the required landscaped area shall be extended to the edge of the sidewalk; and
6. Trees used in parking lots shall be those deemed appropriate for street tree use, as listed in Table 5.2 in these Regulations.

D. Visibility at Intersections

Visibility at intersections shall be consistent with Figure 5.5.

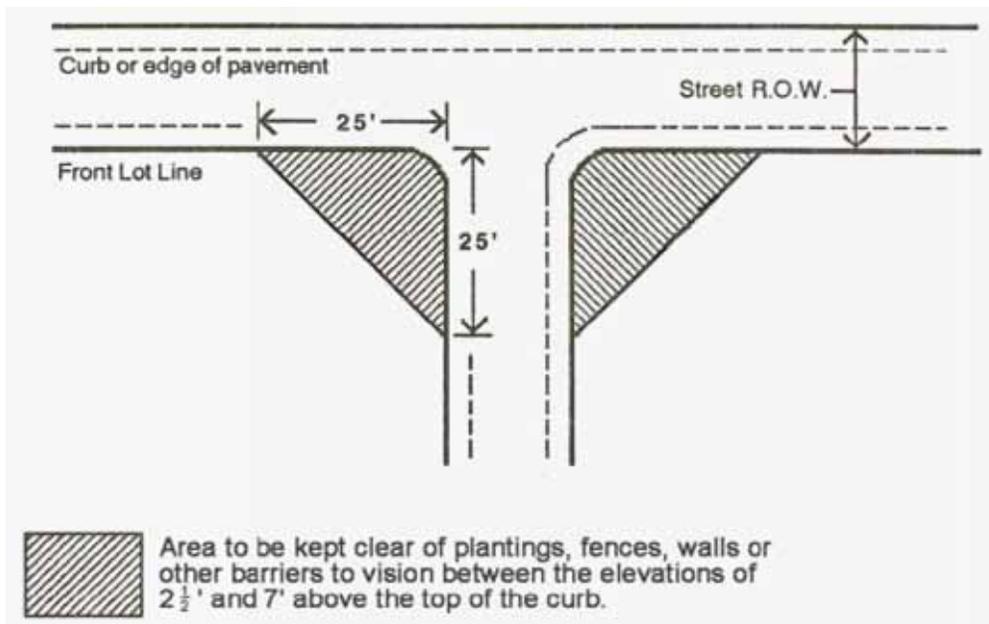


Figure 5.5 Visibility at Street Intersections

Table 5.7 Required Queue Spaces	
Use	Required Queue Spaces*
Automated Teller Machine (ATM), drive-up type	4 per machine
Bank Drive-up window	8 for each window in a separate lane
Pharmacy Drive-up window	4 for each window
Take-out food service	8 for each window
Other [MBD1][lc2]	4 minimum

*Unless modified by the Office of the State Traffic Administration

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SECTION 6.0 ENFORCEMENT OF REGULATIONS AND PENALTIES.

6.1 Enforcement of Regulations

6.1.1 These Regulations shall be enforced by the Town Plan and Zoning Commission or their authorized agent who shall be known as the Zoning Enforcement Officer. The Town Plan and Zoning Commission or their agent is authorized to cause any building, structure, or premises, to be inspected and examined and to order in writing the remedying of any condition found to exist therein or thereon in violation of any of these regulations.

6.2 Penalties

6.2.1 Any violation of these Regulations shall be subject to the procedures for enforcement set forth in Section 8-12 of the Connecticut General Statutes.

6.3 Applications and Permits

The Commission, on its motion or on petition, may amend these Regulations, or the Zoning Map, after public notice and hearing, in accordance with the General Statutes of the State of Connecticut.

6.3.1.1 Applications

Applications for a Special Exception shall include the following:

- A. Site Plan application form;
- B. A narrative statement describing the proposed use;
- C. Data must include:
 1. Building Location
 2. Building Use
 3. Parking Location
 4. Landscaping
 5. Signage
 6. Special Requirements
 7. Hazard Mitigation
 8. Natural Drainage and Sedimentation and Erosion Controls
 9. Architectural Plans and Elevations
 10. Lighting Plans
 11. General Performance Standards
- D. Any revisions to maps and any additional information, such as a traffic report, that is not submitted at

the time of the initial application must be submitted to the Plan and Zoning Office at least 10 calendar days prior to the public hearing on the proposed application.

6.3.1.2 Conformance with Requirements

Unless otherwise specified, a Special Exception use shall conform to all requirements of the zone in which it is located, as well as with all other applicable provisions of these Regulations.

Where two or more Special Exception uses apply to the same premises, the minimum requirements shall be the minimum requirements for each use as specified in these regulations, or in cases of two or more Special Exception uses in the same building, whichever requirements are more restrictive.

6.3.1.3 Threshold for Granting a Special Exception

In deciding whether to grant a Special Exception, the Commission shall give consideration to, but not be limited by, the following:

- A. The health, safety and welfare of the public in general, and the immediate neighborhood, in particular, compliance with the Plan of Conservation and Development;
- B. The location and size of the proposed use; The nature and intensity of the proposed use and any operations involved in the use;
- C. The safety and intensity of traffic circulation on the site and on adjacent streets;
- D. The scale of the proposed site and structure(s);
- E. The harmony and appropriateness of the use and site design in relation to the general area and to adjacent properties;
- F. Compliance with the Zoning Regulations and the site plan objectives set forth in Section 6.3.1.1.4. Any permit granted under this Section shall be subject to any and all conditions and safeguards imposed pursuant to Section 6.3.1.4 .

6.3.1.4 Conditions and Safeguards

A. The Commission may, if it finds that a Special Exception is appropriate, include reasonable conditions and safeguards related to the factors set forth in

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Section 6.3.1.3.

B. Any conditions or safeguards attached to the granting of a Special Exception shall remain with the property as long as the Special Exception use is still in operation, and shall continue in force regardless of any change in ownership of the property.

6.3.1.5 Conformance with Approved Plans

Site development shall proceed in accordance with plans approved by the Commission. Any changes proposed by an applicant to an approved Special Exception shall be submitted to the Plan and Zoning Office for review and approval by the staff or by the Commission, as required. Any changes made prior to such review and approval shall constitute a violation of these regulations. All site work shall be completed no later than five years from the date of approval of the original plan.

6.3.1.6 Suspension

Any authorized Special Exception shall be subject to suspension through a Cease and Desist Order if any condition or safeguard imposed by the Commission upon buildings, structures, land or uses for said permit is not strictly adhered to by the applicant, user and/or owner.

6.3.1.7 Amendments or Modifications to Approved Special Exceptions

Applications for amendment(s) or modification(s) to an approved Special Exception that are necessitated by site conditions, or by a change in circumstances, or that are deemed to be in the public interest, shall be made in the same manner as the original application;

A. Amendments to approved Site Plans attendant to Special Exceptions may be approved with a public hearing before the Commission. Amendments are those that may result in additional impact to the appearance and/or intensity of use of a site.

B. The request for a Amendment to a Special Exception and/or Site Plan shall not subject the entire application to public hearing, only that portion necessary

to rule on the specific issue requiring the relief.

C. The request for a Amendment to a Site Plan shall not subject the entire application to review by the Commission, only that portion necessary to allow the Commission to rule on the specific issue requiring relief.

6.3.1.8 Time Period and Expiration

In approving a Special Exception, the Commission may set time limits on the permit and/or require periodic renewal of the permit without a public hearing. If a legal ruling is made to reverse the Commission's denial of a Special Exception, the time period shall commence on the date of final disposition of such an appeal. Expired Special Exceptions shall be considered invalid.

6.3.1.9 Continuance

Notwithstanding any other provision of these regulations, when an amendment is adopted to these Zoning Regulations or boundaries of zones, a Special Exception that has been approved according to the regulation in effect at the time of filing shall not be required to conform to such amendment provided:

A. Construction of any of the proposed improvements, including but not limited to roads, sewer lines, landscaping, recreational facilities, etc. shall have commenced within 12 months from the effective date of the Special Exception and Site Plan approvals; and

B. Construction of the improvements is diligently pursued and brought to substantial completion within the original time constraints set forth at the time of approval or within 3 years following the effective date of such amendment to the zoning regulations or boundaries of zones.

6.3.1.10 Site Plan Standards and Procedures

6.3.1.10.1 Authority and Purpose

No Zoning Permit shall be issued for any activity requiring Site Plan approval until the Commission has reviewed and approved the application. All uses requiring a Special Exception shall require Site Plan review and approval by the Commission.

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All non-residential uses approved by the Zoning Board of Appeals shall require Special Exception review and approval by the Commission.

6.3.1.11 Site Plan Procedure

6.3.1.11.1 Application

Each application for Site Plan approval shall be submitted on a form prescribed by the Commission, accompanied by ten sets of a Site Plan, as well as the applicable fee.

6.3.1.12 Referrals

The Commission may refer any Site Plan application to any Town department or other agency that the Commission deems appropriate, and may that request any such department or agency submit a report to the Commission on matters that are of concern to the Commission in connection with its own responsibilities.

6.3.1.13 Site Plan Information

All maps shall include an accurate class A-2/T-2 survey of the property and improvements, prepared by a land surveyor registered in the State of Connecticut unless waived by the Commission.

All plans shall be prepared, signed and sealed by a Connecticut-registered engineer, architect, or landscape architect, whichever is appropriate.

All plans shall be prepared at a scale of one-inch equals not less than 20 feet, and not more than 50 feet.

Site Plans shall include the following:

- a. Title Block with date, name of developer(s), property owner(s), north arrow, revision date(s), numeric and graphic scale of plans, seals and signatures of all appropriate design professionals;
- b. A key map at the scale of 1-inch equals 1000 feet showing the subject property and adjacent properties within 500 feet;
- c. Boundary survey of the site, including distances with angles or bearings;
- d. Zoning classification of property;
- e. Area of lot;
- f. Name of adjacent owners and zoning classification of each property;
- g. Existing and proposed contours or spot grades at no more than 2-foot intervals;
- h. Locations of existing and proposed buildings, signs, fences, and walls with dimensions, area, elevations and number of stories, and distances between all buildings and property lines;
- i. Location of all existing and proposed uses and facilities not requiring a building, such as swimming pools, tennis courts, tanks, and transformers;
- j. Sizes, arrangement, uses, and dimensions of all open spaces on the site;
- k. Location and design of all existing and proposed sanitary sewers, storm drainage, water-supply facilities, electrical / mechanical pad(s) and other underground and above-ground utilities;
- l. Existing and proposed sidewalks, curbs and curb cuts, and adjacent streets;
- m. Soil erosion and sedimentation control measures as required by Section 5.5 Sediment and Erosion and Control Regulations;
- n. Drainage design for roof area(s), parking lot(s) and driveway(s);
- o. Stormwater Detention Plans;
- p. Locations and descriptions of all existing and proposed easements and rights-of-way;
- q. Location of all existing wooded areas, water-courses, wetlands, rock outcrops, and other significant physical features, and, where appropriate, the mean high-water line, the wetlands boundary, the flood hazard area, the coastal area boundary, the aquifer boundary and the West Rock Ridge Conservation area;
- r. Location of existing stone walls;
- s. Proposed landscaping to include the following:
 - i. Location, general layout, type and size of buffer(s) or landscape area(s), plant material(s), fencing, screening devices, decorative paving, or other materials proposed;
 - ii. Location of existing trees with a trunk cali-

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per of more than 6 inches except in intensely wooded areas where the foliage line shall be indicated;

- iii. A statement to the effect that such landscaping does not include any species listed on the Connecticut Invasive Plant List.
- t. Layout of all off-street parking areas showing details of aisles, driveways, each parking space, all loading and unloading areas, pavement markings, location of directional signs;
- u. Existing and proposed locations, heights and sizes of all outdoor lighting and sign locations. Lighting plan shall include the following:
 - i. Location and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices; any decorative lighting should be indicated;
 - ii. Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cut sheets by manufacturers and drawings (including sections where required);
 - iii. Photometric data, such as that furnished by manufacturers or similar, showing the angle of cut-off or light emissions;
 - iv. Wattage or power of the lights, and method of shielding from any adjoining residential area.
- v. Fire lanes and traffic control signs as required by Police and Fire authorities;
- w. Outside storage areas with proposed screening;
- x. Location of outside recycling and refuse storage area and proposed screening;
- y. Provisions for water supply;
- z. Proposed open space areas and any proposed site improvements to such areas;
- aa. Information on endangered species or species of special concern, as listed on the Natural Diversity Data Base maintained by the Connecticut DEEP; and
- bb. A table or chart indicating the proposed number or amount and types of uses, lot area, lot width, yards, building height, coverage, floor area, parking spaces, landscaping, open spaces and other ele-

ments as they relate to the requirements of the Zoning Regulations.

6.3.1.14 Site Plan Objectives

In reviewing a Site Plan Application, the Commission shall take into consideration the health, safety and welfare of the public in general and the immediate neighborhood, in particular, and may prescribe reasonable conditions and safeguards to insure the accomplishment of the following general objectives.

A. Plan of Conservation and Developments (POCD)

That the proposed site plan shall be in general conformance with the intent of the Town Plan. However, the POCD shall not take precedence over specific provisions of the Zoning Regulations.

B. Public Safety:

All buildings, structures, uses, equipment, or material are readily accessible for fire and police protection.

C. Traffic and Pedestrian Access:

All proposed traffic and pedestrian access ways do not create traffic hazards and are: adequate, but not excessive in number; adequate in width, grade, alignment, and visibility; adequate in distance from street corners, places of public assembly and other access ways; and adequate in design for other similar safety considerations.

D. Circulation and Parking:

Adequate parking and loading spaces are provided to prevent congestion; that all parking spaces and maneuvering areas are suitably identified; that entrances and exits are suitably identified and designed to specific use radii; that the interior circulation system is adequately designed to provide safe and convenient access to all structures, uses, and/or parking spaces; that parking areas are provided with suitable bumper guards, guard rails, islands, crosswalks, speed bumps and similar safety devices when deemed necessary by the Commission to adequately protect life and property; and that provision is made for safe pedestrian

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movement within and adjacent to the property by the installation of sidewalks.

E. Landscaping and Screening:

The general landscaping of the site complies with the purpose and intent of Section 5.10 of these regulations; that existing trees are preserved to the maximum extent possible; and that parking, storage, refuse and service areas are suitably screened during all seasons from the view of adjacent residential areas and public rights-of-way.

F. Lighting:

Lighting of the site shall be adequate at ground level for the protection and safety of the public in regard to pedestrian and vehicular circulation and that glare from the installation of outdoor lights and illuminated signs is properly shielded from the view of adjacent property and public rights-of-way.

G. Public Health:

All utility systems are suitably located, adequately designed, and properly installed to serve the proposed uses, and to protect the environment from adverse air, water, and land pollution.

H. Environmental Features:

The development of the site will preserve sensitive environmental land features, such as steep slopes, wetlands, and large rock outcroppings and will attempt to preserve public scenic views or historically significant features.

I. Neighborhood Character:

The location and size of any proposed use, building or structure, as well as the nature and intensity of operations involved or conducted in connection therewith, will be in general harmony with the character of the surrounding neighborhood and will not be hazardous or otherwise detrimental to the appropriate and orderly development or use of any adjacent land, building, or structure as expressed in Section 5: Basic Standards.

J. Drainage:

The design of stormwater drainage systems shall be such as to minimize soil erosion and maximize absorption of pollutants by the soil. Runoff from impervious areas shall be attenuated to reduce peak flow volume and sediment loads to pre-development levels. Practices as outlined in the 2004 Stormwater Quality Manual of the Connecticut DEEP (as updated), shall be followed.

K. Soil Erosion and Sediment Control:

The design of soil erosion and sediment control plans shall be such as to reduce the danger from storm water run-off, minimize non-point sediment pollution from land being developed and conserve and protect the land, water, air and other environmental resources of the Town.

L. Conformance to Requirements

Unless otherwise specified, a Site Plan use shall conform to all requirements of the zone in which it is located as well as to other applicable provisions of these regulations.

Where two or more Site Plan uses apply to the same premises, the minimum requirements shall be the minimum requirements for each use as specified in these regulations or, in cases of two or more Site Plan uses in the same building, whichever requirements are more restrictive.

M. Conditions and Safeguards

The Commission may, if it finds that a Site Plan is appropriate, include reasonable conditions and safeguards related to the factors set forth in this section. Any conditions of approval shall be so noted by stamping on the Site Plan accordingly and noting specific conditions on the plan. Any such conditions or safeguards attached to the granting of a Site Plan shall remain with the property as long as the Site Plan use is still in operation, and shall continue in force regardless of any change in ownership of the property.

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N. Performance Bond

The Commission, may, if it deems necessary, require a bond consisting of a corporate surety or other financial guarantee, in a form and amount acceptable to the Commission or its designated agents, to guarantee performance of the site work as shown on the approved site plan. Said bond shall be submitted at a time to be determined by the Commission. Performance Bond requirements shall be consistent with CT General Statutes.

O. Conformance to Approved Plans

Site development shall proceed in accordance with plans approved by the Commission. Any changes proposed by an applicant to an approved Site Plan shall be submitted to the Plan and Zoning Office for review and approval by the staff or by the Commission, as required. Any changes made prior to such review and approval shall constitute a violation of these regulations. All site work shall be completed no later than five years from the date of approval of the original plan.

P. Suspension

Any authorized Site Plan shall be subject to suspension through a Cease and Desist Order if any condition or safeguard imposed by the Commission upon buildings, structures, land or uses for said permit is not strictly adhered to by the applicant(s), user(s) and/or owner(s).

Q. Amendments

The Planning staff, in conjunction with the chairperson of the TPZ, shall determine whether a proposed deviation from approved Site Plans and/or Special Exceptions requires an Amendment.

1. Amendments to approved Site Plans attendant to Special Exceptions may be approved with a public hearing before the Commission. Amendments are those that may result in additional impact to the appearance and/or intensity of use of a site.

2. The request for an Amendment to a Special Excep-

tion and/or Site Plan shall not subject the entire application to public hearing, only that portion necessary to rule on the specific issue requiring the relief.

R. Period and Expiration

In approving a Site Plan, the Commission may set time limits on the permit and/or require periodic renewal of the permit. In the event a legal ruling is made to reverse the Commission's approval of a Site Plan, the time period shall commence on the date of final disposition of such litigation. Expired Site Plans shall be considered invalid.

S. Continuance

All conditions and improvements shown on an approved Site Plan shall remain with the property, as long as the use indicated on the approved Site Plan is still in operation. The conditions and improvements shall continue in force, regardless of any change in ownership of the property.

Notwithstanding any other provision of these regulations, when an amendment to these Zoning Regulations is adopted or boundaries of zones are modified, a Site Plan that has been approved according to the regulations in effect at the time of filing shall not be required to conform to such amendment provided:

1. Construction of any of the proposed improvements, including but not limited to roads, sewer lines, landscaping, and recreational facilities, shall have commenced within 12 months from the effective date of the Site Plan approvals; and
2. Construction of the improvements are diligently pursued and brought to substantial completion within the original time constraints set forth at the time of approval, or within 3 years after the effective date of such amendment to the zoning regulations, or modification of boundaries of zones.

T. Applications for Approval of Location of Use:

Limited Repairer's License and Car Sales

Applications for automobile repairer's and dealers and

6.0 APPLICATIONS, PERMITS, ENFORCEMENT + PENALTIES

related licenses shall be approved by the Commission in accordance with Connecticut General Statutes.

6.3.1.15 No building or structure shall be erected, changed, or enlarged unless and until the owner of the property has obtained a zoning permit from the Zoning Enforcement Officer. Except in the case of gardening or agricultural operations no new land use shall be undertaken, nor any existing land or building use enlarged or changed unless and until the owner of the property has obtained a zoning permit from the Zoning Enforcement Officer. Nothing herein shall be construed to authorize the extension, expansion or enlargement in scope, area, or intensity, of any non-conforming use.

6.3.1.16 The Zoning Enforcement Officer shall require that the application for a permit to use, change of use, erect, or enlarge a building, structure or premises shall be accompanied by a Site Plan of the land where the use, change of use, construction or enlargement is to take place.

Said Site Plan shall be based on a survey done according to A-2 standards of accuracy, prepared by a land surveyor licensed to practice in the State of Connecticut, at a scale of not less than 1"= 40'. The boundaries of the land shall be denoted on the land either by visible permanent natural features, or by visible merestones or other suitable permanent markers.

The map shall contain at least the following information:

1. Soil erosion and sedimentation control devices (approved as necessary by the TPZ);
2. All property corner monuments must be set and noted;
3. The location of all existing and proposed buildings, accessory structures, swimming pools, tennis courts, etc., and their property line setbacks. In the case of a dwelling, the number of bedrooms must be shown;
4. Location of driveway (s);
5. Location of well or public water supply tie-in;
6. Location of septic system including the reserve area (approved as necessary by the Quinnipiack Valley Health District), or public sewer tie-in;
7. Location and size of oil tank;
8. Location of underground utilities;
9. Amount of fill to be brought to the site or excavation contemplated in cubic yards and square feet for driveway, septic system, regrading, etc., (approved as necessary by the Town Plan and Zoning Commission);
10. Existing water courses, wetlands (approved as necessary by the Town Plan and Zoning Agency), flood zones (approved as necessary by the Town Plan and Zoning Commission), existing and proposed easements;
11. Name and address of current owner in fee including the abutting owners and those across the street; north arrow and scale;
12. The Zoning District classification of a property.
13. Indicate in comparative tabular form the information required by Section 4 of these Zoning Regulations entitled "Table 4.1 Table of General Bulk Regulations" showing: (a) existing dimensions; (b) standards required in Section 4 and (c) standards proposed by the applicant;
14. Variance if granted (show date and type);
15. Show in a Title Block in the lower right hand corner: (a) Name of the current owner, (b) Street address; (c) Name of Architect, Engineer and/or Land Surveyor; (d) Date, revision and scale) The Zoning Enforcement Officer shall have the authority to waive any of the above requirements if in his opinion the nature of the work proposed does not warrant full compliance with the requirements of this section or the requirements can be met in other ways. Depending on the complexity of the application, additional information such as existing and proposed grades, landscaping, drainage, soil types, signs and lighting may be required; and the TPZ shall have the authority to waive any of the above requirements if in his opinion the nature of the work proposed does not warrant full compli-

6.0 APPLICATIONS, PERMITS, ENFORCEMENT + PENALTIES

ance with the requirements of this section or the requirements can be met in other ways. Depending on the complexity of the application, additional information such as existing and proposed grades, landscaping, drainage, soil types, signs and lighting may be required.

6.3.1.17 Before the actual pouring of concrete or placement of other material for the foundation of any building or structure, the owner or contractor shall notify the Enforcement Officer, and shall give him/her an opportunity to determine that the location of such foundation, or any part of the building to be erected thereon, will not encroach over the established building lines or in any way violate any of these Regulations, and shall obtain his written approval endorsed upon the permit.

6.3.1.18 Every application for a zoning permit for the erection of a residence or for a permit for any other use, change of use, building or enlargement 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, as amended from time to time. Such fees shall be collected by the Zoning Enforcement Officer, or his/her designee, and shall be remitted to the Treasurer of the Town.

6.3.1.19 Any permit by the Zoning Enforcement Officer issued under this Section shall be valid for one year from the date of issue.

6.3.1.20 Nothing herein contained shall require any change in the plans, construction, site or designated use of a building (a) for which a zoning permit has been granted, or (b) for which an acceptable application was on file with the Selectmen or his/her duly authorized agent before the effective date of these Regulations, and the construction of which shall be started within six (6) months after such date.

6.3.1.21 Certificate of Compliance

It shall be unlawful to use or permit the use of any building, structure or premises or part thereof hereaf-

ter changed or converted, altered or enlarged, wholly or partly, in its use or structure, until a Certificate of Compliance has been issued showing that such building, structure or premises, or part thereof, and the proposed use(s) thereof, are in conformity with the provisions of these Regulations.

A Certificate of Compliance shall be issued by the Zoning Enforcement Officer immediately upon the satisfactory completion of the building or establishment of a land use with the exception of gardening or agricultural operations.

SECTION 7: 7.0 Reserved for future use

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8.0 ZONING BOARD OF APPEALS

SECTION 8 ZONING BOARD OF APPEALS.

8.1 Powers and Duties

8.1.1 The Zoning Board of Appeals shall have the following powers and duties:

- (a) To hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by the Enforcement Officer in connection with the enforcement of these Regulations.
- (b) To hear and decide all matters including special exceptions upon which it is required to pass by the specific terms of these Regulations or any amendments thereof.
- (c) To determine and vary the application of these Regulations in harmony with their general purposes and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of these Regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured.

8.2 Hearing Procedure

8.2.1 The Zoning Board of Appeals shall hold a public hearing on all appeals. Notice of the time and place of such hearing shall be published according to law and a copy of said notice and petition is to be forwarded to the Town Plan and Zoning Commission.

8.3 Approval Procedure

8.3.1 Before any exception or variance is granted, the Zoning Board of Appeals shall include a written finding in its minutes as part of the record in each case, stating specifically the exceptional conditions, the practical difficulties, or unnecessary hardship involved. Any variance or exception in the use of buildings or land which is granted by the Zoning Board of Appeals shall be filed in the Office of the Town Clerk with a copy to the Town Plan and Zoning Commission.

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9.0 AMENDMENTS, VALIDITY, EFFECTIVE DATE

9.0 Amendments, Validity, Effective Date

9.1 Amendments

9.1.1 These Regulations may be amended, changed or repealed as provided by Chapter 124, of the Connecticut General Statutes, 1958 Revision, as amended from time to time.

9.1.2 **Publication of Notice.** Notice of the time and place of a hearing on a proposed amendment shall be published at least twice in a newspaper having a substantial circulation in the Town. Such publication shall be at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days before such hearing, and a copy of such proposed amendment shall be filed in the Office of the Town Clerk at least ten days before such hearing. Such additional notice shall be given as the Commission may prescribe.

9.1.3 **Protest.** If a protest against such change is filed at such hearing and such protest is signed by the owners of twenty percent or more of the area of the lots included in such proposed change or of the lots within five hundred feet in all directions of the property included in the proposed change such change shall not be adopted except by a vote of two-thirds of all the members of the Commission.

9.1.4 **Application Requirements.** No application for a change in zone boundaries shall be received unless accompanied by a map drawn to a scale by licensed engineer or land surveyor, showing the property or properties involved.

9.1.5 **Application Fee.** 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, shall be charged for each application to the Commission for a change of these Regulations or zoning boundaries and this fee must be paid at the time of submitting the application. All fees so collected shall be remitted to the Treasurer of the Town.

9.2 Validity

9.2.1 If any section or provision of these Regulations as contained herein or as amended hereafter is declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of these Regulations as a whole or any other part thereof other than the part so declared to be invalid.

SECTION 10:

10.0 Reserved for future use

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SECTION 11: FLOOD HAZARD REDUCTION PROVISIONS

11.0 STATUTORY AUTHORIZATION, FINDING OF FACT, PURPOSE AND OBJECTIVES.

11.1 Statutory Authorization

The legislature of the State of Connecticut has, in Section 8-2 of the CT General Statutes, delegated the responsibility to Zoning Commissions to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Town Plan and Zoning Commission of the Town of Woodbridge hereby promulgates the following:

A. Finding of Fact

1. The flood hazard areas of the Town of Woodbridge are subject to periodic inundation which results in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare;
2. These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights, velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

B. Statement of Purpose

The purpose of these regulations is to promote the public health, safety, and general welfare, and to minimize the public and private losses due to flood conditions in specific areas by provisions designed to:

1. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
4. Control filling, grading, dredging and other development which may increase erosion or flood damage, and;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

C. Objectives

The objectives of these Regulations are to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize business interruptions;
5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
6. Help maintain a stable tax base by providing for the sound use and development of prone areas in such a manner as to minimize flood blight areas; and
7. Insure that potential home buyers are notified that property is in a flood area.

D. Definitions

1. Unless specifically defined below or in the Zoning Regulations of the Town of Woodbridge, words or phrases used in these regulations shall be interpreted so as to give them the meaning they have in common usage and to give these regulations its most reasonable application.
 - a. Addition (to an existing building). Any walled and roofed expansion to the perimeter of an existing building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall

SECTION II: FLOOD HAZARD REDUCTION PROVISIONS

- or is separated by independent perimeter load-bearing wall is new construction.
- b. Appeal. A request for a review of the Town Plan and Zoning Commission's interpretation of any provision of these regulations or a request for a variance.
 - c. Area of Special Flood Hazard. The land in the flood plain within a community subject to one percent or greater chance of flooding in any given year.
 - d. Base Flood. The flood having a one percent chance of being equaled or exceeded in any given year.
 - e. Base Flood Elevation (BFE). The elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the flood-plains of coastal and riverine areas.
 - f. Basement. Any area of a building having its floor subgrade (below ground level) on all sides.
 - g. Building. A walled and roofed structure which is principally above ground, including a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.
 - h. Cost. As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a building or structure shall be established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit; and grand total. Items to be excluded include: cost of plans and specifications, survey costs, permit fees, outside improvements such as septic systems, water supply wells, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.
 - i. Development. Any man-made change to improved or unimproved real estate, including, but not limited to, the construction of buildings or structures; the construction of additions, alterations or substantial improvements to buildings or structures; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment; the storage, deposition, or extraction of materials; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.
 - j. Elevated Building. A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (post and piers), shear walls, or breakaway walls.
 - k. Federal Emergency Management Agency (FEMA). The federal agency that administers the National Flood Insurance Program (NFIP).
 - l. Finished Living Space. As related to fully enclosed areas below the base flood elevation (BFE), a space that is, but is not limited to, heated and/or cooled, contains finished floors (tile, linoleum, hardwood, etc.), has sheetrock walls that may or may not be painted or wallpapered, and other amenities such as furniture, appliances, bathrooms, fireplaces and other items that are easily damaged by floodwaters and expensive to clean, repair or replace.
 - m. Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the:
 - i. Overflow of inland water; or
 - ii. Unusual and rapid accumulation or runoff of surface waters from any source.
 - n. Flood Insurance Rate Map (FIRM). An official map of a community, on which the Federal Emergency Management Agency has delineated

SECTION 11: FLOOD HAZARD REDUCTION PROVISIONS

both the areas of special flood hazard and the risk premium zones applicable to the community.

- o. Flood Insurance Study (FIS). The official report by the Federal Emergency Management Agency (FEMA). The report contains flood profiles, as well as the Flood Insurance Rate Map (FIRM) and the water surface elevation of the base flood.
- p. Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- q. Floor. The top surface of an enclosed area in a building (including basement) i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.
- r. Functionally Dependent Use or Facility. A use or facility that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities. The term does not include seafood processing facilities, long-term storage, manufacturing, sales or service facilities.
- s. Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.
- t. Historic Structure. Any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.
- u. Lowest Floor. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access for storage, in an area other than a basement area is not considered a building's lowest floor.
- v. Manufactured Home. A structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term also includes park trailers, travel trailers, recreational vehicles and other similar vehicles or transportable structures placed on a site for one hundred and eighty (180) consecutive days or longer and intended to be improved property.
- w. Mean Sea Level (MSL). For purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.
- x. Market Value. Market value of the structure shall be determined by the appraised value of the structure prior to the start of the initial repair or improvement, or in the case of damage, the value of the structure prior to the damage occurring
- y. New Construction. Structures for which the "start of construction" commenced on or

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after the effective date (July 18, 1980), the effective date of the Flood Hazard Area Regulations, and includes any subsequent improvements to such structures.

- z. **Recreational Vehicle.** A vehicle which is: (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
- aa. **Start of Construction.** (For other than new construction). Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations for the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- bb. **Structure.** A walled and roofed building which is principally above ground, including a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.
- cc. **Substantial Damage.** Damage of any origin sustained by a building or structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- dd. **Substantial Improvement.** Any combination of repairs, reconstruction, alterations or improvements to a building or structure, taking place during the life of the building or structure, in which the cumulative cost equals or exceeds fifty percent of the market value of the building or structure. The market value of the building or structure should be (1) the appraised value of the building or structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the building or structure prior to the damage occurring. For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building or structure commences, whether or not that alteration affects the external dimensions of the building or structure. The term does not however include any project for improvement of a building or structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.
- ee. **Variance.** A grant of relief from the requirements of these regulations which permits construction in a manner otherwise prohibited by these regulations where specific enforcement would result in unnecessary hardship.
- ff. **Violation.** Failure of a building or structure or other development to be fully compliant with the Flood Hazard Area Regulations. A structure or other development without required permits, lowest floor elevation documentation, flood-proofing certificates or required floodway encroachment calculations is resumed to be in violation until such time as that docu-

SECTION II: FLOOD HAZARD REDUCTION PROVISIONS

mentation is provided.

- gg. Water Surface Elevation. The height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplain of riverine areas.

E. General Provisions

1. Lands to Which These Regulations Apply. These regulations shall apply to all areas of special flood hazard within the jurisdiction of the Town of Woodbridge;
2. Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard within the Town of Woodbridge are identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for New Haven County, Connecticut, dated May 16, 2017, accompanying Flood Insurance Rate Maps (FIRM), dated May 16, 2017 (Panels – 09009C0407J, 09009C0408J, 09009C0409J, 09009C0417J) and December 17, 2010 (Panels -09009C0268H, 09009C0269H, 09009C0290H, 09009C0406H, 09009C0426H, 09009C0428H), and other supporting data applicable to the Town of Woodbridge, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this ordinance. Since mapping is legally adopted by reference into this ordinance it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA. The area of special flood hazard includes any area shown on the FIRM as Zones A and AE, including areas designated as a floodway on a FIRM. Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location;
3. Establishment of the Floodplain Management. A zoning permit or subdivision plan approval shall be

required in compliance with the provisions of the Zoning Regulations and/or Subdivision Regulations (including these Flood Hazard Area Regulations) prior to commencement of any development activities;

4. Compliance. No structure or land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of these regulations and other applicable regulations;
5. Abrogation and Greater Restrictions. These regulations are not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restriction. However, where these regulations and another conflict or overlap, whichever imposes the more stringent restrictions shall prevail;
6. Interpretation. In the interpretation and application of these regulations all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under state statutes;
7. Warning and Disclaimer of Liability. The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. These regulations do not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damage. These regulations shall not create liability on the part of the Town or by any officer or employee thereof for any flood damages that result from reliance on these regulations or any administrative decision lawfully made thereunder.

F. Administration

1. Designation of the Flood Plain Prevention Administrator. The Town Plan and Zoning Commission shall administer and implement the Flood Hazard Area Regulations;
2. Permit Procedures. Application for a flood hazard permit shall be made to the Town Plan and Zoning

SECTION 11: FLOOD HAZARD REDUCTION PROVISIONS

Commission on forms furnished by it prior to any development activity, and may include, but not be limited to, the following plans (in a number specified by the Commission) drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing and proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically, the following information is required:

- a. Application Stage.
 - i. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures as required by Section 11.H.a;
 - ii. Elevation in relation to mean sea level to which any non-residential structure will be flood-proofed as required by Section 11.H.b.ii.
 - iii. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
 - iv. A statement as to whether or not proposed alterations to any existing structure meets the criteria of the substantial improvement definition defined in Section 13.1.30.
 - v. A statement as to whether there will be dry access to the structure during the 100 year storm event. Where applicable the following certifications by a registered engineer or architect are required and must be provided to the Commission; “The design and methods of construction are in accordance with accepted standards of Practice, and with the provisions of Section 11.H of the Flood Damage Prevention Regulations.”
 - vi. Non-residential Flood Proofing – must meet the provision of Section 11.H.b;
 - vii. Enclosed Areas Below the Base Flood Elevation – if the minimum design criteria in Sections 11.H.a – 11.H.c are not used then the design and construction methods must be certified as explained in Section 11.H.3;
 - viii. No increase in Floodway Heights may be allowed. Any development in a floodway must meet the provisions of Section 11.H.;
- b. Construction Stage. Upon completion of the applicable portion of construction, the applicant shall provide verification to the Commission of the following, as applicable, and pertaining to the lowest floor elevation. The applicant must provide elevation verification that:
 - i. The top of the lowest floor (including basement) in a building or structure located in an A Zone meets the elevation requirements of Section 11.H.a;
 - ii. A building or structure which has been floodproofed is the elevation to which the floodproofing is effective as required by Section 11.H.b.
Deficiencies detected by the review of the above listed shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.
- c. Duties and Responsibilities of the Commission. Duties of the Commission, or its appointed agent, shall include but not be limited to:
 - i. Review all permit applications to determine whether proposed building sites will be reasonable safe from flooding;
 - ii. Review all development permits to assure that the permit requirements of these regulations have been satisfied;
 - iii. Advise applicant that additional Federal or State Permits may be required, and if specific Federal or State Permit requirements are known, require that copies of such permits be provided and maintained on file with the development permit. Possible permits include, but are not limited to: Water Diversion, Dam Safety, Corps of Engineers 404;
 - iv. Notify the Regional Planning Commission and the affected municipality at least 35 days prior to the public hearing if any change of the regulations or use of a floodplain zone

SECTION 11: FLOOD HAZARD REDUCTION PROVISIONS

- will affect an area within 500 feet of another municipality;
- v. Notify adjacent communities and the Department of Environmental Protection, Water Resources Unit prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency;
 - vi. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished;
 - vii. Record the elevation (in relation to mean sea level) of the lowest floor (including basement of all new or substantially improved structures, in accordance with Section 11.H.a;
 - viii. Record the elevation (in relation to mean sea level) to which the new or substantially improved structures have been flood-proofed, in accordance with Section 11.H.b (b);
 - ix. When Flood-proofing is utilized for a particular structure the Commission shall obtain certification from a registered professional engineer or architect, in accordance with Section 11.H.b;
 - x. Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Commission shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided herein;
 - xi. When base flood elevation data or floodway data have not been provided in accordance with Section 14.2 hereof, then the Commission shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source in order to administer the provisions of Section 11.
 - xii. All records pertaining to the provisions of these regulations shall be maintained in the Office of the Zoning Enforcement Officer.
- G. Provisions for Flood Hazard Reduction
- I. General Standards. In all areas of special flood hazard the following provisions are required:
 - a. New construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
 - b. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
 - c. New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
 - d. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - e. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
 - f. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
 - g. ThiOn-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
 - h. In any portion of a watercourse which is altered or relocated, the flood carrying capacity shall be maintained.
 - i. A building or structure already in compliance with the provisions of these regulations shall not be made non-compliant by any alteration, repair, reconstruction or improvement to the building or structure.
 - j. Aboveground Storage Tanks. Above-ground storage tanks (oil, propane, etc.) which are

SECTION 11: FLOOD HAZARD REDUCTION PROVISIONS

located outside or inside of a building or structure must either be elevated above the base flood elevation (BFE) on a concrete pad, or be securely anchored with tie-down straps to prevent flotation or lateral movement, have the top of the fill pipe extended above the BFE, and have a screw fill cap that does not allow for the infiltration of flood water.

- k. **Portion of Structure in Flood Zone.** If any portion of a building or structure lies within any portion of an area of special flood hazard the entire building or structure is considered to be entirely located within the special flood hazard area. The entire building or structure must meet the construction requirements of the flood zone. For purposes of this regulation, a building or structure includes any attached additions, garages, decks, sunrooms, or any other building or structure attached to the main building or structure. Decks or porches that extend into a more restrictive flood zone will require the entire building or structure to meet the standards of the more restrictive zone.
 - l. **Structures in Two Flood Zones.** If a building or structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire building or structure. The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. Decks or porches that extend into a more restrictive zone will require the entire structure to meet the requirements of the more restrictive zone.)
 - m. **No Structures Entirely or Partially Over Water.** New construction, substantial improvements and repair to structures that have sustained substantial damage cannot be constructed or located entirely or partially over water unless it is a functionally dependent use or facility.
2. **Standards for Streams Without Established Base Flood Elevations and/or Flooding.** Obtain, review

and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, including data developed pursuant to Section 15.3.1 (k) of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the Town's FIRM meet the standards of Section 11.H.1, 11.H.3, 11.H.4 and Section 12 hereof.

H. Specific Standards

- I. In all areas of flood hazard A and AE where base flood elevation data has been provided, as set forth in Section 14.2 or 15.3.1 (k), the following provisions are required:
 - a. **Residential Construction.** New Construction or substantial improvement of any commercial, industrial, or non-residential structure located in Zone A and AE shall have the lowest floor, including basement, elevated at least to one (1) foot above the level of the base flood elevation; or
 - b. **Non-Residential Construction.**
 - i. New construction or substantial improvement of any commercial, industrial, or non-residential structure located in Zone A or AE shall have the lowest floor, including basement, elevated at least to one (1) foot above the level of the base flood elevation; or
 - ii. Non-residential structures located in Zone A or AE may be flood-proofed in lieu of being elevated provided that together with all attendant utilities and sanitary facilities the areas of the structure below the required elevation are watertight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall review and/or develop structural design, specifications, and plans for the construction, and shall certify that the design and methods

SECTION 11: FLOOD HAZARD REDUCTION PROVISIONS

- of construction are in accordance with acceptable standards of practice for meeting the provisions of this subsection.
3. **Elevated Buildings.** New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.
 - a. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
 - i. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - ii. The bottom of all openings shall be no higher than one foot above grade; and,
 - iii. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
 - b. Electrical, plumbing, and other utility connections are prohibited below the base flood elevation;
 - c. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator).
 4. **Base Flood Elevations Determined But Before Floodway is Designated.** In A Zones where base flood elevations have been determined, but before a floodway is designated, require that no new construction, substantial improvement, or other development (including fill), be permitted which would increase base flood elevations more than one (1) foot at any point along the watercourse when all anticipated development is considered cumulatively with the proposed development.
 5. **Floodways.** Located within areas of special flood hazard are areas designated as floodways on the Town's Flood Insurance Rate Map or which may have been determined in Section 15.3.1 (k). Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, the following provisions shall apply:
 - a. Prohibit encroachment, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that encroachments shall not result in any (0.00 feet) increase in flood levels during occurrence of the base flood discharge. Fences in the floodway must be aligned with the flow and be of an open design.
 6. **Standards for Watercourses Without Adopted Floodways.** The Commission may request floodway data of an applicant for watercourses without FEMA-published floodways. When such data is provided by an applicant or whenever such data is available from any other source (in response to the municipality's request or not), the Commission shall adopt a regulatory floodway based on the principle that the floodway must be able to convey the waters of the base flood without increasing the water surface elevation more than one (1.0) foot at any point within the community.
 7. **Compensatory Storage.** The water holding capacity of the floodplain, except those areas which are tidally influenced, shall not be reduced. Any reduction in water holding capacity caused by filling, new construction or substantial improvements involving an increase in footprint to the building or structure, shall be compensated for by deepening and/or widening of the floodplain. The compensatory storage shall be provided on-site, unless easements have been gained from adjacent property owners; it shall be provided within the same hydraulic reach and a volume not previously used for flood

SECTION II: FLOOD HAZARD REDUCTION PROVISIONS

storage; it shall be hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality.

8. **Equal Conveyance.** Within the floodplain, except those areas which are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for the Town of Woodbridge, encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the building or structure, are prohibited unless the applicant provides certification by a registered professional engineer demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachments shall not result in any (0.00 feet) increase in flood levels (base flood elevation). Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in flood stage or flood velocity.

I. Specific Situation Variances.

1. **Buildings on An Historic Register.** Variance may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures set forth or in the remainder of this section, except for Section 8.5.3 (a) – 8.5.3 (d), and provided the proposed reconstruction, rehabilitation, or restoration will not result in the structure losing its historical character.

2. **Existing, Small Lot Location.** Variance may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with

existing structures constructed below the base flood level, in conformance with Section 8.5.3 (a) – 8.5.3 (d).

3. **Floodway Prohibition.** Variances shall not be issued within any designated floodway, if any increase in flood levels during the base flood discharge would result.

4. **Considerations for Granting of Variances.** In passing upon such applications, the Zoning Board of Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other Sections of these regulations, and:

- (a) The danger that materials may be swept onto other lands to the injury of others;
- (b) The danger to life and property due to flooding or erosion damage;
- (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (d) The importance of the services provided by the proposed facility to the community;
- (e) The necessity of the facility to waterfront location, in the case of a functionally dependent facility;
- (f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- (g) The compatibility of the proposed use with existing and anticipated development;
- (h) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (j) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters; and
- (k) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

5. Upon consideration of the factors listed above and the purposes of these regulations the Zoning Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of these regulations.

SECTION 12: MANUFACTURED HOMES + RECREATIONAL VEHICLES (RV'S)

6. Conditions of Variances.

(a) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief, and in the instance of a historical building, the determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.

(b) Variances shall only be issued upon (i) a showing of good and sufficient cause (ii) a determination that failure to grant the variance would result in exceptional hardship, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(c) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation up to amounts as high as \$25 for \$100 of insurance coverage.

7. Penalties for Violations. Violation of the provisions for these regulations or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates these regulations shall be subject to a fine as provided for by the General Statutes of the State of Connecticut and shall pay all costs and reasonable legal fees involved in the case. Nothing herein contained shall prevent the Town from taking such other lawful action as is necessary to prevent or remedy any violation.

J. STANDARDS FOR SUBDIVISION PROPOSALS IN ALL SPECIAL FLOOD HAZARD AREAS:

I. Standards for Subdivision Proposals. In all special flood hazard areas the following

2. requirements shall apply:

3. All subdivision proposals shall be consistent with the need to minimize flood damage;
4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
5. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and;
6. In Zone A, the BFE data shall be provided for subdivision proposals.

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APPENDIX I

A.1 Architectural Review Guidelines for the Woodbridge Village District

PURPOSE

Section 8-2j of the Connecticut General Statutes enables a zoning commission to enact regulations for the creation of “village districts” in areas of distinctive character, landscape or historic value that are specifically identified in the Plan of Conservation and Development. The Woodbridge Town Plan of Conservation and Development calls for the creation of such a district to create a thriving, diverse mixed-use residential and commercial community. The Woodbridge Village District is shown as districts GB, BI and DEVI as delineated on the Zoning Map for the Town of Woodbridge. With this district in place, Woodbridge has the opportunity to realize this objective.

These guidelines should serve as both as a reminder to the community of what it is that has come to make the Woodbridge Village District (WVD) special, as well as providing assistance to those who propose to build new or upgrade existing property and/or buildings. These guidelines are not intended to replace the zoning regulations of the underlying districts, but to augment those documents by providing guidance that will help to preserve and strengthen the Woodbridge Village District and to provide continuity with what is there.

WHY WOODBRIDGE NEEDS A VILLAGE DISTRICT

Section 8-2j of the Connecticut General Statutes enables a zoning commission to enact regulations for the creation of “village districts” in areas of distinctive character, landscape or historic value that are specifically identified in the Plan of Conservation and Development. Village districts are important zoning tools for protecting and enhancing designated areas and for fostering their unique sense of place. A Village District designation affords municipalities the ability to look beyond standard concerns of land use and building size and height to additionally address architectural and aesthetic characteristics. Local laws that establish a village district shall protect the distinctive

character, landscape and historic resources within the district. In village districts, the zoning commission may regulate alterations and improvements to new construction, substantial reconstruction and rehabilitation of properties.

Development I, General Business, and General Business-A and Industry districts have distinctive features and characteristics worthy of protection and enhancement, which fall within the language, meaning and the legislative intent of the statute in the following ways:

- A level landscape in the flood plain of the West River
- Beautiful vistas of West Rock Ridge State Park and Konolds Pond
- The only mixed-use area of the Town.
- Historic structures as identified in “The Historic Structures of Woodbridge”

GUIDELINES FOR IMPROVEMENTS

Buildings and architectural features

1. The Town of Woodbridge has rich and diverse architecture. One can find many styles throughout the community, including, but not limited to, Colonial, Victorian, Arts and Crafts, Contemporary and Greek Revival. All these styles fit together harmoniously through scale, massing, color, and the overall context of the street-scape. It is desirable to continue this tradition. Each style has its own set of architectural elements, such as roof-lines, windows, entrances and materials. Details that might be found include moldings, mullion spacing, columns, porticoes, porches, quoined corners and ornamentation. Some of these styles adapt well to larger scaled commercial structures and some do not, although it is possible to use some of these styles by breaking down the massing into more appropriately sized components. Care should be taken, especially if trying to translate one of Woodbridge’s residential styles, that the scale is appropriate, both to the building and its details.

It is important to use architectural elements that are appropriate and consistent with the style of the building and to provide the style’s distinctive

APPENDIX I

details throughout the project. When proposing a structure different in style from the adjacent properties, find elements, such as materials, color, massing and landscaping, which can unify the different projects.

2. Buildings should be oriented with the front façade facing the street.
3. Flat-roofed buildings should be re-worked into a gable style roof-line or façade.

Parking, roads, driveway and walkways

4. Parking areas within Woodbridge Village District should be landscaped with complementary trees, shrubs, flowers and grass areas. Encourage parking to be located to the side or rear of the building or lower in profile to the road. Parking on front of a building, or in place of a building(s), should be avoided wherever possible as this begins to break down the continuity of the building façades. The impact of parked cars from the street should be reduced as much as possible. Some options to achieve this include lowering the grade for parking areas, gently grading up to a stone retaining walls, screening with plantings, constructing earth berms and installing fences.
5. Safety should be an important consideration of all entrances, exits and parking lot layouts.
6. Snow removal and snow dumping areas must be considered in any site design. They should not dictate the parking layout or eliminate planting areas.
7. Reduce the number of commercial driveways through consolidation. Reduce the width of driveways over 24 feet wherever possible.
8. Establish a continuous sidewalk network to enhance the Village District.

Lighting and other design elements

9. The placement and overall aesthetics for all supporting site components must be considered as part of the application, including, but not limited to, lighting, grading/ screening, landscaping, signage, parking, site furniture and trash receptacles. Site plans should seek to integrate sidewalks, lighting,

signage and other elements for the coordination of adjacent properties.

10. The style of lighting fixtures used should respect the architectural style of the building(s). In some instances, uplights may be proposed which highlight the features of the building. Care should be taken that the light type and intensity do not create light pollution. Lighting should not or spill over on to adjacent buildings, properties or residential neighbors. The use of sodium light fixtures is to be discouraged.

Signage

11. Signage in the Woodbridge Village District should be correctly proportioned to the scale of the surrounding structures.
12. Signs should reflect the buildings architectural style and be designed within the overall front or side elevation. Signs added as an afterthought usually detract from the proportions and details of the building. Care should be taken with freestanding signs that they do not block visibility into or out from the access drive.
13. Well-designed signs should not require foundation planting, but low evergreens, perennials or both may be added to protect uplights or the sign base from maintenance equipment.
14. Proper lighting adds to the charm and effectiveness of the sign. Lighting sources are preferred to be external and shielded (or louvered) so that glare and spillover are avoided. Internally lit signs are discouraged. In some cases, the lighting source can be built into or hung from the sign.

Landscaping

15. Begin a landscaping and shade tree planting program that establishes a basic framework for the entire area. The most important plant material for Woodbridge Village District is its shade trees. Not only should existing trees be preserved and maintained, but also new shade trees should be an important element of any proposed site plan. At a minimum, trees should be planted along property lines, perpendicular to the road. Consideration

should additionally be paid to landscaping along the sides of the roads. New development and substantial renovation plans would be required to adhere to these guidelines as part of their approval.

16. See table 5.2 List of Recommended Street Trees for Town Rights-of-Way
17. The use of evergreen trees should also be encouraged for screening purposes. Species for consideration include, although are not limited to, the following list.
 - White pine
 - Canadian hemlock
 - Blue spruce
 - Colorado spruce
 - Norway spruce

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Utilities

18. All utilities should be placed underground for new construction and substantial renovations representing sixty percent or more of market value. Any utilities that remain above ground, appropriate screening should be provided to reduce their prominence. Although shade trees are the single most effective way to diminish the impact of utility lines, care should be taken in placing the trees so that a mature tree should not impact the lines or cause the tree to be unnaturally pruned in the future.