
WOODBIDGE

Zoning Regulations



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Introduction

These Zoning Regulations are intended to guide land use activities in Woodbridge in ways that will maintain and enhance community character and protect the public health, safety, and welfare.

The Planning and Zoning Commission, in recognition of the need to balance numerous factors when establishing revising Zoning Regulations, has given careful consideration to the following:

- Protecting natural resources;
- Protecting existing properties and neighborhoods;
- Allowing for new development that will be in keeping with overall community standards and meet community needs;
- Establishing a positive approach to community development that will encourage appropriate development;
- Promoting good civic design and arrangements;
- Ensuring the reasonableness and legality of regulatory provisions; and
- Furthering implementation of the Woodbridge Plan of Conservation and Development.
- Address significant disparities in housing needs and access to educational, occupational, and other opportunities.
- Promote housing choice and economic diversity in housing, including housing for both low- and moderate-income households.
- Affirmatively further the purposes of the federal Fair Housing Act.

It is the general purpose and intent of these Regulations to foster the use and development of land in an orderly manner by both private and public interests.

These Regulations are intended to be a dynamic document, not a static document. It is anticipated that these Regulations will be regularly reviewed and updated, as necessary, to anticipate and reflect the ever changing needs of the community and to guide land use activities in Woodbridge in ways that will continue to maintain and protect the public health, safety, and welfare.

1.0 ADMINISTRATION

1.1 Enacting Clause and Short Title

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provisions of said Ordinance and the amendments thereto, as far as they are consistent with these Regulations, are not repealed but are codified in these Regulations. All provisions of said Ordinance as amended which are inconsistent with these Regulations are hereby repealed, but such repeal shall not affect (a) any violation which occurred before the date as of which these Regulations (or any amendments thereof) were adopted or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.

1.2 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 populations 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 statutes; 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 populations; to facilitate adequate provision of transportation, water, sewerage, schools, parks, and other public requirements 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 1958 revised to January 1, 2023, as amended.

1.3 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.

1.4 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 (2) days, the first not more than fifteen (15) days nor less than ten (10) days, and the last not less than two (2) days before such hearing, and a copy of such proposed amendment shall be filed in the Office of the Town Clerk at least ten (10) 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 (20) percent or more of the area of the lots included in such proposed change or of the lots within five hundred (500) feet in all directions of the property included in the proposed change, such change shall not be adopted except by a majority vote of the Commission.

D. Application Requirements

No application for a change in zone boundaries shall be received unless accompanied by a map drawn to scale by a 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 of 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, July 1, 2019 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, Effective December 1962, with the latest amendment on January 26, 2018 or any amendments thereof ("Zoning Map") as filed on the Woodbridge Town Land Records and provided as the last page of these Regulations, which is hereby made part of these Regulations.

Where uncertainty exists with respect to the boundaries of any of the districts shown on the previously mentioned map, the following rules shall apply:

1. Unless otherwise indicated on the Zoning Map, the District boundary lines are property lines, centerlines of streets, the middle channel of waterways, or the centerlines of utility rights-of-way.
2. 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 Woodbridge at the time of passage of these Regulations, or any amendment thereto changing the boundary affecting such property.

TABLE 1.1 ZONING DESCRIPTION

For the purpose of these regulations, the Town of Woodbridge is divided into zones as follows:

	T-1 RURAL Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for development due to topography, hydrology, or vegetation.
	T-2 RURAL Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, sports fields, golf courses, cemeteries, and schools.
	T-3 SUB-URBAN [T3-C, T3-D, T3-BB] Sub-Urban Zone consists of low density residential areas adjacent to higher zones that have some mixed use. Home occupations and outbuilding may be permitted.
Residence A District	Low Density Residential with a minimum gross lot size of 65,000 sq. ft.
Residence B District	Low Density Residential with a minimum gross lot size of 15,000 sq. ft.
GBA	General Business District Overlay that allows limited residential uses.
Dev 1 Development	Commercial and limited residential uses and mixed-use configurations.
Dev 2 Development	Mixed use industrial district with commercial and walkable links between passive and active recreation.
BI	Business and Industrial uses.
GB	General Business District that <i>does not allow</i> residential uses
Park (P)	Sets aside and protects areas that are publicly or semi-publicly owned and are designated as parks and open space
Flood Hazard Zone	Overlay zone determined by FEMA Flood Insurance Maps
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

1.5 Reserved for future use

1.6 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.

E. 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.

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2.0 DEFINITIONS

2.1 Abbreviations/Acronyms

AAC – Active Adult Community
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
GVW – Gross Vehicle Weight
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
SF – Square Feet
TOD – Transit Oriented Development
TPZ – Town Plan and Zoning Commission
WVD – Woodbridge Village District
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 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 subordinate 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 purposed shall not be limited in size or height.

ACCESSORY DWELLING UNIT - A dwelling unit that has been added onto or created within a single-family house. An accessory building may be used or created for the purpose of accommodating an accessory dwelling unit. An accessory dwelling unit has a separate kitchen, bathing area, and sleeping area.

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.

ACTIVE ADULT COMMUNITY – Housing opportunities for all active adults ages 55 and older in a development setting that maximizes traditional neighborhood atmosphere, with pedestrian access to retail and other commercial uses.

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

ADULT ESTABLISHMENT - See Section 3.3.I.

AIRBNB - Refer to **ONLINE HOSPITALITY SERVICE**

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 – An Advisory Committee appointed by the Woodbridge Town Plan and Zoning Commission to review applications for new construction and substantial reconstruction with the WVD. The Architectural Review Board shall be composed of five

individuals whose members shall include at least one architect, landscape architect, or planner who is a member of the American Institute of Certified Planners.

AVERAGE ELEVATION - Means the weighted average elevation of the topography, at finished grade, at the center of all exterior wall segments of a building or structure.

AWNING - A roof-like cover that is temporary or portable in nature and that projects from the wall of a building to shield 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.

BED + BREAKFAST - An establishment such as an inn offering lodging and breakfast

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.

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.

BUILDABLE LOT AREA - The contiguous portion of a lot exclusive of, and undivided by, any areas of wetland soils and watercourses 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.

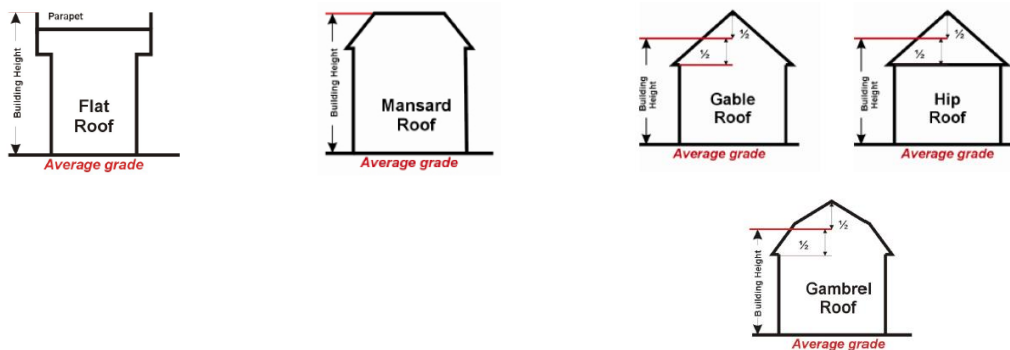
BUILDING AREA - The aggregate of the maximum outside horizontal cross section area of the main building on a lot, including porches arranged for or altered for use as living rooms enclosed against the weather and part of the main building. Excluded are cornices, eaves, gutters, steps, open porches of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

BUILDING, ACCESSORY AND/OR OUTBUILDING - See Accessory Building

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

BUILDING, HEIGHT - The vertical distance of a building measured from the average elevation for 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.

- D. Chimneys, spires, towers, elevator penthouses, tanks, and similar projections shall not be included in determining building height.

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

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 their designee, that a plan complies with the applicable requirements of these regulations.

CHILD DAY CARE CENTER/CHILD 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.

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.

COMMISSION - The Town Plan and Zoning (TPZ) 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. [A structure that is intended to send and receive radio, television, internet, or other wireless communications.]

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.

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.

DISTURBED AREA - An area where the ground cover is destroyed or removed, leaving the land subject to accelerated erosion.

DRIVEWAY – See Access Drive

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

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.

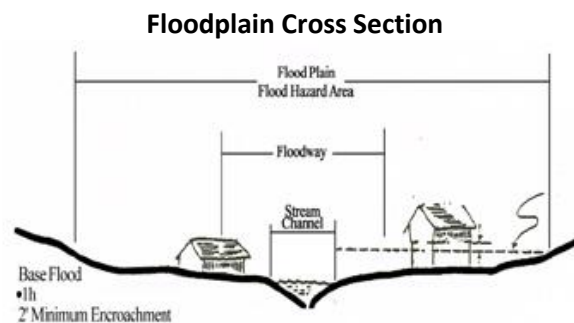
FAÇADE. The exterior walls of a building exposed to public view, or that wall viewed by persons not standing within the building.

FAMILY - One or more persons related by blood or marriage or legal adoption, or a group of not more than four (4) 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 provider's 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.



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.

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

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 one hundred (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 nor more than twelve related or unrelated children on a regular basis for a part of the twenty-four hours in one or more 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 - See **BUILDING, 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.

HOME OFFICE/RESIDENCE OFFICE - An office used for a business run from the home, situated within a dwelling unit, the use of which is clearly accessory and secondary to the residential use of the dwelling unit.

IN-LAW APARTMENT - Refer to **ACCESSORY DWELLING UNIT**.

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.

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 instruments 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 on the next page.)

LOT, CORNER - A lot whose lot lines have an interior angle of less than one hundred thirty-five (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 one hundred thirty-five (135) degrees. (See Definition Graphic located on the next page.)

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

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 lots provided for in lots in a Residence A District), slope, and frontage requirements, the following areas shall be excluded:

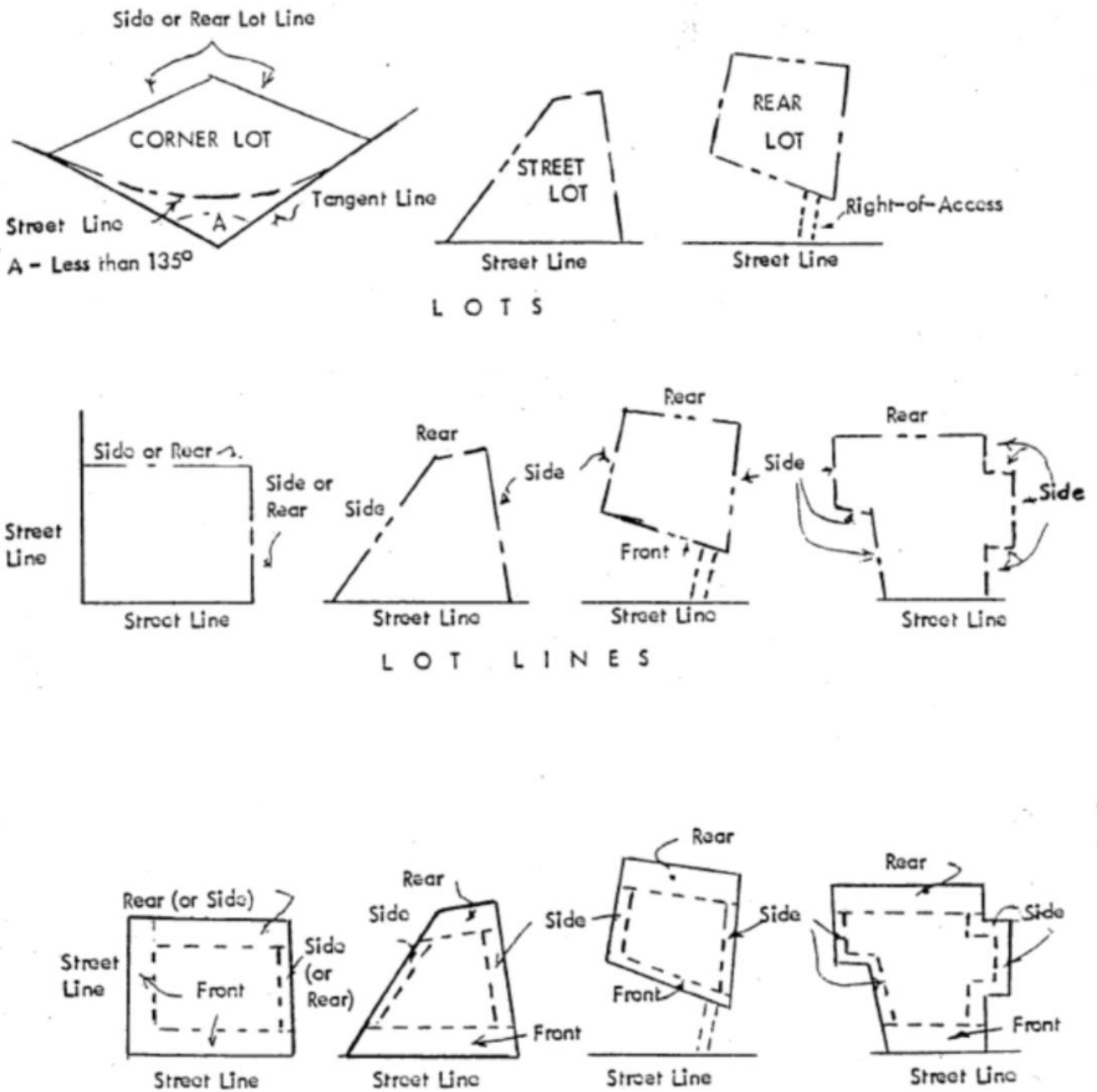
- A. Land subject to prior public utility easements;
- B. Any part of an easement for ingress and egress;
- C. Any right of way;
- D. All wetlands as defined in the Connecticut General Statutes and the Woodbridge Inland Wetlands Regulations, as may be amended from time to time;
- E. The area remaining 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%; and
- G. Any street rights-of-way.

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

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

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

FIGURE 2.1 LOTS, LOT LINES + LOT YARDS



Note: The word "front" is used in these figures instead of "frontage," the latter being the term defined in this section, Section 2.5.

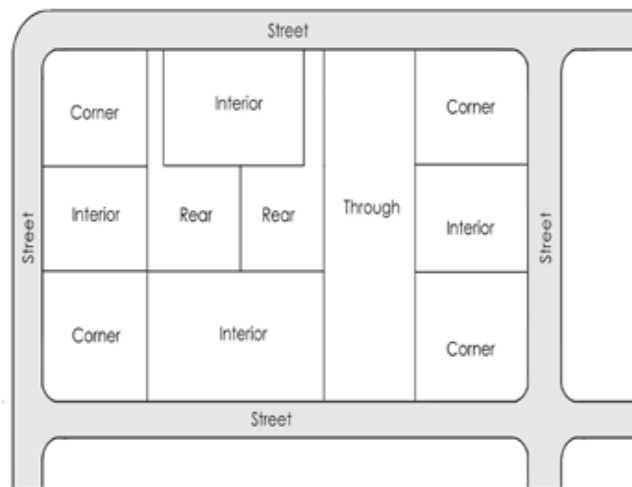
LOT AREA - The total area within the lot lines of a parcel, excluding any street rights-of-way.

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

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 on the preceding page.)

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 about Lot Width definition.

LOT LINE, SIDE - Any lot line which is not a front lot or rear lot line. (See Definition Graphic located below.)



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.

Regarding the above definition having to do with manufacturing, there is no outdoor storage of raw or semi-finished 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. *Note: Moved to Section 3.3.T.2.c*

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. *Note: moved to Section 3.3.Q.1*

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 motel rooms.

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 and chairs for outdoor table service or self-service dining subject to a zoning permit and the requirements found in Section 3.3.O.

PANELS - A type of Antennae that is rigid, flat, and directional, and is up to 6 feet in height. For panels over six (6) feet in height. (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 thirty (30) minutes.

PARKING LOT - Any area of open land customarily used for parking four (4) 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 the 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.

RESTAURANT - A place having a 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, Drive-in; Restaurant, Fast Food.)

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 ten (10) or less patrons. (For outdoor seating, see Section 3.3 O.)

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.

ROAD - Any street, road, drive, or lane, public or private.

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, RESIDENTIAL - A landscape strip at least ten (10) feet wide, that may be combined with a wall or fence, as required by the Commission, and that is densely planted (or has equivalent natural growth) with evergreen shrubs or trees that grow to at least six (6) feet high within three (3) 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.

SETBACK - The distance between the building and any lot line.

SHOPFRONT FAÇADE - A façade that is provided on average every thirty (30) feet along the frontage. The Shopfront shall be no less than seventy percent (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 twenty (20) feet from the frontage line. Lobbies for motels and offices may be considered as part of the required retail frontage, provided that any such lobby occupies no more than fifty percent (50%) of said building.

SIGN - Any structure, or part thereof, or 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, a neon tube, a series of signs, a string of lights, and/or similar device(s) outlining or hung upon any part of a building,

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, 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 for 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, 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.

SLOPE - In determining the minimum lot area required, all slopes equal to or greater than twenty-five percent (25%) 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 twenty-five percent (25%) 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; or
- 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 including, but not limited to, a map and a narrative.

STABLE - A building in which domestic animals are sheltered and fed.

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, NON-RESIDENTIAL - A freestanding wall or combination of wall and landscape built along the frontage line, or co-planer 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 forty-two (42) inches or more than fifty-four (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, a fence, a non-retaining wall, a sign, a dumpster used during construction for which a permit has been issued, a transformer, an arbor, a mailbox, or a utility pole.

SUBSTANTIAL IMPROVEMENT - Any extension, repair, reconstruction, or other modification of property, the cost of which equals or exceeds fifty percent (50%) 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.

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.

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3.0 LAND USES

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, no permit required (AR), or as Not Permitted (blank).

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.

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

Zone District Legend	Approval Type Legend
A - Residential A B - Residential B T3-BB T3-C T3-D T 1 T-2	AR- Allowed by right (no permit req'd) P - Zoning Permit Only S-Site Plan Application SE- Special Exception Application Blank Space – Not Allowed
BI – Business + Industrial GB - General Business GBA-Overlay Includes Residential SD-Special District Dev 1 - Development 1 Dev 2 - Development 2 P – Park District	

Table 3.1 – Uses Allowed by Zone

USES	Reference	RESIDENTIAL DISTRICTS						
		A	B	T3-BB	T3-C	T3-D	T2	T1
Agriculture								
• Commercial Farm (5+ acres)		S	S	S	S	S	S	
• Community Garden	3.3.A.1			S	S	S	S	
• Farmers Market by Temporary Permit	3.3.A.2	S	S	P	P	P		
• Road Side Stand for selling products only of the farm or orchard on which the stand is located, as well as items not produced on said farm or orchard	3.3.A.2	P	P					
Animals								
• Animal Day Care and/or Commercial Kennel and/or Animal Training Facility	3.3.B							
• Grooming	3.3.D							
• Keeping of Animals (other than hens)		AR	AR	AR	AR	AR	AR	AR
• Keeping of Chickens (allowed by right) except roosters	3.3.F	AR	AR	AR	AR	AR	AR	AR
• Residential Kennel (residential no more than 10 animals)		AR	AR	AR	AR	AR		AR
• Stable		AR	AR				AR	
• Veterinary Office (no overnight boarding)								
• Veterinary Hospital (overnight boarding permitted)	3.3.H							
Adult Establishments	3.3.I							
Business + Personal Service								
• < 1,500 SF gross leasable space								
• >1,500 SF to <10,000 SF gross leasable space								
• > 10,000 SF gross leasable space								
Cemetery	3.3.J							
Civic Clubs, Lodges, or Associations	3.3.K							
Conference Center Development	3.3.L							

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
							Agriculture
SE	SE		S	S	S		Commercial Farm (5+ acres)
				S		3.3.A.1	Community Garden
S	S	S	S	S		3.3.A.2	Farmers Market by Temporary Permit
P	P		P	P		3.3.A.2	Road Side Stand for selling products only of the farm or orchard on which the stand is located
							Animals
				SE		3.3.B	Animal Day Care and/or Commercial Kennel and/or Animal Training Facility
				S		3.3.D	Grooming
		AR					Keeping of Animals (other than hens)
						3.3.F	Keeping of Chickens (allowed by right) except roosters
							Residential Kennel (residential no more than 10 animals)
							Stable
	S		S	S			Veterinary Office (no overnight boarding)
	SE		SE	SE		3.3.H	Veterinary Hospital (overnight boarding permitted)
	SE					3.3.I	Adult Establishments
							Business + Personal Service
P	P						< 1,500 SF gross leasable space
S	S						>1,500 SF to <10,000 SF gross leasable space
SE	SE						> 10,000 SF gross leasable space
						3.3.J	Cemetery
				SE		3.3.K	Civic Clubs, Lodges, or Associations
				SE		3.3.L	Conference Center Development

Table 3.1 - Uses Allowed by Zone

USES	Reference	RESIDENTIAL DISTRICTS						
		A	B	T3-BB	T3-C	T3-D	T2	T1
Day Care								
• Adult Day Care	3.3.M.1	SE	SE					
• Child Care Center + Group Child Care Home	3.3.M.1	SE	SE					
• Family Child Care Home	3.3.M.2	AR	AR	AR	AR	AR		
Drive-Through								
Excavation + Fill (Natural Resources Removal, and Regrading + Fill as Accessory Use)	3.3.N	SE	SE	SE	SE	SE	SE	SE
Food Service								
• Catering Facility + Food Processing Establishment								
• Outdoor dining	3.3.O							
• Restaurant								
• Take-out Food Service								
Funeral Home								
Golf Course		SE						
Health Care Facility								
• Nursing Home	3.3.Q							
• Nursing home, including child day care for employees, adult day care as accessory uses, and planned Residential care development for the elderly								
• Congregate Communities/Assisted Living			SE					
• Rehabilitation Facility – Out Patient (See Office Building.)								
Home Occupation/Residence Office	3.3.R	P	P	P	P	P		
Library/Museum								
Lodging								
• Online hospitality service (i.e., Airbnb) no more than 4 Unrelated adults		AR	AR	AR	AR	AR		
• Bed + Breakfast (no more than 5 sleeping rooms)	3.3.T.1	SE	SE	SE	SE	SE		
• Inn/Motel (6-20 sleeping rooms)	3.3.T.2							

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
							Day Care
S	S	S	S	S		3.3.M.1	Adult Day Care
SE			SE	SE		3.3.M.1	Child Care Center + Group Child Care Home
						3.3.M.2	Family Child Care Home
SE	SE			SE			Drive-Through
SE	SE	SE	SE	SE	SE	3.3.N	Excavation + Fill (Natural Resources Removal, and Regrading + Fill as Accessory Use)
							Food Service
	SE		S	S			Catering Facility + Food Processing Establishment
S	SE		S	S		3.3.O	Outdoor dining
S	SE		S	S			Restaurant
S	SE		SE	SE			Take-out Food Service
				SE			Funeral Home
							Golf Course
							Health Care Facility
	SE					3.3.Q	Nursing Home
			SE				Nursing home, including child day care for employees, 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.)
		P				3.3.R	Home Occupation/Residence Office
							Library/Museum
							Lodging
							Online hospitality service (i.e., Airbnb) no more than 4 Unrelated adults
						3.3.T.1	Bed + Breakfast (no more than 5 sleeping rooms)
SE	SE					3.3.T.2	Inn/Motel (6-20 sleeping rooms)

Table 3.1 - Uses Allowed by Zone

USES	Reference	RESIDENTIAL DISTRICTS						
		A	B	T3-BB	T3-C	T3-D	T2	T1
Manufacturing								
• As Accessory Use	3.3.V.1							
• Light Manufacturing	3.3.V.3							
• Heavy Manufacturing	3.3.V.4							
Motor Vehicle Uses								
• Gas Station	3.3.Y.1							
• Vehicle Sales, Rental, Service + Repair	3.3.Y.2							
• Commercial Vehicle Storage (See Outside Storage.)	3.3.Y							
• Commercial Vehicle Storage As Accessory Use	3.3.Z							
Office Building (including Medical)								
• < 1,500 SF gross leasable space								
• >1,500 SF to <10,000 SF gross leasable space								
• > 10,000 SF to < 20,000 SF gross leasable space								
• > 20,000 SF gross leasable space								
Place of Public Assembly (gallery, dormitories,		SE	SE					
Places of Worship	3.3.AA.1				SE			
Public Use + Public Utility	3.3.AA.2							
• Animal Shelter								
• Parks + Playgrounds		SE	SE		SE		SE	
• Public Use Sub-stations		SE	SE		SES		SES	
• Structured Parking Garage	3.3.BB							
• Public Parking Lot								
Recreation + fitness, Commercial								
• ≤ 10,000 SF gross leasable space								
• > 10,000 SF gross leasable space								

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
							Manufacturing
SE	SE			SE		3.3.V.1	As Accessory Use
				SE		3.3.V.3	Light Manufacturing
				SE		3.3.V.4	Heavy Manufacturing
							Motor Vehicle Uses
SE	SE					3.3.Y.1	Gas Station
	SE			SE		3.3.Y.2	Vehicle Sales, Rental, Service + Repair
	SE					3.3.Y	Commercial Vehicle Storage (See Outside Storage.)
	SE			SE		3.3.Z	Commercial Vehicle Storage As Accessory Use
							Office Building (including Medical)
S	S			S			< 1,500 SF gross leasable space
S	S			S			>1,500 SF to <10,000 SF gross leasable space
SE	SE			SE			> 10,000 SF to < 20,000 SF gross leasable space
SE	SE			SE			> 20,000 SF gross leasable space
	SE			SE			Place of Public Assembly (gallery, dormitories,
	SE	SE		SE		3.3.AA.1	Places of Worship
						3.3.AA.2	Public Use + Public Utility
				SE			Animal Shelter
				SE			Parks + Playgrounds
SE	SE		SE	SE			Public Use Sub-stations
SE	SE			S		3.3.BB	Structured Parking Garage
				S			Public Parking Lot
							Recreation + fitness, Commercial
	SE			SE			< 10,000 SF gross leasable space
	SE			SE			> 10,000 SF gross leasable space

Table 3.1 - Uses Allowed by Zone

USES	Reference	RESIDENTIAL DISTRICTS						
		A	B	T3-BB	T3-C	T3-D	T2	T1
Residential, Single Family	3.3.CC.1	P	P	P	P	P		
Residential, Two-Family								
When IN a public water supply watershed)	3.3.CC.1 3.4.C	SE						
When NOT IN a public water supply watershed) and:	3.3.CC.1 3.4.C							
<i>SERVED by public water and public sewer</i>		P	P	P	P	P		
<i>NOT SERVED by public water and public sewer</i>		S	S	S	S	S		
Residential, Accessory Dwelling Units	3.3.CC.2							
With a Single –Family Home		P	P	P	P	P		
As part of Mixed Use (Max. 4 dwelling units).								
Residential, Affordable Housing	3.3.DD							
Residential, Multi-Family Dwellings in accordance with Section 3.4	3.4.D							
When IN a public water supply watershed								
When NOT IN a public water supply watershed		SE	SE	SE	SE	SE		
Residential, Congregate Communities	3.3.EE		SE					
Residential, Active Adult Community (55+)								
Residential, Active Adult Community (55+) mixed –use (20% of first floor shall contain shopfront facades)								
Swimming Pools, Tennis Courts and other personal recreation	3.3.FF	P	P		P		P	P
Resource Recovery								
Research, Development and Medical Lab								

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
						3.3.CC.1	Residential, Single Family
							Residential, Two-Family
						3.3.CC.1 3.4.C	When IN a public water supply watershed)
						3.3.CC.1 3.4.C	When NOT IN a public water supply watershed) and:
		P					SERVED by public water and public sewer
		S					NOT SERVED by public water and public sewer
						3.3.CC.2	Residential, Accessory Dwelling Units
							With a Single –Family Home
		SE					As part of Mixed Use (Max. 4 dwelling units).
						3.4.D	Residential, Multi-Family Dwellings in accordance with Section 3.4
							When IN a public water supply watershed
		SE					When NOT IN a public water supply watershed
						3.3.EE	Residential, Congregate Communities
			SE				Residential, Active Adult Community (55+)
			SE	SE			Residential, Active Adult Community (55+) mixed –use (20% of first floor shall contain shopfront facades)
				P		3.3.FF	Swimming Pools, Tennis Courts and other personal recreation
				SE			Resource Recovery
			SE	SE			Research, Development and Medical Lab

Table 3.1 - Uses Allowed by Zone

USES	Reference	RESIDENTIAL DISTRICTS						
		A	B	T3-BB	T3-C	T3-D	T2	T1
Retail	3.3.GG							
• <1,500 SF gross leasable space								
• >1,500 SF to < 5,000 SF gross leasable space								
• >5,000 SF to <10,000 SF gross leasable space								
• >10,000 SF to <20,000 SF gross leasable space								
• >20,000 SF to 75,000 SF gross leasable space								
• Farmers Market (See Agriculture.)		S	S	S	P	P		
• Sale of Fire Arms	3.3.JJ							
• Liquor Establishment	3.3.HH							
Schools	3.3.KK							
• Business School ≤ 50 students at peak		SE	SE					
• Business School > 50 students at peak		SE	SE					
• Regional Educational Service Center		SE	SE					
Storage	3.3.LL							
• Warehouse Storage + Wholesale sales w/indoor storage	3.3.MM							
• Outdoor Storage	3.3.NN							
Commercial Wind Energy Conservation System (Per CT Siting Council)								
Telecommunications Facilities	3.3.OO	SE	SE	SE	SE	SE	SE	SE
Wireless + Telecommunications Antenna Facility (Per CT Siting Council)								

Table 3.1 - Uses Allowed by Zone

BUSINESS / MIXED USE DISTRICTS					P	Reference	USES
BI	GB	GBA	Dev 1	Dev 2			
						3.3.GG	Retail
P	P		P	P			<1,500 SF gross leasable space
S	S		S	S			>1,500 SF to < 5,000 SF gross leasable space
SE	SE		SE	SE			>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			>20,000 SF to 75,000 SF gross leasable space
P	P	P	P	P			Farmers Market (See Agriculture.)
	SE	SE				3.3.JJ	Sale of Fire Arms
SE	SE			SE		3.3.HH	Liquor Establishment
						3.3.KK	Schools
				S			Business School ≤ 50 students at peak
				S			Business School > 50 students at peak
				SE			Regional Educational Service Center
						3.3.LL	Storage
				S		3.3.MM	Warehouse Storage + Wholesale sales w/indoor storage
						3.3.NN	Outdoor Storage
							Commercial Wind Energy Conservation System (Per CT Siting Council)
	SE		SE	SE		3.3.OO	Telecommunications Facilities
							Wireless + Telecommunications Antenna Facility (Per CT Siting Council)

3.1 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; and
 - d. Storage area for tools and secured trash receptacles may be provided.
2. Farmer's Market + Road Side Stands
 - a. Trash receptacle shall 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. 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; and
3. Overnight boarding is prohibited.

C. Reserved for future use.

D. Grooming

Animal grooming facilities are permitted provided that 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;
2. 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.

I. Adult Establishments

1. 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.
2. 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 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.

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.

SPECIFIED ANATOMICAL AREAS are less than completely and opaquely concealed: (1) human genitals, pubic region, (2) human buttock, anus, or (3) female breast below a point immediately above the top of the areola.

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.

3. Adult Establishments.

- a. 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.
- b. Adult establishments are permitted by special exception in the GB District subject to the standards for granting Special Exceptions in Section 3.3.I.5 and subject to the distance requirements in Section 3.3.I.4.

4. Distance requirement.

- a. 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 (500) foot radius in any direction of any lot used for, or upon which is located any building used for:
 - i. Any single-family or multiple-family residential use;
 - ii. 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;
 - iii. Any church or other religious facility or institution;
 - iv. Any public park;
 - v. Any library, community center or teen center; or
 - vi. Any other adult establishment.
- b. Said distance of five hundred (500) feet shall be measured by taking the nearest straight line between the respective lot boundaries of said sites.

5. 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 not to permit the view of any sexual aids or paraphernalia; films, books, tapes, periodicals, CDs, drawings, or advertisements depicting specified anatomical areas or specified sexual 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 eighteen (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. 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

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.

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; and
- 3. Buildings, off-street parking, swimming pools, ball diamonds, picnic areas, and other recreation uses, shall occupy not more than eighty percent (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 forty percent (40%) of the gross floor area of the structures; and
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 five percent (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:

1. Adult Day Care, Child Day Care Center, and Group Day Care Home.
 - 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. Family Child Care Home.
Per Connecticut General Statute 19a-87b.(a) a licensed family child care home shall not be subject to any conditions on the operation of such home by local officials if the home complies with all local codes and ordinances applicable to single and multifamily dwellings.

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 3.3.N. 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.*
 - a. *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 6.3 shall continue to apply, and that the earthwork/soil disturbance does not result in off-site sedimentation, flooding, or erosion:*
 - i. *Farming, on a parcel designated as farmland by the Town of Woodbridge tax assessor's office;*
 - ii. *Site grading for landscaping as long as the disturbance area does not exceed five thousand (5000) sq. ft.;*
 - iii. *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:*
 - a) *One hundred (100) cubic yards maximum for parcels less than two (2) acres;*
 - b) *Two hundred (200) cubic yards per acre for parcels between two (2) and five (5) acres;*

- c) *One thousand (1,000) cubic yards maximum for parcels of more than five (5) acre;*
 - iv. *The installation or repair of a septic system including the importation of the necessary gravel fill, as approved by the Quinnipiac Valley Health Department;*
 - v. *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;*
 - vi. *All activities associated with the Town of Woodbridge capped landfill operations;*
 - vii. *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 Agency (if applicable), and Town Plan and Zoning Commission, and approved as part of a Site Plan or Special Exception Application; and/or*
 - viii. *Grading and filling operations associated with the construction of subdivision roadway improvements, as approved by the Town's Inland Wetland Agency (if applicable), and Town Plan and Zoning Commission.*
- b. *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 Agency, 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.*

3. Grading of Slopes.

Grading Standards

- a. Slopes of paved surfaces must not be less than one and a half percent (1.5%) in grade, nor greater than five percent (5%);
- b. Slopes of earth surfaces must not be less than two percent (2.0%) in grade in the general vicinity of buildings, to ensure drainage away from the buildings;
- c. Unpaved driveways may not exceed ten percent (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 fifteen (15) feet, or to the existing right-of-way, whichever is greater, shall be provided for all unpaved driveways. Paved driveways may not exceed fifteen percent (15%) in grade. Paved or unpaved driveways shall not exceed an eight percent (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.

4. 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.
- c. 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 one hundred (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;
 - iii. 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;
 - iv. 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;
 - v. A minimum of two (2) permanent bench marks;
 - vi. Existing and proposed contours at two (2) foot intervals with relevant spot elevations and cross-sections at fifty (50) feet 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 T-3 images shall be certified by a land surveyor licensed in the State of Connecticut;
 - vii. A detailed description of the purpose and nature of the proposed operation;
 - viii. Landscaping plans showing the type, location, and extent of all proposed planting or vegetation to be retained on, or restored to the land;
 - ix. Proposed vehicular access to the land and location of proposed work roadways within the land shall demonstrate safe intersection sight lines at State and Town roadways, as applicable;
 - x. 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.
 - xi. The estimated starting and completion dates and the estimated hours and days of the week proposed for the operation on the land;

- xii. 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 (100) feet beyond the parcel's boundaries;
- xiii. 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;
- xiv. 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;
- xv. 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;
- xvi. 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;
- xvii. A note stating that prior to the start of the 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;
- xviii. Construction details for temporary and permanent site stabilization, and for the final restoration of the site; and
- xix. 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.

5. Additional Information.

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 approval by the Fire Marshal.

6. Standards and Conditions.

- a. The operation must comply with the following minimum standards and conditions:
 - i. 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 Commission. No excavation of/blasting shall occur within fifty (50) 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;
- ii. 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 for 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;
 - iii. No screening, sifting, washing, crushing, or other forms of processing shall be conducted on the land;
 - iv. 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;
 - v. 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;
 - vi. 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;
 - vii. When the operation is completed or work has 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.
 - b) 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.
 - viii. 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;
 - ix. 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;

- x. 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;
- xi. 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;
- xii. 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;
- xiii. 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;
- xiv. 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; and
- xv. 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;
- b. 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;

7. 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;

8. 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 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 3.N.6 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; and
- 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.

9. Release of Bond.

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.

10. 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.

O. Outdoor Dining

The Town of Woodbridge wishes to promote commerce in BI, GB, GBA, Dev 1, and Dev 2 Zones and recognizes that outdoor dining is an amenity that promotes pedestrian traffic and highlights the Woodbridge Gateway. The following procedures and guidelines have been established to obtain permits for proposed Outdoor Dining Areas.

- 1. Outdoor dining is permitted when accessory to a restaurant or retail food establishments, and is permitted subject to the following conditions:
 - a. The 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 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; and
- ix. Not reduce or impinge upon required off-street parking or loading spaces.
- b. 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. 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. Outdoor Dining Areas shall not exceed fifty percent (50%) of the floor area of the indoor dining area; and shall not exceed fifty percent (50%) of the number of tables/seats within the indoor dining area;
- e. Any non-vegetative shading devices for use with 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 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 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 Outdoor Dining Area did not exist;
- i. There shall be no additional signage for the Outdoor Dining Area; and
- 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.)

P. Reserved for future use.

Q. Nursing Homes

Nursing Homes are permitted subject to following conditions:

1. Regulations for the DEV1 District, upon formal application and after a public hearing has been held.
2. All entrances and exits shall be paved and shall have direct access to a public street;
3. The lot shall be served by sanitary sewers and public water; and
4. The facility shall be approved by the appropriate State agencies prior to the issuance of a zoning permit.

R. Home Occupation/Residence Office.

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

1. Not more than fifteen percent (15%), or three hundred (300) sq. ft., 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;
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. Up to two Residential Office Zoning Permits per dwelling unit shall be granted; and
8. An affidavit shall be submitted attesting to the understanding of and adherence to the above conditions.

S. Reserved for future use.

T. Lodging

1. Bed & Breakfast - Bed & Breakfasts are allowed subject to the following conditions:
 - a. The establishment shall be owner-occupied;
 - b. Up to five (5) bedrooms may be offered for lodging;
 - c. No parking shall be allowed within the front yard setback.
2. Motels & Inns - General requirements for Motels and Inns include:
 - a. The size and appearance of any proposed motel or inn shall be compatible and harmonious with the 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 motel or inn shall provide an office, lounge, and on-site apartment for the resident manager of not less than nine hundred (900) sq. ft. living space, linen and supply storage, and maintenance rooms but no rooms or structures for any other uses shall be provided.
 - d. Each rental lodging unit in a hotel, motel or inn shall contain not less than three hundred fifty (350) sq. ft. total occupiable floor area, exclusive of bath or balcony; and
 - e. Swimming pools, if any, shall conform to Section 3.FF.

U. Woodbridge Village District (WVD)

1. These regulations have been adopted pursuant to C.G.S. Sections 8-2 and 8-2j, as amended
2. The purposed of this Section of the regulations is to protect the distinctive character; landscape, and historic structures within the Woodbridge Village District in accordance with the goals set forth in the Woodbridge Plan of Conservation and Development.
3. These regulations shall apply to all applications for new construction and substantial reconstruction or rehabilitation of properties within the WVD and in view from public roadways, including but not limited to:
 - a. The design and placement of buildings;
 - b. The maintenance of public views;
 - c. The design, street hardware, lighting, paving materials and placement of public roadways and pedestrian walkways;
 - d. Construction of new landscaped areas and regrading of existing landscaping;
 - e. Buffering and screening;
 - f. Fencing;
 - g. Signage;
 - h. Replacement of exterior structural surfaces and components, including structure colors, roofing materials, with materially different surfaces, such as a change from clapboard siding to vinyl or aluminum siding, or from stucco to wood siding, or from slate roof tiles to asphalt shingles.
4. These regulations do not apply to detached single-family homes.
5. Site Plan Review for the following activities or uses conducted in the WVD must receive site plan approval from the Commission before work may begin and before building permits may be granted for: construction, reconstruction, and rehabilitation of buildings; exterior changes to buildings, lots or structures that require a building permit; erection of fencing; all creation of new landscaped areas and regrading of existing landscaping; and all design and construction of public roadways and pedestrian walkways.
6. All applications to which Section U.5 is applicable, shall include the following information, unless specifically waived by the Commission:
 - a. Refer to Section 6 for site plan requirements;
 - b. Detailed statement of use;
 - c. Survey or scaled plan indicating the locations of all structures on adjacent parcels and the proposed structures and site improvements;
 - d. Indication of all areas of the proposed development;
 - e. Streetscape rendering or photo montage of the proposed development and the buildings and site development on either side of it for a distance of at least three hundred (300) feet in each direction;
 - f. Samples of building, paving and other site materials, including actual colors, not photographic copies;

- g. Details for all miscellaneous site structures including, but not limited to, trash receptacles, planters, mechanical or electrical equipment, furniture, exterior building lights, and signage;
 - h. Details or samples of all major building trim;
 - i. Statement regarding the environmental compatibility of the project;
 - j. Statement regarding attempts made to coordinate with and complement surrounding historical, architectural and design elements;
 - k. Statement regarding the history of the site;
 - l. The Commission may also require a three-dimensional model of the proposed structure or elements thereof when it deems that such is necessary to fully determine compliance with this Section.
7. **Architectural Review Board Review.** All application for new construction and substantial reconstruction within the WVD and in view from public roadways shall be subject to advisory review and recommendation by the Architectural Review Board, consistent with the Architectural Review Guidelines for the Woodbridge Village District set forth in the Appendix 1 of these Regulations.
- a. The applicant must submit a copy of its application, including all associated application materials, the Architectural Review Board no later than the date it submits its original application an materials to the Commission.
 - b. The Architectural Review Board shall report to the Commission within thirty-five (35) days of its receipt of such application. Its report and recommendation shall be entered into the public record and considered in the decision. Failure of the Architectural Review Board to report with the specified time shall not alter or delay any other time limit imposed by the Regulations.
8. The Commission may seek other reports and recommendations from any town or regional agency or outside specialist, including but not limited to, the regional planning agency, the municipality's historical society, the Connecticut Trust for Historic Preservation and The University of Connecticut College of Agriculture and Natural Resources. Any reports or recommendations from such agencies or organizations shall be entered into the public hearing record.
9. For all decisions by the Commission for applications in the WVD, the Commission shall state on the record the reasons for any decision and, if the Commission denies an application, it shall cite the specific regulations under which the application was denied.
10. No approval of the Commission to grant an application for zoning permit or site plan review in the WVD shall be effective until a copy thereof, certified by the Chairman, containing the name of the owner of record, a description of the premises to which it relates and specifying the reasons for its decision is recorded on the land records. Such recording shall be the responsibility of the applicant.
11. **Criteria for determination:**
- a. The Commission shall consider the design, scale, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view.

- b. The Commission shall follow the Woodbridge Village District Design and Landscape Standards as contained in these Regulations and the recommendations of the Town Plan of Conservation and Development.
- c. Applications shall comply with any and all specific standards and criteria set forth in applicable provisions of the Connecticut General Statutes, including but not limited to those in CGS Section 8-2j, and more specifically including, but not limited to, the following:
 - i. That proposed buildings or modifications to existing buildings are harmoniously related to their surroundings, to the terrain in the WVD in which they are located, and to the use, scale and architecture of existing buildings in the vicinity that have a functional or visual relationship to the proposed building or modification.
 - ii. That all aspects of the spaces, structures and related site improvements that are visible to the public from public roadways are designed to add to the visual amenities of the area consistent with those of the WVD in and around the proposed building or modification;
 - iii. That the color, size, height, proportion of openings, roof treatments, building materials and landscaping of commercial or multi-family residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural features and the maintenance of views, historic buildings, monuments and landscaping within the WVD;
 - iv. That the removal or disruption of historic traditional or significant structures or architectural elements are minimized; and
- d. That development is designed to achieve the following compatibility objectives:
 - i. The building and layout of the buildings and included site developments shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the WVD; they shall protect, fortify and enhance existing residential neighborhoods.
 - ii. Proposed development shall provide for complementary, owner occupied residential development with due consideration given to age restrictions;
 - iii. Definition, creation and preservation of greens, parks and open spaces;
 - iv. Proposed streets shall be connected to the existing WVD road network, wherever possible;
 - v. Open spaces within the proposed development shall reinforce open space patterns of the WVD in form and siting;
 - vi. Locally significant features of the site such as distinctive buildings, vistas or sight lines shall be integrated into the site design;
 - vii. The landscape design shall complement the WVD's landscape patterns;
 - viii. The exterior signage, site lighting and accessory structures shall support a uniform architectural theme and shall be compatible with the surroundings;
 - ix. The scale, proportions, mass and detailing of any proposed building shall be in proportion to the scale, proportions, mass and detailing in the WVD;
 - x. A pedestrian friendly network of sidewalks;
 - xi. Attract additional complementary commercial enterprises;
 - xii. Upgrade streetscape on Amity Road, Litchfield Turnpike, Lucy Street and Bradley Road with new sidewalks and landscaping, benches, and village style lamppost lighting;
 - xiii. Accommodate parking needs while maintaining village aesthetics.

12. Uses in the underlying zone shall be permitted with the WVD.
13. Lot size, coverage and yard requirements for any parcel within the WVD shall be as specified for the underlying zone.
14. Maximum building height at any location within the WVD shall be as specified for the underlying zone.

V. 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 provided that 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.)

W. Reserved for future use.

X. Reserved for future use.

Y. Motor Vehicle Uses

1. Gasoline Stations, 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 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 thirty-two (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 one thousand (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 one hundred fifty (150) feet on a public street and shall have a minimum depth of one hundred twenty five (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 three hundred (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.. All buildings and structures shall be set back at least fifty (50) feet from the side lot line of a contiguous lot in a Residence District. A suitably landscaped area at least ten (10) feet wide or six (6) 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 ten (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 four hundred (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 therefore, 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 in compliance with applicable state and federation

regulations.. 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;
- h.* The sign provisions of Section 4.5 shall; *and*
- i.* Freestanding signs for gas stations shall comply with Section 4.5.

2. Sales, Rental, Service, & Repair of Vehicles.

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

- a.* Each lot shall have a minimum area of twenty thousand (20,000) square feet and shall have no more than fifty (50) feet of frontage on one street;
- b.* Curb cuts shall be at least twenty-five (25) feet from any other curb cut or street intersection;
- c.* 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;
- d.* The outdoor display, exhibition, and storage of motor vehicles is permitted as an accessory use subject to the provisions in Section 3.LL Outdoor Storage;
- e.* Freestanding signs for these businesses shall comply with Section 4.5;
- f.* Sanitary sewers and a public water supply shall serve the lot;
- g.* All hazardous materials and waste chemicals shall be stored inside on an impervious floor with some form of secondary containment;
- h.* Scrap metal or other parts in contact with lubricant shall be stored in a watertight container to prevent the accumulation and contamination of stormwater;
- i.* 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;
- j.* Waste material shall be disposed of by a licensed waste hauler in accordance with all applicable federal, state, and local regulations;
- k.* All servicing of vehicles shall be conducted indoors on an impervious surface;
- l.* All vehicle washing shall be conducted indoors;
- m.* There shall be absolutely no discharges of motor vehicle fluids or detergent chemicals to the environment; and
- n.* 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.

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

1. The parking or storage 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 eleven thousand (11,000) pounds gross vehicle weight (GVW) may be parked or stored on a lot provided it also does not exceed ten (10) feet in height from the base of the wheel to the top, including any cargo, or ten (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 13'-6" in height from the base of the wheel to the top, including any cargo; and
 - iii. No commercial vehicle shall exceed twenty-six (26,000) pounds GVW.
2. All commercial vehicles, regardless of GVW, shall meet the following standards:
 - a. No vehicle shall have more than two (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, except when essential to on-site construction activities;
 - 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.

3. 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;
4. 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;
5. 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;
6. 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;
7. 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;
8. 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 Vehicle Weight Rating (GVWR) of more than eleven thousand (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 eighteen (18) feet in length. Such vehicles shall be parked or stored in the rear yard, and not closer than ten (10) 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 two (2) 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.

AA. Reserved for future use

BB. Structured Garages

- 1. 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.
- 2. 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 ten (10) parking spaces is required.

CC. Residential

1. Primary Dwelling Units.

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

Table 3.2 Reserved

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2. **Accessory Dwelling Units** - A single-family dwelling may be converted to allow the incorporation of one Accessory Dwelling Unit or an accessory building may be used or created for the purpose of accommodating one Accessory Dwelling Unit in any zone permitting a single-family residence subject to a Zoning Permit and the following conditions:

- a. An Accessory Dwelling Unit shall have a minimum floor area of 350 square feet and a maximum net floor area of not less than thirty percent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less;

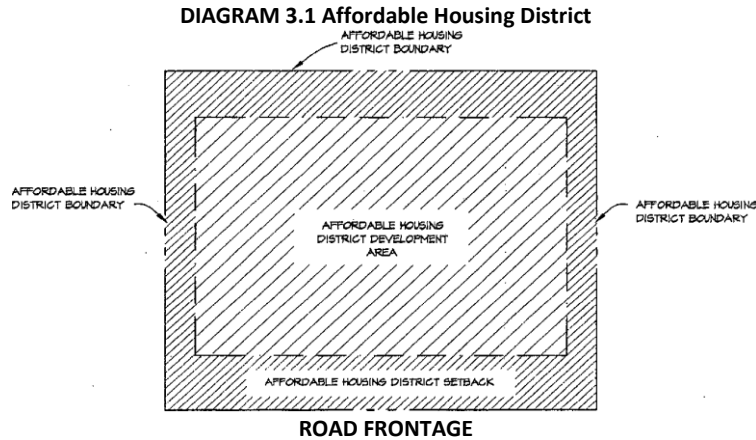
Table 3.3 Required Floor Area for Accessory Dwelling Units	
Unit Type	Min. Floor Area, Sq. Ft.
1 room	350
2 rooms (1 BR)	425
3 rooms (1 BR)	600

- b. One of the occupants of the dwelling or accessory dwelling unit shall be the owner of record;
- c. No Accessory Dwelling Unit shall be located in a garage or basement unless one wall opens to grade;
- d. An Accessory Dwelling Unit 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 Dwelling Unit via dormer(s) or an addition beyond the existing foundation; and
- g. The principal dwelling and Accessory Dwelling Unit shall conform to all requirements of the applicable building, health, fire, sanitary, and zoning codes.

DD. Affordable Housing District

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.
 - a. **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.
 - b. **Affordable Housing District Development (AHD Development).** As used in this Section, “AHD Development” means:
 - i. 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.
 - ii. 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.
 - iii. 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.
 - c. **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 3.1.)
 - d. **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 3.1.)

- e. 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 3.1.



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

2. Procedure.

- a. 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.
- b. 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.
- c. 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. Sale, Resale and Rental Restrictions - To establish and preserve affordable housing, the following restrictions shall apply:

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

4 Administration.

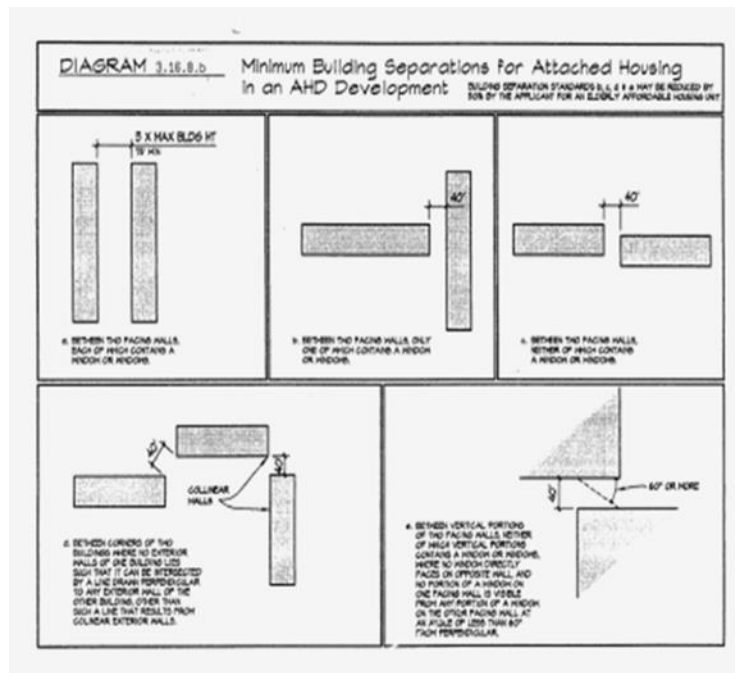
- a. At the time of final Development Plan approval for each AHD Development the Commission shall advise the Board of Selectmen so that it may designate an agency to monitor and administer guidelines for the rental, sale, or resale of the affordable housing units. Such administrative agency may be a 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.
- b. 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.

- c. 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.

TABLE 3.4 Bulk Regulations for Affordable Housing Districts (AHD)

	AHD (A)	AHD (B)	AHD (C)	AHD (D)
	12	10	4	2
	150	110	90	75
5a. Front	150	60	40	20
5b. Side	50	30	20	12
5c. Rear	50	50	30	40
6 Minimum No. of Housing Units per Acre in an AHD Development Area	4	5	5	8
7 Maximum No. of Housing Units per Acre in an AHD Development Area	8	10	10	15
8 Minimum Required Yards and Building Separations in Feet				
8a. Attached & Detached Housing – Yards in Feet (Exclusive of District Setbacks)				
8a1. Front	20	20	20	10
8a2. Side	10	10	10	6
8a3. Rear	25	25	25	20
8.b Attached Housing Building Separations See Diagram 3.2.				

DIAGRAM 3.2 Affordable Housing District



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.

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.
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:
 - a. **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.
 - b. **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.
 - c. **Traffic and Fire Safety.** The effect on the pattern, flow, or intensity of traffic in the streets within and accessing the AHD Development.
 - d. **Character of the Neighborhood.** The effect of the proposed AHD Development on the character and quality of the abutting neighborhood(s).
 - e. **Convenience.** The availability of public transportation to the residents of the AHD Development.
 - f. **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.
8. **Development Standards.**
 - a. **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 3.3.DD.7.a (Health and Crowding) above. Permitted density shall be based on the size of the site of the proposed AHD District.
 - b. **Bedrooms.** Each dwelling unit in an AHD Development shall not contain more than three (3) 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.
 - c. **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.

- d. District Standards.
- 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.
 - No parking, structures, or recreation areas other than walking trails shall be permitted within the District Setbacks.
 - Standards within the AHD Development. The Standards in Table 3.4 and those following shall govern the development:

	Single-Family Detached AHD Development	Single-Family Attached AHD Development	Elderly AHD Development
Max No. of Stories	2	2	2
Max Height	35 ft	35 ft	35 ft
Min Dwelling Unit Livable Floor Area			
Efficiency	-	-	500 sq. ft.
1 BR	750 sq. ft.	650 sq. ft.	650 sq. ft.
2 BR	900 sq. ft.	850 sq. ft.	800 sq. ft.
3 BR	1,050 sq. ft.	1,000 sq. ft.	950 sq. ft.

- Parking. Off-street parking (including garages and outside spaces) shall be provided in accordance with the following schedule:
 - Not less than 2.5 parking spaces per dwelling unit in a Single-Family Attached or Detached AHD; and
 - Not less than 1.5 parking spaces per dwelling unit in an Elderly Single-Family Attached or Detached AHD.
- 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
- 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 therefore 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.
- Recreation Areas. Each AHD Development shall provide 25 sq. ft. of recreational area for each Efficiency or one (1) BR dwelling unit and 25 sq. ft. for each additional bedroom.

9. Development Plan Requirements - The AHD Development Plan shall include the following information in schematic form:

- All maps other than a location map shall be at a minimum scale of 1"=40';
- 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 five hundred (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 five hundred (500) feet;
 - e. A topographic survey including existing contours at two (2) 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 outcroppings; 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, and identified, and including 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:
 - i. provisions for fire protection and
 - ii. 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 and developed areas, and typical cross-sections illustrating any special landscape features; and
 - 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.
10. **Site Plan Review** - Prior to issuance of a building permit, a Special Exception for Site Plan shall be approved by the Commission. 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.

11. **Site Plan Approval** - An applicant seeking Special Exception for an AHD Development shall submit 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:
- 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;
 - b. 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;
 - c. Buildings, structures, signs, and outdoor lighting;
 - d. Roads constructed in compliance with Town road specifications, driveways, off-street parking, and loading spaces;
 - e. Inland wetlands and watercourses, storm drainage, and connections to public sewage and water supply;
 - f. 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;
 - g. 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;
 - h. Construction details of all required improvements; and/or
 - i. A tabulation of the appropriate area(s), location, and bulk standards required by Section 3.3.DD.8.a showing:
 - i. existing dimensions,
 - ii. standards required by Table 3.4, and
 - iii. standards of the AHD Development proposed by the applicant.
12. **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, or the general public, or if they involve 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.
13. **Performance and Maintenance Bond for Public Improvements.**
- a. 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 (2) years from the approval date of the AHD.
- b. 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.
 - c. 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 site work may be commenced.

EE. Congregate Communities and Active Adult Community 55+

Congregate Community Designed Exclusively for Occupancy by Elderly Persons.

1. Communities designed exclusively for occupancy by Elderly persons (hereinafter referred to as "Congregate Community") are permitted subject to the following regulations:
2. Each Congregate Community shall include the following:
 - a. Assisted Personal Care Living Units. Living units to be developed either as rental or as "condominium" units which shall be provided with laundry and housekeeping services together with at least two meals per day as part of the basic services. All such units are to be contained in one structure arranged to provide access to centralized personal supervision. Medication and nursing services need not be provided.
 - b. Related Services. An office providing medical care on demand to the residents of the Congregate Community must be provided on the premises.
 - c. In addition to the foregoing, the Congregate Community shall provide the following:
 - i. Community area or areas suitably equipped to meet the social interactional health and leisure time needs of the residents;
 - ii. Transportation services if residents cannot easily walk to shopping, banking, the Woodbridge Senior Center, and other community services.
 - d. 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;
 - e. 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.
3. **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.

4. **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 ten (10) acres in a Residence B District.
- 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:
- c. There shall be not more than ten (10) Assisted Personal Care Units per acre in a Residential B District;
- d. The Maximum Building Area shall be 25%;
- e. No building shall contain more than one hundred twenty (120) Assisted Personal Care Living Units;
- f. Each Personal Care Living Unit shall contain no more than Two Bedrooms. The Livable Floor Area in Table 3.5 shall be required as measured to the outside walls of each unit.

Table 3.5 Minimum Livable Floor Area	
Unit Type	Residence B
Efficiency Unit	400 sq. ft.
One-Bedroom Unit	550 sq. ft.
Two- Bedroom Unit	650 sq. ft.

- g. 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;
- h. 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;

- i. All utilities shall be underground;
 - j. 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;
 - k. Public sanitary sewer and public water supply shall be required; and 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.
5. **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 the number, design, and location of access drives or other traffic features, including pedestrian ways;
 - d. Requirement of off-street parking or other special features beyond the minimum required by these Regulations or other applicable Codes or Regulations;
 - e. Regulations of the number, type, and location of outdoor lighting facilities, shielded to protect their view from abutting properties;
 - f. Additional data plans, including architects' plans or drawings, required by the Commission to be submitted by the applicant or his duly authorized agent in support of his application;
 - g. A report by the 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 therefore 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.
6. **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.
7. **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 fifty (50) sq. ft. of lot area for each unit containing Two-Bedrooms.

8. **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 thirteen (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.
9. **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.
10. **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.

Active Adult Communities (55+)

1. **Purpose:** To provide meaningful options for housing opportunities for all active adults ages 55 and older in a development setting that maximizes traditional neighborhood atmosphere, with pedestrian access to retail and other commercial uses.
2. Active Adult Communities (55+) ("AAC") are permitted subject to the following:
 - a. An AAC shall be a development where occupancy is age-restricted to persons who are (a) fifty-five (55) years of age or older, (b) a spouse of any such occupant (including the surviving spouse of such occupant or the spouse of any such occupant who has permanently relocated to a care facility), or (c) a child of an occupant who complies with this section 3.3 EE.2 and who is nineteen (19) years of age or older. An AAC shall be designed to

meet the needs and requirements of an active adult community and shall fully comply with the provisions of the United States Fair Housing Act.

- b. In the case of a conflict between the standards and requirements of this section 3.3.EE.2 and any other provision in the Zoning Regulations, other than the requirements set forth in 3.3.3 and 3.3.4 below, upon written request, the Commission shall have the authority to waive, by majority vote, any such provision to accomplish the purpose of the AAC. The applicant shall demonstrate to the satisfaction of the Commission or duly authorized agent that approval of the waiver request will not cause an adverse impact on surrounding properties or public health and safety.
- c. The bulk requirements for an AAC shall be as follows:
 - i. Minimum acreage: 6 acres
 - ii. Maximum building coverage: 35%
 - iii. Maximum building height: 3 stories and 45 feet as measured to the centerline of the roof
 - iv. Minimum front yard: 50 feet Minimum side yard: 30 feet
 - v. Minimum rear yard: 30 feet
 - vi. Minimum parking: 2 spaces per unit Each space within a garage or in a driveway shall each count as one space.
 - vii. Maximum density: 10 units per acre.
- d. Notwithstanding any other provision in the Zoning Regulations, the AAC may be comprised of rental units or be a common interest community as defined in the Connecticut General Statutes and may include, but shall not be required to, associated commercial uses.
- e. Any AAC shall be served by public water and sewer.

FF. Swimming Pools, Tennis Courts, and other Personal Recreational Structures.

Recreational structures for the personal use of a family resident on the premises are permitted by Administrative Sign-off on single-family residential properties, and are deemed to be accessory uses.

The following provisions apply:

- 1. Light sources shall not be visible beyond the boundaries of the lot.
- 2. Suitable planting or other means to conceal the pool and to reduce noise shall be provided between the pool and adjoining residential property.
- 3. The pool shall be safeguarded by means of a suitable fence or other device.
- 4. The pool is not closer to any side, rear, or front lot line than required by the front, rear, and side setbacks in Table 4.1, Table of General Bulk Regulations for the District in which the property is located.

GG. Retail

Retail stores are permitted subject to 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 seventy-five thousand (75,000) sq. ft.
- 3. Design Standards for Stores over twenty thousand (20,000) sq. ft. - 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 the site plan;
- d. Exposed concrete masonry units may not constitute more than 33% of finish material on front or side façades.

HH. 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. motels and inns;
 - 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 three thousand five hundred (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.**
 - a. Except for restaurants in the B, BI, GB, GBA, and Dev 1 Zones operating under CT Gen. Statutes, businesses in the BI, GB, GBA, and Dev 1 Zones 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 three thousand five hundred (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 three-hundred (300) foot radius in any direction of any lot used for, or upon which is located any building used for:
 - i. 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;
 - ii. Any public park; or
 - iii. Any library or community center;
 - b. Said distance of three hundred (300) feet shall be measured by taking the nearest straight line between the respective lot boundaries of said sites.

4. Special Exception Required.

- a. 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.
- b. 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:
 - i. 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;
 - ii. 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;
 - iii. 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;
 - iv. 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;
 - v. 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
 - vi. 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, and nursing homes may be considered, as these uses may be particularly sensitive to possible negative effects of serving or selling alcohol.

II. Reserved for future use.

JJ. Fire Arms + Associated Goods

- 1. **Uses Permitted** - These provisions exist to protect neighborhoods, minimize conflict 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 the 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.

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

4. **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 twenty-five thousand (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, or residential district and predominately residential planned development is situated within the required separation distances as shown on the submitted site plan.

5. **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; and
- 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.

6. **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; and
- c. A security system installed and approved by the Town Building Official, the Police Chief, and the Fire Marshal.

7. The 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.

KK. Schools

Schools are allowed subject to Table 3.1 Allowed Uses by Zone.

LL. Storage-Reserved for future use.

MM. Warehouse storage + Wholesale Sales with Indoor Storage-

Reserved for future use.

NN. Outside Storage

1. The outside storage of any materials, objects or vehicles in A, B, T3C, T3D, and T3BB Residence 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 and also complies with the provisions of Section 3.3.Z. 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 front yard setback, except that in instances of existing buildings such front yard requirement may be reduced to the existing building line.
 - b. *Exceptions: The terms of Section 3.NN.1 above shall not apply to:*
 - i. *The temporary outside storage of building materials supplies and equipment being used in any construction on the property on which the same is stored and for which a required permit has been duly issued and is in force; or*
 - ii. *The temporary storage of farm machinery on the property on which the same is used and the temporary storage of farm produce on the property on which it was produced.*
2. Outside storage in the T2, BI, GB, GBA, Dev 1 and Dev 2 districts.
 - a. Where such storage or display is otherwise permitted by these Regulations, the outdoor storage or display of materials, 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.
 - b. 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;
 - c. Lighting of outdoor storage or display area 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;
 - d. All other outside storage or display of materials, objects, or things (except that referred to in Section 3.NN.2.b) 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 one hundred (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 (3) years from the date of granting of such permit. Prior to the expiration of said permit, an application for renewal thereof must be filed.
3. 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.
 4. Trash Containers, Dumpsters + Solid Waste Disposal and Design - In T1, T2, BI, GB, GBA, Dev 1, and Dev 2, 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.)
 5. Curbside Removal of Waste - Regulated Per Section 485-16 of the Woodbridge Code.
 6. Transfer Station - Regulated Per Section 485 of the Woodbridge Code.

OO. Telecommunications Facilities

1. The purposes of this Section are as follows:
 - a. To accommodate the need for Telecommunications Facilities 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 Telecommunications Facilities; and
 - e. To reduce the number of Telecommunications Facilities and sites needed in the future to a minimum.
2. **Standards for Approval** - No Special Exception for Telecommunications Facilities will be granted except in conformance with the following standards:
 - a. Telecommunications 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 a 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, Dev 1, and Dev 2;
 - iv. On government or institutional structures in residential districts; and
 - 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 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, the applicant must respond to the following criteria:
 - i. Provide information showing how the proposed Telecommunications Facility meets its technical requirements and documentation showing the lease or other legal document which grants permission to the applicant to erect the tower or facility on the proposed site;
 - ii. Demonstrate that it has made a reasonable effort to identify alternative sites to the proposed site, taking into account the preference specified in sub-section (a) above and that the proposed site is preferable to the alternatives for significant technical, business, or financial reasons;
 - iii. The proximity of the facility to same or similar uses would not unduly concentrate types of uses in a particular neighborhood;
 - iv. For new Communications Towers or structures, joint use shall be accommodated and provided for, and this shall be considered by the Commission when regulating height requirements. To minimize the number of

- Antennae or Communications Towers in the future, proposed support structures shall be required to accommodate other users, if technically and structurally feasible, including other communications companies and public emergency service providers at no cost to the municipality;
- v. For all Telecommunications Facilities, the Commission may require the applicant to take reasonable steps to screen and mitigate any adverse visual impacts. Such steps may include landscaping, fencing, painting, or similar measures. Service yards or outside storage of materials shall not be permitted and all buildings shall conform to the general style of architecture of the neighborhood;
 - vi. No lighting of any Telecommunications Facility will be allowed except where required for public safety as determined by the Commission or the Federal Aviation Administration;
 - vii. No commercial advertising is permitted on any Telecommunications Facility;
 - viii. No 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 6.4.B.3 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; and
 - 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 thirty (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 that were rejected for which the facility applied;
 - iii. The Applicant shall demonstrate in the application that the proposed use, location, and plan meet the standards enumerated within Section 3.3.OO.2, 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. 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 the Federal Aviation Administration and the 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"; and
 - 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

3.2 Opportunity Housing

A. Purpose

The purpose of this Section is to enable multiple-unit residential uses and structures within certain residential zoning districts in Woodbridge, as provided herein and as authorized by governing provisions in the Connecticut General Statutes, in order to promote housing choice and economic diversity in housing and provide for the development of housing opportunities while balancing statutory obligations such as:

- Protection of public health and safety,
- Consistency with soil types, terrain, infrastructure capacity, and
- Protection of public water supply watersheds.

The allowed multiple-unit structures must comply with all bulk and dimensional requirements for the proposed development as specified in this Section 3.4 and developments with three or more units must include affordable housing units as specified in Section 3.4.E of this regulation.

B. Applicable Districts

Opportunity Housing shall be an allowed use in Residential Districts as specified herein.

C. Definitions

As used in this section:

1. "Affordable" means a dwelling unit sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to a prescribed percentage of the median income.

2. "Deed-restricted" and "deed restrictions" means the restrictions are contained in a deed and shall apply for at least forty (40) years after initial occupancy.
3. "Median income" has the same meaning as provided in Connecticut General Statutes Section 8-30g(a)(7).
4. "Multi-family dwelling" means a dwelling unit in an Opportunity Housing development of three or more residential units that meets the requirements set forth in Section 3.4.E.
5. "Opportunity Housing" means a residential development that meets the requirements set forth in this Section 3.4.
6. "PWSW" means a public water supply watershed area.
7. "Rental assistance" means rental assistance, whether tenant-based or project-based, provided pursuant to 42 U.S.C. § 1437f and corresponding federal regulations or Connecticut General Statutes Sections 8-345 and 8-346 and corresponding provisions of the Regulations of Connecticut State Agencies, or successor rental assistance programs.

D. Two-Units Per Parcel

The following types of uses and structures containing two residential units in one building may be allowed as indicated in Table 3.4.D and subject to compliance with all bulk and dimensional requirements for a single-family structure (such as those in Table 4.1):

TABLE 3.4.D - Two-Units Per Parcel

USE \ ZONE	GBA	T3-D	T3-C	T3-BB	B	A	A (PWSW)
Two-family when served by public water and public sewer.	P	P	P	P	P	P	SE
Two-family when NOT served by public water and public sewer	S	S	S	S	S	S	SE

TABLE LEGEND

P = Permitted by Zoning Permit (Staff)

S = Permitted by Site Plan Approval (TPZ)

SE = Permitted by Special Exception (TPZ)

E. Multi-Family Development (Three Or More Units Per Parcel)

1. Basic Provisions –

- a. The following types of uses and structures containing three or more units in one building and/or on one property may be allowed as indicated in Table 3.4.E-1 and subject to compliance with all bulk, dimensional, and other requirements as specified in this Section 3.4.E:

TABLE 3.4.E-1 - Three Or More Units Per Parcel

ZONE USE	GBA	T3-D	T3-C	T3-BB	B	A	A (PWSW)
Multi-family dwelling(s) in accordance with Section 3.4.E	SE	SE	SE	SE	SE	SE	X

TABLE LEGEND

SE = Permitted by Special Exception (TPZ)

X= Not Permitted

- b. Any multi-family Opportunity Housing development proposed under this Section 3.4.E shall be served by public water and public sewer.

2. Bulk Regulations –

- a. Unless otherwise provided in this Section, any multi-family Opportunity Housing development shall be governed by the bulk regulation as set forth in the following Table 3.4.E-2 (and not by the General Bulk Regulations set forth in Table 4.1 of these Regulations):

TABLE 3.4.E-2 – Opportunity Housing Bulk Regulations

ZONE USE	GBA	T3- D	T3- C	T3- BB	B	A	A (PWSW)
A. Maximum Density (Units per Acre)	15.0	15.0	15.0	15.0	15.0	18.0	n/a
B. Maximum Building Coverage	33.3%	50%	40%	30%	30%	15%	n/a
C. Maximum Lot Coverage (total impervious)	50%	75%	60%	45%	45%	30%	n/a
MINIMUM SETBACKS							
D. Minimum Principal Building Setbacks (front/side/rear)	Same as the underlying zoning district						
E. Minimum Accessory Building Setbacks (front/side/rear)	Same as the underlying zoning district						
F. Parking Area Setbacks - Front	60' on Amity Rd 10' on other road- ways	10	10	20	30	50	n/a
G. Parking Area Setbacks – Side/Rear	5	4	6	10	15	15	n/a
MAXIMUM BUILDING HEIGHT							
H. Maximum Number of Stories (Excluding Cellar & Basement)	3	2.5	2.5	2.5	2.5	4	n/a

3. Affordability Requirements –

- a. At a minimum, twenty percent (20%) of the units in a multi-family Opportunity Housing development, shall be deed restricted for at least forty (40) years as affordable units and at least half of those units shall be deed-restricted for sale or rental to a household earning (60%) of the median income or less and any other required affordable units shall be deed-restricted for sale or rental to a household earning eighty percent (80%) of median income or less utilizing the maximum household income, and maximum sale price or rental calculated in compliance with Connecticut General Statutes Section 8-30g and corresponding state regulations. When located in a Residence A Zone, either twelve percent (12%) of the units in a multi-family Opportunity Housing development shall be deed restricted in accordance with the foregoing sentence, or twenty percent (20%) shall be deed restricted for sale or rental to a household earning eighty percent (80%) of the median income.
- b. This percentage requirement for affordable units shall be considered satisfied if the required number of units are:
 - Leased to households receiving rental assistance,
 - Developments receiving project-based rental assistance, or
 - "Assisted housing" as defined in Connecticut General Statutes Section 8-30g(a)(3).
- c. For purposes of this Section 3.4, any calculation of the minimum number of affordable units required which results in a fractional remainder shall be rounded up to the next highest whole number. [Example: if the calculation requiring a minimum percentage of

affordable units results in a product of 2.2 units, the minimum number of units required shall be rounded up to 3 units.]

- d. The required affordable units in a multi-family Opportunity Housing development shall be deed restricted for at least forty (40) years for sale or rental to a household earning the specified percentage of the median income or less, utilizing the maximum sale price or rental calculated in compliance with governing Statutes and corresponding state regulations.
 - e. The Commission may require the filing of an affordability easement or restriction in favor of the Town with regard to the required affordable units (either individually or collectively) to help ensure the long-term retention of the affordable units.
4. **Stormwater Management** - Any multi-family Opportunity Housing development proposed under this Section 3.4 shall be designed and constructed in accordance with Section 5.7 of these Regulations in terms of stormwater management.
 5. **Building / Site Design**— Except as may be modified by the Commission by separate Special Exception based on overall excellence in design:
 - a. Any building within a multi-family Opportunity Housing development shall not have a flat roof but may have a gable, hip, or gambrel roof.
 - b. On any long side of a multi-family Opportunity Housing building containing residential units, walls shall have more than one (1) plane.
 - c. In a multi-family Opportunity Housing development, the affordable units, including any units leased to households receiving rental assistance, shall be comparable in size, number of bedrooms, exterior design, construction (including insulation, HVAC equipment, appliances, finishes, etc.), and quality of materials to the market-rate units.
 - d. Any refuse area(s) and/or outdoor storage area(s) shall be visually screened from the street and adjacent properties by fencing and/or landscaping.
 6. **Project Sequencing / Location** - For a multi-family Opportunity Housing development proposed pursuant to Section 3.4.E, the following information shall be provided as part of the application:
 - a. A description of the sequence in which the affordable dwelling units will be built and offered for occupancy demonstrating that the Opportunity Housing development will comply at all times (permitting, construction, marketing, occupancy, etc.) and for all phases with the minimum affordability percentage required, and
 - b. The specific location of such units within the proposed development so that the affordability restrictions can be administered and monitored, as necessary.

F. Housing Affordability Plan Requirement

1. Any person applying for a multi-family Opportunity Housing development shall submit with its application, for approval by the Commission, a Housing Affordability Plan, which shall include at least the following:
 - a. Designation of the person, entity, or agency that:
 - Is qualified, experienced, and capable of administering the Housing Affordability Plan for the duration of any affordability restrictions,
 - Will be responsible, for the administration of the Housing Affordability Plan and its compliance with the income limits and sale price or rental restrictions, and

- Will be responsible for submitting annual reports to the Commission verifying that the affordable units are occupied by eligible households and that the rental rate or sale price was in accordance with the sale price or rental restrictions.
 - b. The methodology for ascertaining income to determine eligibility.
 - c. The methodology for calculating the maximum sales prices or rents of the intended affordable dwelling units.
 - d. Deeds, restrictive covenants, lease provisions or other conditions that will govern the affordable dwelling units.
2. In the event that a standard Housing Affordability Plan (as contemplated by CGS Section 8-30g(b)(1)) has been prepared by or accepted by the Town, the Commission may require utilization of such a standard plan provided it is in accordance with State and Federal law.
 3. In the event that a list of independent third-party administrators has been prepared by or accepted by the Town, the Commission may require utilization of a third-party administrator from that list.

G. Affirmative Fair Housing Marketing Plan Requirement

1. Any person applying for a multi-family Opportunity Housing development shall submit with its application, for approval by the Commission, an Affirmative Fair Housing Marketing Plan governing the sale or rental of all dwelling units, consistent with the requirements of Connecticut General Statutes Section 8-37ee and with the corresponding Regulations of Connecticut State Agencies.
2. For units to be leased to households receiving rental assistance, the Affirmative Fair Housing Marketing Plan shall be reasonably calculated to lease units to such households, including, but not limited to, advance notice to and consultation with the Connecticut Department of Housing and any Connecticut public housing agency as defined in 42 U.S.C. § 1437a(b)(6), within thirty (30) miles from any boundary of the Town of Woodbridge, including any of their contractors,
3. In no event shall a deed-restricted affordable unit be leased to, sold to, or occupied by an ineligible household or be leased or rented at an incorrect maximum price.

H. Filing Of Documents

1. Final deeds, restrictive covenants, lease provisions, and/or other relevant documents shall be:
 - a. Submitted to the Zoning Enforcement Officer prior to the issuance of any Zoning Permit authorizing construction, and
 - b. Reviewed by the Town Attorney and approved by the Commission,
 - c. Executed to comply with this Section prior to the issuance of any Certificate of Zoning Compliance authorizing occupancy of the structure, and
 - d. Filed with the Town Clerk.

J. Limitation On Variance

1. As provided in CGS Section 8-6, uses permitted by this Section 3.4 shall not be permitted by variance in districts in which such uses are not otherwise allowed.

4.0 BULK + DIMENSIONAL DATA

4.0 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 requirements accompanying this table for the zone in which such building will be located.

Zone District Legend
A - Residential A B - Residential B T3-BB T3-C T3-D T 1 T-2
BI – Business + Industrial GB - General Business GBA-Overlay Includes Residential SD-Special District Dev 1 - Development 1 Dev 2 - Development 2 P – Park District

Table 4.1 Table of General Bulk Regulations

	RESIDENTIAL DISTRICTS						
	A	B	T3-BB	T3-C	T3-D	T2	T1
LOT REQUIREMENTS							
Minimum Lot Area	65,000 SF ¹	15,000 SF	9,375 SF	5,000 SF	4,000 SF	n/a	n/a
Minimum Lot Width and Frontage	200'	100'	75'	50'	40'	120'	n/a
Frontage Buildout	n/a	n/a	n/a	n/a	n/a	n/a	n/a
COVERAGE							
Maximum Building Coverage (% of lot area)	15%	30%	30%	40%	50%	15%	3%
Maximum Lot Coverage (total impervious)	n/a	n/a	n/a	n/a	n/a	20%	6%
SETBACKS							
Minimum Front Setback							
• Principal Building	75'	30'	20' ⁴	10' ⁴	10' ⁴	48'	n/a
• Secondary Building	n/a	n/a	n/a	n/a	n/a	48'	n/a
• Accessory Building	75'	30'	20' ⁵	10' ⁵	10' ⁵	20' Min + bldg. setback	n/a
Minimum Side Setback							
• Principal Building	25'	15'	10' ⁴	6' ⁴	4' ⁴	20'	n/a
• Accessory Building	15'	15'	10' ⁵	5' ⁵	5' ⁵	3'	n/a
Minimum Rear Setback							
• Principal Building	25'	25'	25' ⁴	20% of lot, Need not exceed 20' ⁴	20% of lot, Need not exceed 20' ⁴	40'	n/a
• Accessory Building	15'	15'	25' ⁵	5' ⁵	5' ⁵	3'	n/a
BUILDING HEIGHT							
Maximum stories (above cellar / basement)	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2	n/a
RESIDENTIAL DENSITY							
Families per Building	1 ⁶	1 ⁶	2 ⁶	2 ⁶	2 ⁶	n/a	n/a

BUSINESS / MIXED USE DISTRICTS						
	BI	GB	GBA (Overlay)	Dev 1 ²	Dev 2 ³	P
LOT REQUIREMENTS						
Minimum Lot Area	4,000 SF	20,000 SF	20,000 SF	43,450 SF	43,560 SF	n/a
Minimum Lot Width and Frontage	40'	100'	100'	150'	175'	n/a
Frontage Buildout	n/a	n/a	n/a	n/a	80% Min	n/a
COVERAGE						
Maximum Building Coverage (% of lot area)	70%	33.3%	33.3%	25%	30%	n/a
Limitation on Accessory Buildings (% of lot area)	50% of rear yard	15%	15%			
Maximum Lot Coverage (total impervious)	n/a	n/a	n/a	n/a	n/a	n/a
SETBACKS						
Minimum Front Setback						
• Principal Building						
○ Amity Rd.	60'	60'	60'	75'	75'	n/a
○ Other Rd.	10'	10'	10'	75'	75'	n/a
• Secondary Building	n/a	n/a	n/a	n/a	n/a	n/a
• Accessory Building						
○ Amity Rd.	60'	60'	60'	n/a	75'	n/a
○ Other Rd.	10'	10'	10'	n/a	75"	75'
Minimum Side Setback						
• Principal Building	3'	12'	12'	30'	10'	n/a
• Accessory Building	3'	5'	5'	5'	10'	n/a
Minimum Rear Setback						
• Principal Building	10% of lot, Need not exceed 20'	20'	20'	30'	25'	n/a
• Accessory Building	3'	5'	5'	5'	25'	n/a
BUILDING HEIGHT						
Maximum stories (above cellar / basement)	3	3	3	3	2	n/a
RESIDENTIAL DENSITY						
Families per Building	n/a	n/a	8 per acre (must be accessory to legal non-residential use 650 SF/du max)	n/a	n/a	n/a

Notes

General Notes:

No accessory building in any district shall be in a front yard. No accessory building shall be nearer to the side yard lot line than the distance in Table 4.1

In Dev.2, the floor area of the Main building shall not be less than 6,000 SF

Reference: 1 acre = 43,560 square feet

Numerical footnotes:

- 1 All new lots proposed in a Residence A District that are: (1) created after November 9, 2001, and (2) located fifty percent (50%) or more within a public 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.

All new lots proposed in a Residence A District created after November 9, 2001, whether or not in a subdivision, shall be of such shape that a square with 150 (one hundred and fifty) feet on each side will fit on the lot within the setback boundaries.

- 2 See Section 4.B Specific to Dev 1.
- 3 See Section 4.B Specific to Dev 2.
- 4 Corresponds to setback diagrams for primary buildings on bulk diagram sheets for T3-C, T3-D, T3-BB.
- 5 Corresponds to setback diagrams for accessory buildings on bulk diagram sheets for T3-C, T3-D, T3-BB.
- 6 See Section 3 LL.

4.1 Lot, Block, and Building Configuration

A. Front Yards / Build-To Lines, Specific to Zones GB, GBA, BI, Dev 1, and Dev 2

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 eaves, pilasters, belt courses, columns, sills, cornices, or similar architectural features, nor the planting of landscaping in such spaces. In the case of one- (1) and two- (2) family homes, 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 with calculating lot area coverage.

C. Rear Lots

1. No building or structure shall be built on any lot unless the lot has a frontage of at least twenty (20) feet on a public street, or is in an approved subdivision, unless otherwise authorized by the Town Plan and Zoning Commission as a building on an unaccepted street. Access to the rear lot shall:
 - a. Not exceed a length of five hundred (500) feet;
 - b. Not be less than twenty (20) feet wide at any point;
 - c. Not be included in the minimum required lot area;
 - d. Contain a driveway from the public street to the building or structure; and
 - e. 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.
2. 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.
3. The maximum number of abutting accessways shall be two (2).
4. 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 (2) 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.

5. 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 prescribed for the district in which it is located.*

Exception: A rear lot approved prior to the effective date of these Regulations and having a dwelling thereon shall not be required to comply with the increased side or 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.

D. Non-conforming Lots, Buildings, and Uses

1. Non-Conforming Lots.

Any lot (whether developed with buildings or not) which, on the effective date of the amendments set forth in these regulations existed (a) in separate ownership, (b) as part of a subdivision approved after November 1, 1953 and filed or recorded in the office of the Town Clerk, or (c) as a part of a subdivision laid out and mapped before November 1, 1953 with roads which were approved by the commission, and which lot, on said date, was in area at least sixty thousand (60,000) square feet but less than sixty-five thousand (65,000) square feet, and which otherwise conformed to these Regulations, shall be deemed to be a conforming lot for all purposes. The owner of such a lot in a subdivision such as is referred to in (c) above who desires that the status of the lot shall be established of record may file with the Commission a map of the same, and the Commission shall (i) endorse upon the map a statement that the lot is a conforming lot under this section and (ii) cause the same to be filed or recorded in the office of the Town Clerk. A lot in a subdivision such as is referred to in (b) above, which lot is one hundred twenty thousand (120,000) or more square feet in area and at the time of such approval was intended by the subdivider to be later resubdivided, may, within ten (10) years after the effective date of the amendments set forth in these Regulations, be resubdivided by the original subdivider or a grantee who took title for the purpose of resale, on the basis of a minimum area of sixty thousand (60,000) square feet but otherwise in conformity with these Regulations, and the resulting lots shall be deemed to be conforming lots for all purposes.

2. Existing Non-Conforming Uses.

Any building or 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 such effective date, which does not conform to the provisions of these Regulation for the Use 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 existing on the effective date of the amendments set forth in these Regulations which may be continued hereunder is a use which was, at the effective date of these Regulations (December 24, 1932), a valid non-conforming use by reason of existence prior to such effective date of these Regulations, or prior to the effective date of any amendment thereof which caused the use to become non-conforming, and which use continued to be such up to the effective date of the amendments set forth in these Regulations.

3. Destruction of and Vacant Non-Conforming Uses.

The Commission shall not terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure

4. Non-Conforming Use Reverting to Conforming Use or Change of Use.

No non-conforming use which is changed to a conforming use shall revert to a non-conforming use.

5. Buildings with Non-Conforming Bulk.

Normal maintenance and repair, structural alteration in, and moving or reconstruction of a building with non-conforming bulk may be permitted by the Zoning Enforcement Officer if the same does not increase the degree of or create any additional non-conforming bulk in such building.

E. Building Location

1. Specific to Zones T1, T2, T3C, T3D, T3BB, Dev 1, Dev 2 , BI, GB, GBA, and P:

- a. Buildings in the T1 Zone are not permitted except for limited public use and utility purposes.
- b. 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.
- c. Facades shall be built parallel to the street, as specified in 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.
- d. Rear setbacks for accessory buildings shall be five (5) feet from the rear property line.

2. Specific to Zones Dev 1, Dev 2 , BI, GB, and 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.

3. Specific to Zones Dev 1 and Dev 2: 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 thereof, the land occupied by the group development shall have an aggregate area of not less than one acre (1 acre = 43,560sq.ft.) 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 a group

and permit the pooling of parking and loading spaces to the extent necessary to obtain a more advantageous grouping of structures.

F. Reserved for future use

G. SPECIAL REQUIREMENTS

1. Specific to All Zones:

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.

2. Specific to Zones Dev 1, BI, GB, and GBA:

Unless otherwise approved by the Commission, the following special requirement shall apply regarding a Shopfront Facade: A facade that is provided on average every thirty (30) feet along the frontage. The Shopfront shall be no less than 70% glazed in clear glass. The first floor shall be confined to retail or commercial use for a minimum depth of twenty (20) feet from the frontage line. Lobbies for motels and offices may be considered as part of the required retail frontage, provided that any such lobby occupies no more than 50% of said building.

3. Specific to Zone GBA:

Multiple-family dwellings, when accessory to a legal non-residential use, shall be permitted by Special Exception in the GBA Zone subject to the following conditions:

- a. Dwelling Units (du) shall be no greater than six hundred fifty (650) sq. ft. each, with a minimum of 1 parking space per bedroom;
- b. Maximum of eight (8) du's per acre;
- c. All parking and dumpsters shall be located behind the primary structure;
- d. Separate entrances and exits shall be provided for the residential and non-residential portions of the building;
- e. The applicant shall provide vegetative screening, fencing or other visual buffers to provide adequate buffering for surrounding uses.
- f. 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 GBA Zone.
- g. The parking is adequate and properly located for the proposed use and the entrance and driveways are laid out for maximum safety.

H. DENSITY AND PARKING CALCULATIONS

1. Specific to Zones T2, T3C, T3D, T3BB, Dev 1, Dev 2, BI, and 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.

TABLE 4.2 – Shared Parking Factor

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

2. Specific to Zones Dev 1, Dev 2, BI, GB, and GBA:

- a. 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;
 - iii. By purchase or lease for twenty-five (25) years from a parking lot within three hundred (300) feet; or
 - iv. In a public parking garage or lot available within three hundred (300) feet of the property line.
- b. Parking requirements shall be adjusted according to the shared parking factor in Table 4.2 to determine the Effective Parking. The shared parking factor is available for any combination of uses within any pair of adjacent blocks.
- c. The Commission may further reduce the Effective Parking by up to thirty percent (30%) within a Transit-Oriented Development (TOD). (See Definition of TOD in Section 2.)

3. Specific to Zones T2, T3C, T3D, T3BB, Dev 1, Dev 2, BI, GB, and GBA:

Parking calculations. Table 5.5 summarizes the parking requirement for each use by Zone. 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.

4.2 Parking Location And Private Roadway Standards

A. Specific to Zones T1, T2, Dev 1, Dev 2, BI, GB, and GBA

Surface parking lots shall be screened from view from the street by a building or street screen.

B. Specific to Zones T3C, T3D, T3BB, Dev 1, Dev 2, BI, GB, and GBA

1. Driveways at frontages of single-family residential uses shall be no wider than twelve (12) feet at the frontage.
2. Driveways at frontages of mixed-use and/or non-residential uses shall be no wider than eighteen (18) at the frontage.

C. Specific to Zones Dev 1, Dev 2, BI, GB, and GBA

1. A minimum of one Single Bicycle Stall shall be provided for every ten (10) actual vehicular parking spaces.

D. Specific to Zone Dev 2

1. Vehicular entrances and exits to parking lots, garages, and parking structures shall be no wider than eighteen (18) feet at the Frontage.
2. 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.

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

4.3 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. All signs not allowed by this section are prohibited.
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 and 4.7 and Section 4.5.H, 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; and
3. A sign listed in Section 4.5 as not requiring a Zoning Permit or Special Exception.

E. Signs Permitted in any Zone

The signs in Table 4.4 are permitted in any District without a Zoning Permit provided that any such sign shall comply with other provisions of Section 4.5.

F. Signs Permitted in Residential Zones

1. The signs in Table 4.5 are permitted for residential uses in a residential district provided that such sign shall comply with other provisions of Section 4.5.
2. The signs in Table 4.6 are permitted for non-residential uses in any residential district (such as religious institutions, libraries, museums, art centers, historical societies, schools, municipal uses, and non-profit agencies) provided such sign shall comply with other provisions of Section 4.5

G. Signs Permitted in GB, GBA, Dev 1, Dev 2, and P Zones

The signs in Table 4.7 are permitted in GB, GBA, Dev 1, and P Zones provided that any such sign shall comply with other provisions of Section 4.5.

H. Signs Permitted in T1 and T2 Zones

The signs in Table 4.8 are permitted in T1 and T2 Zones provided that any such sign shall comply with other provisions of Section 4.5.

I. Eleemosynary Signs Permitted

1. Subject to the general limitations prescribed in this section, eleemosynary signs may be located either on the premises as the event to which they refer occurs or off premises from such site.
2. Eleemosynary signs shall be:
 - a. Not posted for more than two (2) weeks before the event.
 - b. The event is limited to an activity scheduled for specific dates and not for continuous activities or on-going programs.
 - c. The sign(s) shall be removed within forty-eight (48) hours of cessation of the event.
 - d. The area of any one side of the sign shall not exceed six (6) square feet.

J. 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. No sign shall project over any private property line without the express written permission of the affected property owner.
 3. 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.
 4. 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.
 5. All signs shall be designed, constructed, erected, and maintained in accordance with the standards specified in the state building code.
 6. Permanent signs are encouraged to be carved.
 7. 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.
 8. No sign shall be constructed, illuminated, or function in a way so as to appear to rotate, vibrate, move, or otherwise be animated.

K. Sign Illumination

1. The illumination of permitted signs shall be nonanimated 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.

Table 4.4. Signs Allowed in all Zones Without a Permit

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 (2) sides, and b. In any business or development district, not more than twenty-five (25) square feet on each of two (2) 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 (2) sides, and b. In any business or development district, not more than twenty-five (25) square feet on each of two (2) sides.
7. Temporary street signs within subdivisions prior to road acceptance.		n/a
8. Signs no closer than seventy-five (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.	n/a	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.	n/a	n/a
10. Temporary or permanent signs erected and maintained by the Town or any agency thereof pursuant to the performance of a government function.	n/a	n/a
11. A flag or insignia of any government or governmental agency, or of any fraternal, civic, charitable, or religious organization	n/a	n/a

Table 4.5 Signs Permitted in A, B, and T3 Zones

Type of sign	Maximum Number of Signs	Type of sign
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) sq.ft. 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.)		

Table 4.6 Signs Permitted for Non-Residential Uses in A, B, and T3 Zones

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 the 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 (6) different times in one calendar year (January – December) for a cumulative total of no more than six (6) weeks during a calendar year. (Zoning Permit required.)	Six (6) square feet in total area on each of two (2) sides.

Table 4.7 Signs Permitted in Dev1, Dev 2, BI, GB, GBA, and P Non-Residential Zones

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	One (1) square foot per linear 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 one thousand (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 (2) 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 (1) 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 foot 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.) <i>Note: Signage for larger window area may be granted by the Commission by Special Exception for good cause shown.</i>	Two (2) window surfaces.	Twenty-five percent (25%) of the window area where it is located.
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 (2) sides.
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 two (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.

Table 4.7 Signs Permitted in Dev I, Dev 2, BI, GB, GBA, and P Non-Residential Zones

Type of Sign	Maximum Number of Signs	Maximum Size/Area
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 display or sign for a permitted conforming use (Zoning Permit required.), provided that: a) Such display or sign will not be displayed for more than thirty (30) 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 percent (15%) of the total window surface.	One (1) temporary sign.	Twenty-five percent (25%) of the window surface where it is located.
12. Barber pole sign. (Zoning Permit required.)	One (1) 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.)		
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 (6) different times in one calendar year (January - December) for a cumulative total of no more than six (6) weeks during a calendar year.	Six (6) square feet in total area on each of two (2) 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.)	One (1) sign.	

Table 4.8 Signs Permitted in T1 and T2 Zones

Type of Sign	Maximum Number of Signs	Maximum Size/Area
1. 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.
2. Exterior bulletin boards and signs on the premises of churches, schools, and similar non-profit institutions.	One (1) sign.	Signs shall not exceed sixteen (16) square feet in total area and may be part of the architecture of the building.
3. Signs advertising the use of a premises for Special Exception uses.	One (1) sign.	Signs shall not exceed sixteen (16) square feet in total area.
4. Freestanding signs.	One (1) sign.	Signs shall be no more than six (6) feet in height and shall comply with applicable setback regulations.

5.0 BASIC STANDARDS

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.

5.2 General Requirements

A. Change in Use

(See also Section 4.1.D for more information on Non-Conforming Lots, Buildings, and Uses.)

1. A change of use may be allowed subject to Zoning Permit approval provided that:
 - a. The proposed use does not require Special Exception approval;
 - b. No significant site work is required, and;
 - c. The required parking is currently available.
2. 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.

B. 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.

5.3 Environmental Conditions

A. Preservation of Special Features

1. 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; and slopes equal to, or greater than thirty five (35%).

2. The planning and design of the site, including related streets, drainage, and other improvements, shall provide for preservation of natural features of the site by:
 - a. Avoiding cuts or fills that result in potential soil erosion and excessive tree removal that disturb water resources;
 - b. 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 in the summer;
 - c. Minimizing driveway, road width, and curbing to reduce necessary clearing, thus retaining the natural landscape; and
 - d. 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 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 5.3.B, they shall submit documentation acceptable to the Commission demonstrating that such 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.)

5.4 Refuse and Pollution

A. Dumpster & Solid Waste Disposal Location and Design

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; and
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.)

5.5 Sediment and Erosion Control Regulations

A. Purpose

1. 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.
2. 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 one half (1/2) acre.
3. Exemptions.
 - a. 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
 - b. Agricultural activities as protected in CT General Statutes, Title 8.

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; and
 - 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 proposed 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 onsite 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;
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; and 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; and
 - 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.

5.6 Reserved for Future Use

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 eighty percent (80%);
3. Incorporate stormwater treatment systems and Best Management Practices (BMP) to facilitate the removal of pollutants; and
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 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), and
 - 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; and
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 percent (25%); and
 - e. Areas of potential shallow depth to ground water.

D. Stormwater Peak Flows

1. 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:
 - a. Timing of peak flows from sub-watersheds;
 - b. Increased duration of high flow rates;
 - c. Stability of the downstream channels;
 - d. Distance downstream that the peak; discharges are increased; and
 - e. 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.
2. 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.
3. 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 are incorporated in these Regulations by reference. They 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, and computational or sizing methodologies may be used upon review and approval of the Commission.

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; and
15. Encourage use of bio-retention basins, rain gardens, and swales.

H. Stormwater Infiltration

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

1. 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 Applicant's 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.
- d. 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:
 - Attenuating the design post proposal or activity 24-hour duration, 2-year recurrence interval peak rate of discharge of stormwater runoff to the channel to one-half of its pre-development magnitude or less; or
 - Attenuating the post construction, 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; and
- c. Be based upon a survey prepared by a licensed land surveyor to A-2, T-2 (on-site) and T-D (offsite) standards, unless otherwise authorized by the Commission or its designated representative, and shall include, as applicable, the following 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;
 - 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; and
 - 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 percent (20%);
- k. Areas of exposed bedrock; and
- 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 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; and
 - iii. Agreements, declarations of covenants, and restrictions, easements, and/or other legal instruments governing the requirements for operation and maintenance of all post-construction proposal or activity stormwater management measures, as required by the Commission and the Town of Woodbridge; and
- 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. Required data submission.

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; and
 - 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; and
 - viii. Safety measures.

8. Exemptions.

- a. Upon written request, the Commission by a majority 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 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.

9. 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;
 - ii. the use of sediment basins prior to infiltration; and
 - iii. 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, and 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
- f. Connecticut Stormwater Quality Manual, as amended, including design of treatment practices for the Water Quality Volume or Water Quality Flow, as appropriate;
- g. 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, and/or perforated pipes for conveying stormwater;
 - iii. Establishment of buffers from streams, wetlands, and water bodies; and
 - iv. Any combination of methods, where appropriate; and
- h. 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 eighty percent (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.

10. 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; and
- c. An access easement to Town personnel for "inspection" purposes.

5.8 Height Limitations

(Also see Section 4.1.E, Building Massing.)

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

B. 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 (10) feet from the building, between the building and a point ten (10) feet from the building.

C. 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:

1. Cupolas or chimneys provided that:
 - a. The height of the cupola or chimney shall not be more than twenty percent (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 five percent (5%) of the roof area.
2. Flagpoles of up to seventy-five (75) feet in height;
3. 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 five percent (5%) of the roof area of the building on which it is located; and
4. Gas station, Drive-in Teller, and similar canopies that are accessory structures shall provide a minimum clearance of fourteen (14 feet) and may not exceed eighteen (18) feet in height.

5.9 Site Amenities

A. Recreational Amenities

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.

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

1. 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.
2. 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 twenty-five percent (25%) or greater, DEEP Significant Natural Communities, man-made features such as historic or archaeological sites, and opportunities for scenic vistas and views.
3. Subject to any required Town approvals for placement in a town road right-of-way, any tree selected to be planted in a town road right-of-way that is not listed in Table 5.2 must be approved by the Commission.

5.10 Landscaping, Screening, and Buffer Areas

A. General Requirements

1. The following provisions shall apply to any use in Zones T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, Dev 2, and P:
 - a. Landscaping materials, trees, and other plants required by these Regulations shall be installed according to accepted horticultural practices, and all plants shall be maintained in a healthy growing condition. Any landscaping materials, trees, and/or plants that are in a condition 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;
 - b. The property owner shall maintain any screening fence or wall required by these Regulations in good condition throughout the period of the use of the lot;
 - c. All landscaping materials, trees, and plants adjacent to parking areas, loading areas, or driveways shall be properly protected from damage by vehicles, with barriers, curbs or by other means;
 - d. To the extent possible, existing trees, vegetation, and unique site features, such as stonewalls, shall be retained, and protected. Existing healthy, mature trees, if properly located, shall be fully credited against the requirements of these Regulations;
 - e. Where it is not feasible to comply with the requirements 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; and
 - f. In cases where the edge of the pavement within a public right-of-way does not coincide with the front lot line, the property owner shall landscape the area 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 (1) shade tree having a diameter at breast height (DBH) of two (2) inches shall be planted within the front landscaped area for each fifty (50) feet or fraction thereof of lot frontage.

In all T3C, T3D, T3BB, BI, GB, GBA, Dev 1, and Dev 2 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 Street screen shall be built in the same plane as the façade.

2. Street screens should be between three and a half (3-1/2) and four and a half (4-1/2) feet in height. The Street screen may be replaced by a hedge or fence. Street screens shall have openings no larger than necessary to allow for pedestrian and vehicular driveway access. Vehicular access openings shall not exceed twelve feet (12') for residential uses, nor eighteen feet (18') for commercial uses.

D. Buffer Area

1. The purpose of the buffer area is to provide privacy, reduce noise where possible, and 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 Dev 2 lot abutting any lot in a residential district (A, B, or T3C, T3D, T3BB).
2. Such buffer area shall comply with the following minimum standards:
 - a. The buffer area shall be located within the boundaries of the subject property within the BI, GB, GBA, Dev 1, or Dev 2 District;
 - b. The buffer area may be located on abutting property in a residential zone provided:
 - i. The owner(s) of the abutting residential property (s) agree in writing;
 - ii. Said agreement is recorded on the land records and runs with the land; and
 - iii. 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 in Table 5.1, 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 (6') in height planted at intervals of fifteen feet (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, design, and materials approved by the Commission may be substituted for any portion of the required planting and/or buffer area.
6. Where the existing structure, topography, and/or landscaping provide adequate screening, the Commission may modify the planting and/or buffer area requirements.

Table 5.1 Minimum Width of Buffer Areas

Special Exception Uses in or adjacent to any Residential District	10 ft.
Dev 1 and Dev 2	50 ft.

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

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	Fastigiata (upright forms for street planting)
Oriental flowering Cherry, <i>Prunus serrulate</i>	20-35 ft	Spring flowers, less wire interference	Spreading habit, life expectancy	Kwansan
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	Forest Pansy, Okahoma
Kousa Dogwood, <i>Cornus kousa</i>	20-30 ft	Flowers later, more disease/insect resistant	Low branching, wide crown, fruit	C x rutgersensis hybrids (C florida x C kousa), Milky Way
Sargent Cherry, <i>Prunus sargentii</i>	20-30 ft	Spring flowers, bar		Columnaris
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		Bloodgood
Dogwood, <i>Cornus florida</i>	25-30 ft	White or pink spring flowers	Dogwood borer, anthracnose	Cherokee Chief Princess, Cloud Nine
Flowering Pear, <i>Pyrus calleryana</i>	30-35 ft	Spring flowers, pyramidal habit	Life expectancy, breakage	Chantideer, Aristocrat
Honey Locust, <i>Gleditsia triacanthos</i> var. <i>inermis</i>	30-70 ft	Fall color, open habit	Bean pod, fruit	Shademaster (plant seedless varieties Only)
Ginkgo, <i>Ginkgo Biloba</i>	50-80 ft	Fall color	Wet soil, plant only male trees	
London Planetree, <i>Plantanus x acerifolia</i>	70-100 ft	Highly tolerant, interesting bark	Anthracnose, disease susceptible	Bloodgood
Linden, <i>Tilia cordata</i>	40-70 ft	Highly tolerant, pyramidal habit		Greenspire
Japanese Zelkova, <i>Zelkova serrata</i>	50-80 ft	Resemblance to Elm, highly tolerant		Gree Vase, Village Green
Red Maple, <i>Acer rubrum</i>	40-60 ft	Fall color, columnar & spreading cultivars		October Glory, Red Sunset
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, bar, 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	Queen Elizabeth
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	Valley Forge
American Hornbeam, <i>Carpinus Carolinian</i>	20-30 ft	Fall color, less wire interference		
Turkish Filbert, <i>Corylus columna</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	Patmore, Summit, Marshall Seedless
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, resistance to Dutch Elm disease, highly tolerant	Availability	Allee

5.11 Reserved for future use

5.12 Reserved for future use

5.13 Sidewalk Standards

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

A. Sidewalks shall be required on both sides of the street in BI, GB, GBA, and Dev 1 zones. The minimum width of a sidewalk shall be five (5) feet.

B. Sidewalks shall be required on at least one side of the street in T3C, T3D, T3BB, Dev 2, and P zones. The minimum width of a sidewalk shall be five (5) feet.

C. All sidewalks shall be constructed of concrete, and be consistent with best management practices (BMP).

D. The Commission may, at its discretion, waive these requirements, provided that the Applicant gives due consideration to pedestrian safety.

5.14 Fences and Walls

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

A. 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 twenty-five (25) feet of the front property line shall not exceed four (4) feet in height. Fences within required side and rear yards shall not exceed six (6) feet in height, excluding deer fencing.

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 (6) feet, excluding deer fencing, shall be considered to be accessory structures and shall conform to all relevant regulations in Section 4.

5.15 Outdoor Lighting

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

A. Purpose

The purpose of these regulations is 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.

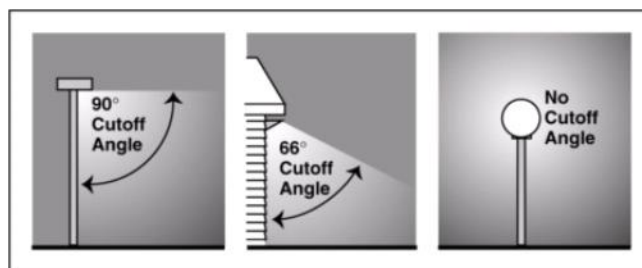
B. Illumination Standards

(See Figure 5.1 Luminaire Types and Table 5.3 Foot-Candle Standards.)

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

1. Prevent direct glare or light trespass;
2. Be shielded to the extent possible;
3. Be contained in areas where needed, as determined by the Commission;
4. Maximize energy conservation;
5. Limit the illumination to the minimum amount adequate for the intended purpose of the lighting;
6. 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
7. The Commission may require a photometric plan from the manufacturer or a qualified engineer that demonstrates compliance with this Section and Section 5.15.A above.

Figure 5.1 Luminaire Types



C. Fixture Standards

(See Figure 5.1 Luminair Types and Table 5.3 Foot-Candle Standards)

1. To reduce off-site glare, lighting fixtures for all parking and pedestrian areas shall be:
 - a. Full cut-off type fixtures; or
 - b. Fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface;
2. 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; and
 - d. Of a height that shall not exceed eighteen feet (18').

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 lighting is 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 5.3 Foot-Candle Standards or otherwise approved by the Commission.

Table 5.3 Foot-Candle Standards

USE	Max. Exterior fc	USE	Max Exterior fc
Accessory Building & Use	.02	Lodging	
Adult-Oriented Establishment	2.4-0.6	• Bed + Breakfast	0.2
Agriculture		• 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,	2.4-0.6
• Animal Day Care	0.2	• Service + Repair, Rental	2.4-0.6
• Animal Training Facility	0.2	• Car Sales	2.0
• 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 Assoc.	0.8-0.2	Public Parking Lot	1.5-0.5
		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 Library	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 Firearms	2.4-0.6
Funeral Home	2.4-0.6	Schools	2.4-0.6
Golf Course and Country Club	2.4-0.6	Storage	
Health Care Facility		Warehouse + Wholesale w/ Indoor Storage	0.8-0.2
Hospital	5.0	Outdoor storage	3.0

5.16 Infrastructure

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

A. Utilities -- General Requirements

No development plan shall be approved unless:

1. Adequate public utilities, public sanitary sewers or Health Department-approved on-site septic systems, and storm drainage are provided by the Applicant(s);
2. Written evidence has been furnished confirming safe and satisfactory means of supplying potable water and fire protection; and
3. 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.

B. 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.

C. Individual Services

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

5.17 Traffic, Parking, & Loading Requirements

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

A. Off-Street Parking and Loading Regulations

1. Applicability.

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

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 Zone shall be located on the same lot as the principal use.

3. Parking spaces required for any use in a T1, T2, T3C, T3D, T3BB, BI, GB, GBA, Dev 1, BI, GB, GBA, Dev 1, and Dev 2 Zone shall consist of one or more of the following:

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

4. Parking and Loading Spaces.

Required parking facilities for passenger vehicles shall contain no less than the minimum space set forth in Section 5.17(C)4.a. 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, 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.

- a. A minimum of one (1) bicycle stall shall be provided for every ten (10) 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.

5. 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.

1. 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; and
- d. Parking lots shall be designed to minimize large, open expanses of paving.

2. Surfacing and Drainage.

- a. 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.
- b. 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.

3. 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; and

4. Parking Spaces.

- a. All parallel parking spaces shall measure at least nine (9) feet by twenty-two (22) feet and all other parking spaces shall measure at least nine (9) feet by eighteen (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- and two- or multi-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; and
- c. All parking spaces, except for one- and two- or multi-family dwellings, shall be marked by painted lines, curbs, or other means.

5. Compact Spaces for Small Cars.

Where a parking lot contains more than thirty (30) car spaces, the Applicant may provide up to forty percent (40%) of the total required parking in compact parking spaces, subject to approval by the Commission. A compact parking space shall not be less than eight and a half (8½) feet in width and sixteen (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.

6. Parking Aisles.

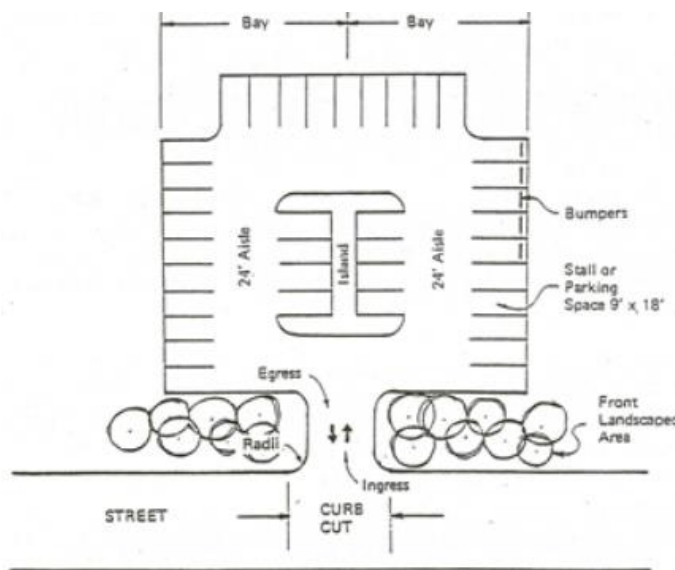
Parking aisles or interior driveways shall be of adequate width to serve a particular design arrangement of parking spaces::

Table 5.4 Parking Aisle Width

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

7. 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 5.2 Typical arrangement for 90-degree parking



8. Parking Lot Sidewalks.

- a. For parking lots with more than thirty (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.C, and best management practices (BMP). The Commission may, at its discretion, waive this requirement, by a majority 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 six (6) feet wide. Where wheel stops are provided, the minimum width of the sidewalk shall be five (5) feet. All sidewalks shall be constructed of concrete.

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 (1) hour before the scheduled beginning time of the event and up until one (1) 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.

D. Drive-through Window Service and Queue Space

1. 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 majority vote of the Commission;
- c. Drive-through window services shall comply with 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 nine (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; and
 - 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 5.5. 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 nine (9) feet in width by eighteen (18) feet in length.

Table 5.5 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

*unless modified by the Office of the State Traffic Administration

E. Landscaped Parking Area

(See also, 5.10.D Buffer Area.)

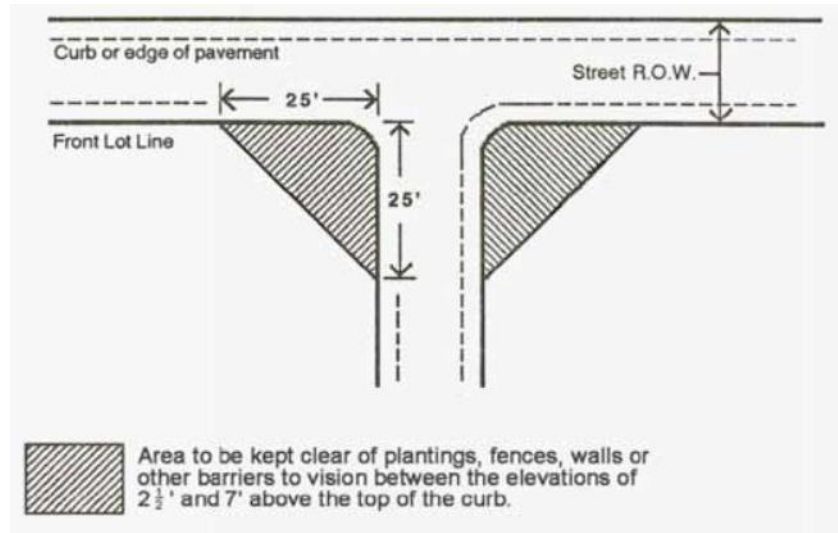
In addition to the front-landscaped and buffer-area requirements, parking lots shall comply with the following minimum standards:

1. Where thirty (30) or more parking spaces are required, there shall be at least ten (10) square feet of interior landscaping for each parking space within the paved portion of the parking area and at least one (1) tree for every five (5) parking spaces or fraction thereof;
2. Each separate landscaped area shall contain a minimum of one hundred (100) square feet, shall have a minimum dimension of nine (9) feet, shall be planted with grass or shrubs, and shall include at least one (1) tree of not less than two-inch (2") 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 five (5) feet, shall be planted with grass or shrubs, and shall include at least one (1) tree of not less than a two-inch (2") caliper DBH for every thirty (30) feet along the perimeter of the parking area;
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.

F. Visibility at Intersections

Visibility at intersections shall be consistent with Figure 5.5.

Figure 5.5 Visibility at Street Intersections



6.0 APPLICATIONS, PERMITS, ENFORCEMENT, and PENALTIES

6.1 Enforcement of Regulations

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

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 Special Exceptions

A. Application Materials

Applications for a Special Exception shall include the following:

1. Site Plan application form.
2. A narrative statement describing the proposed use.
3. Data must include:
 - a. Building Location
 - b. Building Use
 - c. Parking Location
 - d. Landscaping
 - e. Signage
 - f. Special Requirements
 - g. Hazard Mitigation
 - h. Natural Drainage and Sedimentation and Erosion Controls
 - i. Architectural Plans and Elevations
 - j. Lighting Plans
 - k. General Performance Standards
4. 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 ten (10) calendar days prior to the public hearing on the proposed application.

B. 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.

C. 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:

1. The health, safety, and welfare of the public in general, and the immediate neighborhood, in particular, compliance with the Plan of Conservation and Development;
2. The location and size of the proposed use;
3. The nature and intensity of the proposed use and any operations involved in the use;
4. The safety and intensity of traffic circulation on the site, and on adjacent streets;
5. The scale of the proposed site and structure(s);
6. The harmony and appropriateness of the use and site design in relation to the general area and to adjacent properties; and
7. Compliance with the Zoning Regulations and the site plan objectives set forth in Section 6.4.C. Any permit granted under this Section shall be subject to any and all conditions and safeguards imposed pursuant to Section 6.3.D.

D. Conditions and Safeguards

1. The Commission may, if it finds that a Special Exception is appropriate, include reasonable conditions and safeguards related to the factors set forth in Section 6.3.C.
2. 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.

E. 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 Town Plan and Zoning Commission for review and approval. 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.

F. 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.

G. 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 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.

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 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.
3. The request for an 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.

H. 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. No time limit placed by the Commission can be less than any applicable permit duration allowed under state law, and in addition, when a special exception is based on particular site plan, the special permit will expire with the site plan expiration provided by State Statute. 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.

I. 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:

1. Construction of any of the proposed improvements, including but not limited to roads, sewer lines, landscaping, recreational facilities, etc. shall have commenced within twelve (12) months from the effective date of the Special Exception and Site Plan approvals; and
2. 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 three (3) years following the effective date of such amendment to the zoning regulations or boundaries of zones.

6.4 Site Plan Standards and Procedures

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

B. Site Plan Procedure

1. Application.

Each application for Site Plan approval shall be submitted on a form prescribed by the Commission, accompanied by ten (10) sets of a Site Plan, as well as the applicable fee.

2. 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.

3. Site Plan Information.

- a. 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.
- b. All plans shall be prepared, signed, and sealed by a Connecticut-registered engineer, architect, or landscape architect, whichever is appropriate.
- c. All plans shall be prepared at a scale of one-inch equals not less than twenty (20) feet, and not more than fifty (50) feet.
- d. Site Plans shall include the following:
 - i. 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;
 - ii. A key map at the scale of 1-inch equals one thousand (1000) feet showing the subject property and adjacent properties within five hundred (500) feet;
 - iii. Boundary survey of the site, including distances with angles or bearings;
 - iv. Zoning classification of property;
 - v. Area of lot;
 - vi. Name of adjacent owners and zoning classification of each property;
 - vii. Existing and proposed contours or spot grades at no more than two- (2-) foot intervals;
 - viii. 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;
 - ix. Location of all existing and proposed uses and facilities not requiring a building, such as swimming pools, tennis courts, tanks, and transformers;
 - x. Sizes, arrangement, uses, and dimensions of all open spaces on the site;

- xi. 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;
- xii. Existing and proposed sidewalks, curbs and curb cuts, and adjacent streets;
- xiii. Soil erosion and sedimentation control measures as required by Section 5.5, Sediment and Erosion Control Regulations;
- xiv. Drainage design for roof area(s), parking lot(s), and driveway(s);
- xv. Stormwater Detention Plans;
- xvi. Locations and descriptions of all existing and proposed easements and rights-of-way;
- xvii. Location of all existing wooded areas, watercourses, 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;
- xviii. Location of existing stone walls;
- xix. Proposed landscaping to include the following:
 - a) 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;
 - b) Location of existing trees with a trunk caliper of more than six (6) inches except in intensely wooded areas where the foliage line shall be indicated;
 - c) A statement to the effect that such landscaping does not include any species listed on the Connecticut Invasive Plant List.
- xx. 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;
- xxi. Existing and proposed locations, heights, and sizes of all outdoor lighting and sign locations. Lighting plan shall include the following:
 - a) Location and type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices; any decorative lighting should be indicated;
 - b) 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);
 - c) Photometric data, such as that furnished by manufacturers or similar, showing the angle of cut-off or light emissions; and
 - d) Wattage or power of the lights, and method of shielding from any adjoining residential area.
- xxii. Fire lanes and traffic control signs as required by Police and Fire authorities;
- xxiii. Outside storage areas with proposed screening;
- xxiv. Location of outside recycling and refuse storage area and proposed screening;
- xxv. Provisions for water supply;
- xxvi. Proposed open space areas and any proposed site improvements to such areas;
- xxvii. Information on endangered species or species of special concern, as listed on the Natural Diversity Data Base maintained by the Connecticut DEEP; and
- xxviii. 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 elements as they relate to the requirements of the Zoning Regulations.

C. 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.

1. 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.

2. Public Safety.

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

3. 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.

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

5. 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.

6. 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.

7. 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.

8. 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.

9. Neighborhood.

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 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 5.0, Basic Standards.

10. 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.

11. 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.

12. Conformance to Requirements.

- a. 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.
- b. 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.

D. 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.

E. 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.

F. 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 Town Plan and Zoning Commission for review and approval. 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. The Commission may grant one or more extensions of time to complete all or part of the work in connection with site plan provided the total extension or extensions does not exceed ten years from the date of the site plan approved. The term “work” for these purposes, means all physical improvements required by the approved plan.

G. 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).

H. Amendments

The Planning staff, in conjunction with the chairperson of the Commission, 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 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.

I. 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.

J. Continuance

1. 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.
2. 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:

3. Construction of any of the proposed improvements, including but not limited to roads, sewer lines, landscaping, and recreational facilities, shall have commenced within twelve (12) months from the effective date of the Site Plan approvals; and
4. 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 three (3) years after the effective date of such amendment to the zoning regulations, or modification of boundaries of zones.

6.5 Zoning Permit

A. When Required

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 nonconforming use.

B. Site Plan

1. The Zoning Enforcement Officer shall require that the application for a permit to use, change 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.
2. The map shall contain at least the following information:
 - a. Soil erosion and sedimentation control devices (approved as necessary by the Commission);
 - b. All property corner monuments must be set and noted;
 - c. 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;
 - d. Location of driveway(s);
 - e. Location of well or public water supply tie-in;
 - f. Location of septic system including the reserve area (approved as necessary by the Quinnipiac Valley Health District), or public sewer tie-in;
 - g. Location and size of oil tank;
 - h. Location of underground utilities;
 - i. 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 TPZ);
 - j. Existing water courses, wetlands (approved as necessary by the Town Plan and Zoning Agency), flood zones (approved as necessary by the TPZ), and existing and proposed easements;

- k. Name and address of current owner in fee including the abutting owners and those across the street;
- l. North arrow and scale;
- m. The Zoning District classification of a property;
- n. In comparative tabular form, the information required by Section 4 of these Zoning Regulations entitled "Table 4.1 Table of General Bulk Regulations" showing:
 - i. existing dimensions;
 - ii. standards required in Section 4; and
 - iii. standards proposed by the applicant;
- o. Variance if granted (show date and type); and
- p. In a Title Block in the lower right-hand corner:
 - i. Name of the current owner;
 - ii. Street address;
 - iii. Name of Architect, Engineer, and/or Land Surveyor;
 - iv. Date, revision, and scale.
- q. The Zoning Enforcement Officer shall have the authority to waive any of the above requirements if in their 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 compliance with the requirements of this section or the requirements can be met in other ways.

C. Foundation

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, 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.

D. Fees

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.

E. Length of Time Permit is Valid

Any permit by the Zoning Enforcement Officer issued under this Section shall be valid for one (1) year from the date of issue.

F. Impact of Effective Date of these Regulations

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.

G. Certificate of Compliance

1. It shall be unlawful to use or permit the use of any building, structure, or premises or part thereof hereafter 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. The ZEO may issue a temporary Certificate of Zoning Compliance if all improvements are not complete, but the project may be occupied safely. All incomplete improvements that were the subject of the original approval shall be bonded prior to issuance of the Certificate of Zoning Compliance.
2. 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 agricultural operations.

7.0 RESERVED FOR FUTURE USE

8.0 ZONING BOARD OF APPEALS

8.1 Powers and Duties

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

1. 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.
2. 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.
3. 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

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

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.

9.0 AMENDMENTS, VALIDITY, and EFFECTIVE DATE

9.1 Amendments

A. 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.

B. 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 (2) days, the first not more than fifteen days (15) nor less than ten (10) days, and the last not less than two (2) days before such hearing, and a copy of such proposed amendment shall be filed in the Office of the Town Clerk at least ten (10) 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 (20%) or more of the area of the lots included in such proposed change or of the lots within five hundred (500) feet in all directions of the property included in the proposed change, such change shall not be adopted except by a majority vote of 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.

9.2 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.

10.0 RESERVED FOR FUTURE USE

11.0 FLOOD HAZARD REDUCTION PROVISIONS

11.1 Statutory Authorization, Finding of Fact, Purpose, and Objectives

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.

11.2 Definitions

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 it most reasonable application.

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 or is separated by independent perimeter load-bearing wall is new construction.

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.

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.

Base Flood. The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

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 floodplains of coastal and riverine areas.

Basement. Any area of a building having its floor subgrade (below ground level) on all sides.

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.

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.

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.

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.

Federal Emergency Management Agency (FEMA). The federal agency that administers the National Flood Insurance Program (NFIP).

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.

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the: (a) overflow of inland water or (b) unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM). An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

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.

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 (1) foot.

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.

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.

Highest Adjacent Grade. The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

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.

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.

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 eighty (180) consecutive days or longer and intended to be improved property.

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.

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

New Construction. Structures for which the “start of construction” commenced on or after the effective date (July 18, 1980), the effective date of the Flood Hazard Area Regulations, and includes any subsequent improvements to such structures.

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.

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 one hundred eighty (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.

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

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 fifty percent (50%) of the market value of the structure before the damage occurred.

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 (50%) 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.

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.

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 assumed to be in violation until such time as that documentation is provided.

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.

11.3 General Provisions

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. 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.

G. 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.

H. 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.

11.4 Administration

A. Designation of the Flood Plain Prevention Administrator

The Town Plan and Zoning Commission shall administer and implement the Flood Hazard Area Regulations.

B. Permit Procedures

Application for a flood hazard permit shall be made to the Town Plan and Zoning 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:

1. Application Stage.

- a. Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures as required by Section 11.5.C.1.a;
- b. Elevation in relation to mean sea level to which any non-residential structure will be flood-proofed as required by Section 11.5.C.1.b.ii;
- c. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
- d. A statement as to whether or not proposed alterations to any existing structure meets the criteria of the substantial improvement definition defined in Section 11.2;
- e. 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 11.5.C of the Flood Damage Prevention Regulations;"
- f. Non-residential Flood Proofing – must meet the provision of Section 11.5.C.1.b;
- g. Enclosed Areas Below the Base Flood Elevation – if the minimum design criteria in Sections 11.5.C.2.a – 11.5.C.2.c are not used then the design and construction methods must be certified as explained in Section 11.5.C.2; and
- h. No increase in Floodway Heights may be allowed. Any development in a floodway must meet the provisions of Section 11.5.C.3.

2. 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:

- a. The top of the lowest floor (including basement) in a building or structure located in an A Zone meets the elevation requirements of Section 11.5.C.1.a; and
- b. A building or structure which has been floodproofed is the elevation to which the floodproofing is effective as required by Section 11.5.C.1.b.
- c. 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 and Responsibilities of the Commission, or its appointed agent, shall include but not be limited to:

1. Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding;
2. Review all development permits to assure that the permit requirements of these regulations have been satisfied;
3. 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;
4. Notify the Regional Planning Commission and the affected municipality at least thirty-five (35) days prior to the public hearing if any change of the regulations or use of a floodplain zone will affect an area within five hundred (500) feet of another municipality;
5. 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;
6. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished;
7. 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 11.5.C.1.a;
8. Record the elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed, in accordance with Section 11.5.C.1.b;

9. 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 11.5.C.1.b;
10. 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;
11. When base flood elevation data or floodway data have not been provided in accordance with Section 11.3.B 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; and
12. All records pertaining to the provisions of these regulations shall be maintained in the Office of the Zoning Enforcement Officer.

11.5 Provisions for Flood Hazard Reduction

A. General Standards

In all areas of special flood hazard the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
2. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
3. New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
4. 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.
5. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
7. The on-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

8. In any portion of a watercourse which is altered or relocated, the flood carrying capacity shall be maintained.
9. 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.
10. Above-ground Storage Tanks.
11. Above-ground storage tanks (oil, propane, etc.) which are 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.
12. Portion of Structure in Flood Zone.
13. 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.
14. Structures in Two Flood Zones.
15. 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.
16. 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.

B. 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 11.4.C.11 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 11.5.C.1- 11.5 C 2, 11.5.C.3, and Section 11.6 hereof.

C. Specific Standards

1. In all areas of flood hazard A and AE where base flood elevation data has been provided, as set forth in Section 11.3.B or 11.4.C.11 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 of construction are in accordance with acceptable standards of practice for meeting the provisions of this subsection.
2. **Elevated Buildings.**
 - a. 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.
 - i. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
 - ii. Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - iii. The bottom of all openings shall be no higher than one (1) foot above grade; and,
 - iv. 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).

3. 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.

4. 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 11.4.C.11. 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.
- b. Fences in the floodway must be aligned with the flow and be of an open design.

5. 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.

6. 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 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.

7. 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.

D. Manufactured Homes and Recreational Vehicles (RVs)

1. Manufactured homes are expressly prohibited in any areas of special flood hazard within the Town of Woodbridge, as identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for New Haven County, Connecticut, dated December 17, 2010, accompanying Flood Insurance Rate Maps (FIRM), dated December 17, 2010, 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.
2. Recreational vehicles placed on sites within an area of special flood hazard shall either be on the site for fewer than one hundred eighty (180) consecutive days and be fully licensed and ready for highway use, or meet all the general standards of Section 11.5.A and the elevation and anchoring requirements of Section 11.5.D.3-11.5.D.5. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions. Any recreational vehicle meeting the requirements of either (a) or (b) of this Section shall not be subject to the prohibition in Section 11.5.D.1.
3. In all areas of special flood hazard, any RV placed on the site for one hundred eighty (180) consecutive days or more shall be elevated at least one (1) foot above the base flood elevation (BFE).
4. In all areas of special flood hazard, any RV placed on the site for one hundred eighty (180) consecutive days or more shall be placed on a permanent foundation which itself is securely anchored and to which the RV is securely anchored so that it will resist flotation, lateral movement and hydrostatic pressures. Anchoring may include, but not be limited to, the use of over-the-top or frame ties to ground anchors.
5. In all areas of special flood hazard, any RV placed on the site for one hundred eighty (180) consecutive days or more shall be installed using methods and practices which minimize flood damage. Adequate access and drainage should be provided. Elevation construction standards include piling foundations placed no more than ten (10) feet apart, and reinforcement is provided for piers more than six (6) feet above ground level.

11.6 Standards for Subdivision Proposals in All Special Flood Hazard Areas

A. Standards for Subdivision Proposals

In all special flood hazard areas the following requirements shall apply:

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

11.7 Variances

A. 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 11.7.C.1-11.7.C.3, 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 (1/2) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with Section 11.7.C.1- 11.7.C.3.

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.

B. Considerations for Granting of Variances

1. 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.
2. 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.

C. Conditions of Variances

1. 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.
2. Variances shall only be issued upon:
 - a. a showing of good and sufficient cause;
 - b. a determination that failure to grant the variance would result in exceptional hardship; and
 - c. 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.
3. 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.

12.0 APPENDIX 1

12.1 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 (WVD) is shown as districts GB, BI, and DEV1 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 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 WVD 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 1, 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.
2. 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 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.
3. Buildings should be oriented with the front façade facing the street.
4. Flat-roofed buildings should be re-worked into a gable style roof-line or façade.

Parking, roads, driveways, and walkways

1. 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.
2. Safety should be an important consideration of all entrances, exits, and parking lot layouts.
3. Snow removal and snow dumping areas must be considered in any site design. They should not dictate the parking layout or eliminate planting areas.
4. Reduce the number of commercial driveways through consolidation. Reduce the width of driveways over twenty-four (24) feet wherever possible.
5. Establish a continuous sidewalk network to enhance the Village District.

Lighting and other design elements

1. 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.

2. The style of lighting fixtures used should respect the architectural style of the building(s). In some instances, up lights 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

1. Signage in the Woodbridge Village District should be correctly proportioned to the scale of the surrounding structures.
2. Signs should reflect the building's 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.
3. Well-designed signs should not require foundation planting, but low evergreens and perennials, or both may be added to protect up lights or the sign base from maintenance equipment.
4. 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

1. 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.
2. See Table 5.2 List of Recommended Street Trees for Town Rights-of-Way.
3. The use of evergreen trees should also be encouraged for screening purposes. Species for consideration include, although they are not limited to, the following list:
 - Canadian hemlock
 - Blue spruce
 - Colorado spruce
 - Norway spruce

Utilities

1. All utilities should be placed underground for new construction and substantial renovations representing sixty percent or more of market value.
2. For 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.

12.2 List of Adopted Amendments

	Adopted Date	Effective Date	Amended
1.	October 19, 2020	October 26, 2020	Table 3.1 Allowed Uses by Zone: Sections 3.3.Y.2 and Section 3.3.MM
2.	November 2, 2020	November 16, 2020	Section 5.17. A.(4)(c) to allow stacked parking for single and multi family homes
3.	December 7, 2020	January 4, 2021	a. Elimination of subsection from Section 3.3HHH3.a related to Liquor Establishments ~ required distance separation from single or multiple family residential uses b. Addition in the Use Table 3.1.EE of Active Adult Community 55+ (AAC) as a special exception use in the Dev 1 Zone and provision in Section 3.3.EE of the specific conditions and standards regarding an Active Adult Community (55+)
4.	June 7, 2021	September 7, 2021	a. New Section 3.4 Opportunity Housing b. Amended Table 3.1 regarding Two Family residences, accessory Dwelling units in single family homes and multi-family dwellings in accordance with new Section 3.4
5.	September 9, 2021	October 1, 2021	a. The size and location of accessory dwelling units in Section 3.3. b. Expansion of housing opportunities in the GBA Zone regarding multifamily housing
6.	November 4, 2024	November 30, 2024	Complete cleanup of the Zoning Regulations for the Town of Woodbridge
7.	December 2, 2024	January 1, 2025	a. Amend Table 3.4.E-2Opportunity Housing Bulk Regulations for Zone A regarding A. Maximum Density, C. Maximum Lot Coverage, and H. Maximum Number of Stories b. Amend Section 3.4.E.3.a to add a sentence at the end of the existing paragraph regarding Affordability Requirements for the Residence A Zone.