

## TOWN OF STONINGTON

### PROPOSED ZONING TEXT AMENDMENTS TO IMPLEMENT ARCHITECTURAL DESIGN REVIEW

#### List of Amendments

**Article II** (Section 2.6.3 – Reconstruction; Section 2.13 – Performance Standards; Section 2.15 – Architectural Design Review; Section 2.16 – Design Review Requirements).

**Article IV** (Section 4.9 – Highway Interchange Zone).

**Article VI** (Section 6.1 – Special Use Permits; 6.5 -- Commission Powers relative to Action on a Special Permit Use; Section 6.6.2 – Congregate Living Facility).

**Article VII** (Section 7.3.7 – Coastal Area Management, Commission Action; Section 7.10 – Off-Street Parking Requirements; 7.13 – Site Plan and Structure Design Review Requirements; 7.20.5 – Maritime Heritage District Site Plan; 7.21.5 – Neighborhood Development District Site Plan).

**Article VIII** (Section 8.3 – Site Plan Submissions – Review and Approval)

**KEY:** Original Text to Remain Unchanged  
Proposed New Text  
~~Proposed Deleted Text~~  
*Editor's Notes (in Italics) provide rationale for proposed amendments.*

## ARTICLE II

### GENERAL REGULATIONS

*Editor's Note: Section 2.6.3 is an existing regulation providing guidelines for reconstruction of damaged or destroyed structures. Section 7.13 (which is referenced throughout the Zoning Regulations and is proposed for deletion) currently governs Site Plan & Design Review Requirements, the latter of which is relocated to new Section 2.15 as presented below.*

#### 2.6 NON-CONFORMING USE AND BULK

- 2.6.3 **Reconstruction.** Structures damaged by natural and unnatural disasters, which are restored or reconstructed within one year, do not need Planning and Zoning Commission Approval if the restoration or reconstruction is identical in external appearance and location; however, the Planning and Zoning Commission may provide additional time, not to exceed two (2) additional years. Any restoration or reconstruction resulting in external changes to the structure must have a Site Plan Approval in accordance with Section 7.13 **2.15**. Notice of intent to reconstruct must be submitted to the Planning and Zoning Commission office within 45 calendar days of destruction, in the form of a Zoning Permit Application.

\* \* \* \* \*

*Editor's Note: Section 2.13.3 is an existing regulation. It is revised to reflect the role of the Building Official relative to state building code. The Director of Health has no role in this matter. Section 6.6.15 governs Attached Housing, allowed by Special Permit in the RH-10, RM-15 and RM-20 zoning districts.*

## 2.13 PERFORMANCE STANDARDS

### 2.13.3 Site Design – All Districts.

- 2.13.3.1 No project may be approved if any residential building ~~existing at the time of these Regulations and listed on the National Register of Historic Places or on the Town of Stonington Cultural Resource Inventory is to be or has been destroyed to clear~~ **the property for development, unless the Building Official has determined the structure to be in an unsafe condition and not feasible for rehabilitation** ~~for other structures, unless an order to condemn the structure has been issued by the Director of Health or the Planning Department determines the building not to be feasible to rehabilitate.~~ Any such structure, if razed, will not receive density considerations in Section 6.6.15 and only one (1) unit per District area requirement is permitted on the site.
- 2.13.3.2 In order to promote good design of projects and to provide open spaces **as may be required by these regulations, all** ~~consistent with the regulation requirements, any requirements for~~ buffers, integral lot areas, designated open spaces, common recreation spaces, floor area, neighborhood area, parking requirements, and non-infringement areas **shall** ~~are to be shown in separate~~

identifiable locations on site plans and **shall not be double-counted to include any of the other types of areas or spaces listed herein** ~~the areas required are not to be counted or treated for any of the other areas specified in this section.~~

\* \* \* \* \*

*Editor's Note: New section of Regulations implementing the Ordinance approved at Town Meeting on 07/16/09, providing for establishment of an Architectural Design Review Board – note its linkage to Section 2.16 "General Site Plan and Structure Review Requirements". To enhance readability, this new text is **not underscored** below.*

## 2.15 ARCHITECTURAL DESIGN REVIEW

2.15.1 Architectural Design Review of site plans and Special Use Permits provides guidance to the Planning and Zoning Commission with regard to the design of buildings, structures, landscaping and site layout, with the objective of promoting development projects that are in harmony with Stonington's architectural heritage, and which preserve and improve the appearance, beauty and character of the community. Such reviews are carried out by an independent Architectural Design Review Board (ADRB), whose members are appointed by the Board of Selectmen.

### 2.15.2 Architectural Design Review Board.

The ADRB functions in an advisory capacity to the Planning and Zoning Commission, providing comment on site plan and Special Use Permit applications with regard to the scale, massing, colors and proportions of buildings, landscaping, public spaces, lighting and signage. The ADRB does not render interpretations of the Zoning Regulations relative to use of a property, the granting of variances, or building code compliance. The ADRB's recommendations shall not be binding; rather, they are of an advisory nature and a plan's endorsement by the ADRB does not imply or guarantee subsequent approval of an application by the Planning and Zoning Commission.

2.15.3 Architectural Design Review shall be required for the following development proposals:

- 2.15.3.1 New commercial, institutional, industrial, multi-family or mixed-use construction.
- 2.15.3.2 Exterior changes to existing commercial, institutional, multi-family or mixed-use structures, defined as building additions,

partial demolitions or replacement of materials comprising 25% or more of a structure's exterior façade.

2.15.3.3 Special Detached Signs (Section 7.12.7.4) and Multi-Tenant Signage Programs (Section 7.12.8).

2.15.4 Architectural Design Review shall not be required for uses permitted by right in residential zoning districts including single-family, duplex and triplex residential units and associated accessory uses subject to Section 8.3.2.1; applications for activities that only require a Zoning Permit issued by the Zoning Official; or Bed and Breakfast Facilities (Section 6.6.17).

**2.15.5 Steps in the Design Review Process.**

There are three basic steps to design review: 1) Planning Department staff provides general guidance to applicants prior to submission of a formal application; 2) development projects qualifying under Section 2.15.3 are referred to the ADRB, which conducts its Design Review and submits written recommendations to the Planning and Zoning Commission; and 3) the Planning and Zoning Commission conducts its own review pursuant to Sections 8.3 and 8.4, and renders a final decision with due consideration of comments from the ADRB, planning staff, the applicant and the general public. Since design review is obligatory for virtually all commercial, retail, mixed-use and multi-family development projects, prospective applicants are encouraged to meet informally with Planning Department staff and the ADRB prior to submitting an application, and before undertaking a significant investment in project development and site design.

**2.15.6 Required Submission Materials.**

2.15.6.1 Completed application form including: name and address of applicant, architect, and landscape architect; property location and acreage; sq. ft. of each proposed building; building use; and written narrative stating how the project's architectural design and site layout strengthens the visual definition and identity of Stonington's architectural heritage.

2.15.6.2 Site Plan. Scaled plan drawing depicting proposed buildings, driveways, parking areas, walkways and exterior lighting.

2.15.6.3 Architecture. Elevation drawings and dimensions of all sides of proposed buildings, prepared by a Connecticut licensed architect, expressing sufficient detail to illustrate mass, scale, character, colors and texture, with a focus on windows, doors and roofing.

- 2.15.6.4 Landscaping. Landscape plan, prepared by a Connecticut licensed landscape architect, showing the relationship of existing and proposed plantings to site topography, proposed and existing structures, driveways, parking areas and drainage features.
- 2.15.6.5 Site details (or catalog cuts) for fencing, lighting, pedestrian walkways, retaining walls, curbing, etc.
- 2.15.6.6 Signage. Applicants installing signage to serve new or existing buildings must submit photographic or color renderings, including overall exterior dimensions, graphics, style, colors, and lighting. The site plan must indicate location of all proposed signs.

**2.15.7 Written Report.**

The ADRB shall submit a written report to the Planning and Zoning Commission for each proposal reviewed, preferably not less than ten (10) days prior to the scheduled meeting or public hearing at which the application will be heard. Said report shall be made available to the applicant, and shall be entered into the Planning and Zoning Commission's official records.

**2.15.8 Waivers.**

The ADRB may by majority vote, waive one or more of the submission items listed in 2.15.6, provided that such request is made in writing at the time of the Board's design review. Waiver requests must describe in sufficient detail why such information is not relevant to ADRB's review. Applicants are advised that such waivers apply only to information and materials sought by the ADRB. The ADRB's role is advisory, and its decision to grant a waiver does not subsequently waive required site plans, or more detailed architectural and landscape design submissions listed in 2.16 (General Site Plan and Structure Design Review Requirements). ADRB's waiver of items listed in 2.15.6 does not guarantee or ensure that any waivers of the Zoning Regulations will subsequently be granted by the Planning and Zoning Commission as part of its Special Use Permit or site plan review.

\* \* \* \* \*

***Editor's Note:** New Section 2.16 is derived largely from existing Section 7.13.1 (General Review Requirements). It has been relocated to **Article II – General Regulations** from **Article VII – Special Regulations** to ensure a cohesive thread between Architectural Design Review by the ADRB, and the subsequent site plan & Special Use Permit review by the Planning and Zoning Commission. To enhance readability, this new text is **not underscored** below.*

## **2.16 DESIGN REVIEW REQUIREMENTS**

Since detailed architectural renderings and site plan layouts as described in this section are obligatory for all site plans and Special Use Permits meeting criteria of Section 2.15.3, prospective applicants are encouraged to meet with the Architectural Design Review Board (ADRB) prior to submission of a formal application to the Planning and Zoning Commission. Note that design details required herein for formal Special Use Permit and site plan reviews are more comprehensive than that called for by the ADRB in Section 2.15.6, which are intentionally less formal in order to encourage a free exchange of ideas early in the design development process.

### **2.16.1 Required Submission Materials – Planning and Zoning Commission.**

Applicants must submit fifteen (15) complete copies each of the following items.

- 2.16.1.1 Written statement including: name and address of applicant, architect, and landscape architect; and written narrative describing how the project's architectural design and site layout strengthens the visual definition and identity of Stonington's architectural heritage.
- 2.16.1.2 Architecture. Detailed elevation drawings and dimensions of all sides of all proposed buildings, prepared by a Connecticut licensed architect. Material list to include samples, brochures, and/or photographs of all exterior materials, finishes, colors, and fixtures, focusing on siding, windows, doors and roofing. Vegetation shown on elevation drawings must correspond to that depicted on the landscape plan.
- 2.16.1.3 Landscaping. Landscape plan, prepared by a Connecticut licensed landscape architect, showing the relationship of existing and proposed plantings to site topography, proposed and existing structures, driveways, parking areas and drainage features. Plans shall include a planting layout, an installation schedule and maintenance plan, common and botanical names of all plants, size at time of planting, and expected dimensions at maturity.

- 2.16.1.4 Site details (or catalog cuts) for fencing, lighting, pedestrian walkways, retaining walls, curbing, etc.
- 2.16.1.5 Signage. Applicants installing signage to serve new or existing buildings must submit photographic or color renderings, including overall exterior dimensions, dimensions of lettering and graphics, style, materials, colors, and lighting. The site plan must indicate location of all proposed signs.

## **2.16.2 General Design Guidance.**

- 2.16.2.1 Natural and Unique Features. To the extent possible, existing trees, vegetation and unique site features such as stone walls, shall be retained and protected. Existing plant materials may be used to meet all or part of the landscape regulations. Existing trees in good condition over 12 inches in caliper in landscaped or undisturbed areas shall be preserved unless approved for removal by the Department of Planning. Existing healthy, mature trees, if properly located, shall be fully credited toward the requirements of these regulations.
- 2.16.2.2 Storage Areas. There shall be no outside storage of materials that are not effectively screened by wooden fencing, stone or brick walls, evergreen trees or shrubs at least six (6) feet high. Bulk storage of materials and all loading facilities shall be located at the rear or side of proposed or existing buildings.
- 2.16.2.3 Refuse. Location of refuse storage areas shall be indicated on the site plan. All refuse areas shall be screened with fencing or evergreen trees or shrubs at least six (6) feet high.
- 2.16.2.4 Signs. Signs shall be reviewed in all commercial districts so as to be compatible with the historic character of Stonington, and shall not obscure or disrupt design elements of the proposed development.
- 2.16.2.5 Parking. Parking areas shall be landscaped pursuant to guidance contained in Section 7.10.6.
- 2.16.2.6 Lighting. Lighting shall be required at driveway entrances and exits, at pedestrian crossings, loading areas, and at

points necessary to illuminate parking lot geometry, and shall be designed and installed to be fully shielded (full cutoff), emitting no light above the horizontal plane of the luminaire. In commercial developments proximal to residences, lights shall be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter. The maximum height of lighting fixtures shall be 20 feet.

### 2.16.3 Landscape Maintenance Requirements.

- 2.16.3.1 Completion of Landscaping in new construction. As a condition of approval, applicants shall provide all labor, materials, equipment and warranties required for all trees, shrubs, groundcover and perennials, as shown on approved plans. All landscaping shall be completed before Issuance of a Certificate of Occupancy, or a performance bond as described in Section 8.6.1.1 in an amount satisfactory to the Commission shall be posted by the applicant, assuring completion within a specific time (not to exceed one (1) year). Such bond shall be forfeited if the work has not been completed within such time limit.
- 2.16.3.2 All landscaping, screening, fences or walls approved as part of a site plan or Special Use Permit shall be maintained by the property owner in good condition for the duration of the permitted use.
- 2.16.3.3 Lot Maintenance. The remaining area of the lot not occupied by buildings, loading and storage areas, parking and site driveways, sidewalks, and landscape screenings shall be kept free of litter and debris.

\* \* \* \* \*

## ARTICLE IV

### DISTRICT REGULATIONS – COMMERCIAL/INDUSTRIAL ZONES

*Editor's Note: Section 4.9 is unique to the Zoning Regulations, in that it provides explicit design guidance for a specific zoning district (HI-60). It has been modified to cross-reference Section 2.15 (Architectural Design Review).*

#### 4.9 HIGHWAY INTERCHANGE ZONE (HI-60)



#### 4.9.4 Landscaping and Buffers.

Landscaping shall be provided in accordance with the provisions of Section 7.13.1.4 **2.15.6.4**, in addition to the following provisions (See Section 8.4.2.2 for Landscape Plan content):

\* \* \* \* \*

#### 4.9.10 Building Design.

The following building design guidelines are not intended to limit creativity but to address issues of architectural variety, compatibility of design and scale with the surrounding neighborhood, and pedestrian access. **Since design review is obligatory for all site plans and Special Use Permits meeting criteria of Section 2.15.3, prospective applicants are encouraged to meet informally with the Architectural Design Review Board prior to submitting an application to the Planning and Zoning Commission. Additional submission guidelines governing design review are contained in Section 2.16.**

\* \* \* \* \*

## ARTICLE VI

### SPECIAL USE PERMITS – REQUIREMENTS

*Editor's Note: It is integral to Stonington's design review process that applications for Special Use Permits be linked to Sections 2.15 (Architectural Design Review) and 2.16 (Design Review Requirements).*

#### 6.1 SPECIAL USE PERMITS – GENERAL

##### Purpose:

Special Uses are a class of use requiring more intensive review in order to ensure that the purposes stated in Section 1.0.1 are met by larger proposals: generally, to preserve the significant features of the Town, to protect the health and welfare of the Town and to allow reasonable growth.

\* \* \* \* \*

##### 6.1.2 Application Documents.

A completed application for a Special Use Permit shall include:

6.1.2.1 Impact Statement in accordance with Section 8.8.1.

6.1.2.2 Type 2 Site Plan in accordance with Section 8.3 and 8.4.

- 6.1.2.3 **Architectural elevation drawings and landscape plan pursuant to Section 2.16, accompanied by a report from the Architectural Design Review Board, in accordance with Section 2.15.** ~~Structure renderings and elevation drawing for review in accordance with Section 7.13.3.~~
- 6.1.2.4 The applicant shall submit the following reports
- .1 Water Impact Study (Quality and Quantity).
  - .2 Sanitary Sewer Impact Study.
  - .3 Stormwater Drainage Analysis (Section 8.4.2.6).
  - .4 Erosion and Sedimentation Control Report (Section 7.6).
  - .5 Traffic Impact Study (Section 6.6.23).
  - .6 Archaeological Study (Section 6.6.24).
  - .7 Environmental Assessment.
  - .8 Soils Report, Test pit data and Mapping.
  - .9 School Impact Evaluation Report.
- 6.1.2.5 A shadow plan shall be submitted in accordance with Section 7.14.2.
- 6.1.2.6 Other reports, as required, such as, but not limited to:
- .1 Marketing study.
  - .2 Scaled three-dimensional (3D) model for commercial, industrial or housing projects which fall under the criteria of Section 6.2.
  - .3 Flood Hazard Report (Section 7.7).
- 6.1.2.7 Application Fee per Town Ordinance payable to the Town of Stonington at the time an application is filed (Section 8.7).
- 6.1.2.8 Legal description of property/site.
- 6.1.2.9 Phasing requirements for projects over 24 dwelling units (Section 6.2).
- 6.1.2.10 The Commission may waive one or more of the above application documents by majority vote, provided that such request is made in writing at the time of application submission, describing in sufficient detail why such information is not relevant to the Special Use Permit application. This wavier shall not apply to application fees.

\* \* \* \* \*

## 6.5 COMMISSION POWERS RELATIVE TO ACTION ON A SPECIAL PERMIT USE

The Commission shall have the power to approve, deny, or modify any proposal and set forth special stipulations of approval or modification as follows:

- 6.5.1 Special screening or landscaping to screen adjoining properties or mask obtrusive structural features.
- 6.5.2 Set extra buffer requirements ranging from 25 to 100 feet for fragile environmental features or residential property.
- 6.5.3 Design of buildings, structures and landscaping to ensure harmony with Stonington's architectural heritage, thus preserving and improving the appearance, beauty and character of the community. The Commission shall consider advisory recommendations from the Architectural Design Review Board in evaluating compliance with this subsection. ~~Building design to comply with a design compatible with neighborhood structures.~~
- 6.5.4 Time of operation or intensity of use of a site.
- 6.5.5 Special site plan design features necessary to minimize adverse impacts on area, environment, or traffic.

\* \* \* \* \*

*Editor's Note: Section 6.6.2 governs issuance of Special Use Permits for Congregate Living Facilities. Sections 2.15 or 2.16 have been substituted for Section 7.13 as applicable. No other changes to existing text are proposed.*

### 6.6.2 Congregate Living Facility. [AMENDED MAY 24, 1999; AMENDED FEBRUARY 18, 2000; AUGUST 3, 2000]

6.6.2.2 General Regulations. [AMENDED AUGUST 3, 2000] The following general regulations shall govern the design of Congregate Living Facilities:

- .1 Bulk Requirements:
  - Minimum Lot Size: 15 acres
  - Frontage: 100 feet
  - Yards: 100 feet from all lot lines.  
(front, side and rear)

- Maximum Height: 35 feet with a maximum of three (3) floors, except on sloped lots where one side may be 45 feet and four (4) stories where the bottom story is a "walk out" level. The minimum roof pitch of 6"/12"
- Floor Area Ratio: 0.35
- .2 Buffer Requirements. 50 feet wide from all lot lines, with 35 feet of screening within the buffer except where an earth berm at least four (4) feet high is constructed then the buffer may be reduced to 35 feet with 30 feet of screening. Access is allowed through the buffer. No construction, parking, and/or other uses shall be permitted within the 100 foot buffer.
- .3 Performance Standards. Design review compliance with Section ~~7.13~~ **2.16**.

\* \* \* \* \*

- .2 Development Requirements. The following standards shall apply to the design and development of a Congregate Living Facility:
- .1 No more than 300 independent living units, 50 assisted living units and 60 convalescent beds shall be allowed in any single development site. Each independent living unit shall require 5,000 square feet of site area. Each assisted living unit and each convalescent bed, when combined with congregate care facilities, shall require 700 square feet of site area.
- .2 The size of the independent living space shall be not less than 400 square feet. The average area for each living unit in each building shall be not less than 600 square feet. Corridors, storage, dining, and meeting spaces outside the individual dwelling units shall not be used in calculations of dwelling unit areas or average unit areas for buildings.
- .3 In order to avoid building a building which will be intrusive and out of proportion with other buildings in the area, the Planning and Zoning Commission shall supplement the standards in section ~~7.13.3~~ **2.16** Standards for Design

Review of structures with the following standards:

\* \* \* \* \*

## ARTICLE VII

### SPECIAL REGULATIONS

*Editor's Note: Section 7.3.7 governs Commission actions when reviewing Coastal Area Management applications. It has been modified to cross-reference Section 2.15 (Architectural Design Review). Already established guidelines within this section remain unchanged.*

#### 7.3 COASTAL AREA MANAGEMENT OVERLAY DISTRICT (CAMOD)

##### 7.3.7 Commission Action.

The Commission may approve, deny, modify, or modify with conditions any project within the CAM boundary. In addition the Commission may require additional erosion and sediment control measures, measures to mitigate any adverse impacts, pedestrian access easements, visual access easements, and conservation easements, and may require ~~the Department of Planning to conduct~~ a design review in accordance with Section ~~7.13~~ **2.15** of these Regulations if the project is proposed for an area which has been designated as a view-shed or resource area in the Plan of Conservation and Development.

\* \* \* \* \*

*Editor's Note: Section 7.10 governs Off-Street Parking Requirements. It has been modified to cross-reference Section 2.15 (Architectural Design Review). Already established guidelines within this section remain unchanged.*

#### 7.10 OFF-STREET PARKING REQUIREMENTS

Parking shall be a required accessory use for each use proposed and shall be shown on all site plans and evaluated in terms of need and sufficiency of design. Parking lots shall be designed to minimize impacts from stormwater, which are related to impervious surfaces.

\* \* \* \* \*

##### 7.10.6 Off-street Parking Lot Design Requirements.

Each parking area must be appropriately designed, suitably landscaped and presented for evaluation to the Planning and Zoning Commission as a portion of a site plan submission in conformance with the following minimum standards (See Sections **2.15.6.4 and 8.4.2.2** for Site Plan landscape plan requirements). **Since design review is obligatory for all developments meeting criteria of Section 2.15.3, prospective applicants are encouraged to meet informally with the Architectural Design Review Board prior to submission of an application to the Planning and Zoning Commission.**

\* \* \* \* \*

***Editor's Note:** The title of 7.13, "Site Plan and Structure Design Review Requirements" has been changed to "Stormwater Drainage Design," as this is the only remaining element in this subchapter.*

- The first existing element – 7.13.1 (General Review Requirements) has been relocated to Section 2.16 – immediately following 2.15 (Architectural Design Review).*
- The third existing element – 7.13.3 (Standards for Design Review of Structures) has been deleted in its entirety, supplanted by the Design Review process found in Section 2.15.*

## **7.13 SITE PLAN AND STRUCTURE DESIGN REVIEW REQUIREMENTS**

### **~~7.13.1 General Review Requirements.~~**

~~The following requirements shall apply to applications submitted for Commission approval. [AMENDED SEPTEMBER 7, 2004]~~

~~7.13.1.1 Landscaping. A detailed landscaping plan shall be required as a part of any Site Plan Application and/or Special Use Permit Application. The plan shall include: a planting layout; planting schedule; maintenance plan; the location of required buffers; and shall note the botanical name and size at time of planting of all plants.~~

~~.1 Completion of Landscaping in new construction. All landscaping shown on the approved plan shall be completed before Issuance of a Certificate of Occupancy, or a bond in a form and amount satisfactory to the Commission assuring completion within a specific time (not to exceed one (1) year) shall be filed with the Commission. Such bond shall be forfeited if the work has not been completed within such time limit.~~

- ~~.2 All landscaping, screening, fences or walls approved as part of a plan for a Special Use Permit shall be maintained by the property owner in good condition throughout the period of the use of the lot.~~
- ~~7.13.1.2 Natural and Unique Features. To the extent possible, existing trees, vegetation and unique site features such as stone walls, shall be retained and protected. Existing plant materials may be used to meet all or part of the landscape regulations. Existing trees in good condition over 12 inches in caliper in landscaped or undisturbed areas shall be preserved unless approved for removal by the Department of Planning. Existing healthy, mature trees, if properly located, shall be fully credited toward the requirements of these regulations.~~
- ~~7.13.1.3 Storage Areas. There shall be no outside storage of materials unless the same are effectively screened by wooden fencing, stone or brick walls, evergreen trees or shrubs at least six (6) feet high. The bulk storage of materials and all loading facilities shall be located at the rear or side of the proposed building or existing building.~~
- ~~7.13.1.4 Refuse. The location of refuse storage areas shall be indicated on the site plan. All refuse areas shall be screened with fencing and evergreen trees or shrubs at least six (6) feet high.~~
- ~~7.13.1.5 Signs. Signs shall be reviewed in all commercial districts so as to be compatible with the historic character of Stonington, rather than to obscure or disrupt design elements of the proposal or existing development.~~
- ~~7.13.1.6 Parking. All parking areas located between the Residential District boundary or existing residence(s) and building(s) shall be screened.~~
- ~~7.13.1.7 Lot Maintenance. The remaining area of the lot not occupied by buildings and loading and unloading areas, parking and storage areas, vehicular access, sidewalks, and landscape screenings shall be well maintained. Areas disturbed from their natural condition and which are not used for structures, paved parking areas or streets shall be planted with grass.~~
- ~~7.13.1.8 Lighting. Any lighting used to illuminate any required off-street parking or loading areas shall be arranged and designed so that the illuminated areas shall be confined to~~

~~the property where the lighting originates. All lighting shall utilize full-cutoff fixtures. The maximum height of lighting fixtures shall be 20 feet.~~

#### **7.13.2 STORMWATER DRAINAGE DESIGN**

Where a Type 2 Site Plan is required, the following storm drainage design criteria shall apply **(See 8.4.2.6 for additional drainage plan requirements)**.

- 7.13.2.1 Drainage calculations will be based on a 25-year storm except in those instances where a flood hazard area is located on the property; a 100-year storm will be used.
- 7.13.2.2 Drainage calculations will be based on the following:
- 7.13.2.1** For watersheds less than 200 acres, the rational method shall be used.
  - 7.13.2.2** For watersheds greater than 2,000 acres, the SCS method as defined in the SCS *National Engineering Handbook* shall be used.
  - 7.13.3.3** For all other watersheds, the SCS *Technical Release No. 55* shall be used.
- 7.13.2.3 Unit hydrographs showing peak discharge from site both before and after development (ten (10)-year and 100-year storm frequency) shall be provided for drainage design of roof areas, parking lots, and driveways.

#### **~~7.13.3 Standards for Design Review of Structures.~~**

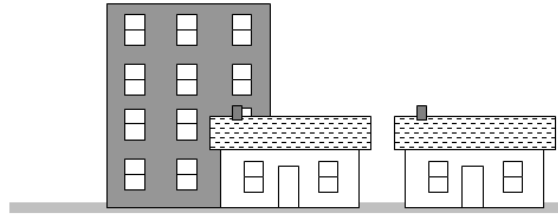
~~All buildings and sites subject to a review by the Commission or its staff shall submit scaled elevation drawings of the proposed structures for a design review. The scale of such drawings shall not be smaller than one twentieth (1/20) inch equals one (1) foot. The drawings shall locate and identify exterior materials, fixtures, roof pitch, and building height. The Planning and Zoning Commission shall review the plans for a determination of appropriateness of the design. All determinations will be based on a review of the physical environment within 500 feet of the site, or, if none, by all buildings in a similar zone.~~

- ~~7.13.3.1 Design Review and Determination of Appropriateness. A determination of appropriateness will be made by the Commission (or a subcommittee of the Commission appointed by the Chair for this purpose) using the following criteria:~~

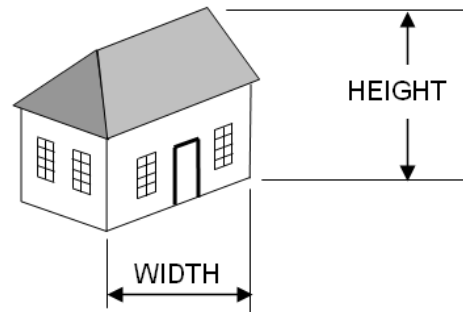
- ~~.1 Scale determined in terms of the size of the unit's construction, which must relate to the size of man, and~~



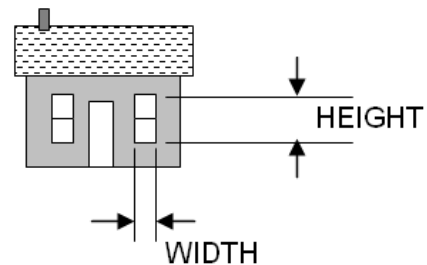
~~be within the average size of structures within 500 feet of the site.~~



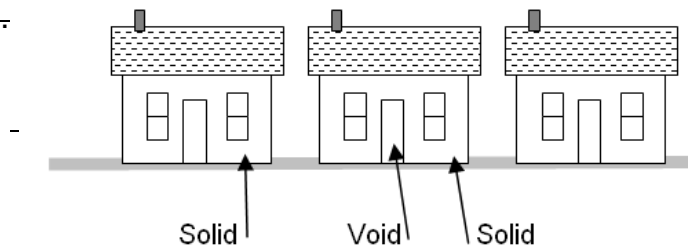
- ~~.2 Proportion of building's front facades - the relationship between width and height of the front elevation of the building.~~



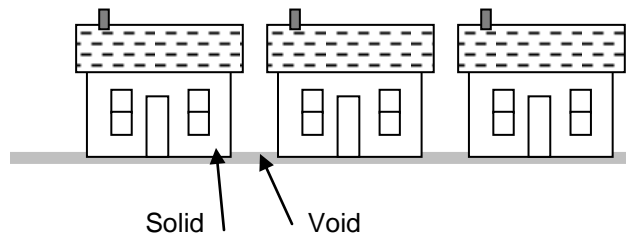
- ~~.3 Proportion of openings within the facade - relationship of width to height of windows and doors.~~



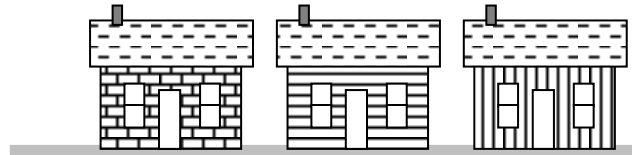
- ~~.4 The rhythm of solids to voids in the facade - rhythm being an ordered recurrent alteration of openings to masses.~~



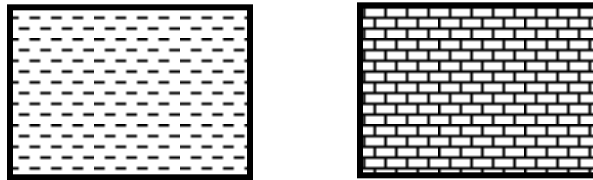
- ~~.5 Rhythm of spacing of buildings on the street - being the occurrence of building masses to spaces between them.~~



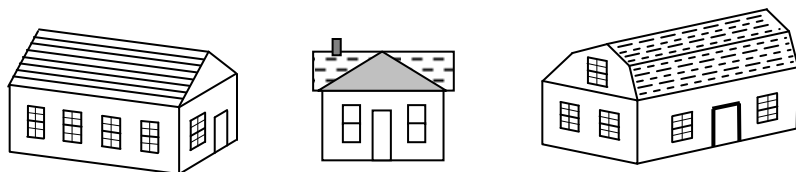
- ~~.6 Relationship of materials to be used - which means the tasteful mixture of exterior materials such as wood, brick, glass, slate, etc. as used predominately in the area of the project.~~



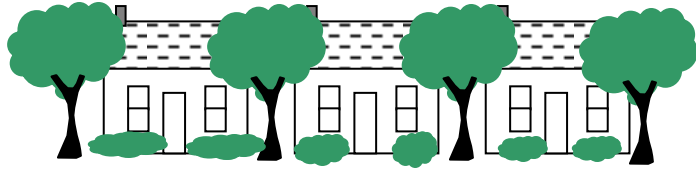
- ~~.7 Relationship of textures - the predominate texture must reflect the types used in the area such as rough (i.e. brick and tooled joints) or horizontal wood siding.~~



- ~~.8 Relationship of roof shapes - as compared with the majority in the area, gable, hip, or full mansard (non-facade only).~~



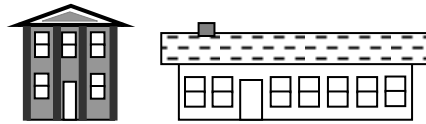
- ~~.9 Walls of continuity - which are the physical ingredients that form screens or enclosures around the project units (such as brick walls, iron/wood fences, evergreen screens, berms, and hedges, etc.).~~



- ~~.10 Relationship of landscaping to the blending of the project with natural stands in the area or to the needs to buffer, screen, or soften a project from adjoining properties or for site users.~~



- ~~.11 Directional expressions of the elevation's structural shape, placement of details, and openings may have a vertical, horizontal, or a non-directional character to the project and building facade.~~



- ~~7.13.3.2 Compliance. The design shall be found to comply with all 11 criteria. However, the Planning and Zoning Commission shall have the discretion to set aside up to four (4) of the criteria for cause.~~

- ~~7.13.3.3 Recommendation. The Commission will develop a recommendation that will be forwarded to the applicant for compliance. Lack of compliance with at least seven (7) of the eleven items will be a basis for denial of the application.~~

- ~~7.13.3.4 Modification. Changes to the proposal after formal approval must be reviewed by the Commission for approval. Minor changes that would not materially affect the applicant's compliance with any of the seven criteria may be approved by the Commission staff.~~

\* \* \* \* \*

## **7.20 MARITIME HERITAGE DISTRICT (MHD) [ADOPTED JUNE 21, 2005]**

### **7.20.5 Site Plan.**

After Master Plan approval and establishment of the zone by the Commission, an application for a site plan must be submitted for approval, following the provisions contained in Article VIII of these Regulations.

7.20.5.1 The Commission shall schedule a public hearing for the site plan application.

7.20.5.2 The Site Plan shall include information required in Sections ~~7.13~~ **2.16**, 8.4.1 and 8.4.2 of these regulations. The Commission may provide waivers of the required information.

\* \* \* \* \*

## **7.21 NEIGHBORHOOD DEVELOPMENT DISTRICT (NDD)**

### **7.21.5 Site Plan.**

As part of, or after Master Plan approval and establishment of the zone by the Commission, an application for a site plan must be submitted for approval, following the provisions contained in Article VIII of these Regulations. In addition:

7.21.5.1 The Commission shall schedule a public hearing for the site plan application.

7.21.5.2 The Site Plan shall include information required in Sections ~~7.13~~ **2.16**, 8.4.1 and 8.4.2 of these regulations. The Commission may provide waivers of the required information.

\* \* \* \* \*

# **ARTICLE VIII**

## **ADMINISTRATION AND ENFORCEMENT**

*Editor's Note: Appropriate cross-references have been provided for Section 2.15.3 (developments requiring architectural design review) and Section 2.16.1 (required submission materials).*

### **8.3.2 Site Plan Content, Review and Approval.**

Site Plan approval shall be granted by the Commission or the Zoning Enforcement Officer as is applicable, upon a finding of compliance with these Regulations, including submission of a Type 1 or a Type 2 Site Plan as required herein, **and submission of architectural renderings as described in Section 2.16.1 for all site plans and Special Use Permits meeting criteria of Section 2.15.3.** The number of copies to be submitted with an application shall be determined by the Department of Planning.

\* \* \* \* \*

### 8.3.3 Complete Application.

- 8.3.3.1 Type 1 or Type 2 Site Plan submissions shall be deemed complete when the Department of Planning has certified it contains all items as specified herein, **including submission of architectural renderings as described in Section 2.16.1 for all site plans and Special Use Permits meeting criteria of Section 2.15.3.** If an application lacks information required by these Regulations, including waivers that have not been requested and justified, such deficiencies shall be noted in the staff report to the Commission, a copy of which shall be provided to the applicant. Incomplete applications risk denial.
- 8.3.3.2 Notwithstanding the above requirements, the Commission may subsequently require the correction of any information found to be in error, or submission of additional information specified in these regulations but not required by the Department of Planning, as it deems necessary to make an informed decision.