

TOWN OF STONINGTON

PROPOSED ZONING TEXT AMENDMENTS TO IMPLEMENT ARCHITECTURAL DESIGN REVIEW

List of Amendments

Article II (Section 2.13 – Performance Standards; 2.15 – Architectural Design Review; 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).

Article VII (Section 7.10 – Off-Street Parking Requirements; 7.13 – Site Plan and Structure Design Review Requirements).

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 2.13.3 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

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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.

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*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 single-family, duplex and triplex residential units; site plans subject to Section 8.3.1.1 (permitted and accessory uses in residential zones); 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.

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*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.

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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)

Purpose:

This zone encourages the development of high quality commercial office, retail, hotel, light industrial development, and age-restricted housing surrounding the interchanges of Interstate-95 with Routes 2, 49, and 78. It promotes land use which is compatible with the environmental conditions of the area, in particular, underlying aquifers and adjacent water bodies.

When designed and constructed in general conformance with the relevant concept plan contained in the Plan of Conservation and Development, the following uses are permitted after site plan approval in accordance with the provisions of this Section.

FOR COMMERCIAL BULK REQUIREMENTS SEE TABLE 5.2.1.

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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.**

4.9.10.1 Articulation.

- .1 Wall plane projections or recesses should be utilized to limit uniform facades to less than 100 continuous linear feet. The aggregate length of a projection or recess shall be at least 20 percent of the facade length.
- .2 Architectural elements such as arcades, display windows, entry areas, awnings, or other such features should account for at least 60 percent of the horizontal length of the ground floor facade.
- .3 At least three (3) of the following should be repeated along the facade at intervals of 30 feet and at least one should repeat horizontally.
 - .1 color change.
 - .2 texture change.
 - .3 material change.
 - .4 expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, projecting rib or pilaster.

4.9.10.2 Human Scale Elements. The following human scale elements should be incorporated into the design of buildings to reduce the visual impact and create a pedestrian friendly experience:

- .1 Banding of exterior materials and/or architectural details should be incorporated at eye-level to break up large facades and create human scale elements.
- .2 The bottom eight (8) feet of all facade walls should be of the highest quality material being used on the building. To avoid damage from shopping carts, vehicles or vandalism, the use of exterior insulation finish systems or other easily damaged building materials should not be used within this area.
- .3 Arcades are strongly suggested as a means of providing human scale. If provided, arcades should conform to the following requirements:
 - .1 An arcade should be inviting to pedestrians, incorporating benches, wide walkways, display windows or similar features.

- .2 When there are multiple tenants in a building, signs should be incorporated into the design to allow pedestrians to easily recognize establishments from beneath the arcade.

4.9.10.3 Rooflines. The following guidelines are intended to reduce the massive scale of large buildings, and complement the character of the surrounding neighborhood. Roofs should include at least two of the following elements:

- .1 Parapets concealing flat roofs and rooftop equipment. The average height of such parapets should not exceed 15 percent of the height of the supporting wall and at no point should a parapet exceed 30 percent of the height of the supporting wall. Parapets should feature three dimensional cornice treatment.
- .2 Overhanging eaves, extending no less than three (3) feet past the supporting walls.
- .3 Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.
- .4 Three (3) or more roof slope planes.

4.9.10.4 Materials and colors. Exterior building materials and colors should be compatible with materials and colors used in adjoining neighborhoods. Building materials should comply with the following guidelines whenever practicable:

- .1 Predominant exterior building materials should be of high quality including brick, stone or wood. Concrete block may only be used on elevations that are not visible from a public vantage point. Exterior insulation finish systems, smooth-face concrete blocks, tilt-up concrete panels and pre-fabricated steel panels shall not be used as the predominant exterior building material.
- .2 Predominant exterior building materials should be non-glossy and have subtle, neutral or earth tone

colors. The use of high intensity, metallic or fluorescent colors or black is discouraged;

- .3 Building trim and accent areas may feature brighter colors, including primary colors, but shall not include neon-tubing features.

4.9.10.5 Entrances.

- .1 To orient customers to the entrance(s), each principal building should have no less than three (3) of the following elements:

- .1 canopies or porticos;
- .2 overhangs;
- .3 recesses/projections;
- .4 arcades;
- .5 raised, corniced parapets over the door;
- .6 peaked roof forms;
- .7 arches;
- .8 outdoor patios;
- .9 display windows;
- .10 architectural details such as tile work and moldings integrated into the building;
- .11 integrated planters or wing walls that incorporate landscaped areas and/or places for sitting;

- .2 Where additional stores will be located in the principal building, each such store should have at least one exterior customer entrance, which shall conform to these requirements:

- .1 Large retail buildings should incorporate multiple entrances. Multiple building entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments of a store;
- .2 At least one entrance should be located on all facades of the building that directly face an abutting public street.

4.9.10.6 Signage. A signage package based on a design theme for the entire parcel that includes, but is not limited to, signage design standards and guidelines, shall be submitted as part of the Special Use Permit application. All standards of

Section 7.12 Sign Regulations, shall apply. Signage Programs shall include:

- .1 A legible scaled drawing with description and dimensions of the sign(s) to be erected or maintained under that permit and the sign's proposed location on the building or site.
- .2 Size, colors, materials, placement, illumination, and other information as may be required for the Commission to evaluate all attached and detached signs which may be installed on a given site.

4.9.10.7 Site Visualization and Display. Projects consisting of buildings, the cumulative total of which exceeds 50,000 square feet, shall provide the following additional information:

- .1 A scale model of the site, displaying all buildings, elevation changes, impervious areas and landscaping, at a scale of 1" = 100' or larger;
- .2 An interactive computer generated three dimensional (3D) visual walkthrough of the entire site, with vantage point analysis from all areas surrounding the site, and within the site.

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ARTICLE VI

SPECIAL USE PERMITS – 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.

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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 in accordance with 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 waiver shall not apply to application fees.

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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.

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ARTICLE VII

SPECIAL REGULATIONS

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.

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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.**

7.10.6.1 Site design shall make every effort to preserve as much of the native vegetation as possible. All proposed landscaping shall be clarified on the plan as to location, botanical name, and size at time of planting, and expected dimensions at maturity.

7.10.6.2 All Off-Street Parking Areas, with the exception of single-family, duplexes and triplexes, shall:

.1 Provide a minimum of 20 square feet of interior landscaping for each parking space.

.2 Landscaped Islands design requirements:

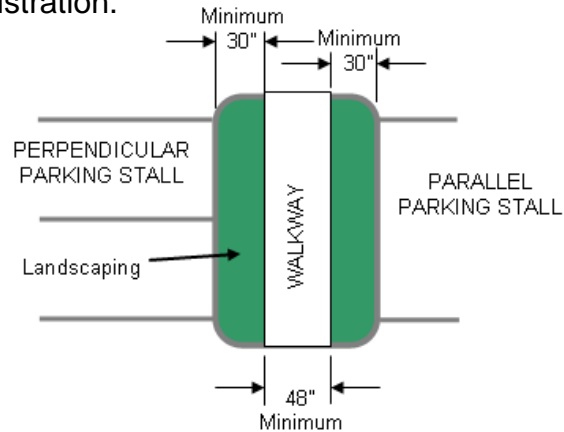
.1 Islands shall be required to indicate and assure safety and efficient channelization of both pedestrian and vehicular traffic and to separate the major access routes through the parking area from parking aisles.

.2 Each separate landscaped area shall contain a minimum of 300 square feet, and shall have a minimum width of nine (9) feet, shall be planted with grass or small shrubs, and shall include at least one deciduous tree of not less than two (2) inch caliper, at least ten (10) feet in overall height immediately after planting.

.3 When possible, stormwater runoff shall be directed to sunken vegetated islands that are designed to filter and infiltrate stormwater. The use of rain gardens in this manner shall be incorporated into the stormwater management system. However, when curbing is used, it shall be granite.

- .4 The use of deciduous shade trees with ground cover or low shrubs as the primary landscape material within parking lots. The use of tall shrubs and low-branching trees that restrict visibility shall be discouraged.
 - .5 Planting islands which are parallel to parking spaces should be designed to provide for vehicular door opening.
 - .6 Planting islands which are perpendicular to parking spaces shall allow for overhanging of parked vehicles.
 - .7 Island and parking areas shall be arranged in the interest of efficient snow removal to assure maximum safety for both pedestrian and vehicular traffic.
- .3 Trees used in parking lots shall be of fast growing, hardy variety, or existing trees where appropriately located. Their species, varieties, and sizes shall be indicated on the plan by location and schedule.
 - .4 All trees shall be placed or protected so as to avoid damage by vehicles.
 - .5 Pedestrian walkways shall be provided to enable safe movement within the parking lot, and shall connect the parking lot to all buildings on the property, and to public sidewalks, where available or planned.
 - .1 Walkways shall be a minimum of four (4) feet wide, and there shall be a minimum of 30 inches of landscaped overhang for adjacent parking spaces, on each side of the walkway.
 - .2 Walkways shall be handicapped accessible.
 - .3 All walkways should be raised to a standard sidewalk height and shall be constructed of a different pavement material than the parking lot.
 - .4 The use of Bituminous Concrete for pedestrian walkways may be allowed in conjunction with a multi-purpose trail connection, and shall be prohibited for any other pedestrian walkway. The multi-purpose trail connection shall be a minimum of ten (10) feet wide and built in accordance with Town Standards.

.5 Illustration.



7.10.6.3 All parking lots of 20 car spaces or more shall, in addition to the requirement of 7.10.6.2, provide the following:

- .1 One (1) tree for every ten parking spaces or fraction thereof located on landscaped islands interior to the parking area.
- .2 Perimeter shade trees shall be planted at the following rate:
 - .1 One (1) shade tree shall be planted for every 40 feet of parking lot perimeter. The shade trees do not have to be planted on center.
 - .2 One (1) shade tree shall be planted for every 40 feet of parking aisle. The shade trees do not have to be planted on center.
 - .3 Additional shade trees may be necessary to effectively shade/screen the parking lot.

7.10.6.4 Frontage Strip Landscaping. All parking areas shall provide a frontage strip satisfying the following requirements:

- .1 Any parking located in a required side, or rear yard shall be separated from the property line by a landscaped buffer strip in accordance with Table 7.10.6.7.
 - .1 No parking space or access drive shall be located closer than permitted in Table 7.10.6.7.
 - .2 The location of parking along the side, or in the rear of the building is encouraged.
- .2 When a parking lot abuts a street, a landscape strip shall be provided in accordance with Table 7.10.6.7. The landscape strip is required along the entire frontage of a parking lot, measured from the inside

edge of the public sidewalk. If no sidewalk exists, the strip is measured from the road right-of-way. The landscape strip may contain sidewalks and be crossed by access drives. When the area inside the walk is less than six (6) feet in width, a hedge, wall, berm, or raised planter of at least 30 inches in height must be provided. Frontage strip landscaping is not required for single-family, duplex or triplex residences.

7.10.6.5 Minimum Frontage Landscape Width. (Table)

TOTAL NUMBER OF PARKING SPACES	MINIMUM LANDSCAPE STRIP WIDTH
0-49	10 feet
50-100	15 feet
101-250	20 feet
251 +	25 feet

7.10.6.6 Buffer Requirements. All parking lots shall buffer adjacent residential land uses.

- .1 Required buffers may be entirely landscaped, a combination of stone or wood fencing with landscaped elements, or may combine a berm with landscaped elements depending upon the uniqueness of the property and the characteristics of the adjacent property.
- .2 An evergreen buffer with a minimum four (4) foot overall height at the time of construction, shall be designed with sufficient density, height and depth to effectively screen automobile headlights.
- .3 Minimum berm or planted screen shall be a minimum of ten (10) feet wide. The Planning and Zoning Commission may deem additional area as required.
- .4 Buffers shall be provided in accordance with Table 7.6.10.7, and may be waived by the Commission by a majority vote when adjacent topography, or other factors including road right-of-way width provide sufficient protection.

7.10.6.7 Minimum Parking Lot Buffer Requirements. (Table)

ADJACENT ZONE	ADJACENT LAND USE	MINIMUM BUFFER WIDTH*
RH-10	All uses	10 feet
RM-15, RM-20, RA-15, and RA-20	All uses	15 feet
RA-40, RR-80, RC-120 and GBR-130	All uses	20 feet
GC-60, MC-80, M-1, TC-80, LI-130, HI-60	Residential uses	25 feet
DB-5, LS-5, CS-5	Residential uses	20 feet, May be reduced to 0 feet by the Commission
DB-5, CS-5, LS-5, GC-60, MC-80, M-1, TC-80, LI-130, HI-60	Commercial and Industrial Uses	0 feet

* The Property Use is also required to comply with the underlying Zoning District Buffer Requirements. The more restrictive buffer shall apply.

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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 ~~STORMWATER DRAINAGE DESIGN 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.~~

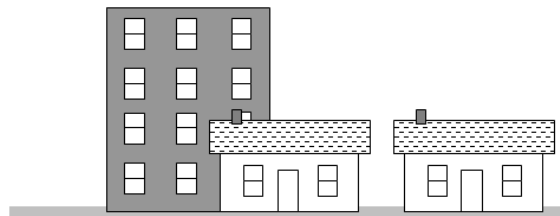
~~7.13.3 Standards for Design Review of Structures.~~

~~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~~

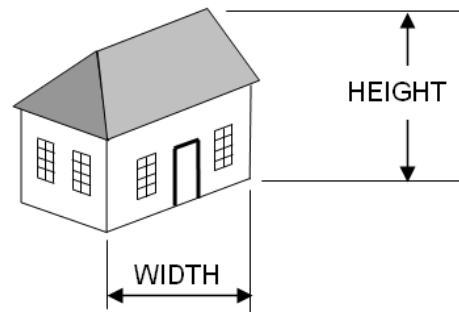
the design. All determinations will be based on a review of the physical environment within 500 feet of the site, or, if none, by all buildings in a similar zone.

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:

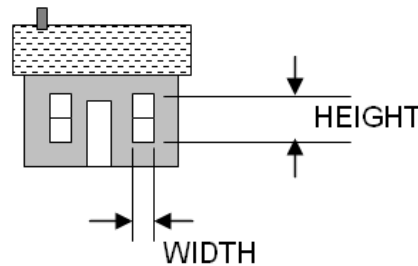
.1 ~~Scale — determined in terms of the size of the unit's construction, which must relate to the size of man, and be within the average size of structures within 500 feet of the site.~~



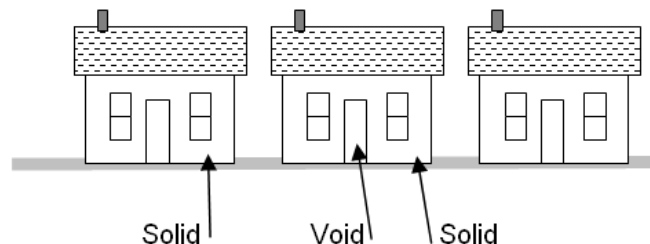
.2 ~~Proportion of building's front facades — the relationship between width and height of the front elevation of the building.~~



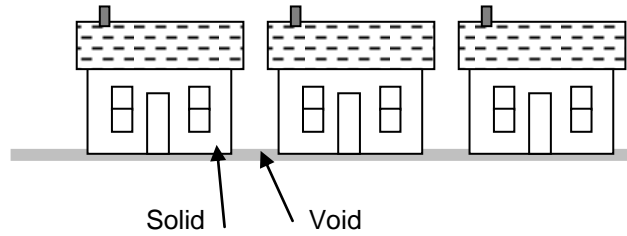
.3 ~~Proportion of openings within the facade — relationship of width to height of windows and doors.~~



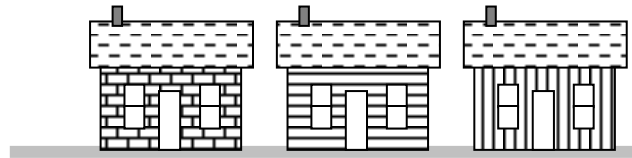
.4 ~~The rhythm of solids to voids in the facade — rhythm being an ordered recurrent alteration of openings to masses.~~



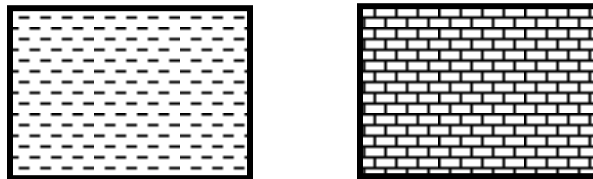
- ~~.5 Rhythm of spacing of buildings on the street - being the occurrence of building masses to spaces between them.~~



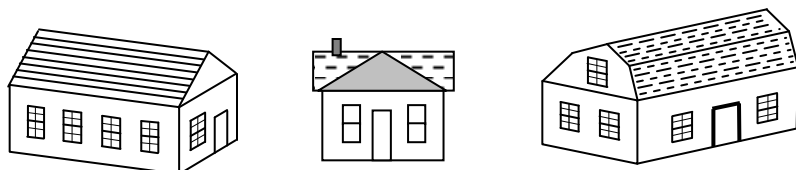
- ~~.6 Relationship of materials to be used - which means the tasteful mixture of exterior materials such as wood, brick, glass, slate, etc. as used predominately in the area of the project.~~



- ~~.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).~~

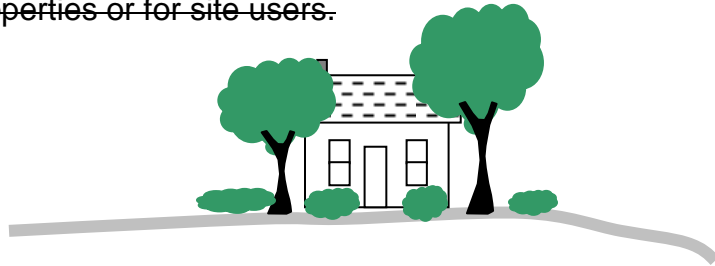


- ~~.9 Walls of continuity - which are the physical ingredients that form screens or enclosures around the project units~~

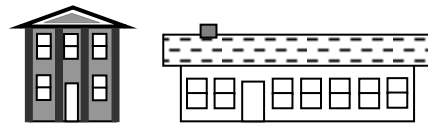
~~(such as brick walls, iron/wood fences, evergreen screens, berms, and hedges, etc.).~~



~~.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.~~

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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 SITE PLAN SUBMISSIONS – REVIEW AND APPROVAL [AMENDED JUNE 2, 2009]

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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.

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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.