

# Town of Tolland, Connecticut

## Plan of Conservation & Development – Zoning Implementation

Technology Campus Zone:  
Scenarios for Consideration  
and  
Sample Master Plan Overlay Zones



August 11, 2020

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August 11, 2020

Andrew Powell, Chair  
Planning & Zoning Commission  
21 Tolland Green  
Tolland, CT 06084

Re: TCZ Scenarios and Master Plan Overlay Zones

Dear Chairman Powell:

The following page provide several scenarios that the Commission may want to consider as how best to proceed with the TCZ District. The scenarios are presented in table format for ease of comparison and consideration. In addition, a complementary document titled Sample Master Plan Overlay Zones is also provided to offer the Commission with two examples of Master Plan Overlay Zones. The first sample, the DDZ-II is a master plan zone from the Town of Bloomfield. This zone is a variation of an existing DDZ overly district that Town create and I modified to include an additional version, the DDZ-II, to accommodate a specific site and development. From my perspective, this master plan zone is a simple approach, providing greater flexibility than the underlying zones. The second sample is the Master Plan Overlay Zone that I designed for the Town Trumbull. [Note, Trumbull decided not to proceed with this zone and approach.] From my perspective, the Trumbull Master Plan Overlay zone is more complex and elegant than the Bloomfield DDZ-II. It allows greater flexibility and a stronger design focus. Both sample zones rely on the existing site development standards within the zoning regulations. I look forward to further discussing the scenarios and master plan zones with you and the Commission at the meeting on August 24, 2020.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donald J. Poland".

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## Technology Campus Zone (TCZ) Scenarios – Summary Comparison

TCZ District	Scenario I. Do Nothing	Scenario II. Modify TCZ Uses	Scenario III. Modify TCZ Uses/Bulk	Scenario IV. Change to Gateway	Scenario V. Master Plan Overlay
Advantages	Simple & Easy	Simple and relatively easy. Amend the allowable uses in the zone—based on the use-by-zone exercise—and including reducing the uses requiring special permit.	More complex and a more comprehensive approach, but relatively easy to accomplish. Amend uses as stated in Scenario II and amend the bulk and area requirements to better accommodate the new uses.	A simple map amendment to designated as the Gateway district and a text amendment to the TCZ from the regulations. The area will likely see new investment and development.	TCZ can remain intact as-is—uses and bulk and area requirements. New/additional uses can be allowed through the overlay MP Zone. A Master Plan approach can/will allow for flexible design, while maintaining Commission control through the zone change application process.
Disadvantages	Area will likely remain as-is for the foreseeable future with little new investment and development.	Area will likely see some new investment and development, but the aim of the TCZ will likely be lost and the bulk and area requirements will likely not match well with the new uses.	Area will likely see some new investment and development, but the aim of the TCZ will likely be lost. Risk of creating non-conforming lots and site development.	A simple approach, but a dramatic change in land use. The risk of turning into a suburban strip development area. Risk of creating non-conforming lots and site development.	A more complex process for the Commission. Requires the Commission to be confident in their ability to review the Master Plan.
Considerations	Not following the recommendations of the POCD.	Loss of the original aim of the TCZ. A minor step forward.	Creating nonconformities.	Creating nonconformities. Character of development.	A change in approach and Commission culture.
Recommendation	Not a good option.	Plausible Alternative	Plausible Alternative	Plausible, with risk.	Plausible Alternative



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### **Bulk & Area – Dimensional Requirements**

The following table provides a comparison of the dimensional requirements for the Gateway Design District and Technology Campus Zone. This is a general comparison as many special provisions, waivers, and opportunities for modification exist in each of the zones and specific provisions. In general, there is enough difference between the zones to raise concerns about the potential to create non-conforming dimensional conditions if the TCZ were changed to the GDD.

	<b>Gateway Design District</b>	<b>Technology Campus Zone</b>
Minimum lot area:	one (1) acre	5 (five) acres
Minimum lot frontage:	50 feet to 200 feet	200 feet
Minimum front yard setback:	50 feet, reduce to 25 feet	50 feet
Maximum lot coverage:	50%, up to 65% & 80%	50%, up to 60%
Minimum side yard setback:	50 feet	35 feet
Minimum rear yard setback:	35 feet, reduce to 25 feet	35 feet
Minimum Building Separation:	20 feet	
Minimum Distance to Residential:	100 feet, reduction available	
Minimum building floor area:	1,000 square feet	
Retail Maximum:	52,000 square feet, up to 60,000	
Maximum building height:		(2.5) stories or 38 feet. 3 stories

### **Permitted Use**

For a comparison of permitted uses in the Gateway Design District and Technology Campus Zone, please see my prior memo dated July 21, 2020.



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### **Sample Master Plan Overlay Zones**

The utilization of Master Plan Overlay Zone and approach provides an opportunity to provide flexibility in designed and a more efficient and effective application review process. This is achieved through crafting an overlay zone with both flexible standards and a swift, simple, and certain application process. The application process typically begins with a pre-application meeting where the applicant and the Commission can discuss the conceptual development in detail. Most important, the Commission can provide insights and direction before the applicant begins extensive design work. The next step is the Master Plan application. This is an application for a Zone Change to place the overlay zone on the property. The applicant must provide a master plan that includes a general site plan (not including detailed and costly grading, drainage, etc.) with building locations, parking, and areas for landscaping and buffers to provide a meaningful concept plan for the development. This is augmented with architectural renderings, elevations, and other supportive material to assist the Commission in understanding the development plan. The approval (or denial) is a legislative action on a zone change—therefore the Commission has broad discretion. If approved, the applicant then must submit a full site plan application, designed to the requires for site plan and conforming to the Master Plan. With site plan as an as-of-right approval, if the site plan complies with the standards in the regulations, it must be approved.

This process allows the Commission to provide input early in the process—at the pre-application meeting—before extensive and expensive site plans are designed. In addition, the Master Plan (the concept plan) provides the Commission with enough information to make an informed decision on the size, scale, massing, density, intensity, and design of the project, without the developer having to design full site plan drawings—the financial incentive to the developer, get a decision without large upfront costs/risk. Most important, if the Master Plan Overlay Zoning regulation is designed well, flexible site design standards can be employed to encourage and ensure high quality design that is best suited for the site. If and when done right, this approach is a win for the Town and the developer.

In the following examples, please pay more attention to process and approach than the specifics of uses and unique provisions to the town.



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## Sample – Town of Bloomfield

### 5.7 DESIGN DEVELOPMENT ZONE (DDZ) and (DDZ-II).

#### 5.6.A Purpose.

1. **Intent.** The creation of a combined work, service, shopping, retail and residential environment that promotes the maintenance of quality open space, reduces the traffic generation that occurs when the uses are separated, enhances the quality and proximity of facilities to employees and retains the character of an area and its suitability for particular uses is beneficial because it will reduce traffic, pollution and congestion which would arise from disparate and piecemeal development and will provide an enhanced living and work environment for the residents of the Town.

2. **General.** The DDZ and DDZ-II will be governed by a Master Plan in accordance with these regulations. The Master Plan will be subject to review and approval by the Commission as a Zoning Map Amendment, subject to a public hearing and the terms and conditions of these regulations. The Master Plan requires certain fluidity, and as such, may change over time; but any substantial and material change would be subject to the same review and public hearing procedures as the original Zoning Map Amendment. Once enacted, the DDZ and DDZ-II will supersede all pre-existing zoning, and any development on the zoned property will be subject to the new district.

#### 5.6.B Bulk Requirements.

District	Minimum					Maximum		
	Lot Area (2)	Lot Width	Front Yard	Side Yard (1)	Rear Yard	Height	Stories	Building Coverage
DDZ	20 acres	0	0	0	0	0	0	50%
DDZ-II	10 acres	150	50	25	50	60	5	50%

#### TABLE LEGEND

N/A Not applicable

sf square feet



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ft feet

#### NOTES

1. No parking is permitted in any required front yard an on parcels exceeding one acre the Commission may require that no parking or loading is permitted in any side or rear yard.
2. Unless adjacent to a DDZ at least 20 acres in area.

#### **5.6.C Principal Uses and Structures (12/18/2014)**

1. **Authorized Without A Zoning Signoff.** The following uses and structures are authorized without the issuance of a Zoning Signoff:

- a. Open space.
- b. Public utility substations, pursuant to the Connecticut Siting Council.

2. **Authorized By Zoning Signoff.** The following principal uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:

- a. None.

3. **Authorized By Site Plan.** The following principal uses and structures may be authorized upon the issuance of a Site Plan approval in accordance with Section 9.4:

- a. **Category 1 Land Use Type** - uses permitted in the R-20 district.
- b. **Category 2 Land Use Type** - professional, business and insurance offices including offices for public utilities, banks, industrial, educational, charitable and civic organizations; retail stores, personal service shops, banks, printing, and publishing establishments, studios and sample rooms and similar uses; hotel, motel, conference center and banquet facility; radio and television broadcasting studio; medical clinic or facility; research, data processing and product development facilities, including laboratories and light manufacturing and assembly associated with the same.
- c. **Category 3 Land Use Type** - theater or place of assembly for amusement; amusement enterprises such as skating rinks and bowling alleys, billiard and pool tables and coin-operated game and devices are permitted when incidental to a permitted use; cultural and/or social community facilities; restaurants, with or without entertainment incidental to the serving of food and beverages, delicatessen with food consumed on the premises or within the DDZ.\*



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d. **Category 4 Land Use Type** - health and fitness club, racquetball club, tennis facilities, golf course and other indoor or outdoor recreation (both passive and active) and/or athletic facilities.\*

e. **Category 5 Land Use Type** - churches, schools, daycare facilities, governmental and quasi-governmental facilities.

f. **Category 6 Land Use Type** - telecommunications service and facilities, including towers.

g. **Category 7 Land Use Type** - multi-family dwelling units provided that the maximum number of dwelling units to be permitted is 16 per acre.

h. **Category 8 Land Use Type** - accessory uses to those permitted above including, without limitation, storage facilities in permanent structures and garages associated with the permitted uses, recreational and personal service facilities for employees and visitors (which may include uses listed in Categories 1 through 6 above and other uses not specifically listed herein, such as fast food restaurants, provided the same are not the primary use of the building), communications antennae to service the primary uses, parking structures providing parking for the primary uses and outdoor signs advertising the business(es), products and/or services on the premises.

i. **Category 9 Land Use Type** - In the I-2 in Bloomfield or land adjacent to the I-2 in Bloomfield or to industrial development in Windsor, in addition to the foregoing, any use that is permitted in the I-1 may be permitted.

\*In no case shall carousels, roller coasters, mechanical machine rides, penny arcades, shooting galleries and similar activities of amusement and/or recreation generally related to circuses, carnivals, freak shows, side shows or adult-oriented establishments be permitted.

4. **Authorized by Special Permit.** The following uses and structures may be authorized upon the issuance of a special permit in accordance with Section 9.5:

a. None.

b. In the DDZ-II, Category 4 Land Use Types in Section 5.6.C.3.a require a special permit.

#### **5.6.D Accessory Uses and Structures.**

1. **Authorized Without a Zoning Signoff.** The following uses and structures are authorized without the issuance of a Zoning Signoff:

a. None.

2. **Authorized by Zoning Signoff.** The following accessory uses and structures are authorized by Zoning Signoff in accordance with Section 9.1

a. None





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**3. Authorized by Site Plan Review.** The following accessory uses and structures may be authorized upon the issuance of a Site Plan approval in accordance with Section 9.4:

- a. Storage facilities in permanent structures and garages associated with the permitted uses.
- b. Recreational and personal service facilities for employees and visitors.
- c. Communications antennae to service the primary uses.
- d. Parking structures providing parking for the primary uses.
- e. Outdoor signs advertising the business(es), products and/or services on the premises.

**4. Authorized by Special Permit.** The following accessory uses and structures may be authorized upon the issuance of a Special Permit in accordance with Section 9.5:

- a. Alcoholic liquor may be sold in retail stores, hotels, motels, conference centers, banquet facilities, golf courses, restaurants, entertainment-related accessory uses and amusement enterprises as an accessory use and in accordance with Section 7.4; provided, however, that a temporary beer permit may be issued for a use in any category.

#### **5.6.E Permitted Residential Densities.**

The maximum number of dwelling units to be permitted is 16 units per acre.

#### **5.6.F Establishment of District.**

1. The Commission shall establish the DDZ and DDZ-II by approving a Master Plan in accordance with Section 9.7, which while not intended to be a substitute for detailed documentation associated with a site plan, provides sufficient information to determine whether the proposal is in conformance with Section 5.6.A and the POCD. Such adoption shall constitute a zoning map amendment in accordance with Section 9.7 of these Regulations.

**2. District Eligibility - DDZ.** The following characteristics are required for a site to be eligible for the DDZ designation:

- a. I-2 in Bloomfield.
- b. Land adjacent to the I-2 in Bloomfield or to industrial development in Windsor.
- c. On or within 300 feet of an arterial or collector road as defined by the Plan of Conservation and Development.
- d. Minimum District Size: No site may be zoned to DDZ unless it is at least 20 acres in area or is adjacent to a DDZ at least 20 acres in area.

**3. District Eligibility – DDZ-II.** The following characteristics are required for a site to be eligible for the DDZ-II designation:



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- a. R-15 in Bloomfield.
- b. Land adjacent the BCD Zone.
- c. On an arterial road as defined by the Plan of Conservation and Development.
- d. Theaters, active recreational uses, places of assembly, and similar uses as determined by the Commission and allowed in Section 5.6.C.3.c (Category 3 and Category 4 Land Use Type) shall require a special permit in the DDZ-II. This is to ensure that such uses do not create nuisance for neighboring or proximate residential properties.
- f. Minimum District Size: No site may be zoned to DDZ-II unless it is at least 10 acres in area or is adjacent to a DDZ-II at least 10 acres in area.

**5.6.G Master Plan.**

- 1. The purpose of the Master Plan submission is to determine whether the proposed uses and layout conform to Section 5.6.C and to the Plan of Conservation and Development. The Master Plan, once adopted, shall establish the dimensional characteristics of the PLR and its uses.
- 2. Changes to an approved Master Plan shall be made in accordance with Section 5.6.I.

**5.6.H Site Plan.**

- 1. As part of, or after Master Plan approval for districts established after August 15, 2009 an application for a site plan must be submitted for approval.
- 2. The Commission shall schedule a public hearing for the site plan review.

**5.6.I Modifications to an approved DDZ and DDZ-II Master Plan.**

- 1. Any modification to an approved DDZ and DDZ-II Master Plan that results in a change in the Table as follows:
  - a. changes the permitted uses in a land use area (except as set forth in 4 herein below),
  - b. increases the impervious surface in a land use area by more than ten (10) percent from what was approved in the original Master Plan,
  - c. increases the permitted area of or amount of building development for a land use area by more than ten (10) percent from what was approved in the original Master Plan, or
  - d. increases the maximum permitted building height in a land use area, shall be deemed a material modification and shall be acted upon in accordance with the procedures and within the time frame established for a Zoning Map Amendment in



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accordance with Section 9.7. In reviewing and acting upon such proposed modification to the approved DDZ Master Plan, the Commission, in accordance with the Connecticut General Statutes, may approve, modify or deny the proposed modifications.

2. Any modifications to an approved DDZ and DDZ-II Master Plan that results in a change to the table as follows:
  - a. Increases the impervious surface in a land use area by ten (10) percent or less than that permitted in the original DDZ or DDZ-II approval,
  - b. Increases the area of, or amount of, building development permitted for a land use area by ten (10) percent or less than that permitted in the original DDZ and DDZ-II approval, or
  - c. Result in any other change to an item listed in the Table, shall not be deemed a material modification and shall not require a Zoning Map Amendment. Rather, such a proposal shall be submitted as a Special Permit Application and shall be reviewed and acted upon in accordance with the procedures and requirements set forth in Section 9.5. In connection therewith, the Commission shall have the right to approve, deny or approve with modifications such proposed modification to the DDZ and DDZ-II Master Plan and shall have the right to impose on such modification conditions and restrictions which, in its judgment, are required to protect adjacent land uses and the neighborhood in general.
3. Any modification to an approved DDZ or DDZ-II Master Plan that does not result in a change to any item listed in the Table shall be deemed a minor modification and shall not require any additional approval other than site plan approval or modification as provided for in subsection 2 above.
4. Notwithstanding the requirements set forth above, a change in a land use from one (1) use to another within the same land use type category shall not be deemed a material change of an approved DDZ or DDZ-II. Such a change shall be subject to site plan approval as provided for in subsection 2 above. In addition, the addition of or modification to a Category 8 land use type accessory use shall not be deemed a material change of an approved DDZ or DDZ-II. Such changes shall be subject to site plan approval or modification as provided for in subsection 2.
5. In addition to the foregoing, if the Commission determines that the site plan application submitted by the applicant, although it complies with the criteria established in the Table, differs substantially from the illustrative plan by virtue of increasing the height of a building on the site, increasing/decreasing the number of buildings on the site, substantially changing the internal traffic pattern of the site or substantially modifying the layout of the buildings on the site, then the Commission, in reviewing and approving the application, may make modifications to the proposed site plan to address issues raised by the changes from the illustrative plan, such as increasing the amount or type of buffering and/or landscaping required.



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## **5.6.J Design Requirements.**

**1. Building Height Adjustments:** Buildings may not exceed four stories in height, except that where, in the sole discretion of the Commission, topographical considerations permit a modification in this requirement and negative impacts on surrounding properties can be minimized, the Commission may authorize an increase in the building height, but in no case may the height of any building, from the ground to top of construction measurement exceed 90 feet, except in the DDZ II zone where building height shall not exceed 60 feet. In those instances where building heights in excess of four stories are requested, a corresponding reduction in impervious surface, such as providing for structured parking, shall be considered. Structured parking facilities located primarily underneath a building and which are at least partially located below the finished grade of the adjoining ground shall not be deemed a “story” for purposes of calculating the height of a building.

**2. Consolidated Development.** Where a contiguous area in Business, Industry, or Professional Office is in multiple ownership or is composed of two (2) or more parcels, it may, at the option of the Commission, be developed under a single site plan with height, area, and yard requirements governing the boundaries of the entire parcel so developed. Where individual parcels are developed individually, height, area and yard requirements shall apply to each parcel, unless otherwise provided in these regulations.

### **3. Landscaping.**

a. The applicant shall provide landscaping within a DDZ or DDZ-II in areas of transition of uses or in areas where the DDZ or DDZ-II abuts a residential district, the purpose of which shall be to screen the more intense or commercial uses from the less intense or residential uses.

b. Where an application is located in lands previously or naturally landscaped, such as an estate, every effort should be made to preserve the original landscaping.

c. Circulation. No interior street shall be less than 24 feet in width. The Commission may, where in its judgment traffic circumstances merit, require primary streets to be designed and constructed in conformance with the Town of Bloomfield road specifications. Curbs and sidewalks may be required if the Commission deems them necessary.

### **4. Utilities and Public Improvements.**

a. Public water and sewage shall be provided, except that alternate water and sewage disposal systems may be permitted by the Commission upon favorable recommendation of the West Hartford/Bloomfield Health District. b. Public improvements, such as traffic improvements, drainage improvements, water and sewer improvements, utility installation and similar improvements may be phased in as distinct phases of an approved DDZ or DDZ-II master plan are implemented. Each site plan submitted pursuant to an approved

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DDZ or DDZ-II master plan shall state specifically what, if any, portion of the public improvements are to be constructed in connection with such site plan and shall contain such information necessary to confirm that the improvements to be constructed will be adequate to support the development set forth in the site plan.

**5.6.K Subdivision into Lots.**

1. A DDZ and DDZ-II may be subdivided into lots by an applicant in accordance with the requirements of the Bloomfield subdivision regulations.
2. The requirements that applied to the site prior to the subdivision shall remain in force and apply after the subdivision; however, the individual lots may differ from the standards for land use area coverage, impervious surface, yards and other requirements established in the Table, provided that each land use area, as a whole, conforms to the standards established in the Table.
3. As a condition of such subdivision, the subdivision map and any deeds delivered in accordance therewith shall designate for each lot the requirements applicable to each lot, such as maximum square footage of building area, maximum impervious surface, open space requirements and parking spaces, the total of which for the lots in any given land use area shall not exceed the total set forth in the Table for such land use area.
4. Such designation of the applicable requirements may be modified by the property owners at any time with the consent of all property owners involved in the redesignation.
5. After such subdivision, if any site plan application is submitted which proposes to shift requirements between lots, then the consent of the owner(s) of any lot(s) to or from which a requirement will be shifted must be submitted to the Commission with the application.
6. The owner of any lot in a DDZ or DDZ-II shall have the right to submit an application to modify the DDZ as set forth in Section 5.6.I provided that the same does not impose additional obligations on any other lot in the DDZ unless consented to by such lot owner, does not increase or decrease the bulk and area requirements applicable to the other lots in the DDZ or DDZ-II unless consented to by such lot owner(s) and does not render the DDZ or DDZ-II, as a whole, in noncompliance with the requirements of the Regulations.
7. The foregoing requirements shall also apply to any division of land in a DDZ into lots, which division is not considered to be a subdivision or resubdivision under the Connecticut General Statutes or the Bloomfield subdivision regulations.

**5.6.L Buffers.**

1. Side and rear yards which adjoin a residential district shall contain a buffer yard meeting or exceeding the requirements of the landscaped buffer yard for all uses in the DDZ or DDZ-II, in accordance with Section 6.1.



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2. Where there is a conflict between the rear and/or side yards and the buffer yard requirements, the more stringent yard requirements shall apply.
3. Minimum Buffer Yard Width: 25 Feet



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## **Sample – Town of Trumbull**

### **ARTICLE VI – MASTER PLAN OVERLAY ZONE**

#### **6.00 PURPOSE & INTENT**

The purpose and intent of the Master Plan Overlay Zone (MPOZ) is to create a flexible zoning mechanism to enable the land area within the designated zones and future MPOZ(s) to be developed in a responsible and efficient manner. The MPOZ requires master planned developments and encourages mixed-use developments. The MPOZ incorporates the existing MHD, PRC, ARH, ALF-Residential, ALF-Industrial, VRO, I-OP, and POO zoning districts. In addition, the MPOZ is available as an overlay in all the residential, commercial, and industrial zoning districts. In the Residence A, AA, and AAA zones, the MPOZ can only be utilized for multi-family, senior housing, assisted living, and age restricted housing developments. The MPOZ cannot be utilized in a Residence zone for commercial or mixed-use development, except that it can be utilized to expand existing commercial zones and the POO and IOP zones for mixed-use developments. The MPOZ(s) are proposed to create a comprehensively designed and often mixed-use environment, with a variety of land uses carefully integrated horizontally and vertically in a compact form.

As an overlay zone, the underlying zoning designations remain intact and apply to all existing properties and said properties are not required to utilize the MPOZ designation and related provisions and requirements, unless specifically stated. The MPOZ designation and related provisions and requirements shall apply to all existing multi-family, mixed-use, and commercial uses/properties within the existing incorporated zones (the MHD, PRC, ARH, ALF-Residential, ALF-Industrial, VRO, IOP, and POO) and all new construction of mixed-use, commercial, multi-family residential, public, and institutional uses when a new MPOZ is established. While the intent of the MPOZ is to create a more flexible approach to zoning and to encourage higher density, mixed-use, traditional neighborhood development, other innovative and creative development concepts and approaches may be considered by the Planning and Commission as part of an MPOZ application.

#### **6.01 GENERAL REQUIREMENTS**

The following are general requirements for proposed MPOZ master plan development applications.

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- A. It is the intention of these regulations that the standards pertaining to the MPOZ shall be those specifically set forth in these MPOZ regulations and those which are a part of an approved Master Development Plan and Site Plan hereunder. Accordingly, the provisions of these Trumbull Zoning Regulations, including, without limitation, those set forth in the underlying zone shall continue to govern any MPOZ adopted by the Commission unless otherwise addressed by a specific standard contained in these MPOZ regulations or a standard approved by the Commission as a part of an approved Master Development Plan or Site Plan. If any provision of Master Development Plan or Site Plan for a MPOZ as approved by the Planning and Zoning Commission shall conflict with other provisions of these Trumbull Zoning Regulations, the provisions of the approved Master Development Plan and/or Site Plan shall govern.
- B. The Master Development Plan as approved shall set forth the permitted uses of the specific MPOZ approved by the Commission and in approving the Master Development Plan, the Commission is authorized to regulate and promulgate standards to which an approved Master Development Plan shall be subject.
- C. All buildings, structures and site improvements in a MPOZ shall conform to all applicable dimensional standards proposed in the Master Development Plan, Site Plan, Parking Demand and Management Study, and should seek to achieve the recommended design objectives of Traditional Neighborhood Design Standards (Section 6.xx) and shall be depicted on the proposed Master Development Plan and final Site Plan.
- D. All site improvements and design shall comply with the requirements of Article VII (Site Development Requirements).
- E. All development in MPOZ(s) shall be served by public water and sanitary sewer facilities.
- F. All new utilities shall be installed underground, unless demonstrated as not feasible by the applicant, and so may be waived by the Commission due to physical constraints or other special circumstances. Utilities that are not customarily installed underground, such as transformer boxes and other facilities, are not required to be installed underground.

## **6.02 SUBMISSION REQUIREMENTS**

The Master Development Plan for a lot or combination of lots within the proposed MPOZ shall include the submission requirements as set forth herein and shall be considered and approved as a Site Plan (see Sections 000). Each lot or combination of lots included in the Master Development Plan shall be developed in accordance with an approved Site Plan. The proposed Site Plan for any lot or combination of lots shall be in the level of detail necessary to demonstrate compliance with the Master Development Plan for the area submitted by the Applicant.

The following are general procedural requirements for development applications within the MPOZ(s).





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## **Applications**

### *Pre-Application Conference:*

Applicants are encouraged to initiate a pre-application conference with staff and/or the Commission to discuss the conceptual aspects of the proposed development and to prepare and present a conceptual plan. All pre-application conferences are intended to be informal and consist of non-binding discussions that establish a dialogue about the proposed development aimed at creating high quality design and investment that meet the needs of community and applicant.

### *Application for Master Development Plan (GDP):*

For any development proposing to establish an MPOZ, the applicant shall submit a Zone Change application in accordance with Article X, Section 000 of the Zoning Regulations. The application for Zone Change shall include Master Development Plan (MDP) in accordance with the requirements set forth in Section 000 below. The MDP will supersede any provision of the underlying zones and regulations where the MDP describes or delineates their subject matter. If the MDP does not delineate or describe the subject matter of the regulations for the MPOZ, the provisions of the underlying Zone shall apply.

### *Site Plan Approval:*

If the application establishing the MPOZ and Master Development Plan are approved, the applicant may to proceed to the submission of a Site Plan application for approval in accordance with Section 000. The Site Plan shall provide, in greater detail, the specific development and uses approved in the MDP. After the approval of the MPOZ and MDP, no permits shall be issued for uses permitted therein until the Commission has reviewed and approved Site Plan for the uses and development approved in the MDP.

### *Special Permit Uses:*

If a proposed use requires a Special Permit in accordance with Article IX and Article X, Section 10.x, a Special Permit application shall be submitted with the proposed zone change and MDP application. Once an MPOZ and MDP are approved, any subsequent use requiring a Special Permit in the underlying Zone or the MPOZ zone, shall require a Special Permit application in accordance with Article 000 and Article 000, Section 000 of these Regulations.

*Changes to an Approved MDP: See Section 000 below.*



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### **6.03 MASTER DEVELOPMENT PLAN**

The purpose of the Master Development Plan submission is to determine whether the proposed uses and site design conform to the intent and requirements of the MPOZ and to the Plan of Conservation and Development. The Master Development Plan, once adopted, shall establish the bulk and area characteristics and requirements of MODZ and its uses.

The MDP shall consist of one or more maps at a scale of not less than 1" = 100', prepared by a State certified design professional, and supportive documents, and shall show or indicate:

- A. Existing structures, existing topography at ten-foot contours, existing roads and paths, major topographic features, slopes of greater than ten percent grade, the location points of scenic interest, and wooded and open areas.
- B. The location of adjoining properties, the names of the owners of such properties as these appear on the latest records in the office of the Assessor, and the existing structures and land uses within 500 feet of the boundaries of the proposed development.
- C. Present and proposed land uses within the boundaries of the entire proposed zone/development, whether residential, commercial, industrial, mixed-use, open space, or other, and the acreage assigned to each. Proposed square footage of building or floor area for all proposed uses shall be shown and described in sufficient detail to clearly indicate the nature and scale of the proposed uses. The proposed square footage as shown shall establish the maximum building sizes and the areas within which it will be permissible to construct such buildings.
- D. Architectural renderings of the proposed development and buildings. Renderings should include three dimensional images that provide context to massing and form.
- E. The location of proposed public and private road, proposed vehicular and pedestrian circulation patterns, including location and dimension of private and public streets, and proposals for linkage of roads within the zone to the Town and State Highway system, accompanied by a traffic impact and access analysis study.
- F. Bulk and area requirements of the underlying zones shall be shown on the MDP and a zoning table including existing and proposed bulk and area requirements shall be provided. This shall include all parking, loading and signage requirements.
- G. Whether property within the entire zone is to be developed in phases, and if it is to be so developed the anticipated location and acreage of such phases; and a proposed timetable for development.
- H. The intended means of providing utility services to the development, including: domestic water supply and fire protection, stormwater drainage management (including area for detention, if applicable), sanitary sewage disposal, and solid waste disposal.



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- I. All site design shall be consistent with Article VII, Site Development Requirements. This does not mean that such designs shall be done to the scale or completeness required as part of the Site Plan (Section 10.x).
- J. The location of any “flood zone” as defined and regulated in these Regulations.
- K. A statement regarding anticipated municipal fiscal impacts to the Town as a result of the proposed land uses and development.
- L. Such other relevant information as the applicant may wish to submit or may be requested by the Commission.

#### **6.04 SITE DESIGN REQUIREMENTS**

##### *Site Design*

The requirements of Article VII shall govern the design of the Master Development Plan and Site Plan. Mixed-use developments and Traditional Neighborhood Design are strongly encouraged as recommended in Section 6.11.

##### *Building Height Adjustments*

Buildings may not exceed a height of 36 feet in underlying residential zones and 45 feet in underlying commercial and industrial zones. At the sole discretion of the Planning and Zoning Commission, where unique features of the site and location (such as topographical considerations) permit a modification to this requirement and negative impacts on surrounding properties can be mitigated, the Commission may authorize an increase in the building height, but in no case may the height of any building, from the ground to top of construction measurement exceed 45 feet in an underlying residential zone and 60 feet in an underlying commercial or industrial zone. In those instances where an increase in building height is requested, the applicant shall provide a corresponding reduction in lot coverage. Structured parking facilities located underneath a building and which are located below the finished grade of the adjoining ground shall not be included as part of the floor area ratio.

##### *Floor Area Ratio, Setbacks, and Building*

The following standard shall apply to MPOZ(s):



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Underlying	FAR		Setbacks (feet)			Building
Zoning District	Min	Max	Front	Side	Rear	Coverage
Residential	0.25	0.75	50	20	50	25%
Commercial	0.50	2.00	0	0	30	50%
Industrial	0.75	2.50	30	20	50	50%
MHD	0.25	0.75	50	20	50	25%
PRC	0.15	0.50	50	20	50	15%
ARH	0.25	0.75	50	20	50	25%
ALR-R	0.15	0.50	50	20	50	15%
ALR-I	0.25	0.75	30	20	50	25%
VRO	0.25	1.50	40	30	50	25%
I-OP	0.25	2.00	30	20	50	25%
POO	0.15	0.50	30	20	50	15%

At the sole discretion of the Planning and Zoning Commission, where unique features of the site and location permit, the setback requirements may be reduced to accommodate a mixed-use development that is designed to the spirit of the Traditional Neighborhood Design Guidelines in Section 6.xx. In such instances, the setbacks may not be reduced to less than 10 feet front yard, 5 feet side-yard, and 30 feet rear yard.

#### *Consolidated Development*

Where a contiguous area of properties in multiple ownership or is composed of two (2) or more parcels, it may, at the option of the Commission, be developed in accordance with Section 000.



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### *Circulation*

No interior street or drive shall be less than 22 feet in width. The Commission may, where in its judgment traffic circumstances merit, require primary streets to be designed and constructed in conformance with the Town of Trumbull road specifications. Sidewalks may be required if the Commission deems them necessary.

### *Utilities and Public Improvements.*

Public water and sewage shall be provided, except that alternate water and sewage disposal systems may be permitted by the Commission upon favorable recommendation of the Health District.

Public improvements, such as traffic improvements, drainage improvements, water and sewer improvements, utility installation and similar improvements shall be designed in accordance with the provisions of Article VII Site Development Requirements. Such improvements may be phased in as distinct phases of an approved Master Development Plan are implemented. Each Site Plan submitted pursuant to an approved Master Development Plan shall state specifically what, if any, portion of the public improvements are to be constructed in connection with such Site Plan and shall contain such information necessary to confirm that the improvements to be constructed will be adequate to support the development set forth in the site plan.

### *Subdivision into Lots.*

1. A MPOZ may be subdivided or resubdivided into lots by an applicant in accordance with the requirements of the Trumbull subdivision regulations.
2. The zoning requirements for the underlying zone shall apply to the subdivision. Nothing in the subdivision regulations or process shall restrict or prevent the lot from being developed in accordance with the intent of MPOZ.

## **6.05 ACTION ON MASTER DEVELOPMENT PLAN**

The Commission shall approve, modify and approve, or deny the MPOZ and MDP. No permits shall be issued, nor shall any construction activity of any kind commence, for any work depicted on an approved MDP until such time as a Site Plan has been approved.

The Commission may approve, approve with minor changes or modifications, or deny any Site Plan required as part of an approved MDP within the MPOZ. In considering any site plan approval within the MPOZ, the Commission shall make a finding that the MDP, Site Plan, and Parking Demand and



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Management Study are consistent with the intent of the MPOZ Regulations and are adequate to ensure safe and appropriate implementation of permitted uses.

The Commission may impose conditions on the MDP, as deemed necessary, to achieve the purpose and intent of the MPOZ and to protect the public health, safety, and welfare of the community.

#### **6.06 SITE PLAN APPROVAL REQUIRED**

In addition to and as a part of MDP approval, no building shall be constructed or altered and no land shall be used prior to approval of a Site Plan which shall be consistent with the approved MDP and shall comply with Sections 000 of these regulations and, without duplication, the following:

- A. Architectural renderings and perspectives of all proposed structures and their interaction with existing on and off-site structures;
- B. Proposed use categories of all proposed buildings. When multiple uses are proposed, percentages of floor area for each use shall be shown;
- C. Concept building plans, including schematic floor plans and exterior elevations;
- D. Traffic impact report of the area as it may be affected by the proposed development, including present and anticipated traffic counts, flow patterns, and capacity analysis of present and proposed interchanges, intersections and entrances serving the development shall be analyzed by a professional traffic engineer licensed to practice in the State of Connecticut;
- E. Identification of vehicular and pedestrian circulation patterns, including location and dimension of private and public streets and common drives;
- F. Location of proposed on and off-street parking areas with dimensions, including location, size and number of parking spaces, access routes, and walkways;
- G. Proposed pedestrian walks, malls, and other paths, public and private;
- H. Priority schedule of construction of the building's landscaping, infrastructure, and other elements of the plan;
- I. A proposed utility service concept plan including electric, telephone, sanitary sewage disposal system, storm drainage, potable water supply, and water supplies for fire protection.



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- J. Landscaping (including the number, sizes and species of proposed trees and/or shrubs, lawn and other groundcover, and other landscape features and natural terrain not to be disturbed). Existing tree growth shall be shown on the plan and preserved to the maximum extent possible.
- K. All other requirements for Site Plans in accordance with Section 000.

#### **6.07 PARKING DEMAND & MANAGEMENT STUDY**

A statement, prepared by a professional with expertise in parking and parking demand, shall be provided demonstrating the need for required parking and reasonable consistency with the following documents that are to be considered as part of the site plan approval process:

- A. Parking Demand and Management Study developed in accordance with the standards set forth in the following documents: (a) the Urban Land Institute, Shared Parking; 2<sup>nd</sup> Edition, as amended; (b) the Urban Land Institute, the Dimensions of Parking, 4<sup>th</sup> Edition, as amended; or (c) Institute of Transportation Engineers, Parking Generation Manual, 4<sup>th</sup> Edition, as amended, (or) other standard reference agreed to and approved by the Town Engineer.
- B. Such a study and proposed parking, if specifically requested and approved by the Commission, may establish the required parking at levels above or below those required in Section 000, Off-street Parking and Loading.
- C. On-street parking may account for up to 15% of required parking.
- D. Parking structures are permitted, provided they are included in Parking Demand and Management Study.

#### **6.08 GENERAL REVIEW CRITERIA**

- Site Appropriateness

In considering the appropriateness of development within the MPOZ, the Commission shall consider the following:

1. The proposed use, density, and intensity of development and that the designs are reasonably compatible with the character of the area, adjacent properties, and purpose and intent of the MPOZ regulation.
2. That all development exhibits a high standard of quality in construction detail materials, design, and appearance. That development reflects accepted professional standards of architecture and site design.



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3. That quality site planning is an essential criterion of the MPOZ. Sites developed in the MPOZ(s) are intended to be carefully planned, both within the site's own boundaries and in relation to surrounding properties.
4. That all development be sensitive to environmentally regulated areas within the MPOZ. That effort be made to retain and integrate significant natural features into the development proposal wherever possible.
5. The Commission may impose conditions on the Site Plan, as deemed necessary, to achieve the purpose and intent of the MPOZ and to protect the public health, safety, and welfare of the community.

#### *Site Appearance*

Development proposals for the MPOZ will be reviewed for appearance and compatibility with surrounding areas. The following are general guidelines:

1. Development is strongly encouraged (when appropriate) to conform to the principles of traditional neighborhood design (higher density, mixed use, and pedestrian friendly). Modern architectural design will be considered when appropriate.
2. Relationships to land uses in abutting zones and adjacent developments within the zone (compatibility) are important considerations that will be critically reviewed by the Commission. Concerns in this regard will include buffers (vegetative and architectural), building scale/massing/configuration/ height, light spill, emissions (noise), use intensity/frequency, and signage.
3. Building height, size, and scale shall be considered as part of the overall design and should be designed in such a way that is compatible with the general area, even if the buildings are taller than those of the surrounding properties.

#### *Recording the Master Development Plan*

The applicant shall, within sixty (60) days of approval of MDP, record notice thereof in the Trumbull under the name of the record owner of land affected thereby giving a legal description of the land, and giving specific reference to the approved plan(s) and map(s); and, further, the applicant shall comply with all other applicable requirements of the Trumbull Zoning Regulations and Connecticut General Statutes regarding the filing of approved applications. The Commission may grant an extension up to sixty (60) days for the filing.





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#### *Changes to the Master Development Plan*

An approved MDP may be changed subject to the approval of the Commission. Material changes to any plan shall require a Special Permit in accordance with Article 000 and Section 000. A material change shall be (a) any change in land use types or (b) any increase in floor area, or (c) increase in parking. Non-material changes shall include changes in the location of buildings, parking areas, landscaped areas, or open space areas provided the area, height and bulk criteria of the regulations and the approved plan are not exceeded. Non-material changes may be permitted by the Commission or staff as an administrative matter provided the general intent and scope of the MDP has not been changed.

### **6.09 MASTER PLAN OVERLAY ZONES**

#### *Purpose*

The Master Plan Overlay Zones are established to provide for multi-family residential, mixed-use, commercial, and industrial development that are in harmony with the natural features of the land, economic conditions, and the needs of the community, both present and future.

#### *Existing Incorporated Zoning Districts.*

The MPOZ incorporates the existing MHD, PRC, ARH, ALF-R (Residential), ALF-I (Industrial), VRO, I-OP, and POO zoning designation. The incorporation of these existing zones considers the most recent approved Site Plans for all developments within these zones as approved Master Development Plan. As a Master Development Plans, the approved Site Plan establishes the bulk, area, density, uses, all other applicable provisions, and such approved developments shall be interpreted as conforming. The following descriptions and requirements of those existing Zone:

[section removed – not applicable to Tolland]

#### *Permitted Uses*

Any uses permitted in the underlying zone, as a permitted use, a special permitted use, or otherwise as specified herein, shall be permitted to continue, and shall not be considered non-conforming regarding the MPOZ requirements. All existing developments in MPOZ already designated as MHD, PRC,



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ARH, ALF-Residential, ALF-Industrial, VRO, IOP, and POO shall comply with the bulk, area, and use requirements established at the time of their approval. All new development and redevelopment in MPOZ shall comply with the bulk, area, and use requirements established as part of the Master Development Plan and Site Plan approval process. Single family residential uses are not permitted in the MPOZ other than proposed PRC developments or single-family detached units as part of proposed MHD, ARH, and ALF-Residential developments. Mixed-use developments are strongly encouraged and favored for proposed MPOZ development. Proposed uses within the MPOZ shall be located with consideration for compatibility and reasonable transition between such uses and other uses existing in areas adjacent to or in the immediate vicinity of the proposed MPOZ.

The permitted uses in the MPOZ shall be generally governed by the uses allowed in the underlying zoning designation. 'Generally governed' means that uses in the underlying zone are allowed in the MPOZ, unless otherwise stated or prohibited. Any use not expressly permitted by these Regulations shall be prohibited unless the Commission, upon request by an applicant, decides that the use is like (similar) a use expressly permitted in underlying zone.

In the Residence A, AA, and AAA zones, the MPOZ can only be utilized for multi-family, senior housing, assisted living, and age restricted housing developments. The MPOZ cannot be utilized in a Residence zone for commercial or mixed-use development, except that it can be utilized to expand existing commercial zone into a residential zone for mixed-use developments. Mixed-use, as both commercial and residential uses determined by the Commission to be compatible, is a permissible use in the MPOZ. Industrial uses are prohibited in commercial and residential zones.

Single-family detached uses are prohibited in the MPOZ. Residential uses, other than as part of a mixed-use development, are prohibited in commercial zones.

#### *Accessory Uses and Structures*

Accessory uses and structures that are customary and incidental to a permitted principal use are allowed in the MPOZ.

Required Parking and Loading, On-Site and Off-Site

##### *A. Applicability*

Accessory parking and loading spaces, open or enclosed, on-street or off-street, shall be provided for all uses within the MPOZ(s) for the purpose of providing safe and convenient access to buildings and land uses. Parking for existing uses and building shall comply with requirements that governed the approved plans for the development. Changes to parking for existing uses and buildings shall comply with the provisions and requirements of MPOZ. Parking for new MPOZ(s) and MDP(s), including changes to existing developments, shall be established as part of the Parking Demand and Management Study and the MDP process regarding the number of required parking spaces.



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*Area Counted as Parking Space*

A parking space may be any open or enclosed area, including any public or private garage or parking facility, carport, driveway, public or private street or other area available for parking. No more than 50% of the on-street parking on any street—public or private—can be allocated to meet the required parking for private developments. Parking structures are permitted in MPOZ.

*Location of Required Accessory Parking Facilities*

Required accessory parking facilities within the MPOZ shall be provided within 500 feet of the site or building that it is accessory to and serving.

*Dimensional and Requirements for all Parking Spaces and Facilities*

All parking spaces, associated access aisles, landscaping, and other design requirements shall comply with the requirements of Article VII.

*Required parking spaces within the MPOZ*

The amount of parking required to be provided shall be based upon the analysis of the Parking Demand and Management Study conducted for each proposed development and submitted as part of the MDP and Site Plan application. The Commission may require additional parking where they determine the public health, safety, and welfare will be better served by additional parking.



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## **6.10 DESIGN GUIDELINES – TRADITIONAL NEIGHBORHOOD DESIGN**

### *Purpose*

The purpose of the MPOZ is to encourage a flexible approach to zoning and development and to encourage mixed-use and pedestrian-oriented development. The Traditional Neighborhood Design Standards are provided to set the Commission's expectations for design and to provide guidance as to how MDP(s) shall be designed. Therefore, applicants are encouraged to follow these standards, but are not required to adhere to these standards as strict regulatory requirements. Therefore, the Commission expects that if these standards cannot be followed, the applicant should address and discuss this with staff and with the Commission as part of the pre-development application. The Commission may provide the applicant with recommendations as to how to best proceed and to strive to meet these expectations. In addition, the applicant, as part of the MDP and Site Plan application process, should include a narrative as to the reason(s) why the application is deviating from these standards. Ultimately, the Commission may approve applications that deviate from the standards when the applicant demonstrates the need for such deviations, will result in better or quality site design, are consistent with the character of the areas, and do not create a threat to public health, safety, and welfare.

### *Design Goals*

Traditional Neighborhood Design is characterized by the following design elements:

1. Neighborhoods or developments which are limited in size and oriented toward pedestrian activity;
2. A variety of retail, office, service, residential, and institutional uses;
3. Residence, retail, office, and civic buildings are interwoven within the neighborhood/development and are all within close proximity;
4. A network of interconnecting streets (public or private) and blocks;
5. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles;
6. Well-configured greens, public squares, landscaped streets and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation and visual enjoyment of the populace;
7. Compatibility of buildings and other improvements as determined by their arrangement. bulk, form, character and landscaping to establish a livable, harmonious and diverse environment;
8. Buildings which form a consistent, distinct edge and define the border between the public street and the private block interior; and
9. Architecture and landscape which respond to the unique character of the neighborhood.

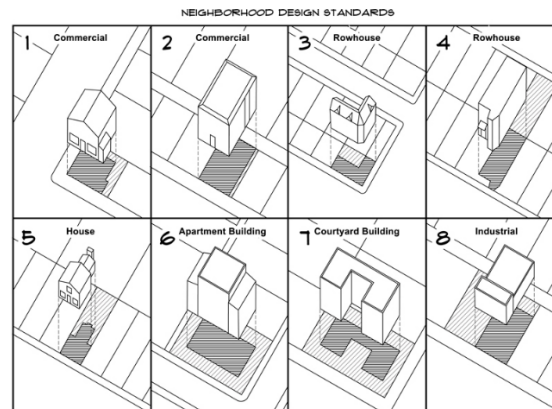


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Various aspects of these design goals are demonstrated by the following building typologies, the use of which is strongly encouraged when designing new construction or expansion of existing buildings:



Wherever possible the provisions of this section shall be interpreted in a manner which is consistent with these design goals.

## Definitions

The following definitions apply to this section:

**Alley:** Private right-of-way dedicated for the use of pedestrians, vehicles or public utilities as a means of access to abutting property.

**Blank Wall:** A wall without fenestration.

**Build-to Line:** The front lot line.



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**Enclosure Wall:** Wall, gate or door or any combination of these separating private property from public property or easement.

**Expression Line:** Horizontal line or lines, running the length of the facade represented by some materials change or continuous setback no more than 12 inches in depth or six inches in projection.

**Fenestration:** Windows, doors, openings, openwork gates.

**Habitable Space:** Building space, the use of which involves human presence within view of the public pedestrian space.

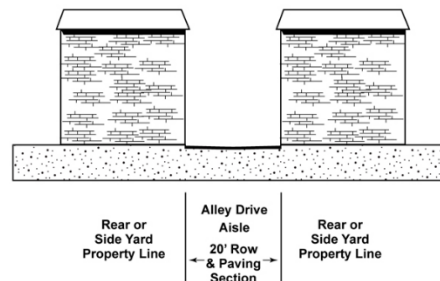
**Streetscape:** The area within a street right-of-way that contains sidewalks, street furniture, landscaping or trees.

#### Required Development Standards

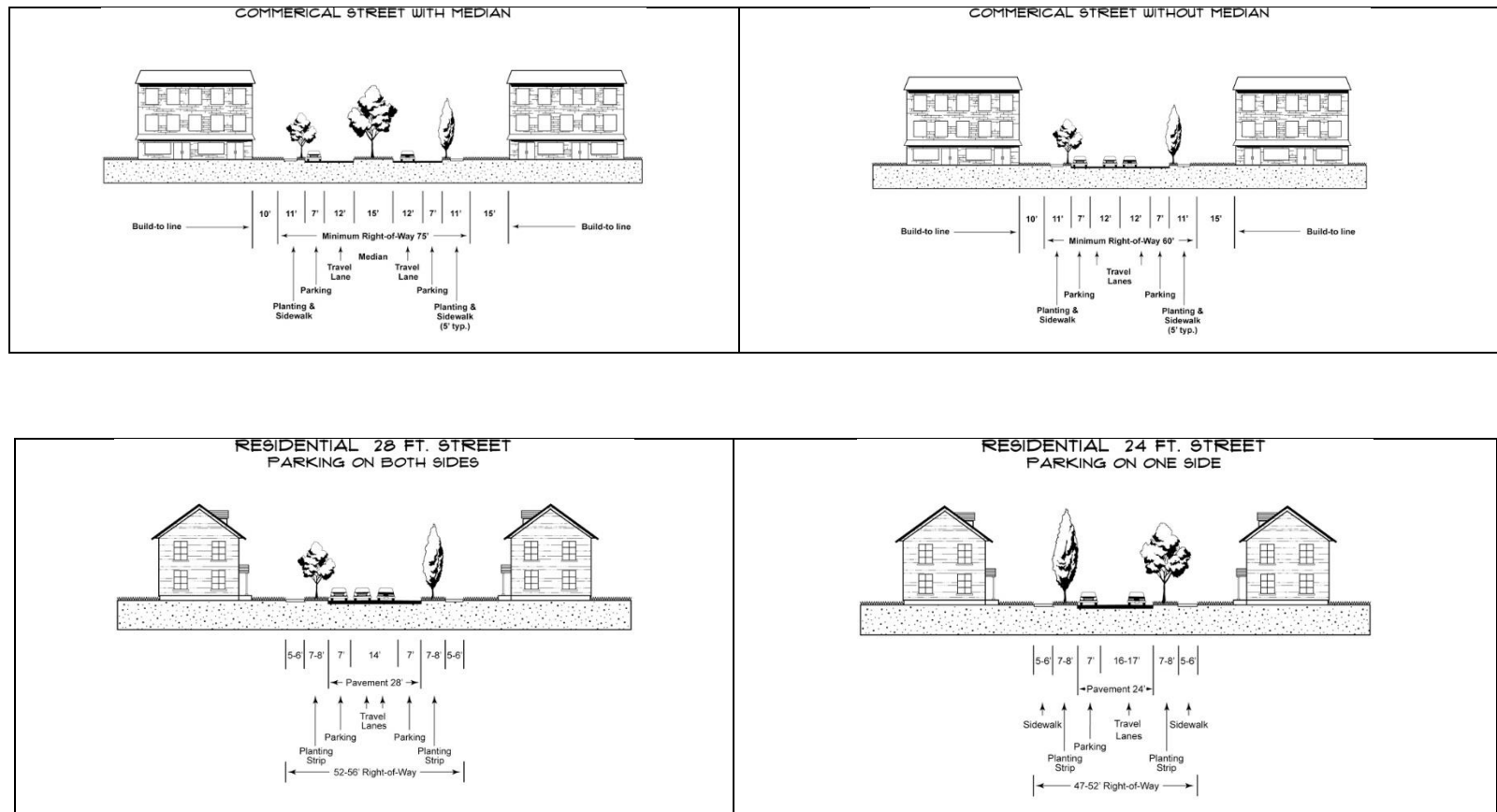
Traditional Neighborhood Design has specific characteristics which result in a compact, mixed-use, pedestrian-oriented neighborhood. Development shall be consistent with the following objectives and standards:

1. Standards for allowable land uses, lot area, coverage, density and yard requirements shall be determined by underlying base zone requirements, unless alternative requirements are approved as part of the MDP.
2. Streets/blocks and streetscape design.
  - a. Proposed alleys shall be designed within a 20-foot maximum right-of-way.

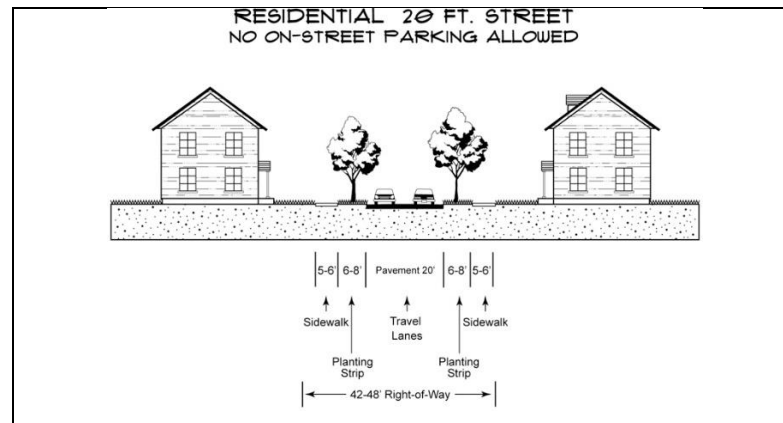
SECTION OF ALLEY



- b. The street design used within the MPOZ may vary depending on the proposed function of the street, the anticipated adjacent land uses, the traffic load and the desired character of the area.
- c. Street design should balance the needs of all users, and streetscape design is critical to this balance. The streetscape shall consist of sidewalks and amenities, such as street trees and street furniture. Providing wide sidewalks, on-street parking and an appealing streetscape encourages pedestrian activity.
- d. Construction of public streets and walkways should conform to the Trumbull Standards. However, the Commission can approve the overall design of streets, walkways, and on-street parking areas. Therefore, flexibility exists as it relates to the design of these areas. The following are recommended street design standards:







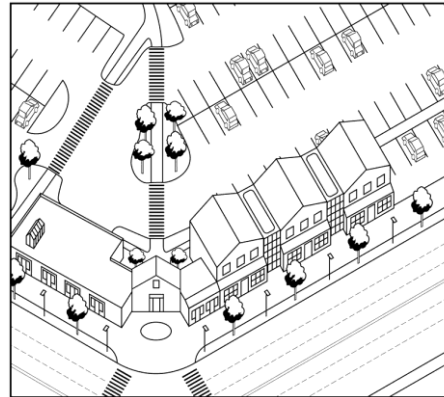
### 3. Vehicular access.

- a. Access to alleys. Direct vehicular access from a lot to an alley is permitted and preferred to direct vehicular access from a lot to a street.
- b. Joint access driveways. If adjacent lots have direct vehicular access to a street, a common or joint driveway is encouraged and preferred.

### 4. Parking. The following parking requirements shall apply:

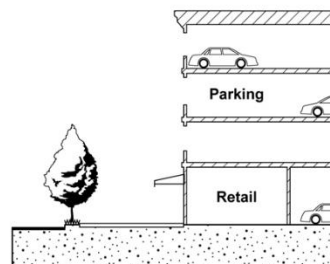
- a. Onsite parking, whenever possible, should be located at the rear or side of a building. In the case of corner lots, the front of a building shall mean that facade which faces the most heavily traveled street abutting the property. Front-field parking may be considered when it promotes better site design, or where in may be necessary for a particular use.

PARKING DESIGN STANDARDS



b. Parking structure/deck design.

PARKING STRUCTURE ELEVATION

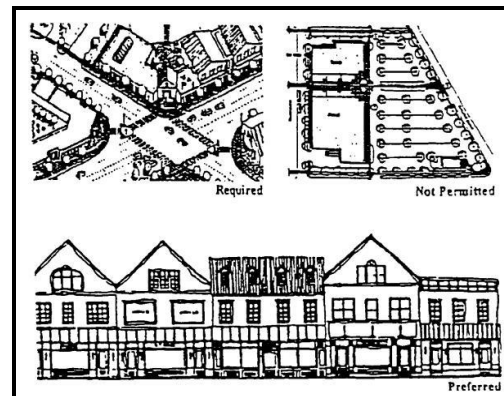


**5. Parking Space Dimensions:**

- a. On-street: 25 feet length when parallel to the curbline or nine feet by 18 feet when diagonal to the curbline.
- b. Off-street: nine feet by 18 feet.

**6. Building placement.**

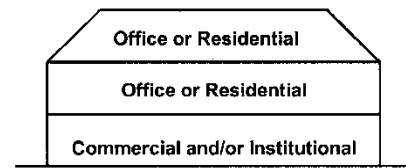
- a. In Traditional Neighborhood Design buildings are used to form a distinct street edge and define the border between the public space and the private space of the individual lot. This promotes active streets and provides visual interest to the pedestrians. To achieve this objective, new buildings in the MPOZ should aim to have as little set back from the street right-of-way as possible. For purposes of this section, the term "building" includes tenant or patron spaces outside the building which are defined by permanent structural elements such as walls or fences.



- b. New buildings should be designed to cover the majority of the lot frontage. The remaining portion of the frontage, if not required for vehicular or pedestrian access to the lot, should seek to include a decorative enclosure wall or gate along the remaining frontage.

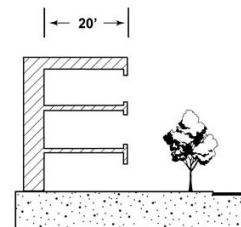
**7. Building design and use.**

- a. Buildings shall relate to and be oriented towards the street and surrounding buildings.
- b. The main entrance of a building or other structure should face the street and be clearly articulated through architectural detailing. Secondary rear entrances may be permitted. Front entrances should not be closed off in favor of rear entrance.
- c. Residential, office, and institutional uses may be located above the first floor of a commercial building.



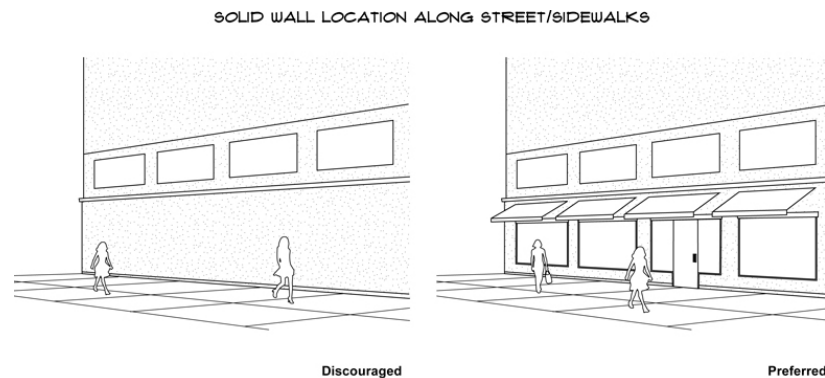
- d. Service areas (loading docks, shipping/receiving) and utility service connections should be located at the back of the building.
- e. The first and second floors of buildings should have a habitable space within the first 20 feet of building depth fronting the street.

COMMERCIAL BUILDING CROSS-SECTION



- a. Fenestration requirements should be met with the installation of clear glass that is sufficiently transparent to provide views into the interior of buildings.

- b. Blank walls or roof planes longer than 30 feet should be avoided.



**8. Additional requirements.**

- a. Commercial properties should be screened from adjacent residential properties by landscaped buffers.
- b. Refuse receptacles should be located at least 20 feet from adjacent residential zones and shall be located at the back of buildings.
- c. Merchandise may be displayed on the sidewalk, provided that a minimum five-foot pedestrian right-of-way remains unobstructed.
- d. Outdoor dining can be permitted in any yard area and on the sidewalk area provided that a minimum five-foot pedestrian right-of-way remains unobstructed on the sidewalk. All outdoor dining areas shall be enclosed with an ornamental fence no more than 3 feet high. Other forms of enclosures may be considered and approved by the Commission or staff.