

Building-Zone Regulation Draft Text Amendment

South Glastonbury Village District

July 19, 2024

Highlighted areas are intended to emphasize areas for consideration, as detailed in the staff memo.

4.16 South Glastonbury Village ~~District Commercial (VC) Zone and South Glastonbury Village Residential (VR) Zone~~

4.16.1 Purpose and Intent:

In accordance with CGS § 8-2 and § 8-2j, the Zoning Authority declares that the purpose and intent of the South Glastonbury Village ~~Commercial and Village Residential~~ District Zones (SGVD) is to encourage a diversity of compatible uses that will perpetuate and reinforce the historic and mixed-use characteristics of the Village of South Glastonbury, and to promote, protect and enhance the unique and distinctive character, historic settlement pattern and architecture, and landscape of the Village of South Glastonbury. Land uses which are oriented to and consistent with existing village development and are inviting to visitors to the area are encouraged. Such land uses are vital to the continuation of the village’s unique character and place in Glastonbury history and will foster its growth and viability as a neighborhood commercial and residential village.

Future development and expansion of existing development and uses shall emphasize the pedestrian scale, historic quality and natural and human resources of the village. The village shall have an infrastructure of sufficient capacity to support efficient use of land for mixed uses, and a variety of commercial and residential uses. Due to the unique characteristics of the village and the desire to create and perpetuate an attractive environment, these regulations are intended to be flexible in order to encourage development and redevelopment of appropriate scale, safe and convenient pedestrian and vehicular access, attractive building scale and massing, appropriate architectural detailing, proportional signage, shared parking and common entrances, reduced number of curb openings, landscape elements and maintenance of the historic streetscape.

4.16.2 Village Zones within the SGVD

The ~~village area district~~ SGVD shall be divided into two zoning districts, VC and VR.

Development or redevelopment within the VC Zone shall be in accordance with the requirements of Section 4.16.3 and development or redevelopment within the VR zone shall be in accordance with the requirements of Section 4.16.4. Both zones shall be in accordance further be subject to with the requirements of Section 4.16.5, which controls design review for the ~~district~~SGVD and the VC and VR zones. All existing land uses in both zones as of the effective date of this regulation shall be deemed to be conforming.

4.16.3 Village Commercial Zone (VC Zone)

4.16.3.a Uses Permitted by Special Permit in accordance with Section 12 within the VC Zone

Athletic or health club
 Broadcasting or recording studio
 Business services, except warehousing or storage
 Community center
 Day care center, only if existing on the date of these regulations (any expansion, extension or enlargement shall require a Special Permit in accordance with Section 12).
 Dwelling(s) located on the 2nd floor of a building with retail, personal service or business service use(s) on the 1st floor. The maximum size of any single dwelling unit shall be 950 sq. ft. of floor area. Purpose – to allow for convenient owner occupied or rental units of modest size that foster the goal of village workers living proximate to their place of business.
 Finance, insurance or real estate services
 Government services
 Library
 Motor vehicle gasoline or service station, only if existing on the effective date of these Regulations (Any expansion, extension or enlargement shall require a Special Permit in accordance with Section 12)
 Office, general or medical
 Personal services
 Place of worship
 Professional services
 Religious quarters
 Retail trade – apparel and accessories
 Retail trade – eating and drinking without curbside or drive through service (Special requirements of Section 6.1 and 6.6)
 Retail trade – food (Special requirements of Section 6.1)
 Retail trade – furniture, home furnishings
 Retail trade – general merchandise
 Retail trade – hardware
 Schools
 Temporary bazaars, festivals - nonprofit
 Tourist home (inns, bed & breakfast)

In addition to compliance with all requirements of Section 12, a Plan of Development shall demonstrate conformity to and compliance with the purposes herein stated by way of appropriate exterior architectural treatments, landscaping, streetscape preservation, buffering, building orientation and massing, parking capacity, location and convenience designed to preserve and enhance the character and viability of the village. Due to the unique characteristics of the village and the desire to create and perpetuate an attractive environment, these regulations are intended to be flexible in order to encourage development and redevelopment of appropriate scale, safe and convenient pedestrian and

vehicular access, attractive building scale and massing, appropriate architectural detailing, proportional signage, shared parking and common entrances, reduced number of curb openings, landscape elements and maintenance of the historic streetscape.

4.16.3.b Land Use Criteria for Development, Redevelopment Projects

4.16.3.b-1 Lot Standards

There shall be no minimum lot area, lot frontage, building setback, side yard, rear yard or lot coverage (green space) requirements, provided however that after the date of adoption of this Regulation no parcel may be divided or subdivided to create parcels less than 20,000 square feet or with less than 100 feet of frontage after division. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development. No variance may be granted to reduce the minimum area or frontage requirements as provided herein.

4.16.3.b-2 Building Coverage

No single building shall exceed 20,000 square feet in land coverage. No variance may be granted to permit any building to exceed said limitation.

4.16.3.b-3 Building Height

Two and one-half (2 ½) stories or thirty-five and one-half (35 1/2) feet maximum AMENDED 1/4/21

4.16.3.b-4 Streetscape Preservation

The layout and site design of development shall include the use/reuse and restoration of existing buildings. Accordingly, demolition or relocation of existing buildings shall not be permitted unless a new development or redevelopment project is deemed by the Commission as one that provides enhanced or improved village amenities. Demolition approved by the Commission shall also be subject to the demolition delay ordinance. It is the intention of the above criteria to provide development opportunities that will enhance and improve the village setting.

4.16.3.b-5 Parking

Parking shall meet building use requirements established by Section 9 – parking may be located on adjoining parcels subject to a formal agreement between property owners. As part of a Section 12 Special Permit with Design Review, minimum parking requirements may be reduced not more than 30% to account for pedestrian consumer traffic.

4.16.3.b-6 Changes to Plans

Changes to existing uses and structures shall be approved in accordance with Section 12.9 or Section 12.10 of the Regulations.

4.16.4 Village Residential Zone (VR Zone)

4.16.4.a Uses Permitted by Special Permit in accordance with Section 12 within the VR Zone

Community center

Day care center (family, group)

Government services
Library
Museum EFFECTIVE OCTOBER 13, 2009
Place of Worship
Religious quarters
Schools
Supervised group quarters
Temporary bazaars, festivals – nonprofit
Tourist home (inns, bed & breakfast)

4.16.4.b Uses permitted as a matter of right subject to the conditions and provisions of this Regulation

Dwelling, single family (12)

Dwelling, two family (13) – on any piece or parcel of land which satisfies the standards of a Residence A Zone lot, provided all bulk requirements of the Residence A Zone are satisfied. No variances from said standards shall be permitted to establish a new two-family residential use on a lot that does not meet the Residence A Zone standards. (See Section 4.14.4.d) for additional requirements.

Farm (17)

Parks (37)

4.16.4.c Single family residential use lot requirements within the VR Zone

Lot area: Every parcel used for a single-family dwelling in the sector shall have a minimum lot area of 10,000 square feet. No variances may be granted to permit the creation of any new lot of an area less than the minimum of 10,000 square feet.

Lot frontage: Every lot shall have a minimum lot frontage of not less than 75 feet. No variance may be granted to create a new lot with less than the minimum of 75 feet of frontage.

Lot coverage: All principal structures shall cover not more than 20% of the area of the lot.

Front yard: There shall be a minimum front yard of not less than 20 feet for every principal building.

Side yards: There shall be a minimum of two side yards for every principal building, with each side yard having a minimum width of 10 feet.

Rear yard: There shall be a minimum rear yard of not less than 30 feet for every principal building.

Building height: No single-family residential building shall exceed 2 ½ stories or thirty-five and one-half (35-1/2) feet in height. AMENDED 1/4/21

4.16.4.d Two family residential uses within the VR Zone

New two-family residential uses shall be permitted only on lots that meet all requirements of the Residence A Zone and shall require a Special Exception from the Zoning Board of Appeals in accordance

with Section 13 of the Regulations. No variances to the requirements of the Residence A Zone requirements shall be permitted.

Additions are permitted on existing structures provided the above minimum requirements for existing setbacks are met.

- 4.16.4.e Permitted Accessory Uses
- Customary accessory uses
 - Customary home occupations
 - Garage, parking
 - Guest house
 - Parking area, private

All accessory uses and structures shall conform to the provisions set forth in Section 7 of the Regulations.

All projects requiring a Special Permit with Design Review, in both ~~village~~ the VC and VR zones, with the exception of building additions less than 10% of the existing floor area, shall be designed by a registered architect.

4.16.5 Design Review

4.16.5.a In addition to compliance with the standards and uses in Sections 4.16.3 and 4.16.4 above, as applicable, the SGVD is enacted to protect the distinctive character, landscape and historic structures within the district through a design review process that shall apply to new construction, substantial reconstruction, and rehabilitation of property within the District SGVD and in view from public roadways, including but not limited to:

- 1) The design and placement of new, expanded or altered buildings including materials and colors;
- 2) The maintenance of public views;
- 3) The design, paving materials and placement of public roadways;
- 4) The design and placement of new and modified landscape areas, lighting, fencing and walls;
- 5) The demolition of any structure or part thereof or the elimination of any landscape area; and
- 6) Other elements that the Commission deems appropriate to maintain and protect the character of the SGVD.

This provision shall not apply to repairs to buildings where such repairs involve the replacement of existing building elements with like materials, colors, dimensions, and details; to the construction of decks, patios, additions, or accessory structures that are not visible from public roadways; or, to the installation of new landscaping at single- and two-family properties.

In the case of demolition permit applications not associated with any zoning, site plan or special permit, the ASDRC (see Section 4.19.7) shall provide a report to the Building Official in accordance with the procedures established in Section 4.19.8.

4.16.5.b Objectives

All development in the SGVD shall be designed to achieve the following objectives:

- 1) The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the districtSGVD;
- 2) Proposed streets shall be connected to the existing districtSGVD road network, wherever possible;
- 3) Open spaces within the proposed development shall reinforce open space patterns of the districtSGVD, in form and siting;
- 4) Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the districtSGVD, shall be integrated into the site design;
- 5) The landscape design shall complement the districtSGVD's landscape patterns;
- 6) The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with its surroundings; and
- 7) The scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the districtSGVD.

4.16.5.c SGVD Design Guidelines

The Town Council shall develop SGVD Village District Design Guidelines for review by the Commission and ASDRC, and adoption by the Council. The Guidelines shall include design criteria to achieve the compatibility objectives stated in Section 4.16.5.b.

4.16.5.d General Requirements

The following shall be considered in all development proposals requiring a zoning permit, site plan approval or special permit and in accordance with Section 4.16.5.a within the SGVD:

- 1) That proposed buildings or modifications to existing buildings be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the districtSGVD that have a functional or visual relationship to a proposed building or modification;
- 2) That all spaces, structures and related site improvements visible from public roadways be designed to be compatible with the elements of the area of the village districtSGVD in and around the proposed building or modification;
- 3) That the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping; and
- 4) That the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

4.16.5.e Procedure

- 1) Applications subject to this Section 4.16.5 received by the Commission or Building Official, in the case of demolition permit applications not associated with a zoning, site plan or special permit, will be referred to the ASDRC pursuant to Sections 4.19.3 and 4.19.6 for its review and

recommendation in relation to the Design Guidelines of Section 4.16.5.d and other requirements of the SGVD.

- 2) In addition to the information, exhibits, drawings and plans required by a specific permit under these regulations, the ASDRC may also require one or more of the following items where it is reasonably required to adequately evaluate a proposal:
 - i. Cross-section drawings.
 - ii. Perspective drawings.
 - iii. The superimposition of the proposal on a computer created image of the existing area.
 - iv. A streetscape illustrating the new proposal to scale and indicating the dimensional relationship between the project and structures on adjacent parcels.
 - v. Samples of colors and materials.
 - vi. Historical pictures of the subject site and surrounding area, as available.
- 3) The ASDRC shall review the application and report to the Commission or Building Official within thirty-five (35) days from receipt of the application. Such report and recommendation shall be entered into the public hearing record and considered by the Commission in making its decision.
- 4) Failure of the ASDRC to report within the specified time shall be construed as approval of the design, and shall not alter or delay any other time limit imposed by these Regulations.
- 5) A request from the ASDRC for resubmission of the application based on the ASDRC recommendations shall not be considered failure to act.
- 6) The Commission shall take action on the application upon receipt of the report from the ASDRC. In addition to the report and recommendation of the ASDRC, the Commission may seek the recommendations of any Town agency, regional council, or outside specialist as applicable. All reports or recommendations from such agency, council, or specialist shall be entered into the public hearing record.
- 7) Notice of the decision shall be published in the newspaper having a substantial circulation in Glastonbury.
- 8) In accordance with §8-2j(f) and 8-3c of the Connecticut General Statutes, approval of a SGVD Application is effective upon filing in the office of the Town Clerk.

4.19 Town Center Village District Overlay Zone (TCVD)

4.19.7 Architectural and Site Design Review Committee (ASDRC)

h. In addition to applications subject to the provisions of this Section, the ASDRC shall review all Special Permits with Design Review for Multi-Family, Commercial, Office and Industrial projects in the F, PBD, PC, PE, PT, TC, TCMU, **and RL VC and VR Zones** and applications for all projects in the ARZ, and PAD zones. As set forth in Section 12 of these regulations, the ASDRC shall provide an advisory report with recommendations to the Town Plan and Zoning Commission on the adequacy and design of the project's site layout, architecture, landscaping, screening, signs, and lighting.