

FORM BASED  
ZONING  
FOR  
NORTHFORD  
&  
NORTH BRANFORD  
TOWN DESIGN DISTRICTS

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## SECTION 34 - TOWN DESIGN DISTRICTS

34.1 General: Town Design Districts are classes of districts in addition to and overlapping one or more of the other districts. Town Design Districts may be delineated from time to time by the Commission and made a part of the Zoning Map after due notice and public hearing as required by law for amendment of these Regulations.

34.2 Purpose: In the delineation of Town Design Districts it is recognized that there are areas of the Town of North Branford which can and will best be developed in accordance with a unified plan for the use of land, buildings and other structures, the location, bulk and character of buildings and other structures, and the location, character and extent of streets, open spaces, landscaping and other elements of site design. Development of such areas in accordance with a plan will support the comprehensive plan of zoning, enhance property values, protect the public health and safety and achieve the purposes of these Regulations.

34.3 Establishment of TD District: Town Design Districts may be established by the Commission only when the Commission has adopted a plan of development for the Town of North Branford in accordance with Chapter 126 of the Connecticut General Statutes and has adopted a supplement thereto which delineates a planning area and for such area provided recommendations for the use of land, buildings and other structures, the location, bulk and character of buildings and other structures and the location, character and extent of streets, open spaces, landscaping and other elements of site design, each to the extent and as appropriate for such planning area. Any Town Design District shall be reasonably coterminous with such planning area and the recommendations of the plan supplement shall be capable of interpretation in the administration of the SITE DEVELOPMENT PLAN review provisions of these Regulations. Each Town Design District shall be numbered and shall be shown on the Zoning Map with a reference to the records of the Commission where the adopted plan of development supplement may be seen.

34.4 Procedure: In a Town Design District, each APPLICATION for a ZONING PERMIT shall be accompanied by a SITE DEVELOPMENT PLAN. No ZONING PERMIT shall be issued until such SITE DEVELOPMENT PLAN has been approved by the Commission in accordance with this Section and Section 41.

34.5 Standards: The SITE DEVELOPMENT PLAN shall be approved by the Commission when it determines that the following standards have been met:

34.5.1 The proposed use, buildings and other structures shall conform to all of the requirements of the underlying district where located.

34.5.2 The proposed use, buildings and other structures shall conform to the Plan of Conservation and Development.

a. the use of land, buildings and other structures;

b. the location, bulk and character of buildings and other structures;

- c. the location and extent of streets and vehicular access to lots;
- d. the provision of landscaping and open spaces, including transition buffer strips.

34.6 **Modification of Standards:** In approving a SITE DEVELOPMENT PLAN the Commission may, after due notice and public hearing as required by law, grant a SPECIAL USE PERMIT to modify the applicable provisions of the underlying district to a lesser requirement than specified for such district when such modification is necessary, as determined by the Commission, to conform to particular recommendations of the adopted supplement to the plan of development.

## **SECTION 34A - NORTHFORD, TOWN DESIGN DISTRICT II NORTH BRANFORD TOWN DESIGN DISTRICT I**

### **34A.1 Area:**

The area of the Northford, Town Design District shall be defined as follows: All of that portion of the center of Northford lying within the limits of the B-2 Central Business District Zone as defined on the Zoning Map of the Town of North Branford.

The area of the North Branford Center, Town Design District I shall be defined as follows: All of that portion of the center of North Branford lying within the limits of the Central Business B-2 District Zone and the Local Business B-3 District Zone, and portion of the Residence R-40 District Zone, located primarily at the intersection of Route 80 and 139 and 22 and having frontage on the westerly and easterly sides of Branford Road (Route 139) and Notch Hill Road (Route 22) and the southerly and northerly sides of Foxon Road (Route 80) as defined on the Zoning Map of the Town of North Branford.

### **34A.2 Purpose:**

The purpose of the Town Design District is to:

- 34A.2.1 Promote the objectives of the Plan of Conservation and Development.
- 34A.2.2 Create a mixed-use walkable district with a hometown feel as a reflection of the existing community.
- 34A.2.3 Ensure that new development and redevelopment creates the characteristics of an established neighborhood.
- 34A.2.4 The development of proper aesthetic quality with the intent of producing a safe, cohesive, attractive, and economically sound District.

34A.2.5 Accommodate the diverse sizes and life stages of existing and future households at all income levels with housing types, unit sizes and price points that may be uncommon in other areas of North Branford.

34A.2.6 Promoted pedestrian safety and sidewalk continuity.

### **34A.3 Objectives:**

The objectives of these Regulations are:

34A.3.1 To permit the development of mixed-use and multi-unit residential buildings that do not exceed 2.5 stories in height.

To permit the modification of existing buildings in a manner that increases compliance with this article.

To use discretion in the permitting of curb cuts.

To encourage vehicular access across rear parking lots, discourage new driveways, and consolidate curb cuts within the district.

To support redevelopment and reuse of historic properties and resources.

### **34A.4 Definitions**

In addition to the definitions found in Section 6 of the Zoning Regulations, the following definitions apply in the Town Design District:

**AWNING** — A wall-mounted frame covered with canvas or other material that provides shade and weather protection over a storefront or building entrance.

**FAÇADE** — The exterior wall of a building oriented in whole or in part toward a front lot line.

**FRONTAGE AREA** — The area of a lot between the front lot line and the maximum front setback.

**LOT DEPTH** — The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line of a lot or to the most distant point on any other lot line where there is no rear lot line.

**LOT LINE** — The boundary that legally and geometrically demarcates a lot.

**LOT LINE, FRONT** — Any lot line abutting a thoroughfare, excluding an alley.

**LOT LINE, SIDE** — Any lot line other than a front or rear lot line.

**LOT LINE, REAR** — Any lot line which is parallel to or within 45° of being parallel to a front lot line, unless that lot line is a side lot line of an abutting lot.

**LOT WIDTH** — The length of the front lot line of a lot.

**MODIFICATION** — An alteration, expansion, reconstruction, extension, or structural change to a structure.

**ROOF, FLAT** — A roof with no slope greater than 2:12.

**ROOF, GABLE** — A roof sloped on two sides from a central ridge with an exterior wall (gable) enclosing each end.

**ROOF, GAMBREL** — A compound, gabled roof with two slopes on each of its sides, where the lower has a steeper slope or pitch than the upper, inclusive of English, Dutch, and Jerkin Head gambrel roofs.

**ROOF, HIP** — A roof with four uniformly pitched or sloping sides, inclusive of kicked hip (witch's hat) and Hawaiian hip roofs.

**ROOF, MANSARD** — A compound, four-sided roof where each side has two slopes, where the lower has a very steep, almost vertical, slope or pitch, dormer windows, and eaves

**ROOF, PITCHED** — A gable, gambrel, hip, or mansard roof.

**XERISCAPE** — A pervious landscape design technique that requires little or no permanent irrigation.

## **34A.4 Permitting**

34A.4.1 The Planning and Zoning Commission is the special permit granting authority for the Town Design District for all special permits required by this chapter.

34A.4.2 Site plan approval by the Planning and Zoning Commission is required for the creation of, addition to, or substantial alteration of any structure or parking in the Town Design District, subject to Section 41 Site Development Plan Standards.

34A.4.3 The Planning and Zoning Commission may permit proposed development to deviate by up to 3% from any of the specific numerical standards in this article.

34A.4.4 The use of land or occupancy of floor space is permitted as specified in Schedule A. Special permits are subject to Section 42 Special permits.

## **34A.5 Lot Standards**

### **Standards and measurements.**

34.A.5.1 Any front lot line abutting Middletown Avenue or Forest Road in Northford and Foxon Road and Branford Road in North Branford is a primary front lot line.

34.A.5.2 Building facade(s) must be built parallel to any primary front lot line at or between the minimum and maximum front setbacks.

34.A.5.3 Building facade(s) must be built-out to a percentage of the lots width as specified in 34 A 5.6A, Standards for all lots.

34.A.5.4 Total facade build-out is calculated by dividing the total width of all facade(s) by the lot width and may be met cumulatively by multiple buildings.

34.A.5.5 When development occurs on any lot abutting a sidewalk that is less than 10 feet in total width, buildings must be setback an additional distance and a sidewalk at least 10 feet in width must be provided within the frontage area. The minimum and maximum front setbacks are increased accordingly.

34.A.5.6 Unless otherwise specified, all parking spaces must be located at or behind any required parking setback.

A. Standards for all lots.

| Building Setbacks |  |       |       | Parking Setbacks       |                           |                  |
|-------------------|--|-------|-------|------------------------|---------------------------|------------------|
| A                 | Primary Front Set-back (min/max)           | 10 ft | 20 ft | E                      | Primary Parking Set-back  | 20 ft            |
| B                 | Secondary Front Set-back (min/max)         | 10 ft | 20 ft | F                      | Secondary Parking Setback | 20 ft            |
| C                 | Side Setback (min)                         | 10 ft |       | Lot Development        |                           |                  |
| D                 | Rear Setback (min)                         | 10 ft |       | Lot Coverage (max)     |                           | 80% <sup>1</sup> |
|                   | Rear Setback abutting the R District (min) | 20 ft |       | Facade Build Out (min) |                           | 60%              |

## 34.A.6 Building Standards

This section provides an explanation of the dimensional standards for each building type, defines how to measure certain standards, and provides other requirements and reference information as necessary.

### 34.A.6.1 Number of buildings.

- a. Notwithstanding the North Branford Subdivision Regulations, multiple buildings are permitted on each lot, subject to the maximum lot coverage permitted by 34 A5.6 A, Standards for all lots.

### 34.A.6.2 Buildings.

A Buildings are comprised of one or more primary massings and various optional building components that are assembled to make a single building complex. See 34.A.6.3 M Building assembly, for more information on how primary massings and components may be assembled.

- i. The primary massing(s) defines the principal form and scale of a building complex.
- ii. Building components are accessory elements that are attached to the primary massing to increase a building's usefulness and provide an important means for achieving variety and individuality in design.

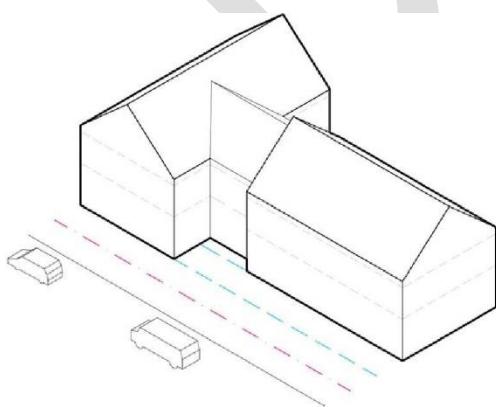
- b. The maximum amount of floor space permitted for any building is determined by the actual motor-vehicle parking provided on a lot in accordance with 34.A.9.A, Required parking spaces.

### 34.A.6.3 Primary Massings.

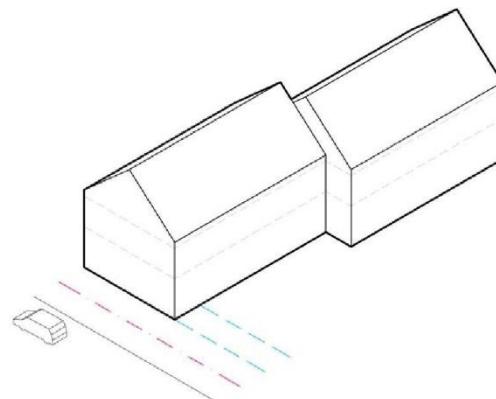
A The primary massing(s) of a building must be of rectangular form with a single type of pitched roof and may be oriented either with the narrow end or long side toward the front lot line, subject to 34.A.6.3 M, Building assembly.

B Width of the primary massing is measured parallel to the facade, from the exterior plane of each side wall.

C Depth of the primary massing is measured perpendicularly from the facade as the maximum length the longest exterior side wall of a building.



Wide Example



Deep Example

C. Story height.

- a. Each individual story of a building must comply with the minimum and maximum story height requirements specified for each building type and is measured independently for each story of a building.
  - i. The height of the ground story and second story of a building is measured vertically from the surface of the finished floor to the surface of the finished floor above, at all points.
  - ii. The height of a half story is measured vertically from the surface of the finished floor to the highest point of the ceiling above.
- b. The roof rafters of a half story must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two feet above the finished floor of the half-story.

D. Number of stories.

- a. Buildings must comply with the maximum number of stories specified for each building type.
- b. The ground story is always counted as one story, except that a single ground story over 16 feet in height is counted as two stories.
- c. The second story is counted as one additional story, except that any upper story with a mezzanine or loft is counted as two stories.
- d. Basements are not counted as one story unless the finished floor of the ground story is five feet or more above the average ground level of the lot.
- e. Habitable space located directly under a pitched roof is counted as a half (0.5) story. Non-habitable attic space located under a pitched roof is not counted as a half story.

E. Building height.

- a. Buildings must comply with the maximum building height specified for each building type. Building height is measured as defined in Article II, Definitions.

F. Fenestration.

- a. Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a facade.
- b. For buildings with ground story commercial spaces, ground story fenestration is measured between two feet and 12 feet above the finished floor of the ground story.
- c. For all other buildings and all other stories, fenestration is measured independently for each story, corresponding with the top of a finished floor to the top of the finished floor above.
- d. Fenestration enclosed with glass may be included in the calculation if it meets the following criteria:
  - i. For ground story fenestration, glazing must have a minimum 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR) as indicated by the manufacturer.
  - ii. For upper story fenestration, glazing must have a minimum of 40% VLT and no

more than 15% VLR as indicated by the manufacturer.

- iii. The Planning and Zoning Commission shall require applicants to submit the material specifications from window suppliers to confirm fenestration glazing is compliant with the above as a condition of any Site Plan approval.

G. Building separation.

- a. Multiple buildings on a single lot must comply with the building separation distance specified for each building type at all points.

H. Roofs.

- a. Non-habitable architectural features including, but not limited to, mechanical and stairwell penthouses; vents or exhausts; solar panels or skylights; belfries, chimneys, cupolas, parapets, spires, and steeples are permitted on roofs.

I. Use and features.

- a. Occupation of floor space by different permitted uses is limited or restricted for buildings dependent upon their position on a lot.

- i. Any building contributing toward the frontage build out calculation must also provide ground story commercial space that is at least 20 feet in depth, measured as the distance from the facade towards the interior of the building, for 100% of the total width of the building. Only non-residential uses may occupy this commercial space.

- ii. Any other building on a lot that does not contribute toward the frontage build out calculation is restricted only to residential uses.

- b. Each primary massing must have at least one principal entrance.

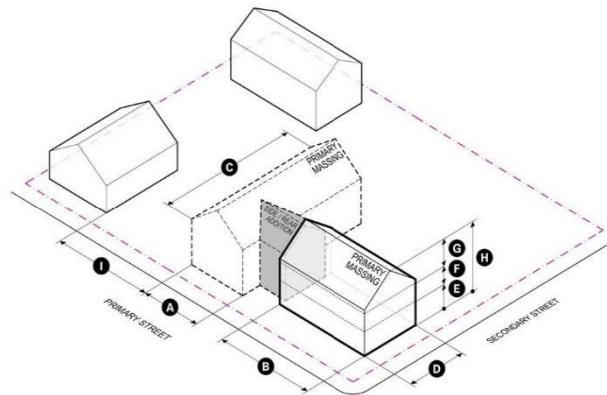
- i. The principal entrance of a building must be located on the facade for any building contributing toward the frontage build out calculation.

- ii. The principal entrance of any other building on a lot should be located on the facade or, as an alternative, on the side wall oriented towards the parking lot provided for the building.

- c. Multi-story buildings with ground floor commercial spaces must have one principal entrance for each commercial space in addition to any principal entrance(s) necessary for any upper stories.

- d. **Not Withstanding Section 42.5.1**, the maximum number of dwelling units permitted for any building is determined by the actual motor-vehicle parking spaces provided on a lot as required by 34.A.9 A, Required parking spaces.

J. General Building standards



| Primary Massing |                               | Use and Features |                     |  |  |
|-----------------|-------------------------------|------------------|---------------------|--|--|
|                 | Width (max)                   | —                |                     | Ground Story Occupation                | Any Use, subject to the requirements of Schedule A and 34.A.6.3J |
| A               | Narrow End Oriented Front     | 45 ft            |                     | Upper Story Occupation                 | Any Use, subject to the requirements of Schedule A and 34.A.6.3J |
| B               | Long Side Oriented Front      | 65 ft            |                     | Ground Story Fenestration              | —  |
|                 | Depth (max)                   | —                |                     | Commercial (min)                       | 60%  |
| C               | Narrow End Oriented Front     | 90 ft            |                     | Residential (min/max)                  | 15%      25%   |
| D               | Long Side Oriented Front      | 45 ft            |                     | Upper Story Fenestration               | —  |
| Height          |                               |                  |                     | All Uses (min/max)                     | 15%      25%   |
| E               | Ground Story Height           | —                | Building Separation |  |  |
|                 | Commercial (min)              | 14 ft            | I                   | Distance from any other building (min) | 20 ft  |
|                 | Residential (min/max)         | 10 ft      12 ft |                     |  |  |
| F               | Second Story Height (min/max) | 10 ft      12 ft |                     |  |  |
| G               | Half Story Height             | —                |                     |  |  |
|                 | Commercial (min/max)          | 10 ft      16 ft |                     |  |  |
|                 | Residential (min/max)         | 10 ft      12 ft |                     |  |  |
|                 | Number of Stories (max)       | 2.5 Stories      |                     |  |  |
| H               | Building Height, Feet (max)   | —                |                     |  |  |

|  |                 |       |  |
|--|-----------------|-------|--|
|  | Mixed Use       | 36 ft |  |
|  | All Residential | 32 ft |  |

A. Building components.

- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building and are permitted according to the following schedule.
- b. Building components that are not identified below are prohibited.

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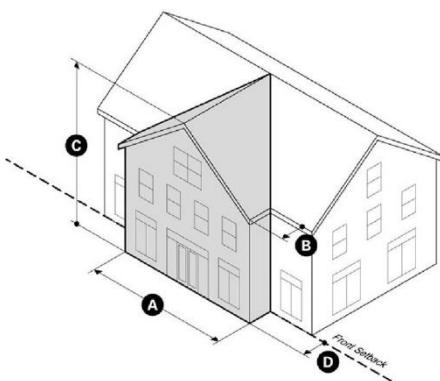
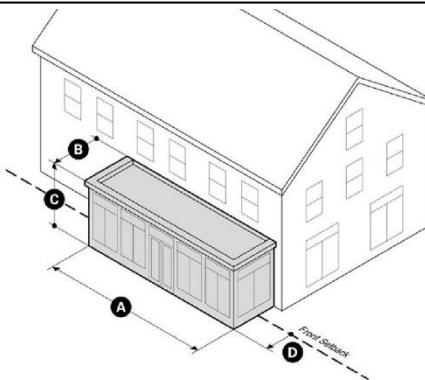
| a. | Side Addition  | b.   | Rear Addition  |                               |  |
|----|--|--|--|-------------------------------|--|
|    |  |  |  |                               |  |
| A  | Setback from Facade and Rear Wall (min)  | 8 ft (long side)<br>4 ft (narrow end)                                  | A  | Setback from Side Walls (min) | 8 ft (long side)<br>4 ft (narrow end)                                  |
| B  | Projection (max)   | 18 ft or 50% of the width of the attached primary massing <sup>1</sup> | B  | Projection (max)              | 18 ft or 50% of the depth of the attached primary massing <sup>1</sup> |
| C  | Stories (max)  | Same as the attached primary massing                                   | C  | Stories (max)                 | One (1) half story less than the attached primary massing              |
| D  | Roof Ridge Offset (min)  | 4 ft   |  |                               |  |
|    | Design Standards:<br>Side additions may attach only to the side wall(s) of a primary massing.<br>Side additions must have a roof type matching the roof of the main massing. |  | Design Standards:<br>A rear addition may have a flat roof. |                               |  |

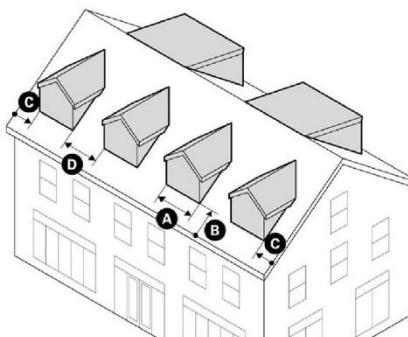
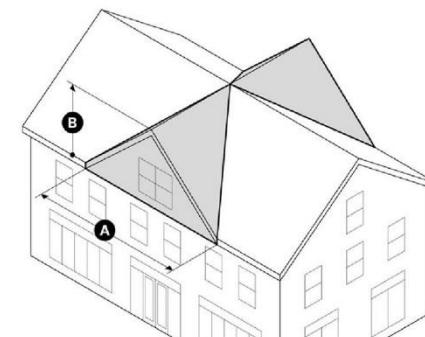
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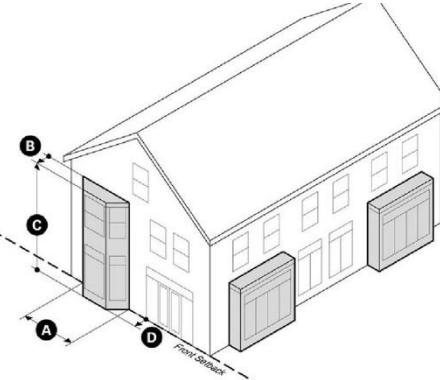
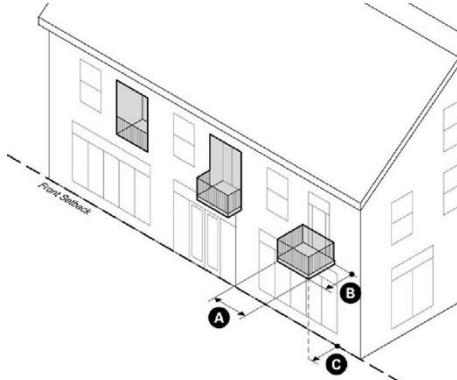
<sup>1</sup> Whichever is less.

NOTE:

<sup>1</sup> Whichever is less.

| c. Projecting Gable   |   |  | d. Projecting Storefront   |   |         |
|---|---|--|--|---|---------|
|  |   |  |  |   |         |
| A   | Width (max)   | Equal to the shortest side of the attached primary massing | A  | Width (max)   | 36 ft   |
| B   | Projection (max)  | 6 ft   | B  | Projection (max)  | 10 ft   |
| C   | Height (min)  | Height of Building in Stories                              | C  | Height (max)  | 1 Story |
| D   | Front Setback Encroachment (max)  | 6 ft   | D  | Front Setback Encroachment (max)  | 6 ft    |
|   | <p><b>Design Standards:</b><br/>           A projecting gable may attach only the facade of a primary massing.<br/>           The roof ridge of a projecting gable must be perpendicular to the roof ridge of the attached primary massing.</p> |  |  | <p><b>Design Standards:</b><br/>           A projecting storefront may attach only to the facade of a primary massing.<br/>           A projecting storefront may have a flat roof.</p> |         |

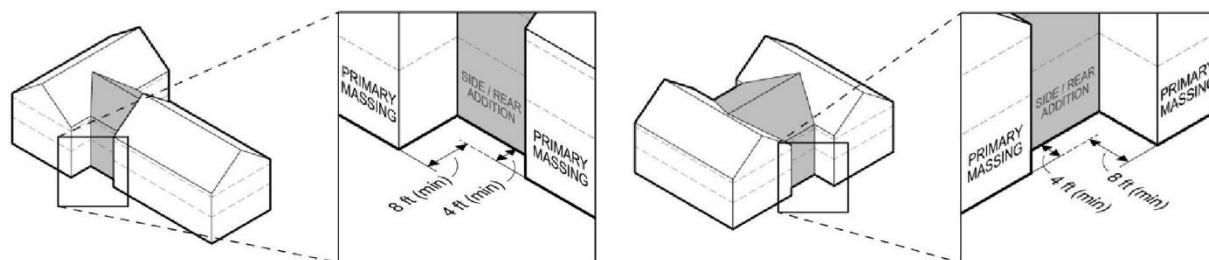
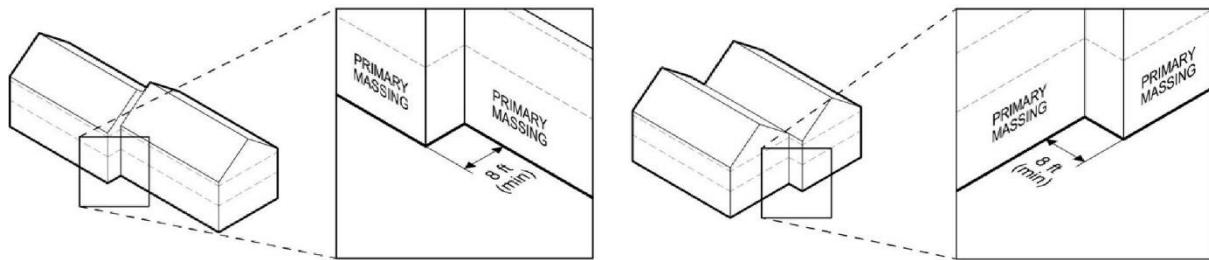
| e.  | Dormer  | f.   | Cross Gable  |              |   |
|---|---|--|--|--------------|---|
|  |   |  |  |              |   |
| A   | Single Dormer Width (max)   | Window(s) width + 18 inches  | A  | Width (max)  | 50% of the roof eave below                                      |
|   | Cumulative Width of all Dormers (max)   | 50% of the roof eave   | B  | Height (min) | Equal to the height of the roof of the attached primary massing |
| B   | Exterior Wall Set-back (min)  | —  | <p><b>Design Standards:</b><br/>The roof ridge of a cross gable must be perpendicular to the roof ridge of the attached primary massing.<br/>The rakes and ridge of the roof of the cross gable must be structurally integrated into the eave and ridge of roof of the attached primary massing.<br/>Cross gables may interconnect to provide access and continuity between the half stories of two attached primary massings that are oriented in the same direction.</p> |              |   |
|   | Roof with Eave  | 0 ft   |  |              |   |
|   | Roof without Eave   | 1 ft   |  |              |   |
| C   | Setback from Gable (min)  | 3 ft   |  |              |   |
| D   | Separation from another Dormer (min)  | 50% of dormer width  |  |              |   |
|   | <p><b>Design Standards:</b><br/>The face wall of a dormer window may not project beyond the exterior wall of the building and may not interrupt the eave of the roof.</p> |  |  |              |   |

| e. Bay Window   |  | f. Balcony   |  |                                  |       |
|---|--|--|--|----------------------------------|-------|
|  |  |  |  |                                  |       |
| A   | Single Bay Width (max)   | 16 ft  | A  | Width (min)                      | 5 ft  |
|   | Cumulative Bay Width (max)   | 50% of the width of the exterior wall from which the bays project                  | B  | Depth (min)                      | 4 ft  |
| B   | Projection (max)   | 3 ft   |  | Area (min)                       | 25 sf |
| C   | Stories (max)  | Same as the attached primary massing   | C  | Front Setback Encroachment (max) | 5 ft  |
| D   | Front Setback Encroachment (max)   | 3 ft   |  |                                  |       |
|   | <p><b>Design Standards:</b><br/>Bays may attach to any exterior wall of a primary massing, side addition, or rear addition.<br/>A bay window may have a flat roof.</p> |  | <p><b>Design Standards:</b><br/>Balconies may attach to any exterior wall of a primary massing, side addition, or rear addition.<br/>Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a permitted building component.</p> |                                  |       |

- c. Building assembly.
- d. Up to three primary massings are permitted per building complex.
- e. Primary massings may attach as follows:
  - i. Directly to the side or rear of another primary massing; or
  - ii. To a side or rear addition building component.
- f. The exterior walls of multiple primary massings of the same building complex must

always be offset from one another by at least eight feet, even when connected by a side or rear addition.

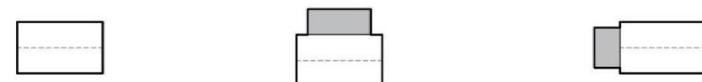
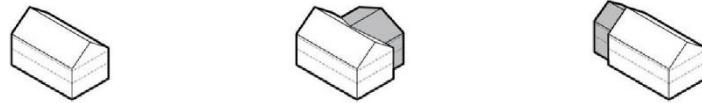
g. No more than two primary massings may be oriented in the same direction for a single building complex. For example, if two primary massings orient their narrow ends toward the front lot line, a third primary massing must be oriented with its long side toward the front lot line.



### Example Massing Combinations

(optional side and rear additions in grey)

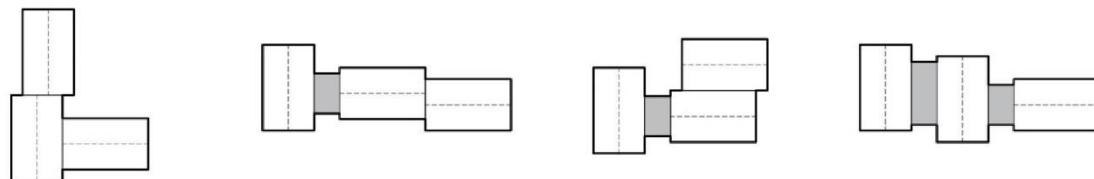
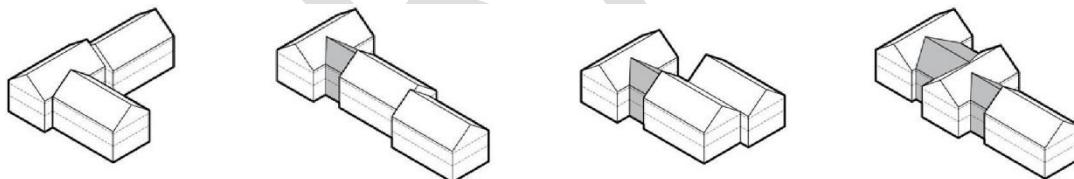
#### 1 Primary Massing



#### 2 Primary Massing



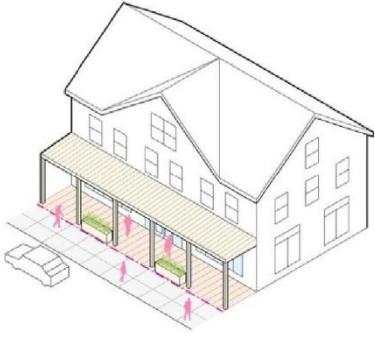
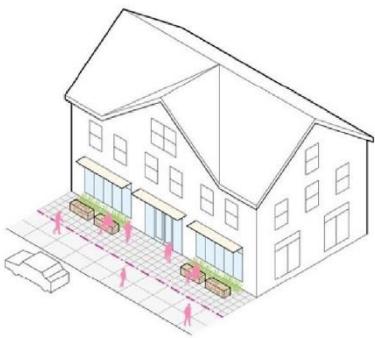
#### 3 Primary Massing

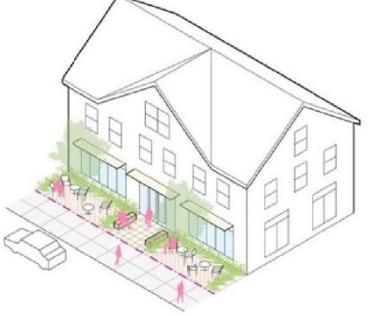


#### B. Frontage types.

- a. Frontage types provide access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and public spaces) and are defined by a combination of site features and facade characteristics.
- b. Frontage types are permitted according to the following schedule.

- c. Frontage types not expressly authorized are prohibited.
- d. Multiple frontage types are permitted for buildings with more than one principal entrance.

|    |   |  |
|----|---|--|
| a. | <p>Gallery</p>         | <p>A frontage type consisting of a storefront(s) and an attached lightweight colonnade with a roof, open pergola, or balcony overlapping a paved sidewalk.</p> <p>A gallery may wrap around the corner of a building to create a veranda-like gallery.</p> <p>Projection from Facade (min): 8 ft<br/>Clearance (min): 8 ft</p>   |
| b. | <p>Entry Plaza</p>    | <p>A frontage type consisting of a storefront(s) and a highly paved frontage area.</p> <p>Plaza Pavement (min): 80%<br/>Seating (min): 1 linear foot/60 sf<br/>Bicycle Parking Spaces (min): 2</p>   |
| c. | <p>Dining Patio</p>  | <p>A frontage type consisting of a storefront(s) and outdoor cafe seating in the frontage area.</p> <p>Depth (min/max): 6 ft/15 ft<br/>Pedestrian Access, Clear (min): 4 ft</p> <ul style="list-style-type: none"> <li>• Tables larger than three feet six inches in width or diameter are not permitted.</li> <li>• Standing or stooled table ledges, if provided, must be 18 inches in depth.</li> </ul> |

|    |  |  |
|----|--|--|
| d. | <p>Front Garden</p>         | <p>A frontage type consisting of a storefront(s) and highly landscaped frontage area.</p> <p>Landscaped Area<sup>1</sup> (min): 80%<br/>Pedestrian Access, Clear (min): 4 ft<br/>Bicycle Parking Spaces (min): 2</p>   |
| e. | <p>Porch</p>                | <p>A frontage type consisting of a raised platform with a roof supported by columns, piers, or posts; an area for seating; and an optional set of stairs with a landing that provides access to the entrance of a building.</p> <p>Projection (min): 6 ft<br/>Clearance (min): 8 ft<br/>Furniture Area, Clear (min): 6 ft x 6 ft<br/>Bicycle Parking Spaces (min): 2</p> |
| f. | <p>Dooryard or Stoop</p>  | <p>A frontage type consisting of a zero-step entrance or a set of stairs with a landing that provides access to the entrance of a building.</p> <ul style="list-style-type: none"> <li>• Fencing up to 4 ft in height may delineate the boundary of a private front garden for individual ground story dwelling units.</li> </ul>  |
| g. | <p>Common Lobby</p>       | <p>A frontage type consisting of assembly of entry doors and windows providing access and light to the lobby of a building.</p> <p>Bicycle Parking Spaces (min): 2</p>   |

### § 34.a.7 Design guidelines.

- A. The Planning and Zoning Commission shall consider the following guidelines in conducting Site Plan Review for projects in the District. The Planning and Zoning Commission may adopt additional Design Guidelines in its rules and regulations to advance the intent and purpose of the Village Common District.
  - a. The assembly of primary massings and building components should differ for buildings on abutting lots, except in circumstances where lot width restricts the assembly options that are available.
  - b. Architectural design should not seek to exactly replicate the Town's existing historic structures, but rather complement the Town's architectural character with contemporary design that references underlying patterns in window configuration, wall materials, and visually interesting architectural details such as siding, corner details, window and door surrounds, shutters, and awnings.
  - c. The selection of materials, windows, doors, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts, whatever the architectural style.
  - d. The type and color of materials used for a building should be kept to a minimum, preferably three or less. Wall materials should have the appearance of natural materials such as wood or stone with a non-metallic finish and should be consistent on all exterior walls.
  - e. Galleries and porches should be constructed out of light steel, wood, or other material(s) with the appearance of wood.
  - f. Landscape design in the frontage area should be coordinated with the abutting public sidewalk to provide additional pedestrian amenities such as seating opportunities and additional trees.
  - g. Site landscaping should prioritize the use of materials that are common to North Branford's agrarian cultural history, such as short stone walls, pervious ground covers, and wood decking.
  - h. Site landscaping should prioritize the use of native plant species and xeriscape.
  - i. Rain Gardens and bioswales should be installed to infiltrate runoff from parking lots, thoroughfares, entry plazas, dining patios, and other impervious surfaces.
  - j. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be used for sidewalks, parking lots, entry plazas, and dining patios to infiltrate stormwater.
  - k. Existing historic structures should be preserved and incorporated into new development to every extent practicable.

## § 34.A.8 Use provisions.

### A. General.

- a. The use of land or occupancy of floor space is permitted as specified in Schedule A
- b. In the Town Design District, real property may have more than one principal use and more than one accessory use.
- c. Permitted uses may be limited or restricted from occupying floor space according to building location and floor level. See 34.A.6.3 I, Use and features, for more information.
- d. Drive-throughs are permitted but discouraged.

## § 34.A.9 Site standards.

- A. Required parking spaces. Parking is required based on the leasable floor space of a building intended for different commercial or institutional uses and dwelling units according to the following schedule. Required parking is considered a minimum parking requirement at the time of construction and not for the subsequent occupancy of floor space of any permitted use post construction.

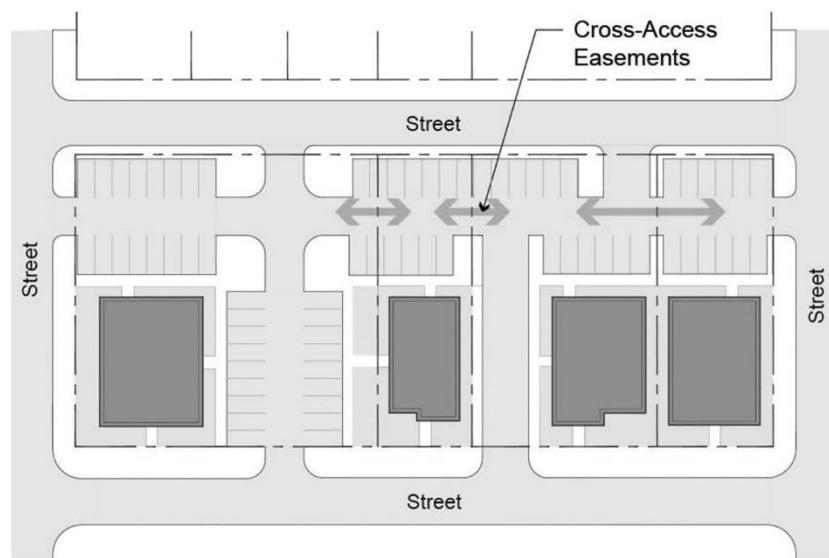
|                           | Parking Spaces<br>(min) | On Site Shared Parking<br>Adjustment <sup>1</sup>        |
|---------------------------|-------------------------|--|
| <b>COMMERCIAL USES</b>    |                         |  |
| Restaurant                | 4/1,000 sf              |  |
| Office                    | 3/1,000 sf              | Subtract 85% of the spaces provided for residential uses |
| Motel, hotel              | 1.25/room <sup>2</sup>  |  |
| All other permitted uses  | 4/1,000 sf              | Subtract 85% of the spaces provided for residential uses |
| <b>INSTITUTIONAL USES</b> |                         |  |
| All permitted uses        | 3/1,000 sf              | Subtract 85% of the spaces provided for residential uses |
| <b>RESIDENTIAL USES</b>   |                         |  |
| All permitted uses        | 1.25/DU <sup>2</sup>    |  |

### NOTES:

<sup>1</sup> Rounded down to the nearest whole number.

<sup>2</sup> Rounded up to the nearest whole number.

- B. Parking reduction. To incentivize the preservation of existing trees and the reuse of historic structures in the Town Design District, the Planning and Zoning Commission may reduce the minimum number of parking spaces required for each use by the previous schedule on a case by case basis. Reductions to the minimum number of parking spaces required increases the potential number of dwelling units and non-residential floor space that can be provided by a building and should be offered at a rate that incentivizes historic preservation. Preservation of trees in the vicinity of construction should follow best management practices for tree protection during construction.
- C. Parking and driveway location.
  - a. All parking spaces must be located at or behind any required parking setback. See 34.A.5.6 A, Lot standards, for more information.
  - b. Driveways are not permitted between the facade of a building and the front lot line (driveways must be to the side of a building).
- D. Driveway design. Driveways and vehicular entrances to parking lots must be at least eight feet wide and may be no wider than 24 feet.
- E. Parking lot design. Parking lots must be screened along any side or rear property line abutting any lot in the Residence District by a four-foot wide landscape area with densely planted shrubs and a fence at least four feet in height. Fence posts or supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the abutting lot.
- F. Parking lot access.
  - a. All parking lots must have vehicular access from a street, alley, driveway, or cross-access connection between lots.
  - b. To reduce traffic congestion and increasing convenience for customers, employees, and residents, development is encouraged to provide direct vehicular connections between abutting parking lots so that motor vehicles can move between properties without re-entering the public street.
  - c. To increase walkability and reduce conflicts between pedestrians and motor vehicles, development is encouraged to provide access to rear parking lots via driveways that are shared between abutting properties or multiple properties on the same block face.
  - d. The Planning and Zoning Commission shall require an easement binding present and future property owners to allow access to and from properties served by any shared driveway or cross- access connection and a joint maintenance agreement defining the responsibilities of each property owner with the Middlesex South Registry of Deeds as a condition of any Site Plan Approval if a cross-access connection or shared driveway is provided.

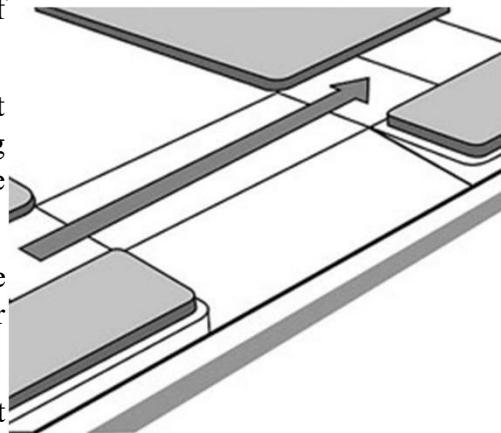


**G. Parking structures.**

- a. The Planning and Zoning Commission may permit up to one accessory parking structure on any lot that is at least 400 feet deep. Accessory parking structures may be up to two stories in height.

**H. Sidewalk curb cuts.** All curb cuts require a special permit and no more than one curb cut is permitted per 300 feet of front lot line.

- a. In its discretion to approve or deny a special permit authorizing a curb cut, the Planning and Zoning Commission shall make findings considering the following:
  - i. If the location of the new curb cut will minimize potentially dangerous conflicts between motor vehicles and pedestrians.
  - ii. If the property owner has, to every extent practicable, attempted to avoid the creation of a new curb cut by creating a cross-access connection between parking lots, utilizing or establishing shared driveway access, or creating a parking lot that is shared between multiple uses on the same block face; and
- b. The interior width of a curb cut (between the curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
- c. A driveway apron may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by the Planning and Zoning Commission.



- d. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (i.e., scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the pedestrian sidewalk.

I. Screening.

a. Loading facilities.

- i. Outdoor loading facilities, including all docks and areas used for the storage and staging of good or materials must be screened from view by a wall or fully closed fence between six and 12 feet in height, as necessary to sufficiently screen delivery vehicles, and must be constructed of materials that are compatible with the building in terms of texture, quality, and color.
- ii. Exterior entrances and access to loading facilities that are fully enclosed within a building must have an opaque, self-closing door constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- iii. Loading facility doors are only permitted to be opened during loading and unloading activities.

b. Service areas.

- i. Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of the buildings.
- ii. Exterior entrances and access to service areas that are fully enclosed within a building must have an opaque, self-closing door constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- iii. Outdoor service areas that are visible from a public street, public space, or abutting properties in the Residence district must be fully screened by a wall or fully closed fence at least six feet in height with self-closing access doors and constructed of materials that are compatible with the principal building in terms of texture, quality, and color.

c. Mechanical equipment.

- i. Roof-mounted mechanical equipment, except sustainable energy systems, and elevator or stairwell penthouses must be set back at least 10 feet from the exterior walls of a building.
- ii. New buildings must provide a parapet wall or other architectural element constructed of materials that are compatible with the building in terms of texture, quality, and color that screens the visibility of roof-mounted mechanical equipment from any a public street or public space.
- iii. Wall-mounted mechanical equipment is not permitted on any facade.

- iv. Wall-mounted mechanical equipment on any surface that is visible from a public thoroughfare (excluding an alley) or civic space must be screened by landscaping or an opaque screen constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- v. Ground-mounted mechanical equipment that is visible from a public street or public space must be screened by landscaping, a fence, or a wall constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- vi. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

J. Stormwater management.

- a. The Planning and Zoning Commission shall require property owners to maintain any porous concrete, porous asphalt, or other permeable pavements in accordance with manufacturer specifications or recommendations as a condition of any Site Plan Approval.
  - i. The Planning and Zoning Commission may impose conditions to ensure compliance with these requirements, including but not limited to documentation of maintenance activities, periodic inspections, and site access by Town staff.
  - ii. The Planning and Zoning Commission may allow property owners to meet these requirements through a property owners' association.
- b. The Planning and Zoning Commission may permit development within the Town Design District to exceed the 50% impervious area lot coverage maximum for lots within the RWA Watershed District by special permit. In its discretion to issue a special permit authorizing development to exceed the lot coverage maximum of the RWA Watershed District, the Planning and Zoning Commission must find that all of the following criteria are met:
  - i. The RWA has been given an opportunity to review and comment on the special permit application, including the proposed impervious area lot coverage and provisions for stormwater management and artificial recharge of groundwater.
  - ii. The development complies with the Connecticut Department of Energy & Environmental Protection Stormwater Standards and the North Branford Stormwater Management and Erosion Control Regulations. Up to date precipitation data, such as in NOAA Atlas 14, must be used for meaningful stormwater control.
  - iii. The artificial recharge provided as part of the development's stormwater management design will not degrade groundwater.
  - iv. The proposed development is compliant with the bulk standards, of this article.

**§ 34.A.10. Nonconformance.**

A. Nonconforming structures and uses lawfully in existence prior to \_\_\_\_\_, and nonconforming structures lawfully constructed and uses lawfully begun pursuant to a building or special permit issued prior to \_\_\_\_\_ may be modified in conformance with the provisions of the Zoning Regulations.