Section 5.6 Center Core Overlay Zone (CCOZ)

5.6.1 Purpose

The purpose of the Center Core Overlay Zone (CCOZ) is to promote the creation of a cohesive, mixed-use, pedestrian-friendly area with a "sense of place" in the area around the intersection of Buckland Road, Sullivan Avenue, Ellington Road, and Oakland Road. This zone is intended to foster high-quality development of businesses and sites, with careful attention to the appearance of buildings and surrounding site, and professional landscaping. It is also the purpose of this district to allow for residential use of upper floors so that such buildings can contribute to providing for diversity in housing choices and opportunity.

5.6.2 Definitions

The definitions from Section 4.2.2 of these Regulations are incorporated herein.

5.6.3 General Concepts

A. While the Commission would like to encourage property owners to develop in accordance with the provisions of this section, the CCOZ is an overlay zone where the property owner may choose whether to develop in strict accordance with all of the provisions of the underlying zoning district or in strict accordance with all of the provisions of this section.

B. The CCOZ is intended to result in a mixed-use, pedestrian-friendly area with a "sense of place". Since the creation of a "village-type" setting requires careful attention to design and compatibility among a variety of property owners and situations, excellence in site planning and architectural design is an essential criterion of the CCOZ. All developments shall be human scaled, pedestrian friendly/pedestrian oriented developments with pedestrian amenities. All developments shall be designed to be bicycle-friendly.

C. As authorized by CGS Section 8-2j and as recommended in the Plan of Conservation and Development, the CCOZ is hereby designated as a "village district" where the Commission may regulate new construction, substantial reconstruction and rehabilitation of properties in view from public roadways, including, but not limited to, (1) the design and placement of buildings, (2) the maintenance of views, (3) the design, paving materials and placement of roadways, and (4) other elements that the Commission deems appropriate to maintain and enhance the character of South Windsor Center.

D. Unless an alternative overall plan is found acceptable by the Commission, all development shall be substantially in accordance with the development concepts expressed for South Windsor Center in the Plan of Conservation and Development, including those for capacity corridors, character corridors, street sections, pedestrian and bicycle connections, development opportunities, and open space/conservation areas.

5.6.4 Pre-Application Discussion

Applicants are encouraged to initiate a pre-application conference with the Commission to discuss the conceptual aspects of the proposed development and to prepare and present a conceptual plan for informal consideration by the Commission. Neither the pre-application conference, the informal review of the concept plan, nor the Commission's suggestions shall be deemed to constitute approval or denial of any portion of the application.

5.6.5 Permitted Uses

A. Uses Or Activities Requiring A Special Exception in accordance with the Special Permit Considerations in Section 8.4.B and Section 5.6.12 of these Regulations:

1. Construction of any new building or substantial reconstruction of any existing building in the Center Core Overlay District.
2. Construction of any new parking area or driveway or substantial reconfiguration of any existing parking area or driveway.

3. Any use in the underlying district involving a drive-up facility of any type.
4. Offices when located on the street level of a building.
5. Other uses not listed as a permitted uses which the Commission finds will contribute to the overall Town Center ambience may be permitted by the Commission by Special Exception.

B. Uses Permitted By Site Plan Approval – the following uses are permitted within an existing building or any new building approved by the Commission:

1. Retail businesses.
2. Restaurants, excluding any designed or intended in whole or in part for food service to, or consumption by, patrons in motor vehicles on the premises.
3. Outside dining as an accessory use to a restaurant.
4. Personal service establishments.
5. Banks, excluding drive-up facilities.
6. Offices when located on the upper floors of a building.
7. Theater.
8. Hotel.
9. Municipal facilities; public facilities; quasi-public charitable institutions; cultural facilities such as art galleries and museums; and public utilities.
10. Multifamily Residential Use except that such uses shall only be permitted in a mixed-use building, when located above the street level of the building, and provided that such uses shall be subject to the specific requirements of Section 5.6.11.
11. Parking structures.

5.6.6 Consolidated Parcels

A. Purpose

In the interest of promoting development continuity within the CCOZ, the consolidation of contiguous parcels is strongly encouraged and may be required by the Commission. "Consolidation" is defined here as the integration of two or more individually owned parcels into a single Consolidated Parcel for the purposes of creating a shared-use arrangement of selected site components, e.g. common points of access/egress, drive passage, parking, loading/unloading, building coverage and yards and implementing recommendations of the Plan of Conservation and Development for capacity corridors, character corridors, street sections, pedestrian and bicycle connections, development opportunities, and open space/conservation areas.

B. Procedure

1. A consolidated parcel shall be developed with an integrated plan of pedestrian circulation, bicycle circulation, vehicular circulation, buildings, parking, loading and unloading, and landscaping. The overall plan of the consolidated parcel showing how they will be integrated in conformance with the recommendations of the Plan of Conservation and Development shall be submitted to the Commission and shall be considered an integral part of the application.
2. The owner of each lot shall give to the owner of each lot in the consolidated parcel by deed, easement, or agreement filed in the Office of the Town Clerk, the right of entrance, exit, passage, parking, and loading for pedestrians, bicycles, and vehicles.
3. As part of any new development in the CCOZ, the Commission may require the owner of a lot to execute an agreement to be filed in the Office of the Town Clerk, granting the right of entrance, exit, passage, parking, and loading for pedestrians, bicycles, and vehicles to the Town and any successors or assigns.

5.6.7 Yard and Bulk Requirements

A. To promote creation of a cohesive, mixed-use, pedestrian-friendly area with a "sense of place" and to encourage or require coordinated development and management among different properties within the CCOZ, the Commission may permit development utilizing the following yard and bulk requirements:

1. Front yard setback:
    a. From an arterial street – the Commission may permit a front yard setback of 25 feet from an arterial street if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the minimum front yard setback from an arterial street shall be 65 feet.
    b. From an internal street –A building shall generally be placed at the edge of the sidewalk as approved by the Commission except that the Commission may allow a building to be located in an alternative configuration where the pedestrian-friendly nature of the streetscape will be maintained or a public amenity (such as a "pocket park" or outside dining area) will be created.
2. Side yard setback - the Commission may allow development with no side yard setback if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise the minimum side yard setback shall be 10 feet.
3. Rear yard setback - the Commission may allow development with no rear yard setback if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the minimum rear yard setback shall be 25 feet.
4. Building placement – The long dimension of a building shall generally be placed parallel to the public or internal street which it faces in order to establish a consistent street wall and a pedestrian-friendly environment.
5. Maximum impervious coverage – the Commission may permit impervious coverage up to 80% of the area of the consolidated parcel provided that appropriate best management practices as recommended in the Connecticut State Water Quality Manual are utilized to manage the quality and quantity of runoff and if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the maximum impervious coverage shall be 60 percent.
6. Maximum building coverage – the Commission may permit building coverage up to 50% of the area of the consolidated parcel if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the maximum building coverage shall be 25 percent.
7. Building height :
    a. Minimum building height - 2 stories unless the Commission approves a one-story building by Special Exception.
    b. Maximum building height - 45 feet/3½ stories except that no façade wall along an internal street shall exceed 30 feet in height without being stepped back a distance of at least ten feet.

5.6.8 Site Appearance Requirements

A. Sites, buildings, signs, and landscaping shall be designed in accordance with the criteria and standards contained in Section 8.7 Architectural and Design Review.

B. The Commission may also consider the site appearance requirements in Section 4.2.10 of these Regulations in reviewing and approving applications within the CCOZ.

C. All building elevations shall be attractively designed, with windows and/or other architectural elements and features such that no visible elevation looks like the back of a building.

D. Street trees and street landscaping shall be incorporated into landscaping plans and large trees shall be provided along public streets and private streets to enhance the pedestrian-friendly environment.

E. All business, servicing, or processing, shall be conducted within completely enclosed buildings, with the following exceptions:

1. Parking/loading;
2. Outdoor dining where approved by the Commission;
3. Outdoor amenities normally conducted as accessory uses to a hotel, such as swimming pool and patio;
4. Outside display of merchandise for sale on the interior part of a pedestrian environment such as in a village-style shopping center, or a courtyard area with kiosks or market carts, where outside merchandise display is an integral part of the theme and thus enhances the appearance of the site. This section is not intended to allow outside display of merchandise typically sold inside retail stores in conventional shopping areas; rather, it is intended to encourage true pedestrian-oriented areas in a village atmosphere.

F. Outside dining and display areas shall not occupy sidewalks intended for pedestrian passage and access. Outside dining and display areas must be shown on the site plan and approved by the Commission.

G. Outdoor storage is prohibited except as expressly permitted by the Commission.

H. Satellite dishes shall be screened so they are not visible from public or private streets.

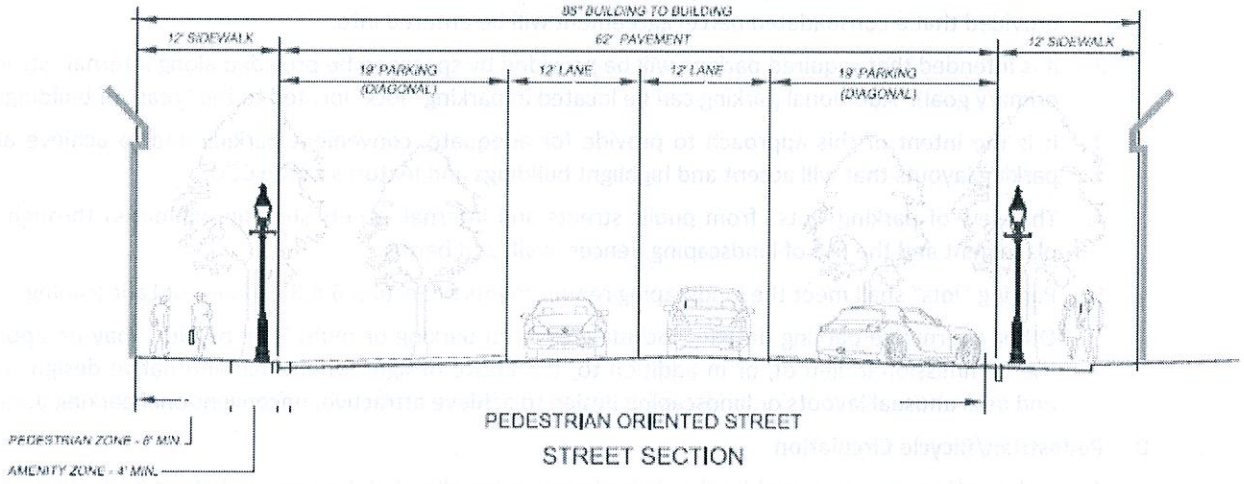
5.6.9 Access and Parking

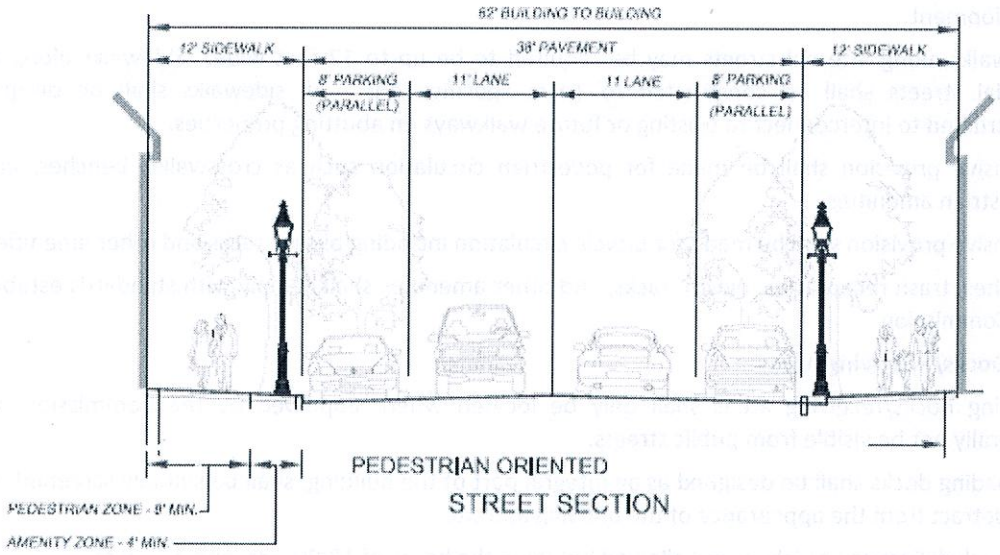
A. Access Management

All sites within the CCOZ shall be designed to limit the number of driveways onto arterial roadways and capacity corridors (through sharing of access and use of internal streets and character corridors), locate and design driveways to minimize the number and severity of conflicts, and incorporate other applicable access management practices and techniques.

B. Streets

1. It is envisioned that vehicular circulation will occur primarily on internal "streets" which will be privately owned and maintained and constructed in accordance with the following diagrams unless an alternative arrangement is found acceptable by the Commission.





2. Any street to be dedicated to the Town shall conform to all applicable Town ordinances and regulations, including the Public Improvement Specifications and the Subdivision Regulations.

C. Parking

1. Provided that two or more parcels enter into a consolidated parcel agreement and provided the configuration of the circulation pattern within the consolidated parcel is acceptable to the Commission and further provided the floor area of existing and proposed buildings within the consolidated parcel exceeds 30,000 square feet and encompasses a variety of uses, parking within the CCOZ may be provided at the ratio of 3.0 spaces per 1,000 square feet of gross floor area. This blended rate is intended to allow for the adaption of buildings to different uses over time. An applicant may choose to provide additional parking. The Commission may allow this parking ratio to be used for lesser floor area when they find the mixed use arrangement of the uses within the consolidated parcel will provide for adequate parking for the various users and the overall design concepts expressed in the Plan of Conservation and Development will be achieved. Alternatively, an applicant may request permission from the Commission to provide parking at 80 percent of the rate required by Section 6.4 of these Regulations provided the Commission shall be satisfied that the parking will be adequate to meet the needs of the development and further provided that a consolidated parcel agreement will be entered into.
2. It is intended that required parking will be provided by spaces to be provided along internal "streets" (the primary goal). Additional parking can be located in parking "lots" located to the "rear" of buildings.
3. It is the intent of this approach to provide for adequate, convenient parking and to achieve attractive parking layouts that will accent and highlight buildings and features of the CCOZ.
4. The view of parking "lots" from public streets and internal streets shall be minimized through building placement and the use of landscaping, fences, wall, and berms.
5. Parking "lots" shall meet the landscaping requirements of Section 6.4.6 Parking Lot Landscaping.
6. Other alternative parking designs, including covered parking or multi-level parking, may be approved by the Commission in lieu of, or in addition to, the above designs when such alternative design is creative and uses unusual layouts or landscaping design to achieve attractive, unconventional parking areas.

D. Pedestrian/Bicycle Circulation

1. Unless otherwise approved by the Commission, sidewalks shall be provided along both sides of internal streets and along one side of capacity roadways as identified in the Plan of Conservation and Development.
2. Sidewalks along internal streets may be required to be up to 12 feet wide. Sidewalks along adjacent arterial streets shall be constructed to Town specifications. All sidewalks shall be designed and constructed to interconnect to existing or future walkways on abutting properties.
3. Extensive provision shall be made for pedestrian circulation such as crosswalks, benches, and other pedestrian amenities.
4. Extensive provision shall be made for bicycle circulation including bicycle racks and other amenities.
5. Benches, trash receptacles, bicycle racks, and other amenities shall comply with standards established by the Commission.

E. Loading Docks/Receiving Areas

1. Loading docks/receiving areas shall only be located where approved by the Commission and shall generally not be visible from public streets.
2. All loading docks shall be designed as an integral part of the building, shall be suitably screened, and shall not detract from the appearance of the building and site.
3. No truck deliveries or pickups are allowed between the hours of 10:00 p.m. and 7:00 a.m.
4. No loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.

F. Lighting

1. Lighting of internal streets and parking areas shall incorporate standard fixtures and poles selected by the Commission.

5.6.10 Outdoor Storage, Trash Collection, and Loading Areas

A. Loading areas, outdoor storage areas, utility meters, HVAC equipment, condensers, and other service functions shall only be located where approved by the Commission in order to be visually screened from and audibly buffered to adjacent properties, public streets, pedestrian ways, bicycle ways, and public sidewalks.

B. Any such areas shall be screened, recessed or enclosed as approved by the Commission, especially when such area is located adjacent or near a residential use or zone.

5.6.11 Specific Requirements for Multifamily Residential Uses

A. Site Design Requirements:

1. Multifamily development within the CCOZ shall be designed to allow the integration of multi-family residential use with other approved commercial uses (including, but not limited to, retail, office, and recreation uses) to achieve a village-styled mixed use environment.
2. General Standards:
   a. Multi-family residential uses shall be permitted except that such residential uses (including accessory club house, meeting rooms, fitness rooms, etc.) shall not be located on the street level of a building unless specifically approved by the Commission.
   b. Multi-family residential units shall be either studio/efficiency units, 1-bedroom units, or 2-bedroom units. Not more than 50% of the total number of residential units shown on a Final Plan or a General Plan of Development or within a first phase of those plans shall be 2-bedroom units.

B. Design Requirements

1. Objective: Buildings shall have architectural features, patterns, materials and colors that provide visual interest, are aesthetically pleasing, are at human scale, reduce building massing to residential scale, and recognize both local and New England character.
2. Standards:
   a. Roofs shall be identifiable with roof patterns normally seen in residential structures in the local and New England area and considered to be part of an architectural period design.
   b. Mechanical equipment, whether roof-top or building mounted or on-grade, must be installed, screened, and/or located so it is not visible or is screened from public or internal streets.
   c. A separate entrance is required for that portion of the building containing dwelling units; main entrance(s) for residents cannot be located in close proximity to commercial loading/service areas.
   d. Domestic hot water, heating, and cooling systems shall be separate for each dwelling unit.

C. Affordability Requirements

1. At least ten percent (10%) of the housing units to be provided within the CCOZ shall be deed-restricted to rent or sell at prices that would make them affordable to persons or families earning eighty percent (80%) or less of the area median income as defined by the United States Department of Housing and Urban Development for a period of not less than forty (40) years.

D. Multifamily Limitation

1. Unless modified by the Commission due to excellence in village design or the provision of a significant public amenity, no more than sixty-seven percent (67%) of the total floor area on an individual parcel or within a consolidated parcel shall be used for multi-family residential development.

5.6.12 Special Permit Considerations in the CCOZ

In addition to the criteria and considerations contained in Section 8.4.B of these Regulations, the Commission may, in appropriate cases and subject to appropriate modifications and safeguards prescribed by it, grant a Special Exception approval in the CCOZ if the Commission determines that the proposed development:

A. Will help result in a variety of uses and functional attributes that will contribute to the creation of a Town Center and provide for the needs of day-to-day living (i.e. residential, commercial, or mixed-uses).

B. Accommodates multi-modal transportation (i.e. pedestrians, bicyclists, vehicles).

C. Has design and architectural features that are visually interesting.

D. Creates a pedestrian-friendly streetscape and environment.

E. Creates a bicycle-friendly environment.

F. Encourages human contact and social activities.

G. Promotes community involvement and maintains a secure environment.

H. Promotes sustainability and responds to climatic demands.

I. Has a memorable character.

J. Provides for consistency of scale and architectural design between buildings

K. Creates or enhances a cohesive, mixed-use, pedestrian-friendly area with a "sense of place".

L. Fosters high-quality development of businesses and sites, with careful attention to the appearance of buildings and surrounding site, and professional landscaping.

M. Contributes to providing for diversity in housing choices and opportunity.

Section 5.7 Center North Overlay Zone (CNOZ)

5.7.1 Purpose

The purpose of the Center North Overlay Zone (CNOZ) is to support the long-term development of the Center Core area into a cohesive, mixed-use, pedestrian-friendly area with a "sense of place" and to foster high-quality development of businesses and sites, with careful attention to the appearance of buildings and surrounding site, and professional landscaping. It is also the purpose of this district to allow for residential use to contribute to providing for diversity in housing choices and opportunity.

5.7.2 Definitions

The definitions from Section 4.2.2 of these Regulations are incorporated herein.

5.7.3 General Concepts

A. While the Commission would like to encourage property owners to develop in accordance with the provisions of this section, the CNOZ is an overlay zone where the property owner may choose whether to develop in strict accordance with all of the provisions of the underlying zoning district or in strict accordance with all of the provisions of this section.

B. The CNOZ is intended to result in a mixed-use, pedestrian-friendly area with a "sense of place". Since the creation of a "village-type" setting requires careful attention to design and compatibility among a variety of property owners and situations, excellence in site planning and architectural design is an essential criterion of the CNOZ. All developments shall be human scaled, pedestrian friendly/pedestrian oriented developments with pedestrian amenities. All developments shall be designed to be bicycle-friendly.

C. As authorized by CGS Section 8-2j and as recommended in the Plan of Conservation and Development, the CNOZ is hereby designated as a "village district" where the Commission may regulate new construction, substantial reconstruction and rehabilitation of properties in view from public roadways, including, but not limited to, (1) the design and placement of buildings, (2) the maintenance of views, (3) the design, paving materials and placement of roadways, and (4) other elements that the Commission deems appropriate to maintain and enhance the character of South Windsor Center.

D. Unless an alternative overall plan is found acceptable by the Commission, all development shall be substantially in accordance with the development concepts expressed for South Windsor Center in the Plan of Conservation and Development, including those for capacity corridors, character corridors, street sections, pedestrian and bicycle connections, development opportunities, and open space/conservation areas.

5.7.4 Pre-Application Discussion

Applicants are encouraged to initiate a pre-application conference with the Commission to discuss the conceptual aspects of the proposed development and to prepare and present a conceptual plan for informal consideration by the Commission. Neither the pre-application conference, the informal review of the concept plan, nor the Commission's suggestions shall be deemed to constitute approval or denial of any portion of the application.

5.7.5 Permitted Uses

A. Uses Or Activities Permitted By Special Exception – In addition to the uses allowed in the underlying zoning districts, the Commission may approve the following uses within the CNOZ by granting of a Special Exception in accordance with the Special Permit Considerations in Section 8.4.B and Section 5.7.12 of these Regulations::

1. Construction of a mixed use building with retail or office use on the first floor and residential use on the upper floor(s).
2. Multifamily Residential Use except that such uses shall be subject to the specific requirements of Section 5.7.11.

3. Municipal facilities; public facilities; quasi-public charitable institutions; cultural facilities such as art galleries and museums; and public utilities.
4. Other uses which the Commission finds will contribute to the overall Town Center ambience may be permitted by the Commission by Special Exception.

5.7.6 Consolidated Parcels

A. Purpose

In the interest of promoting development continuity within the CNOZ, the consolidation of contiguous parcels is strongly encouraged and may be required by the Commission. "Consolidation" is defined here as the integration of 2 or more individually owned parcels into a single Consolidated Parcel for the purposes of creating a shared-use arrangement of selected site components, e.g. common points of access/egress, drive passage, parking, loading/unloading, building coverage and yards and implementing recommendations of the Plan of Conservation and Development for capacity corridors, character corridors, street sections, pedestrian and bicycle connections, development opportunities, and open space/conservation areas.

B. Procedure

1. A consolidated parcel shall be developed with an integrated plan of pedestrian circulation, bicycle circulation, vehicular circulation, buildings, parking, loading and unloading, and landscaping. The overall plan of the consolidated parcel showing how they will be integrated in conformance with the recommendations of the Plan of Conservation and Development shall be submitted to the Commission and shall be considered an integral part of the application.
2. The owner of each lot shall give to the owner of each lot in the consolidated parcel by deed, easement, or agreement filed in the Office of the Town Clerk, the right of entrance, exit, passage, parking, and loading for pedestrians, bicycles, and vehicles.
3. As part of any new development in the CNOZ, the Commission may require the owner of a lot to execute an agreement to be filed in the Office of the Town Clerk, granting the right of entrance, exit, passage, parking, and loading for pedestrians, bicycles, and vehicles to the Town and any successors or assigns.

5.7.7 Yard and Bulk Requirements

A. To promote creation of a cohesive, mixed-use, pedestrian-friendly area with a "sense of place" and to encourage or require coordinated development and management among different properties within the CNOZ, the Commission may permit development utilizing the following yard and bulk requirements :

1. Front yard setback:
    a. From an arterial street –the Commission may permit a front yard setback of 25 feet from an arterial street if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the minimum front yard setback from an arterial street shall be the same as the underlying zone(s).
    b. From an internal street –A building shall generally be placed at the edge of the sidewalk as approved by the Commission except that the Commission may allow a building to be located in an alternative configuration where the pedestrian-friendly nature of the streetscape will be maintained or a public amenity (such as a "pocket park" or outside dining area) will be created.
2. Side yard setback - the Commission may allow development with no side yard setback if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the minimum side yard setback shall be the same as the underlying zone(s).
3. Rear yard setback - the Commission may allow development with no rear yard setback if the Commission finds that the arrangement of the proposed development will contribute to the

establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the minimum rear yard setback shall be the same as the underlying zone(s).

4. Building placement – The long dimension of a building shall generally be placed parallel to the public or internal street which it faces in order to establish a consistent street wall and a pedestrian-friendly environment.
5. Maximum impervious coverage – the Commission may permit impervious coverage up to 65% of the area of the consolidated parcel provided that appropriate best management practices as recommended in the Connecticut State Water Quality Manual are utilized to manage the quality and quantity of runoff and if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the maximum impervious coverage shall be the same as the underlying zone(s).
6. Maximum building coverage - the Commission may permit building coverage up to 35% of the area of the consolidated parcel if the Commission finds that the arrangement of the proposed development will contribute to the establishment of the vision for South Windsor Center as expressed in the Plan of Conservation and Development. Otherwise, the maximum building coverage shall be the same as the underlying zone(s).
7. Building height :
    a. Minimum building height - 2 stories and 24 feet unless the Commission approves a one-story building by Special Exception.
    b. Maximum building height - 35 feet/2½ stories except that no façade wall along an internal street shall exceed 30 feet in height without being stepped back a distance of at least ten feet.

5.7.8 Site Appearance Requirements

A. Sites, buildings, signs, and landscaping shall be designed in accordance with the criteria and standards contained in Section 8.7 Architectural and Design Review.

B. The Commission may also consider the site appearance requirements in Section 4.2.10 of these Regulations in reviewing and approving applications within the CNOZ.

C. All building elevations shall be attractively designed, with windows and/or other architectural elements and features such that no visible elevation looks like the back of a building.

D. Street trees and street landscaping shall be incorporated into landscaping plans and large trees shall be provided along public streets and private streets to enhance the pedestrian-friendly environment.

E. Except for parking/loading, all business, servicing, or processing, shall be conducted within completely enclosed buildings.

F. Outdoor storage is prohibited except as expressly permitted by the Commission.

G. Satellite dishes shall be screened so they are not visible from public or private streets.

5.7.9 Access and Parking

A. Access Management

All sites within the CNOZ shall be designed to limiting the number of driveways onto arterial roadways and capacity corridors as identified in the Plan of Conservation and Development (including sharing of access and use of internal streets and character corridors), locate and design driveways to minimize the number and severity of conflicts, and incorporate other applicable access management practices and techniques.

B. Streets

1. It is envisioned that vehicular circulation will occur primarily on internal "streets" which will be privately owned and maintained and constructed in accordance with the following diagrams unless an alternative

arrangement is found acceptable by the Commission. (See Section 5.6.9.B of these Regulations for desirable "street" sections).

2. Any street to be dedicated to the Town shall conform to all applicable Town ordinances and regulations, including the Public Improvement Specifications and the Subdivision Regulations.

C. Parking

1. Parking shall be provided in accordance with the requirements of Section 6.4 of these Regulations.
2. To the extent possible, such parking should be provided by spaces to be provided along internal "streets" and secondarily by parking "lots" located to the "rear" of buildings.
3. The view of parking "lots" from public streets and internal streets should be minimized through building placement and the use of landscaping, fences, wall, and berms.
4. Parking "lots" shall meet the landscaping requirements of Section 6.4.6 Parking Lot Landscaping.

D. Pedestrian/Bicycle Circulation

1. Unless otherwise approved by the Commission, sidewalks shall be provided along both sides of internal streets and along one side of capacity roadways as identified in the Plan of Conservation and Development.
2. Sidewalks along internal streets may be required to be up to 8 feet wide. Sidewalks along adjacent arterial streets shall be constructed to Town specifications. All sidewalks shall be designed and constructed to interconnect to existing or future walkways on abutting properties.
3. Extensive provision shall be made for pedestrian circulation such as crosswalks, benches, and other pedestrian amenities.
4. Extensive provision shall be made for bicycle circulation including bicycle racks and other amenities.
5. Benches, trash receptacles, bicycle racks, and other amenities shall comply with standards established by the Commission.

E. Loading Docks/Receiving Areas

1. Loading docks/receiving areas shall only be located where approved by the Commission and shall generally not be visible from public streets.
2. All loading docks shall be designed as an integral part of the building, shall be suitably screened, and shall not detract from the appearance of the building and site.
3. No truck deliveries or pickups are allowed between the hours of 10:00 p.m. and 7:00 a.m.
4. No loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.

F. Lighting

1. Lighting of internal streets and parking areas shall incorporate standard fixtures and poles selected by the Commission.

G. Screening

1. Screening shall be provided to establish a visual buffer between different uses where the Commission deems such screening to be except that screening is not required along the frontage of Buckland Road, Ellington Road, Sullivan Avenue, or Oakland Road:

5.7.10 Outdoor Storage, Trash Collection, and Loading Areas

A. Loading areas, outdoor storage areas, utility meters, HVAC equipment, condensers, and other service functions shall only be located where approved by the Commission in order to be visually screened from and audibly buffered to adjacent properties, public streets, pedestrian ways, bicycle ways, and public sidewalks.

B. Any such areas shall be screened, recessed or enclosed as approved by the Commission.

C. No part of a loading dock shall be located within 100 feet of a residential zone boundary.

5.7.11 Specific Requirements for Multifamily Residential Uses

A. Site Design Requirements:

1. Multifamily development may be permitted within the CNOZ shall be designed to achieve or complement a village-styled environment.
2. For a multi-family development with no mixed-use component, the maximum density shall be 4.5 units per net buildable acre.
3. In reviewing such a development, the Commission may refer to the standards and guidelines contained in Section 3.4 of these Regulations.
4. Multi-family residential units shall be either studio/efficiency units, 1-bedroom units, or 2-bedroom units. Not more than 50% of the total number of residential units shown on a Final Plan or a General Plan of Development or within a first phase of those plans shall be 2-bedroom units.

B. Design Requirements

1. Objective: Buildings shall have architectural features, patterns, materials and colors that provide visual interest, are aesthetically pleasing, are at human scale, reduce building massing to residential scale, and recognize both local and New England character.
2. Standards:
   a. Roofs shall be identifiable with roof patterns normally seen in residential structures in the local and New England area and considered to be part of an architectural period design.
   b. Mechanical equipment, whether roof-top or building mounted or on-grade, must be installed, screened, and/or located so it is not visible or is screened from public or internal streets.
   c. A separate entrance is required for that portion of the building containing dwelling units; main entrance(s) for residents cannot be located in close proximity to commercial loading/service areas.
   d. Domestic hot water, heating, and cooling systems shall be separate for each dwelling unit.

C. Affordability Requirements

1. At least ten percent (10%) of the housing units to be provided within the CNOZ shall be deed-restricted to rent or sell at prices that would make them affordable to persons or families earning eighty percent (80%) or less of the area median income as defined by the United States Department of Housing and Urban Development for a period of not less than forty (40) years.

D. Multifamily Limitation

1. Unless modified by the Commission due to excellence in village design or the provision of a significant public amenity, no more than sixty-seven percent (67%) of the total floor area on an individual parcel or within a consolidated parcel shall be used for multi-family residential development.

5.7.12 Special Permit Considerations in the CNOZ

In addition to the criteria and considerations contained in Section 8.4.B of these Regulations, the Commission may, in appropriate cases and subject to appropriate modifications and safeguards prescribed by it, grant a Special Exception approval in the CNOZ if the Commission determines that the proposed development:

A. Will help result in a variety of uses and functional attributes that will contribute to the creation of a Town Center and provide for the needs of day-to-day living (i.e. residential, commercial, or mixed-uses).

B. Accommodates multi-modal transportation (i.e. pedestrians, bicyclists, vehicles).

C. Has design and architectural features that are visually interesting.

D. Creates a pedestrian-friendly streetscape and environment.

E. Creates a bicycle-friendly environment.

F. Encourages human contact and social activities.

G. Promotes community involvement and maintains a secure environment.

H. Promotes sustainability and responds to climatic demands.

I. Has a memorable character.

J. Provides for consistency of scale and architectural design between buildings

K. Creates or enhances a cohesive, mixed-use, pedestrian-friendly area with a "sense of place".

L. Fosters high-quality development of businesses and sites, with careful attention to the appearance of buildings and surrounding site, and professional landscaping.

M. Contributes to providing for diversity in housing choices and opportunity.

Section 8.8 Village District

8.8.1 Considerations In A Village District

A. Within any area designated within these Regulations as a village district in accordance with CGS Section 8-2j:
   1. Special consideration shall be given to protecting the distinctive character, landscape, and historic structures.
   2. The removal or disruption of historic, traditional, or significant structures or architectural elements shall be avoided or minimized.
   3. The conversion, conservation, and preservation of existing buildings and sites in a manner that maintains the historic or distinctive character of the village district shall be encouraged.
   4. In reviewing the exterior of structures or sites, the Commission may consider:
      a. the Connecticut Historical Commission - The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as amended; or
      b. the distinctive characteristics of the district, including those specifically identified in the Plan of Conservation and Development.
   5. Proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings, the terrain in the district, and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification.
   6. All spaces, structures, and related site improvements visible from public roadways shall be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification.
   7. The color, size, height, location, proportion of openings, roof treatments, building materials, and landscaping of commercial or residential property, and any proposed signs and lighting, shall be evaluated for compatibility with the local architectural motif.
   8. Maintenance of views, historic buildings, monuments, and landscaping shall be encouraged.

B. The Commission shall also consider the relationship of buildings within the village district to the site and adjoining areas:
   1. Buildings shall be organized in a coordinated and functional manner that is compatible with site features and the desirable characteristics of adjoining areas.
   2. A unified design theme for building massing, exterior treatments and signage shall be established where harmony in textures, lines, and masses is provided and monotony is avoided.
   3. Parking areas shall be treated appropriately in relation to the building, the neighborhood, and the community.
   4. The height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
   5. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
   6. A desirable streetscape and attractive landscape transitions to adjoining properties shall be provided.

C. The Commission shall also consider the landscape and site treatment within the village district:
   1. Landscape treatment shall be provided to enhance architectural features, shield unsightly areas, provide shade, and relate to the natural environment and topography.
   2. Plant material that is indigenous to the area shall be selected for its ultimate growth and for interest in its shape, texture, and color.
   3. Pedestrian walkways shall provide safe and convenient connections within the site and between adjacent sites and shall be constructed of all-weather materials appropriate for the location (such as brick, concrete, or paving blocks but not earth, gravel, or loose stone).
   4. Existing trees at four (4) inches or greater caliper shall be incorporated into the plan.

D. The Commission shall also consider the building design within the village district:
   1. Architectural features shall be evaluated based on the scale of the building(s), the quality of the design, and the relationship to surroundings.
   2. Facades and rooflines shall be articulated and/or varied to reduce the appearance of bulk and provide architectural interest.
   3. Building materials shall have good architectural character and durable quality and shall be selected for harmony of the building with adjoining buildings.
   4. Building textures, colors, and components shall be selected for harmony of the building with adjoining buildings.
   5. Utility and service equipment areas shall be screened from public view with materials harmonious with the building.

E. The Commission shall also consider the signs and lighting within the village district:
   1. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates and shall be coordinated with the building architecture.
   2. Exterior lighting, where used, shall enhance the building design and the adjoining landscape.
   3. Lighting shall be restrained in design and excessive brightness avoided.

8.8.2 Procedures Within A Village District

In reviewing an application within a designated village district, the Commission shall utilize one or more village district consultants.

A. In accordance with CGS Section 8-2j, such village district consultant shall be:
   1. a registered architect or an architectural firm,
   2. a licensed landscape architect, or
   3. a planner who is a member of the American Institute of Certified Planners.

B. Alternatively, an architectural design review board may be designated as the village district consultant provided the members shall include at least one (1) architect, one (1) landscape architect, or one (1) planner who is a member of the American Institute of Certified Planners.

C. All applications shall be subject to review and recommendation by the village district consultant designated by the Commission as the village district consultant for such application.

D. The village district consultant shall review an application and report to the Commission within thirty-five (35) days of receipt of the application.

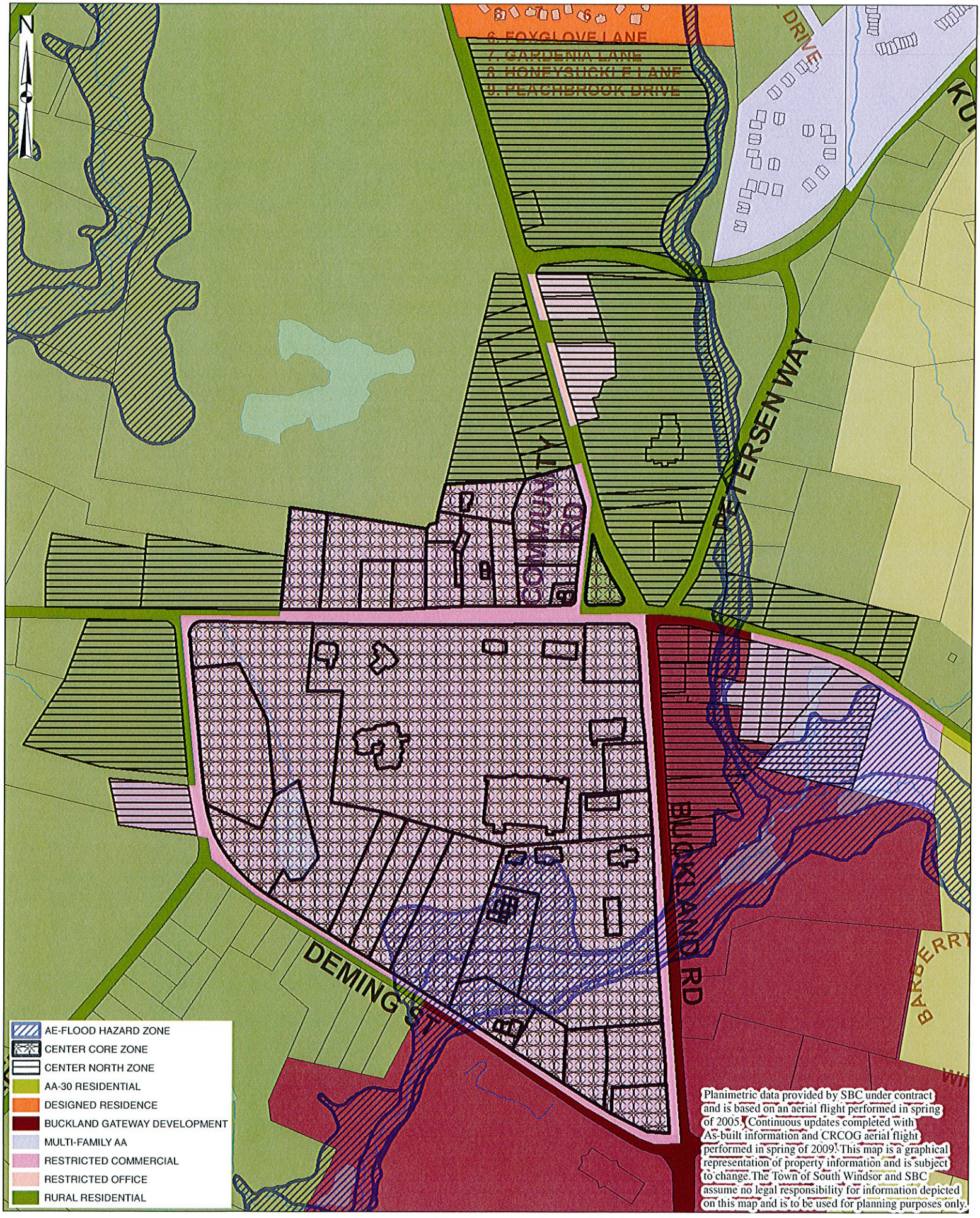
E. Such report and recommendation shall be entered into the public hearing record and considered by the Commission in making its decision.

F. Failure of the village district consultant to report within the specified time shall not alter or delay any other time limit imposed by these Regulations.

G. The Commission may seek the recommendations of any Town or regional agency or outside specialist including, but not limited to, the regional planning agency, the Historical Society, the Historic District Commission, the Connecticut Trust for Historic Preservation and The University of Connecticut College of Agriculture and Natural Resources.

H. Any reports or recommendations from such agencies or organizations shall be entered into the public hearing record.

SOUTH WINDSOR CENTER ZONING MAP AMENDMENTS
ADDITIONAL ZONES: CENTER NORTH OVERLAY ZONE & CENTER CORE OVERLAY ZONE



Planimetric data provided by SBC under contract and is based on an aerial flight performed in spring of 2005. Continuous updates completed with As-built information and CRCOG aerial flight performed in spring of 2009. This map is a graphical representation of property information and is subject to change. The Town of South Windsor and SBC assume no legal responsibility for information depicted on this map and is to be used for planning purposes only.