

Town of Montville
Planning and Zoning Commission

**ZONING TEXT & MAP AMENDMENT
APPLICATION FORM**

Please submit original and 16 copies of this application and relevant plans.

FOR OFFICE USE ONLY

Application Number: 26 ZC 2

Submittal Date: 3/6/26

Date of Receipt: 3/24/26

Fee Paid: N/A

Application is for: ☒ **TEXT AMENDMENT** ☐ **MAP AMENDMENT**

Name of Applicant(S): **Montville Planning & Zoning Commission**

Mailing Address(es): **C/O Dennis Goderre, Director
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382**

Telephone Number(s): **(860) 848-6779**

Email Address(es): **dgoderre@montville-ct.org**

All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

AMENDMENT TO ZONING REGULATIONS. Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan and a statement regarding conformance to general purposes of the Zoning Regulations. **SEE PROPOSED ZONING REGULATIONS AMENDMENTS ATTACHED.**

AMENDMENT TO ZONING MAP. Proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement.

COMPLETE FOR ZONING MAP AMENDMENTS ONLY:

Property Address(es):

Assessor's Parcel ID(s): Map _____ Block _____ Lot _____

Present Zoning District: _____ Proposed Zoning District: _____

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):

COMPLETE FOR ZONING REGULATION OR MAP AMENDMENTS:

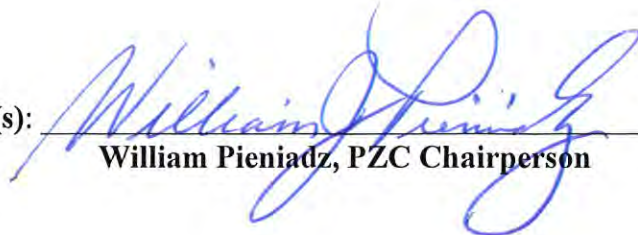
Reason for requesting Regulation or Map Amendment: (ATTACH SHEET IF NECESSARY):

The Montville Planning & Zoning Commission is requesting an amendment to add new sections as follows: 1.3 New Definition: Architectural Façade Element, Blank Wall, Fenestrations, Architectural Vegetation, Deciduous Tree or Shrub, Desire Line, Evergreen Tree or Shrub, Groundcover Vegetation, Invasive Plants, Landscape(d), Landscaped End Island, Landscaped Intermediate Island, Landscaped Median Island, Large Deciduous Tree, Large Evergreen Tree, Medium Deciduous Tree, Medium Evergreen Tree, Small Deciduous Tree, Small Evergreen Tree, Non-Invasive Native/Adaptive Plant Material, Shade Tree, Street Tree, BUG, Footcandle, Full Cut-Off, Glare, Light Trespass, Nadir, Photometric Plan, Security Lighting, Access Drive, Drive Aisle, Parking Area, Parking Row, Parking Stall; amend Section 18; add new Section 18B.0 Landscape & Site Design Standards, Section 18C.0 Lighting Standards, Section 18D.0 Siting of Necessary Exterior Appurtenances and Section 18E.0 Blank Wall and Use of Fenestrations

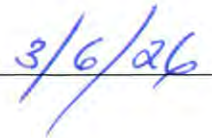
The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, any approvals may be modified, suspended, or revoked by the Commission or its agents.

Applicant Signature(s):


William Pieniadz, PZC Chairperson

Date:



SECTION 1.3: DEFINITIONS

The following are new definitions.

Architectural Façade Element. A permanent, three-dimensional component or treatment applied to, integrated with, or projecting from, or recessed within a building's façade that contributes to the visual articulation, scale, rhythm, or architectural character of the building façade. Architectural façade elements may include, but are not limited to, windows and window groupings, doors, porches, stoops, balconies, bay windows, columns, pilasters, canopies, awnings, arcades, reveals, projections, recesses, changes in plane, and decorative or functional architectural detailing. Architectural façade elements do not include applied graphics, murals, signage, or temporary features unless expressly permitted elsewhere in these Regulations.

Blank Wall (Building and Structure). A segment of a building's or structure's wall of 250 SF or greater which contains no Architectural Façade Element.

Fenestrations. The arrangement, placement, size, proportion, spacing, and design of windows, doors, and other openings in a building façade, including the relationship of such openings to one another and to the overall architectural composition of the building. Fenestration includes glazing, framing, and operable or fixed elements that admit light, air, or access, but does not include solid wall areas without openings.

Architectural Vegetation. A tree or shrub whose natural growing habit is uniform in shape and utilized to accent, complement or reinforce building elements or guide a person's movement or sightline.

Deciduous Tree or Shrub. A plant which generally drops leaves in fall, blooming in late winter or spring.

Desire Line. A pedestrian's preferred direction of travel between two points.

Evergreen Tree or Shrub. A plant which maintains leaves year-round.

Groundcover Vegetation. For the purpose of these regulations, includes evergreen plantings no higher than eighteen inches at maturity and is planted with spacing to create a continuous mat of ground coverage. Groundcover Vegetation may be one or more plant species planted in a uniform manner. Lawn is not considered ground cover.

Invasive Plants. Plant material listed on the CT Invasive Plant List as maintained by the CT Invasive Plant Council.

Landscape(d). An area of permeable surface containing vegetation such as turf, shrubs, perennials and/or annual plantings. Landscaped areas do not include solely stone or natural mulched materials.

Landscaped End Island. A raised curbed Landscaped area located at the end of a Parking Row.

Landscaped Intermediate Island. A raised curbed Landscaped area located within a Parking Row.

Landscaped Median Island. A Landscaped area which Parking Stalls are perpendicular to and are raised by curbing when not used for stormwater/LID measures.

Large Deciduous Tree. Mature Height: Greater than 50 feet; Mature Spread: 40 feet or greater.

Large Evergreen Tree. Mature Height: Greater than 50 feet; Mature Spread: 20-30 feet or greater.

Medium Deciduous Tree. Mature Height: 30 - 50 feet; Mature Spread: 20 - 40 feet.

Medium Evergreen Tree. Mature Height: 30 - 50 feet; Mature Spread: 15 – 25 feet.

Small Deciduous Tree. Mature Height: less than 30; Mature Spread: 15 – 25 feet.

Small Evergreen Tree. Mature Height: less than 30; Mature Spread: 10 - 15 feet.

Size Reference above: Dirr, M. A. (2009). Manual of Woody Landscape Plants

Non-Invasive Native/Adaptive Plant Material. Trees, shrubs and groundcover, including cultivars, which are native to, and have demonstrative adaptability to, the climate of the USDA Hardiness Zone and which are not Invasive Plants.

Shade Tree. A deciduous tree which at maturity achieves a canopy width of 25' or greater and height of 30' or greater and offers dense leaf coverage. Intended to reduce heat gain.

Street Tree. A deciduous tree which has high or upright branching habit to achieve safe sight lines and overhead clearance for pedestrians and vehicles; generally, provides dense leaf coverage for shade and are generally of medium to large size depending upon application.

BUG. Refers to Backlight, Uplight, and Glare

Footcandle. A unit of illumination equivalent to the illumination produced by one candle at a distance of one foot and equal to one lumen per square foot

Full Cut-Off. A fixture which prevents light from emitting above ninety degrees from Nadir.

Glare. The visual impact of a light emission resulting from insufficient shielding of a source of light which may create hazards or discomfort to any person off of the property. Glare may be created directly from a light fixture

Light Trespass. Light measuring above 0.0 Footcandles at and beyond the property line.

Nadir. The point on the ground perpendicular to the light source above.

Photometric Plan. A site plan depicting lighting levels measured in Footcandles to the tenth decimal place of all light fixtures existing and proposed on the site and mounted on the exterior of the building.

Security Lighting. Lighting at its minimal level which is essential for ensuring property enforcement from trespass, theft or vandalism and as required by insurance underwriting.

Access Drive. A drive providing access into, out of and through a site and does not accommodate Parking Stalls.

Drive Aisle. A vehicular travel-way which provides direct access to Parking Stalls.

Parking Area. The area between all surface areas which accommodate parking stalls and all drives, islands and aisles serving parking that serves the use(s) located on or off the property.

Parking Row. The sequence of Parking Stalls running parallel to the Drive Aisle

Parking Stall. A space intended for the temporary parking of a motor vehicle that serves visitors or employees of a principal use and accessed by a Drive Aisle.

18.0 OFF-STREET PARKING ~~REGULATIONS~~ STANDARDS

18.1 General

No building or structure shall be erected, enlarged, modified, or its use changed unless permanently maintained parking and loading spaces are provided in accordance with the provisions of these Regulations. In addition, no alterations, improvements or modifications to an existing parking ~~lot area~~ or the establishment of a new parking area ~~may be established~~ until a site plan in accordance with Section 17 of these Regulations has been approved by the ~~Commission~~ Decision-Making Authority.

An existing parking area and appurtenances legally existing prior to the establishment of these Regulations or amendments thereto, which does not comply with the requirements of this section shall be considered a non-conforming use of land.

The Decision-Making Authority ~~Commission~~ shall review the location of access drives across a public right-of-way proposed as part of a site plan. The applicant shall be responsible for obtaining an encroachment review from the DPW and/or State of CT DOT. Applicant shall be responsible for obtaining a traffic review from the State of CT Office of State Traffic Authority (OSTA) as required.

It is the intent of these Regulations to allow flexibility in addressing vehicle parking, loading areas, parking lot landscape design, storm water management and to promote transit orientated development.

18.2 Applicability

These Regulations apply to all uses in all districts.

18.3 Parking Space Dimensions

18.23.1 A parking space shall have a minimum rectangular dimension sufficient to provide one hundred eighty square feet (180sqft) of parking area exclusive of driveways and shall be permanently reserved for the temporary parking of one (1) automobile. Spaces may be either 9' x 20' or 10' x 18'. -The length of any parking space shall be at least eighteen feet (18') and the width at least nine feet (9') as marked on an axis parallel with the vehicle after it is parked. The dimension of the parking spaces shall be consistent for all contiguous spaces ~~and shall provide for the most efficient design for vehicular and pedestrian circulation.~~

18.23.2 The Decision-Making Authority ~~Commission~~ shall accept parking ~~or landscape~~ plans; if one or more of the following criteria have been met:

1. A parking plan has been submitted by a Connecticut Licensed Professional Engineer which has been reviewed and approved by the Town Engineer and Director of Planning.
2. The construction of fewer parking spaces may improve stormwater quality while still satisfying parking demand.
3. Current parking demand will allow for the phasing of required parking spaces. The construction of the parking area and installation of the spaces may be phased according to the short term requirements as designated on the Plan, except that no less than fifty percent (50%) of the total spaces required shall be constructed as part of the short or current requirement. The balance of spaces not constructed shall be designated as reserve spaces on the site plan and laid out on an integral part of the overall parking layout, and must be located on land suitable for parking area development and either left in its natural state or suitably landscaped. Under any circumstances, the owner may construct the total number of parking spaces required or if the ~~Decision-Making Authority Commission~~ determines that additional spaces identified as reserve spaces on the site plan may be required, the ~~Decision-Making Authority Commission~~ shall notify the property owner concerning the Commission's findings and owner shall construct the required spaces within six (6) months of such notification.

18.43 Parking Requirements

A Parking ~~P~~plan may be submitted by a Connecticut Licensed Professional ~~E~~engineer which has been reviewed and approved by the Town Engineer and the Director of ~~Planning-Land Use & Development~~ in lieu of ~~parking meeting the required quantity of parking listed herein. requirements listed in Section 18.3.~~

Adequate parking facilities located off the street or highway right-of-way shall be provided to accommodate the motor vehicles of all occupants, employees, customers, and other persons normally visiting each building or premises at any one time in accordance with the following requirements:

- 18.34.1 For One-Family or Two-Family Dwelling Units: Two (2) spaces for each family unit; driveways may be included as a required space for single-family dwellings. For permitted home occupations, spaces shall be provided as required for the occupational uses specified herein:
- 18.34.2 ~~For Multi-Family Dwellings Sixteen (16) or fewer Dwelling Units. There shall be no parking minimum.~~

18.4.3 Greater than sixteen (16) Dwelling Units

- a. Studio and one-bedroom Dwelling Units: 1 parking space per Dwelling Unit
- b. Two or more-bedrooms Dwelling Units: 2 parking spaces per Dwelling Unit
- c. Fewer parking spaces may be proposed subject to the applicant submitting a parking needs assessment prepared by a Connecticut licensed professional engineer addressing how the following criteria supports the lesser parking ratio without impact health and safety:
 - (1) available existing public and private parking that may be used by residents of the proposed development,
 - (2) public transportation options that may be used by residents of the proposed development that mitigate the need for off-street parking,
 - (3) projected future needs for off-street parking for such proposed development, and
 - (4) any relevant local traffic, parking or safety study.

Parking Requirements—less than twenty-five (25) Units

- ~~• 1 spaces for each efficiency unit~~
- ~~• 2 spaces for each one (1) bedroom unit~~
- ~~• 2 ½ spaces for each unit with two (2) or more bedrooms~~
- ~~• A car garage assigned to or combined in ownership with a dwelling unit may be counted as one (1) parking space.~~
- ~~• A driveway, with a minimum dimension of 10' X 20' which leads to a garage assigned to or combined with a dwelling unit may be counted as one (1) parking space.~~
- ~~• Three (3) guest parking spaces shall be provided for every ten (10) units.~~

~~In the case of mixed uses, uses with different parking requirements occupying the same building or premises, the parking spaces required shall equal the sum of the requirements of the various uses computed separately unless the Commission determines that the plan meets the requirements of Section 18.2.2 of these Regulations.~~

18.34.34 For Business or Professional Office or Governmental Office Space: One (1) space for each two hundred fifty square feet (250sqft) of gross floor space.

18.34.45 Retail Stores and Restaurants containing drive through facilities:

- Pick up facilities / windows which include required stacking lanes, shall be located in the rear or side yards only. Provisions shall be made to park the minimum stack of vehicles between the street line and the drive through window, with provisions

also made to allow at least one exiting automobile to park between the window and the street. The space at the pick-up window shall not be counted as a stacking space.

- Stacking lanes shall be a minimum of ten feet (10') wide and twenty feet (20') long.
- Stacking lanes shall be separate from internal aisles, which allow traffic to circulate through the site without entering the drive-through lane.
- Stacking lanes shall be designated and located so as to minimize traffic congestion and to promote pedestrian safety through the use of pavement markings, signs, and designated walkways.
- Drug Stores: A minimum of three (3) stacking spaces.
- Bank: A minimum of five (5) stacking spaces.
- Car Wash: A minimum of five (5) stacking spaces and two (2) stacking spaces at car wash bay exit.
- Restaurant Fast Food: A minimum of five (5) stacking spaces.

18.34.5-6 For Retail Stores less than twenty thousand square feet (20,000sqft) of gross floor area, Personal Service Shops, Repair Shops and similar Commercial Uses: One (1) space for each two hundred fifty feet square feet (250sqft) of gross floor area. For Retail stores or similar uses greater than twenty thousand square feet (20,000sqft), the applicant shall submit a parking plan designed by a Connecticut Licensed Professional engineer.

18.43.67 Retail – Convenience Store Gas Sales: Five (5) parking spaces per one thousand (1,000) square feet of gross floor area. The number of required spaces may be reduced by the number of fuel pumps that can be accessed at any one time. There shall be one (1) space for each three (3) interior on-site seats. There shall be one (1) space for each two (2) employees. There shall be one (1) space adjacent to a vacuum facility or tire air station if one is provided. In no event shall the number of required spaces be less than three (3) per one thousand gross square feet (1,000sqft) of floor area. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel.

18.43.78 For Furniture, Machinery, Equipment, Automobile and Boat Sales and / or Service Establishments: One (1) space for each four hundred square feet (400sqft) of gross floor area, and one (1) space for each eight hundred square feet (800sqft) of outdoor sales and/or displayed area.

18.34.89 For Restaurants, Night Clubs, Bars and Lounges: One (1) space for each three (3) persons who may legally occupy the facility where allowable occupancy is determined in accordance with Section 18.4.4 and three (3) spaces for Pick-Up Service.

18.34.910 For Fast-Food Restaurants or Other Food Service Establishments Where Customers are served by primarily counter service: One (1) space for every three (3) permanent seats

and one (1) space for each nine (9) square feet of public floor area not devoted to permanent seating facilities, excluding restrooms. Where any drive-in service window is established provisions shall be made to park at least five (5) waiting automobiles between the street line and the drive-in window being approached, with provisions also made to park at least one (1) exiting automobile between said window and the street. Such facilities shall be provided in such a way as to cause no interruption to the smooth flow of traffic within the subject site.

- 18.34.4011 For Theaters, Grandstands and Stadiums, Auditoriums or Meeting Rooms and Similar Places of Public Assembly: One (1) space for every three (3) seats if permanent seating is provided, or one (1) space for each twenty-one (21) square feet of public area for areas not served by permanent seating.
- 18.34.4112 For Hotels, Motels, Lodging, or Boarding Houses: One (1) space for each room, plus spaces as required for other related uses, plus one (1) space for each two (2) employees.
- 18.34.4213 Hospitals: One (1) space for each bed plus one (1) space for each two (2) employees on the single largest shift.
- 18.34.4314 Nursing and/or Convalescent Homes: One (1) space for each three (3) patient accommodations plus one (1) space for each two (2) employees in the single largest shift.
- 18.34.4415 For Industrial Plants, Wholesale Establishments, Warehouses and Similar Buildings: One (1) space for each one thousand square feet (1,000sqft) of floor area or one (1) space for each three (3) persons normally employed, whichever is greater.
- 18.34.4516 Buildings Occupied by a Government Unit or religious Institution: One (1) parking space for each three (3) persons for which seating accommodations are provided, plus parking as required for related uses as specified herein.
- 18.34.4617 Private Clubs, Fraternities, Sororities, Country Clubs, or Other Similar Organizations: One (1) space for each two (2) employees, plus spaces as required herein for restaurant areas, places of assembly, etc. If sleeping accommodations are provided, parking shall be provided in addition to other requirements at a standard of one (1) space per sleeping room, or if dormitory accommodations are provided, at one (1) space for each two (2) beds. In those cases where golf courses are involved, parking shall be provided for at least one hundred (100) cars, and where tennis facilities are involved, parking shall be provided for at least four (4) cars per court.
- 18.34.4718 Commercial Recreational Facility: One (1) space for three (3) users who could be utilizing the premises at any one single time plus one (1) space for each three (3) seats provided for spectator observance of the establishment's activities. If restaurant or other

commercial facilities are included in the facility, additional parking shall also be provided in accordance with the requirements for such related uses as specified herein.

18.34.1819 Automotive Services Including but not Limited to Gas Stations, Auto dealers, Auto Accessories, Auto Repair, Auto Body and Paint Shop, Muffler Installations, Tire Shops, Engine and Transmissions Overhaul Shops Excluding Convenience Store Gas Sales: Five (5) spaces plus two (2) spaces for each service stall, plus two (2) spaces for each pump. In addition, if motor vehicles are offered for sale and / or rent on the premises, one space shall be provided for each such vehicle offered for sale and /or rent. Furthermore, an attendant operated or self-service car wash shall have at least ten (10) waiting positions for each bay between the street line and such bay for cars approaching, and at a least two (2) waiting positions for cars leaving such bays.

18.34.1920 Medical or Dental Offices: One (1) space for each one hundred fifty square feet (150sqft) of gross floor area.

18.4.21 Mixed Uses: A parking study in accordance with Section 18.3.2.b shall be required for mixed-use developments that include more than sixteen (16) residential dwelling units in combination with one or more non-residential uses, whether the residential dwelling units or other uses are existing or proposed.

18.45 Interpretation ~~of~~ Off-Street Parking

18.45.1 The Parking required herein is in addition to space which is required for the storage of trucks or other vehicles used in connection with a business, commercial or industrial use.

18.45.2 Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.

18.45.3 The parking space requirements for a use not specifically listed in this section shall be the same as for a listed use of similar characteristics of parking demand generation, as determined by the Decision-Making Authority~~Commission~~. For uses not specified, the Applicant must supply the industry or business standard or a plan signed and sealed by a Licensed Professional Engineer certifying sufficient parking.

18.45.4 In those instances where the parking requirements related to the number of people using a particular building or portion thereof, the occupancy allowances published in the State Building Code or Fire Code shall govern whichever is more restrictive.

18.56 Location Of Required Parking Spaces

1. On-Site. Required parking facilities shall be located on the same lot as the dwelling unit, building, or on the use which they serve except as noted in these Regulations. The applicant must provide the minimum number of parking spaces required by these Regulations. The Decision-Making AuthorityCommission shall limit the number of spaces to those required by these Regulations for the proposed use except as noted in these Regulations.
2. Off-site. The Decision-Making AuthorityCommission may approve parking on a noncontiguous lot if the Applicant supplies sufficient evidence that the lot is under the control of the Applicant/Owner by way of easement, lease or ownership. It shall be the Applicant/Owner responsibility to maintain easement, lease or ownership to run concurrent with the approved project.
3. Front Setback. Parking and drives shall be setback twenty-five (25) feet from Front Property Lines.
4. Side and Rear Setback. Parking and drives shall be setback ten (10) feet from Side and Rear Property.

18.67 Interior DrivesDrive Aisles

Interior drives-Drive Aisles shall be of adequate width to serve a particular design arrangement of parking spaces, the following being the minimum width permitted. Ninety degrees (90°) parking shall be used unless there is positive control of traffic directions.

- 90° parking – twenty-four feet (24')
- 45° parking – thirteen feet (13')
- 60° parking – eighteen feet (18')
- 30° parking – eleven feet (11')

18.78 Surface of Parking Areas

All off-street parking areas shall be surfaced and maintained with a durable and dustless all-weather material as may be approved by the Decision-Making AuthorityCommission. Parking areas shall be so graded and drained as to dispose of all surface water and proposed surfacing and drainage plans shall be submitted to and approved by the Decision-Making AuthorityCommission. In no case shall drainage be allowed across any sidewalk areas.

18.89 Landscape Islands, Access Drives & Vehicular Circulation

Provisions shall be made for vehicular access to the lot and circulation upon the lot in such a manner as to safeguard against hazards to traffic and pedestrians in the street and to provide safe and convenient circulation in the street and upon the lot.

All parking areas shall be designed in such a manner that any vehicle entering or leaving the parking area from or to a public or private street shall be traveling in a forward motion.

All access driveways for parking areas and / or loading areas shall be located in such a way that any vehicle entering or leaving such areas shall be clearly visible for a reasonable distance to any pedestrian or motorists approaching such driveway from a public or private street.

~~Furthermore, all~~ driveways providing connection between any parking and / or loading areas and any public street or public right-of-way shall be finished with bituminous concrete or concrete which shall conform with the Town of Montville Road Standard and Improvement Details as may be amended from time to time.

18.89.1 All parking areas shall include islands and medians as set forth is Section 18B Landscape Design Standards

18.9.2 The entrances and exits to all parking areas shall be clearly marked. Access drives for one way traffic shall have minimum width of fourteen feet (14') where one way traffic is anticipated and a minimum width of twenty-four feet (24') traffic is anticipated.

18.89.23 All parking spaces in parking areas of more than fifteen (15) cars and all loading spaces shall be so located that vehicles entering or leaving such spaces do not block any entrance drive to the parking facility. In addition, all parking spaces shall be entered and exited along interior drives arranged perpendicular to access drives wherever possible.

18.9.4 No parking shall be permitted along access drives within forty feet (40') of the street line and at greater distances as may be required by the Decision-Making Authority Commission depending on the traffic generation and parking lot size. Dead end parking aisle interior drives shall be extended ~~five-ten~~ feet (105') further than the last parking space to allow movement of a vehicle in and out of a parking space.

18.89.35 All exits and entrances shall be so located as to provide the least amount of interference with the movement of pedestrian and vehicular traffic. Each entrance and exit shall be at least twenty feet (20') distance from any residential property or residential district and at least seventy-five feet (75') distance from any street intersection, except entrance and exit onto a collector or arterial street which shall be one hundred fifty feet (150') from any intersection and where traffic circulation would be improved by having entrances and exits directly opposite to existing curb cuts or roads.

~~18.8.4 Driveways in commercial and industrial districts shall not be more than thirty feet (30') wide at the right of way line and fifty five feet (55') wide at the curb line. Greater widths may be permitted where, in the opinion of the Commission, they are necessary to accommodate traffic volumes or movements, public safety requirements, or larger~~

~~vehicles. Each parcel within these districts shall be entitled to one (1) driveway where the property has two hundred feet (200') of frontage or less, and additional driveways only when permitted and approved by the Commission on the site plan.~~

~~18.8.5 The grade for access drives shall conform to the Town of Montville Road Standard and Improvement Details as may be amended from time to time. Any variation shall be approved by the Town Engineer.~~

18.89.6 Where a lot has frontage on two (2) or more streets, the access to the lot shall be provided to the lot across the frontage to the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians.

18.89.7 The street giving access to the lot shall have traffic carrying capacity and be suitably improved to accommodate the amount and types of traffic generated by the proposed use.

18.89.8 When necessary to safeguard against hazards to traffic and pedestrians and / or avoid traffic congestion, provision shall be made for turning lanes, traffic directional islands, frontage roads, driveways, and traffic controls within the streets.

18.89.9 Where topographic and other conditions are reasonably useable provisions shall be made for circulation driveway connections to adjoining lots of similar existing or potential use; (1) when such driveway connection will facilitate fire protection services as approved by the Town Fire Marshal and / or; (2) when such driveway will enable the public to travel between two existing or potential uses, open to the public generally, without need to travel upon a street.

18.89.10 Where the lot has frontage on an existing street, proper provision shall be made for grading and improvement of shoulders and sidewalk areas within the right-of-way of the street and for provision of curbs and sidewalks, as approved by the Decision-Making Authority Commission and in accordance with the pattern of development along the street. Where necessary to provide for suitable access for a system of neighborhood circulation streets, provision shall also be made for appropriate continuation and improvement of streets terminating at the lot where the use is to be located.

18.910 Pedestrian Safety Landscaping Required

~~Off-street parking spaces shall be suitably separated from the building shall conform to the Town of Montville Road Standard and Improvement Details as may be amended from time to time. All Parking areas shall conform to Section 18B Landscape Design Standards.~~

18.1011 Property Maintenance

The owner of property used for parking and / or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.

18.1112 Curbing Requirements

Appropriate provisions shall be made to prevent vehicles from overhanging walkways and from damaging trees or other landscaping materials. Furthermore, whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond such property lines.

18.1213 Fire Lanes

No parking shall be permitted in those areas designated as fire lanes on any site plans approved under the provisions of these Zoning Regulations or established by the Town's Fire Marshal.

18.1314 Marking

All required parking spaces and fire lanes, except spaces required for one (1) family or two (2) family dwellings and other approved alternative parking areas, shall be marked by painted lines, maintained in good condition, curbs, or other means to indicate individual spaces. Signs or markers painted or provided and maintained in good condition shall also be used as necessary to insure efficient traffic flow within all parking lots and between any such lot and the public street or right-of-way serving such lot.

18.1415 Lighting

All parking areas shall conform to Section 18C Lighting Design Standards.

~~Adequate lighting shall be provided in all lots of more than fifteen (15) spaces except where the Commission may determine that such parking areas will never be used at night. Required lighting shall be arranged and installed to minimize glare on adjacent property, and adjacent streets and highways. Full cutoff luminaires shall be installed where commercial or industrial uses abut residential Districts or uses. In this instance all external lights shall be fitted with opaque shilling which shall prevent direct light emission above a horizontal plane through the luminaire's lowest light emitting part.~~

18.1516 Handicapped-Accessible Parking Spaces

~~Handicapped-Accessible~~ parking spaces ~~and location and arrangement of handicapped parking spaces and building approaches~~ shall be provided for in accordance with the provisions of the Building Code of the State of Connecticut and shall be included in the total required parking spaces.
~~For the purposes of this section, required handicapped parking spaces shall be considered part of the parking spaces.~~

~~18.16 LANDSCAPING OF PARKING LOTS~~

~~All parking lots shall be landscaped in accordance with the following requirements:~~

~~18.16.1~~ Parking Lots

~~Every parking lot which contains eighty thousand (80,000) or more square feet of lot area, including adjacent front, side and rear yard areas shall provide:~~

- ~~1. Landscaped areas amounting to at least ten percent (10%) of the total lot area, exclusive of building coverage. Such landscaped area may include those landscaped strips along the front, side and rear lot lines. All interior landscaping, including parking islands shall be located so as to provide both aesthetic value and orderly traffic flow and shall be integrated with the overall stormwater management plan within the subject site.~~

~~18.16.2~~ Additional Landscaping Requirements

~~All planted and landscaped areas shall be maintained continuously by the owner of the property. All trees required to be planted in landscaped areas shall be at least six feet (6') in height at time of planting. Those parking areas within Industrial and Commercial Districts may be required to provide complete visual screening around their perimeters in those cases where the Commission deems such screening necessary to buffer existing adjacent property uses from a proposed industrial or commercial use.~~

18B.0 LANDSCAPE & SITE DESIGN STANDARDS

18B.1 Purpose

The Commission finds these standards are necessary to protecting the health, safety and welfare of the Town as landscaping:

1. Improves appearance and contributes to community and neighborhood identity;
2. Increases shade to reduce heat island effect, reducing environmental impacts;
3. Provides habitat for wildlife and migratory birds;
4. Provides opportunity for low impact development options and stormwater runoff quantity and quality;
5. Supports safe vehicular and pedestrian circulation with appropriate use and placement;
6. Creates effective buffers between land uses.

18B.2 Applicability

The minimum landscaping requirements established in this section apply to:

1. All zoning permits other than Single Family Homes and Duplex when one per Lot;
2. Site plans and special permit applications;
3. When there is a change of use which requires less parking than exists, the number of reduced parking shall be removed and replaced as follows, listed in order of priority:
 - a. End Islands
 - b. Intermediate Islands
 - c. Median Areas
4. When there is a change of use with no effect on parking, end islands shall be added at the end of each parking row when the Decision-Making Authority determines there will be no adverse impact from the reduction of parking.
5. Parking areas which undergo pavement reclamation of more than 50% of the Parking Area shall provide at minimum End Islands when the Decision-Making Authority determines there will be no adverse impact from the reduction of parking.

18B.3 General Standards

1. Refer to Landscape related terms for all definitions;
2. All required landscape plans shall be prepared, signed, and sealed by a Connecticut-licensed Landscape Architect;

3. Plant measurements, size, stock and planting specifications shall follow AmericanHort standards;
4. Plantings shall provide shade, define circulation, reinforce pedestrian connections, and maintain safe sight lines;
5. Plant materials shall be selected for durability, salt tolerance, and suitability for parking-lot growing conditions;
6. Shade Trees and Street Trees shall be a minimum caliper of three (3) to three and one-half (3.5) inches at time of planting;
7. Evergreen Trees shall be a minimum height of six-eight (6-8) feet at time of planting;
8. Shrubs shall be a minimum size of 18-24" height/spread at time of planting;
9. The Decision-Making Authority may allow an alternative plant size based upon the use application of vegetation, plant availability and species;
10. Invasive plant materials identified by the CT Invasive Plant List as maintained by the CT Invasive Plant Council in accordance with 22a-381a through 22a-381d are prohibited;
11. All plant material shall be hardy to the USDA Plant Hardiness Zone applicable to the Town as determined by the most current USDA Plant Hardiness Zone Map;
12. All plantings shall be coordinated with the overall lighting plan to avoid conflicts of lighting and planting placement
13. Existing vegetation may be used to meet the requirements of these regulations.

18B.4 Locating Plant Material & Conflicts With Existing & Proposed Conditions

1. General. All plant material shall be located and selected based upon its intended use and not interfere with pedestrian or vehicular movements;
2. Sight Lines. All plant material shall be selected, located, sized and maintained to not conflict with sight lines at intersections of roadways, driveways and drive aisles;
3. Branching Height at Drives and Walkways. All plant material branching shall have a minimum height and maintained at seven (7) feet clearance and ensure sight lines are not impeded at intersections.
4. Pedestrian Visibility. All plant material shall be selected, located and sized to not conflict with visibility of pedestrians entering and within crosswalks;
5. Existing Conditions. Should there be a conflict with existing utilities, steep slopes or other conditions and which are not feasibly capable of being adjusted and prohibits meeting the requirements of this Section, all required landscaping for said location shall be provided within the property at another location as determined suitable by the Decision-Making Authority;

6. Proposed Utilities and Site Grading. Landscaping shall take priority over proposed utility infrastructure siting and routing and the establishment of final grades. If the Decision-Making Authority determines the necessity of a particular utility location, routing, or provider requirements, landscaping may be omitted or reduced at the affected area(s). However, the displaced landscaping shall be provided within the property at another location on site as determined suitable by the Decision-Making Authority.

18B.5 Parking Area Landscaping

1. General Standards

- a. Landscape islands shall align to each other when parking rows are adjacent or opposite one another as to maintain orderly circulation and continuous planting areas;
- b. Where islands or medians are designed as low-impact development (LID) areas to collect and treat stormwater, curbing may be omitted to allow sheet flow, subject to approval by the Decision-Making Authority and the Town Engineer.

2. Landscaped End Islands

- a. Shall be aligned based upon the main entrance of a building, to the extent feasible;
- b. Shall be of a dimension equal to the parking stall dimension used to achieve the purpose of these regulations;
- c. Shall be provided at the end of each parking row;
- d. Shall contain at least one deciduous Shade Tree;
- e. Shall be planted with Groundcover Vegetation;
- f. May be hardscaped only if utilized for pedestrian circulation for a crosswalk directly serving a main entrance to a building or a clearly distinguished desire line.
- g. When served as a pedestrian refuge as noted above, landscaping may be omitted in the place for hardscape.
- h. The Decision-Making Authority may require larger Landscaped End Islands to accommodate appropriate turning radius at locations of high anticipated vehicle or pedestrian traffic.

3. Landscaped Intermediate Islands

- a. Shall be provided for parking rows exceeding twenty spaces at a rate of one (1) island for every twelve (12) parking stalls within each row (minimum one island);
- b. Shall be of a dimension equal to the parking stall dimension used to achieve the purpose of these regulations.

- c. Shall contain at least one deciduous Shade Tree;
- d. Shall be planted with Groundcover Vegetation.
- e. Shall be hardscaped only if utilized for pedestrian circulation for a crosswalk serving a main entrance to a building or clearly distinguished desire line.

4. Landscaped Median Islands

- a. Shall be provided for every four (4) parking rows and shall be centrally and evenly spaced across the parking area;
- b. Shall have a minimum clear width of eight (8) feet measured from back of curb;
- c. Shall contain Shade Trees spaced at intervals of one (1) tree for every ten (10) parking stalls with a minimum of one Shade Tree
- d. May be partially hardscaped only if utilized for pedestrian circulation for a crosswalk serving a main entrance to a building or clearly distinguished Desire Line.
- e. Landscaped End Islands and Intermediate Islands planting requirements shall not be used to satisfy Landscape Median Island planting requirements.
- f. Landscaped Medians Islands are encouraged to be designed as low-impact development (LID) areas to collect, infiltrate, and treat stormwater.

5. Drive and perimeter Landscaping

- a. There shall be one Shade Tree for every 10 parking spaces located along the perimeter of a Parking Area.
- b. Shade Trees shall be planted along both sides of drives at the rate on one Shade Tree for every fifty (50) feet. Plant spacing may be staggered to respond to utility, grading and walks.

6. Parking in Front Yard

When parking is located in the Front Yard a landscaped buffer, in addition to the Street Trees required in Section 18B.8 Frontage and Streetscape Landscaping, shall be provided for every 40 feet of frontage, or increment, as follows:

- a. A minimum three-foot-high landscaped berm;
- b. One (1) deciduous shade tree;
- c. Twenty-five (25) shrubs, evergreen and deciduous (quantity proportional to frontage length).

18B.6 Site Retaining Walls

The following applies to all retaining walls visible from a public right of way or approved residential use or zone:

1. Base Planting. Retaining walls of four (4) feet and up to eight (8) feet shall be planted at its base with a continuous planting bed of woody ornamental evergreen and deciduous shrubs. Herbaceous ground cover is permitted when in combination with shrub planting.
2. Terraced Planting. In addition to the Base Planting retaining walls higher than eight (8) feet shall be terraced with an intermediate terraced planting bed of six (6) feet in depth measured between the back of the lower wall coping and base of the upper wall shall be planted at its base with a continuous planting bed of woody ornamental evergreen and deciduous shrubs.
3. Wall Signs. Sections of Retaining walls which are utilized for site signage as approved under these regulations may be allowed to reduce the landscape requirement for the length of the approved sign.

18B.7 Buffer Requirements

1. Complete Visual Landscape Buffer. A full landscape buffer of ten (10) feet shall be provided along any side or rear property line abutting a residential, civic, or institutional district or use. The buffer shall include:
 - a. One Medium Deciduous Tree, minimum five Small Evergreen Trees, fifteen evergreen shrubs per fifty (50) feet of property line or proportional for increment thereof;
 - b. In lieu of a continuous evergreen screen, an eight (8) foot high opaque fence with a continuous foundation planting consisting of mixed twenty five (25) evergreen and deciduous shrubs.
2. Partial Visual Landscape Buffer. A partial landscape buffer of ten (10) feet shall be provided along any side or rear lot line abutting a non-residential district or use. The buffer shall include:
 - a. One Medium Deciduous Tree, twenty-five (25) evergreen shrubs per fifty (50) feet of property line or proportional for increment thereof;
3. Industrial Zone Landscaped Buffer. For parking and storage areas located in industrial zones and adjacent to a residential/mixed use zone, or ~~(or?)~~ when a residential/mixed use zone is situated directly across a public right of way, a landscape buffer shall be provided as follows:

- a. Front yards: Minimum twenty five foot wide planting strip consisting of one large deciduous tree, three Large Evergreen Trees, and twenty five evergreen shrubs for every fifty feet of frontage.
- b. Side and Rear Yards. Minimum fifteen foot wide planting strip consisting of four Medium Evergreen Trees and twenty five evergreen shrubs positioned upon a three foot high berm.

18B.8 Frontage & Streetscape Landscaping

1. Street Tree Quantity. There shall be one (1) Street Tree for every forty (40) feet of frontage or fraction thereof.
2. Street Tree Location. Street Trees shall be planted within 3' of the front Property Line.

18B.9 Stormwater Management Areas (SWMA)

1. Surface stormwater management areas shall, to the extent feasible, not be located in Front Yards.
2. When visible from public rights of way or residential districts, stormwater management areas shall be landscaped with native plant materials compatible with the SWMA characteristics, integrated in the over all landscape and includes a mix of herbaceous, seed mixes, shrubs and trees.
3. In addition to above, SWMAs in rear and side yards shall be planted with a Complete Visual Landscape Buffer along side and rear yards.

18B.10 Bonding and Maintenance

1. A landscape bond shall be submitted for the value of all landscaping for the approved plan or initial phase prior to issuance of Zoning Permit.
2. All required landscaping shall be maintained in healthy condition. Dead, damaged, or diseased plantings shall be replaced with materials of equivalent size and type.
3. All required landscaping shall be maintained to meet the requirements of these regulations.

18C.0 LIGHTING STANDARDS

18C.1 Purpoe

The Commission affirms Site Lighting is vital to protecting the health, safety and welfare of the Town of Montville. When not appropriately used, lighting is detrimental to the environment and wildlife habitat, is a nuisance to neighboring property owners, has impacts on human health due to lighting levels and color, has negatively reduced the enjoyment of the night sky, and impacts safety on roadways. This regulation helps to reduce or eliminate these negative attributes.

18C.2 Applicability

1. This regulation applies to all site and exterior building mounted fixtures associated with the following:
 - a. Site Plan Applications
 - b. Replacement of existing fixtures, including poles and luminaires.
2. Uses exempt from these regulations are:
 - a. Single Family Homes
 - b. Duplex when one Duplex per Lot
 - c. Traditional seasonal lighting remaining no longer than 60-days;
 - d. Temporary lighting (lasting no longer than 10 days) for fairs, carnivals or similar functions only when authorized by the Town;
 - e. Town of Montville Government and safety facilities (does not include Board of Education uses or facilities).

18C.3 Lighting Layout Plan Required

1. Lighting Plans. Photometric plans shall be prepared depicting essential lighting and the non-essential/security lighting (two separate plans if applicable) and shall prepared by a Connecticut licensed professional engineer, a certified lighting designer, or landscape architect as follows:
 - a. Depicting site and building lighting locations,
 - b. Key/legend identifying the type of fixture and mounting height
 - c. Foot-candle distribution throughout the site and along adjacent properties.
 - d. Depicted with reference to all on-site proposed improvements and adjacent existing improvements, including existing buildings.
 - e. Seal and signature or appropriate documentation attesting to the individuals qualifications.

2. Reference. The standards used herein shall follow, to the extent practical, the best practices of the Illuminating Engineering Society of North America (IESNA).
3. General. The layout of all luminaires shall be coordinated with site features, such as but not limited to landscaping, buildings and structures, utilities, grading and slopes, and stormwater features.
4. Parking. Lighting shall be located in islands and medians. Lighting within open parking areas shall be located along striping separating parking rows, not located within parking stalls or striping between stalls.
5. Setbacks. Lighting is permitted within setbacks and shall meet all standards set forth.
6. Lighting Height. Light pole height is measured from the finished grade at the light pole base to the top of the luminaire.

18C.4 Light Trespass, Pollution & Glare Control

1. All luminaires shall have a BUG (Backlight, Uplight, Glare) rating which aligns with the intended use of the light fixture as defined by IESNA.
2. All lighting shall be full cut-off type fixtures, fully shielded/recessed and selected and installed to not permit light trespass and sky pollution.
3. No light shall be directed over a property line.
4. Lighting shall be fully shielded, emit no light above 90 degrees from Nadir, and shall not exceed 0.1 foot candles at any property line.
5. All fixtures shall be shielded and directed as to not cause glare, whether glare is direct or reflected from a surface, such as wall, roof, siding, sign or pavement.
6. Glare is prohibited at property lines as measured from five (5) feet above grade to the light source(s).

18C.5 Light Pole Foundation & Height; Parking Areas

Light poles shall not exceed 24'; except in R-20, R-40, R-80 and R-120 zones, light poles shall not exceed 16'. Foundations shall not be exposed more than 18" measured from finished grade; HDPE are prohibited and 'formwork' shall be removed.

18C.6 Light Pole Foundation & Height: Walkways & Courts

Light poles adjacent to walkways and within courts/entries shall not exceed 12'. Foundations shall be flush to the finished grade and screened by the light pole base.

18C.7 Building Mounted Lighting

All building mounted lighting shall be incorporated into the overall lighting plan and location clearly depicted. Lighting used solely for building code purposes shall be to the level to meet the minimum applicable building code.

18C.8 Fuel Station Canopies

Fuel Station Canopy Lighting must be recessed within the underside of the canopy. Specific horizontal illuminance levels under the canopy must be provided as part of the Lighting Plan.

18C.9 Color Temperature (Kelvin Limits)

Lighting color temperature shall not exceed 3000 Kelvin for all uses.

18C.10 Outdoor Recreation & Activity Areas

Where outdoor playing fields or other special outdoor activity areas are to be illuminated, lighting fixtures must be specified, mounted, and aimed so that:

1. The lighting shall be designed to meet the specific needs of the recreational activity; and
2. The lighting is full cut-off or IESNA cut-off fixtures, as approved by the Decision-Making Authority. Any application for use of IESNA fixtures should include "cut-sheets" with specifications and details of the proposed fixture and pole.
3. The lighting meets ANSI/IES RP-6-22 Lighting Sports and Recreational Areas requirements, as amended.
4. All power for field lighting shall be reduced by at least 75% one hour after the conclusion of each activity and be turned off within two hours after the conclusion of the activity.

18C.11 Aesthetics, Sign & Display

Lighting may be used to highlight architectural features, signs or displays. Light fixtures shall:

1. Be downward oriented; up or sideways lighting is prohibited;
2. Be full cut-off;
3. Configured with photocell or time clock on – off and be turned off within one hour after business closes.

18C.12 Flag Lighting

Lighting to illuminate the American flag only at night may be used, when the flag is building mounted no higher than twenty (20) feet or pole mounted no higher than thirty (30) feet and provided the light fixture meets the following requirements:

1. Is mounted at, or below ground level within a seven (7) foot radius of the pole,
2. Is designed to cast a narrow beam focused directly at the flag, and
3. Is fully shielded to prevent glare or light trespass to surrounding areas.

18C.13 Security & Time of Lighting Operations

1. All non-essential lighting shall be photocell-on with time-lock off one hour after business close. Essential lighting used for security shall be reduced down to the minimum level required by insurance underwriting. Applicant shall provide evidence of such minimum lighting level from the insurance underwriting agency.
2. Lighting plan shall identify essential v. non-essential lighting.

18C.14 Prohibited Lighting

The following types of lighting are prohibited, unless otherwise exempted from these provisions:

1. Mercury vapor lamps;
2. Unshielded lighting including 'flood lights';
3. Searchlights, beacons, pulsating/strobing, and laser source light fixtures, including when directed upward at such an angle that neither buildings, trees, shrubs or site surfaces are lit;
4. Animated, flashing, moving and festooned lighting and lighting producing changing color.

18C.15 Maintenance

All lighting shall be maintained to meet the requirements of these regulations.

18D.0 SITING OF NECESSARY EXTERIOR APPURTENANCES

18D.1 Purpose

The Commission affirms Exterior Appurtenances can detrimentally impact safety and welfare when not properly located. Therefore, this section sets forth the minimum criteria for locating, screening, noise attenuation and reducing or eliminating visible impacts.

18D.2 Applicability

1. This section establishes minimum standards for all new, replacement of and modification to existing Exterior Appurtenances which are visible from a public right of way, residential zones or uses.
2. This regulation applies to all uses except Single Family Homes, Duplex when one Duplex is located on a Lot, regardless of zoning district.

18D.3 Location on Site

1. All other Exterior Appurtenances are prohibited within front, side and rear setbacks.
2. Trash and Recycling Enclosures are prohibited from the Front Yard.

18D.4 Conflicts

These standards may be modified when the applicant demonstrates with substantiated evidence that these standards would be in conflict with public utility provider's standard.

18D.5 Screening & Openings

1. Small Exterior Appurtenances less than four (4) feet in height, or located no higher than four (4) feet above finished grade shall be screened with evergreen plantings no less than the height of the Appurtenance.
2. Large Exterior Appurtenances four (4) feet or higher shall have an opaque masonry wall or fencing screen equal to or greater than the height of the Appurtenance. Landscaped plantings comprised of evergreen and deciduous shrubs of a height at maturity equal to or greater than ½ the opaque screen height.
3. Large Exterior Appurtenances access openings visible from a public right of way or adjacent property must be furnished with opaque gates.

18D.6 Roof Mounted Equipment

Roof mounted equipment shall be completely screened from view from all public rights of way through the utilization of parapets or similar means which are architecturally integrated into the building's design. Solar panels are excluded from screening this requirement.

18D.7 Wall Mounted Equipment & Meters

Wall mounted equipment and meters are prohibited from being visible from public right of way and shall be screened with elements integrated into the design of the façade using Architectural Façade Elements.

18D.8 Above Grade Utility Conduit

Utility conduit service lines which cannot be placed below grade and entering a building or structure shall be integrated into the design of the building façade/structure through color selection or architectural detailing.

18E.0 BLANK WALL AND USE OF FENESTRATIONS

18E.1 Purpose

The commission finds that architectural design is an essential element of protecting the welfare of the Town of Montville. Therefore, these regulations are set forth to provide standards to ensure architectural building facades employ the appropriate use of Architectural Façade Elements.

18E.2 Applicability

This Regulation applies to:

1. C-1, C-2, GOV, R-20-M and OZ Overlay Districts.
2. Residential districts: Multi-family Housing and Middle Housing, except when a single Duplex is located on a Lot and all other uses except Single Family Homes.

18E.3 Standards

A Blank Wall is prohibited when visible from public rights of ways and abutting residential uses or districts.

1. Two or more Architectural Façade Elements shall be used when the use of Fenestrations is not feasible. One Architectural Façade Element shall be used which is equal to the length of the Blank Wall and one-quarter of the wall height.
2. Landscaping may be utilized to divide ground floor Blank Walls in lieu of Architectural Façade Elements. When landscaping is used there shall be one shrub or tree placed within ten (10) feet of each fraction of a Blank Wall and which mature height is equal to or greater than the top of the Blank Wall.
3. One sign in conformance with these regulations may be allowed to meet this Blank Wall requirement.