

MEMORANDUM

To: Khara Dodds, Director of Planning/Land Use Services

From: Richard J. Johnson, Town Manager

Date: December 2, 2020

Re: Town Council Action – Building Zone Regulations – Building Heights

At its meeting of Tuesday, December 1, 2020, the Council approved a text amendment to the Building Zone Regulations to provide for a uniform 14.25 foot per floor maximum for buildings located throughout all zones. The other amendments to increase permitted floors, establish a Planned Business and Development Zone and a related change to the zoning map were not approved. Please note your records accordingly and coordinate the applicable revisions to the Building Zone Regulations.

The amendments are effective January 4, 2021.

RJJ/sal
Attachment

**PUBLIC HEARING NO. 1 – BUILDING ZONE REGULATIONS – BUILDING HEIGHTS
DECEMBER 01, 2020 COUNCIL MEETING
MOTION AS AMENDED AND APPROVED (HIGHLIGHTED)**

PUBLIC HEARING NO. 1 – Building Zone Regulations – Building Heights

BE IT RESOLVED, the Glastonbury Town Council hereby approves amendments to the Building Zone Regulations as follows:

Text Amendments: Sections of the Building-Zone Regulations regarding building heights: 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.6.10, 4.7.10, 4.8.10, 4.13.6e, 4.14.10, 4.15.10, 4.16.3b-3, 4.16.4.c, 4.17.2 (d) and 4.18.4e. These amendments also include a new section, 4.19 - Planned Business and Development Overlay Zone.:

- 1) Establish 14.25 feet per floor throughout all zones;**
- 2) Increase permitted floors from 2.5 to 3 floors in Planned Travel Zone;
- 3) Increase the permitted number of floors from 2.5 stories to 4 stories for all permitted uses in the Planned Employment and Planned Commerce zones;
- 4) Establish Overlay Zone in the Planned Business and Development Zone (North Main Street area) and increase the number of permitted floors in the PBD Overlay Zone from 2.5 to 3;

Zoning Map: Amend Zoning Map to establish a Planned Business Development Overlay Zone to include the following Main Street properties: 3039, 3040, 3041, 3025, Lot W-2, 3017, 3011, 2997, 3000, 2963, Lot W-10A, 2955, 2941, 2915, Lot W-14, 2952, 2944, 2928, 2934, 2900, 2875, 2865, 2855, 2851, 2847, 2839, 2833-2837, 2831 and 2838-2868;

all as described in a report by the Town Manager dated November 25, 2020 and as recommended by the Ad Hoc Working Group and Town Plan and Zoning Commission. Said amendments shall be effective January 4, 2021."