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Ann Haring
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June 4, 2026

Montville Town Clerk
Town Hall
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Uncasville, CT 06382

North Stonington Town Clerk
Town Hall
40 Main Street
North Stonington, CT 06359

Ledyard Town Clerk
Town Hall
741 Col. Ledyard Highway
Ledyard, CT 06339

Griswold Town Clerk
28 Main Street
P.O. Box 369
Griswold, CT 06351-2398

Norwich City Clerk
Norwich City Hall
100 Broadway
Norwich, CT 06360

Lisbon Town Clerk
Lisbon Town Hall
1 Newent Road
Lisbon, CT 06351

RE:

1. AN AMENDMENT TO THE DEFINITIONS OF THE ZONING REGULATIONS ADDING A DEFINITION TO MIXED-USE DEVELOPMENT, SITE PLAN AND SUMMARY REVIEWS
2. AN AMENDMENT TO SECTION 3.8 REGARDING MULTIPLE USES IN COMMERCIAL AND INDUSTRIAL DISTRICT AND PARKING REQUIREMENTS
3. AMENDMENTS TO: SECTION 8 C-1 DISTRICT, ADDING SECTION 8.1.17 ADDING MIXED-USE DEVELOPMENT IN THE C-1 DISTRICT; PLANNED INDUSTRIAL DISTRICT ADDING SECTION 9.1.25 MIXED-USE DEVELOPMENT; RESORT COMMERCIAL ADDING SECTION 10.3.12 MIXED-USE DEVELOPMENT CORRECT NUMBERING OF 10.3.7, 10.3.8, 10.3.9 AND 10.3.10; THAMES RIVER DISTRICT ADDING SECTION 11.3.11 MIXED-USE DEVELOPMENT
4. AMENDING SECTION 12 VILLAGE DISTRICTS ADDING SECTION 12.3.3B) PERMITTING MULTIFAMILY UNITS ABOVE THE FIRST FLOOR OF THE ANY COMMERCIAL OR OFFICE SPACE APPROVED UNDER SECTION 12.3
5. AMENDMENT TO SECTION 20 PARKING REQUIREMENTS, SECTION 20.2 A) PARKING FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT UP TO 16 MULT-FAMILY UNITS AND TO SECTION 20.2 K) PARKING FOR MULTI-FAMILY DEVELOPMENT OVER 16 UNITS

**6. AN AMENDMENT TO SECTION 15 (U) OF THE ZONING REGULATIONS
DELETING MINIMUM RESIDENCE SQUARE FOOTAGES AND
RENUMBERING/RELETTERING SECTIONS 15(V)TO 15(U) AND 15(W)TO 15(V)**

Dear Sir or Madam:

Pursuant to CGS 8-7d(h), the Preston Planning and Zoning Commission are hereby referring to the attached change to the Preston Zoning Regulations. A Public Hearing regarding these proposed Zoning Regulation changes will be held on **June 23, 2026**, at 7:00 P.M. in the Preston Town Hall, Lower Level, Preston, Connecticut. Please forward any comments regarding these proposed changes to the above noted address or email kwarzecha@preston-ct.org .

If you have any questions regarding this matter, please do not hesitate to contact me at (860) 887-5581 x109.

Very truly yours,

Kathy B. Warzecha
Kathy B. Warzecha
Town Planner

Everything underlined is added and everything crossed out is deleted

**AN AMENDMENT TO THE DEFINITIONS OF THE ZONING REGULATIONS
ADDING A DEFINITION TO MIXED-USE DEVELOPMENT AND SUMMARY
REVIEW**

An amendment to Definitions

Mixed-use development” means a development containing one or more multifamily or single-family dwelling units and one or more commercial, public, institutional, retail, office, or industrial uses as defined by Conn. Gen. Stat. §8-13m, which use is permitted by summary review.

Site Plan Review is an administrative review process used by the Planning and Zoning commission to determine whether a proposed building, use, or structure complies with the specific requirements already established in the municipality's zoning regulations in which the Commission has the ability to conduct a public hearing.

Summary Review” is an administrative review processed and used by the Planning and Zoning Commission in accordance with the terms of a zoning regulation or regulations, including, but not limited to, requirements concerning setbacks, lot size and building frontage, applicable to a proposed development, and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with Section 19 applicable zoning regulations and that public health and safety will not be substantially impacted.

Wendy Flannery
TOWN CLERK

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**AN AMENDMENT TO SECTION 3.8 REGARDING MULTIPLE USES IN
COMMERCIAL AND INDUSTRIAL DISTRICT AND PARKING REQUIREMENTS**

3.8 Multiple Uses in Commercial/Industrial Districts. More than one (1) permitted ~~non-~~residential building or use may be permitted on the same lot in any commercial or industrial district, including the Preston City Village District and the Poquetanuck Village District, provided all such buildings or uses are planned as a unit, with integrated parking based on a Section 20.2 a) or parking study provided pursuant to 20.2 (k) of these regulations, access, building design and landscaping, and provided all other requirements for the zone are in compliance.

AMENDMENTS TO: SECTION 8 C-1 DISTRICT, ADDING SECTION 8.1.17 ADDING MIXED-USE DEVELOPMENT IN THE C-1 DISTRICT; PLANNED INDUSTRIAL DISTRICT ADDING SECTION 9.1.25 MIXED-USE DEVELOPMENT; RESORT COMMERCIAL ADDING SECTION 10.3.12 MIXED-USE DEVELOPMENT CORRECT NUMBERING OF 10.3.7, 10.3.8, 10.3.9 AND 10.3.10; THAMES RIVER DISTRICT ADDING SECTION 11.3.11 MIXED-USE DEVELOPMENT;

SECTION 8 - C-1 COMMERCIAL DISTRICT

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used for one (1) or more of the uses or use categories listed below of special exception uses.

8.1 Permitted Uses. The following uses are permitted By Right:

8.1.1 Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, antique shops, sporting goods stores.

8.1.2 Restaurants, microbreweries, eating and drinking establishments.

8.1.3 Business services, such as banks, real estate and insurance offices.

8.1.4 Professional offices of engineers, architects, accountants, attorneys, dentists and the like.

8.1.5 Adult and child Day Care Centers of seven (7) or more individuals.

8.1.6 Personal services, such as barbershops, beauty salons, dry cleaners and wellness centers.

8.1.7 Repair services such as radio, television, appliance and plumbing shops, upholstery shops

8.1.8 Shoe repair shops.

8.1.9 Indoor display and storage of material for use or installation off the premises, including, but not limited to, home and business improvement supplies and fixtures.

8.1.10 Funeral parlors and mortuary establishments.

8.1.11 Theaters, bowling alleys, assembly halls, and buildings for public recreation.

8.1.12 Hotels and motels.

8.1.13 Town hall, library, museum and similar municipal or cultural facility of a non-commercial nature.

8.1.14 Accessory buildings and uses as determined to be appropriate and acceptable to the Commission, i.e. storage area for a retail use, laundry for a hotel.

8.1.15 Single-family dwellings that existed prior to the adoption of these Regulations on March 18, 2019 are allowed to be modified as if located within a residential district and are afforded all the uses and requirements Sections 5.1 and 5.2 of these Regulations.

8.1.16 Farms as defined in Section 2 of these Regulations and Accessory Farm Businesses pursuant to Section 5.2.14 of these Regulations.

8.1.17 Mixed-use development by summary review.

SECTION 9 - PI - PLANNED INDUSTRIAL DISTRICT

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one (1) or more of the uses or use categories in the list below - Permitted Uses Section 9.1 or by Special Exception - Section 9.2. In order to enhance the quality of the land use within the district, the design and standards outlined in Sections 10.5 and traffic in Section 10.6 shall be met.

9.1 **Permitted Uses.** The following uses are permitted By Right:

9.1.1 Hotels and motels.

9.1.2 Indoor recreation and cultural facilities, such as bowling alley, tennis court, swimming pool, game room, skating rink, art gallery, museum, movie theater, but not including night clubs.

9.1.3 Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, antique shops, and sporting goods stores.

9.1.4 Professional offices of engineers, architects, accountants, attorneys, dentists and the like.

9.1.5 Business services, such as banks, real estate and insurance offices.

- 9.1.6 Repair services, such as radio, television, appliance, small equipment, upholstery, provided there is no outdoor storage of equipment or materials.
- 9.1.7 Shoe repair shops, tailor or similar.
- 9.1.8 Restaurant for dine-in patrons, microbreweries, cafes. Take out service of food may be allowed as an accessory use as determined by the Commission, provided the suitability of the site with regard to traffic safety. Drive-thru windows as an accessory use are only permitted as a special exception pursuant to Section 18 of these Regulations.
- 9.1.9 Accessory buildings and uses as determined to be appropriate and acceptable to the ZEO or the Commission, as applicable.
- 9.1.10 Outdoor Commercial recreation facilities and outdoor amusements, such as golf courses, tennis and racquet courts, swimming pools, country clubs, miniature golf, and equestrian facility. The uses may include a clubhouse that serves food.
- 9.1.11 Research laboratories.
- 9.1.12 Printing and publishing establishments.
- 9.1.13 Automotive supply and parts stores.
- 9.1.14 Drive-in theater, bowling alleys, indoor commercial recreation establishments.
- 9.1.15 Funeral parlors and mortuary establishments.
- 9.1.16 Veterinary hospitals.
- 9.1.17 Farms and Accessory Farm Businesses as defined in Section 2 and as provided in Section 5.2.15 of these Regulations.
- 9.1.18 Specialized agriculture building in accordance with Section 18.15 of these Regulations.
- 9.1.19 Single-family dwellings that existed prior to the adoption of these Regulations on March 18, 2019 are allowed to be modified as if located within a residential district and are afforded all the uses and requirements Sections 5.1 and 5.2 of these Regulations.
- 9.1.20 Public utility buildings.
- 9.1.21 Indoor display and storage of materials for use or installation off the premises, including, but not limited to, home and business improvement supplies, furniture and fixtures.

9.1.22 Recreation equipment sales, including the sale of camper units.

9.1.23 Post Office and other governmental uses and services.

9.1.24 Bed and Breakfast Inn, in accordance with:

- a) The minimum finished floor area of the building shall be at least one thousand five hundred (1,500) square feet.
- b) The building must be of adequate size to accommodate all proposed guest bedroom, guest dining area and guest bathrooms.
- c) Off-street parking spaces shall include at least two (2) for the residents of the property and one (1) for each guest room.
- d) The Commission may require fencing, earth berms, evergreen vegetation, or other buffers to reduce visual conflicts with neighboring uses. No outside storage of any maintenance equipment or supplies shall be permitted.
- e) Registered guests may stay no longer than three (3) weeks in a three-month period.
- f) Exterior alterations should be made to preserve a valuable historic property.
- g) Special Functions or Events; Special Functions may be held at a Bed and Breakfast Inn subject to local laws by permit.

9.1.25 Mixed-use development by summary review.

SECTION 10 RESORT COMMERCIAL DISTRICT

10.1 Purpose. The purpose of this district is to promote tourism-oriented commercial development which may also contain activities that will serve a wide range of needs for area residents. It is intended that such development be located and designed to enhance the qualities of both the site on which they are proposed and the Town.

10.2 Procedures. Any application for development within this district shall be accompanied by a Site Plan as stipulated by Section 19 of these Regulations. Activities permitted as a Special Exception shall also be subject to the requirements of Section 18 of these Regulations. In addition, applicants shall submit drawings showing buildings and structures, and materials to be used in enough detail to show compliance with these regulations.

10.3 Permitted Use In Resort Commercial District. The following uses are permitted By Right in this district:

10.3.1 Hotels and motels;

10.3.2 Indoor recreation and cultural facilities, such as bowling alley, tennis court, swimming pool, billiard room, skating rink, art gallery, museum, movie theater, but not including night club.

10.3.3 Outdoor Commercial recreation facilities and outdoor amusements, such as golf courses, tennis and racquet courts, swimming pools, country clubs, miniature golf, and equestrian facility. The uses may include a clubhouse that serves food.

10.3.4 Restaurant for dine-in patrons, microbreweries, cafes. Take out service of food may be allowed as an accessory use only after approval by the Commission attesting to the secondary nature of the activity and the suitability of the site with regard to traffic safety. Drive-thru Windows as an accessory use are only permitted as a special exception in accordance with Section 18 of these Regulations.

10.3.5 Business services such as banks, real estate, and insurance offices.

10.3.6 Professional offices of doctors, engineers, architects, accountants, attorneys, dentists and the like.

10.3.7 Post Office.

10.3.7 ~~8~~ Single family dwellings as follows:

a) Single family dwellings that existed prior to the adoption of these regulations on March 18, 2019 are allowed to be modified as if located within a residential district and are afforded all the uses and requirements Sections 5.1 and 5.2 of these Regulations.

b) Single family dwelling provided the lot on which the dwelling is on a town road and a minimum of 400 feet from the centerline of Route 2. The R-60 dimensional requirements noted in Section 15 shall apply.

10.3. ~~8~~ 9 Accessory uses and buildings.

10.3.9 10 Grocery stores, drug stores, or apparel stores.

10.3. ~~10~~ 11 Bed and Breakfast Inn provided the following conditions are met:

- a) The minimum finished floor area of the building shall be at least one thousand five hundred (1,500) square feet.
- b) The building must be of adequate size to accommodate all proposed guest bedroom, guest dining area and guest bathrooms.
- c) Off-street parking spaces shall include at least two (2) for the residents of the property and one (1) for each guest room.
- d) The Commission may require fencing, earth berms, evergreen vegetation, or other buffers to reduce visual conflicts with neighboring uses. No outside storage of any maintenance equipment or supplies shall be permitted.
- e) Registered guests may stay no longer than three (3) weeks in a three-month period.

- f) Exterior alterations should be made to preserve a valuable historic property.
- g) Special Functions or Events may be held at a Bed and Breakfast Inn subject to local regulations by permit.

10.3.12 Mixed-use development by summary review.

11 Thames River District ("TRD")

- 11.1 Purpose:** The purpose of this district is to promote an energy efficient, pedestrian friendly, planned mixed-use development that includes a variety of commercial uses and will in its design consider the zones' unique locational features such as the campus setting, historic assets, and proximity to State Highways, rail line, the Thames River, natural resources, public utilities, and area attractions.
- 11.2 Procedures:** A site plan application in accordance with Section 11.7.4 and Section 19 shall be submitted for all permitted uses enumerated in Section 11.3 of these Regulations. Applications for zone changes and master plan approval pursuant to the Special Thames River Overlay Development District ("TRODD") shall be submitted in accordance with the provisions of Section 11.7.2 of these Regulations. All applications proposing development within the TRD for property that is not the subject of a Property Disposition and Development Agreement between the Town of Preston and the applicant ("PDDA) and that is within the redevelopment area shall be submitted to and reviewed by the Preston Redevelopment Agency (PRA). The Commission shall not act on any application for development within the redevelopment area that is required to be submitted to the PRA without receiving recommendations and an advisory report from the PRA; provided, however, that in the event the PRA does not submit review comments within thirty-five (35) days of submittal of such application to the PRA, the Commission may act on such application absent of review comments from the PRA. All such reports and recommendations shall be considered by the Commission, but shall be advisory only.
- 11.3 Permitted Uses:** The following uses are permitted in the TRD As of Right, but subject to receiving site plan approval from the Commission in accordance with the standards contained in these Regulations:
 - 11.3.1 Professional Offices; Personal Service Activity.
 - 11.3.2 Daycare Center, including adult daycare and nursery schools; Family Daycare Home; Group Daycare Home.
 - 11.3.3 Financial Offices, such as banks, insurance offices and financial planning offices.
 - 11.3.4 Health and Fitness Centers: which are facilities that provide for such activities as swimming, tennis, racquetball and/or aerobics.
 - 11.3.5 Dine-in Restaurants.

- 11.3.6 Retail businesses, such as grocery stores, drug stores, apparel stores, variety stores, antique shops, and sporting goods stores less than thirty thousand (30,000) square feet.
- 11.3.7 Hotels and Inns.
- 11.3.8 Single-family dwellings that existed prior to the adoption of these regulations on March 18, 2019 are allowed to be modified and are afforded all the uses and requirements of Sections 5.1 and 5.2 of these Regulations, including dimensional requirements.
- 11.3.9 Accessory buildings or uses.
- 11.3.10 Marinas, boatyards or docks and other similar water dependent uses.
- 11.3.11 Mixed-use development by summary review.

**AMENDING SECTION 12 VILLAGE DISTRICTS ADDING SECTION 12.3.3B)
PERMITTING MULTIFAMILY UNITS ABOVE THE FIRST FLOOR OF THE ANY
COMMERCIAL OR OFFICE SPACE APPROVE UNDER SECTION 12.3**

SECTION 12 –VILLAGE DISTRICTS

12.1 Intent. It is the intent of these Regulations to preserve the unique village areas, enhance their sense of place, and promote a thriving attractive environment for small scale businesses that are appropriate for the village areas. Development of these villages with mixed residential and limited business uses with detailed design review will add an incentive for investments in measures to protect the historic qualities of the village including its historic buildings.

The Regulations have been enacted pursuant to Section 8-2j of the CGS to allow for creative and complementary development techniques. As an addendum to these regulations, the Commission has prepared separate guidelines that will include property ratings for each village property (this prioritizes a property for its significance architecturally and physically), and general design techniques for the specific village. These guidelines are to reflect the unique character of the specific village (for example, “Preston City Village Design Guidelines” will reflect the design techniques that complement the character of Preston City Village), and shall be used to aid the intent of the regulations and the specific objective for the specific village.

For the purpose of this section, a historic building is as listed on the “National Register of Historic Places Registration Form” as a contributing building for either the Preston City Village Historic District or the Poquetanuck Village Historic District.

12.2 Village Districts (listed)

- a) **Preston City Village District.** Preston City, part of which is a National Register Historic District, is an exceptionally well preserved entity containing a high concentration of contributing historic buildings and sites dating from the late seventeenth to the twentieth

centuries. This truly authentic New England village has a distinct character that reflects the rural atmosphere of the Town. Historically, Preston City has functioned as an agricultural, social and business center. The district is located within the watershed area for Amos Lake, a prominent and significant natural and recreational resource. In order to protect this significant resource and its watershed, development within this district is subject to Section 13 of these Regulations.

b) Poquetanuck Village District. Poquetanuck Village is listed on the National Register of Historic Places. Similar to Preston City, Poquetanuck Village has traditionally housed a mixture of land uses at a higher density. The village, settled in the 17th century, was the site of early settlement with coastal trading, lumber production, iron making, and shipbuilding, as the major industries. The village generally encompasses a winding portion of Route 2A that extends from the bridge over Halls Brook to the intersection with Route 117 with 2 intersecting roads, Brickyard Road and Cider Mill Road. The village is bordered by the sensitive natural and archaeological resources of Poquetanuck Cove. In order to protect the significant Cove resources and its watershed, development within this district is subject to Section 13 of these Regulations.

12.2.1 Objective: Preston City Village and Poquetanuck Village from their inception to the present, contain both residential and non-residential uses.

They are recognized as special places and assets of the Town as evidenced by its inclusion in the National Register of Historic Places as Historic Districts. For these reasons, Preston City Village District and Poquetanuck Village District were created.

The objective is to improve upon the village character by creating more cohesive and defined villages that reflect the small town rural atmosphere, complements the Preston City and Poquetanuck Village National Register Historic Districts, promotes social and economic vitality, and enhances sense of community and place thereby resulting in an improved quality of life for the residents and taxpayers of the Town of Preston.

Promoting development of Preston City and Poquetanuck Village with mixed uses is part of the approach to meet this objective. How property is used within the districts will depend upon the specific characteristics of the property as noted in the Property Rating Description. Business uses shall be developed when such development adds to the overall village character. It is not the intent to allow business development "as of right", nor is it the intent to create conventional or strip commercial development. Business development is permitted when a conversion or new construction is developed in a manner that visually meets the intent and objectives of these Regulations. In addition, it is critical that new construction for single-family homes also comply with the criteria as outlined in the Regulations. The design guidelines, property rating description and the review of a Historic Architect or other experts on historic architecture are to be used as tools to aid in the visual layout and aesthetic improvements to existing and new structures and other physical improvements to the property.

12.3 Review of applications: The Commission shall review all proposed applications, including zoning permits with the exception of permits for:

- a) Single family home
- b) Additions to single family residences and accessory buildings provided the changes do not change the single family character of the structure.
- c) Farming, not including commercial nurseries or accessory farm businesses.

12.3.1 Service of a Historic Architect/Expert. The Commission may hire a historic architect or an expert on historic architecture to assist in the review of applications, for the following:

- a) All applications for permitted uses, unless the use is listed as an exception as noted above in Section 12.3 a), b), and c).
- b) Special permitted uses as noted in Section 12.3.4.
- c) The expertise of the historic architect/expert shall be made available to the applicant for the review of any permit that is exempt from these Regulations.

12.3.2 Commission considerations: The Commission shall consider the design guidelines, property rating and comments from the historic architect/expert in addition to the review criteria or special exception criteria in the review of each application.

12.3.3 Permitted uses:

- a) All uses permitted in Section 5.1 of these Regulations.
- b) Multi-family residential units above the first floor of commercial or office space that has been approved under Section 12.3. below by summary review.

12.3.4 Special Exception uses:

The following list of uses permitted by special exception allows for a variety of complementary uses that strengthen village neighborhoods, aesthetically, culturally, economically and socially.

- 12.3.4.1 Specialty retail stores (see definitions - Section 2);
- 12.3.4.2 Restaurants, eating establishments, microbreweries. Fast food restaurants or drive-thrus are not allowed;
- 12.3.4.3 Business or professional office, including real estate, insurance, legal, accounting, consulting, engineer, architect, medical, veterinarian, and the like;
- 12.3.4.4 Bed and Breakfast Inn pursuant to Section 18.17;
- 12.3.4.5 Historic Country Inn pursuant to Section 18.22;
- 12.3.4.6 Ice cream shops, coffee shops with no drive-thru component;
- 12.3.4.7 Bank and financial institutions with no drive-thru component;

- 12.3.4.8 Arts and cultural facilities such as play houses, museums or similar, but excluding tattoo parlors;
- 12.3.4.9 Specialty crafts and services, such as, clock making and repair, jewelry making and repair, pottery making, tailor, or woodworking - providing chemical treatment of wood and chemical storage is prohibited;
- 12.3.4.10 Nursery and Day Care;
- 12.3.4.11 Special Exceptions permitted in Section 5.2 of these Regulations

AMENDMENT TO SECTION 20 PARKING REQUIREMENTS, SECTION 20.2 A) PARKING FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT UP TO 16 MULTIFAMILY UNITS AND TO SECTION 20.2 K) PARKING FOR MULTI-FAMILY DEVELOPMENT OVER 16 UNITS

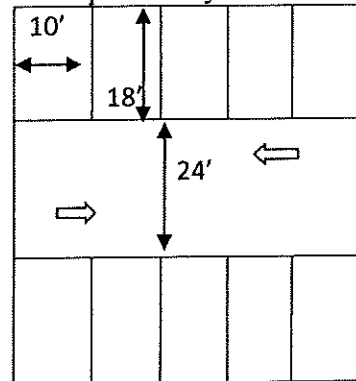
SECTION 20 - PARKING REQUIREMENTS

20.1 **General Requirements.** Parking facilities shall be provided, off street or highway right-of-way, on all premises, sufficient to accommodate the motor vehicles of all occupants, employees, customers, and other persons normally visiting the premises at any one time, but in no case shall be less than the requirements of Section 20.2 below unless otherwise noted in Section 20.2.1 of these Regulations.

The purpose of this Section is to lessen congestion in the streets and to assure that off-street parking and loading spaces are properly designed and located to accommodate the safe flow of traffic on public and private property.

a. Required parking lots and driveways shall have an adequate all-weather surface, capable of allowing free and safe movement of all vehicles customarily using the facility.

b. Each parking space shall have one hundred eighty (180) square feet. Spaces may be either 10' x 18' or 9' x 18'; ten percent (10%) of the number of required parking spaces may be for compact cars and may be 9' x 18'. Handicap spaces shall be provided in accordance with the Building Code.



c. Each maneuvering lane shall provide adequate ingress and egress by means of access lane or lanes, each access lane shall have a width of twenty-four (24) feet for two-way traffic movement and twelve (12) feet for one way traffic movement. Other widths may be acceptable depending upon the angle of the parking space and in accordance with acceptable professional parking design standards.

d. Landscaping within a parking lot may be required by the Commission.

20.2 **Spaces Required.** Parking spaces shall be provided as follows:

a) **For 2-16 unit multi-family residential use, it is recommended** that two (2) spaces per dwelling unit, be provided except that the requirements can be one (1) space per elderly housing unit. It is recommended that a designated visitor parking area be provided where feasible based on-site design and operational characteristics of the development.

Consistent with state law, including housing growth legislation adopted by the Connecticut General Assembly and applicable within the Connecticut General Statutes,

the Commission shall not deny or condition approval of a residential development application solely on the basis that such development does not meet locally established off-street parking requirements.

However, the Commission may deny or condition approval of an application where it determines, based on substantial evidence in the record, that the lack of such parking spaces will have specific adverse impact on public health and safety that cannot be mitigated through approval conditions

In evaluating potential adverse impacts, the Commission may consider, but is not limited to:

- Roadway geometry and sight line limitations;
- Emergency vehicle access and maneuverability;
- Traffic volume and operating conditions;
- Snow storage and winter maintenance operations;
- Existing documented on-street safety hazards; and
- The absence of safe and adequate pedestrian access to and within the site.

Given the rural roadway network and limited shoulder width typical of the Town, reliance on on-street parking is presumed to present a public safety concern unless demonstrated otherwise through competent technical evidence.

The Commission shall also consider the provision of safe and accessible pedestrian circulation, including connections between parking areas, building entrances, and any available public pedestrian infrastructure, as part of its public health and safety review.

- a. **For roadside produce stands**, three (3) spaces in addition to those required for any other use of the property.
- b. **For a theater, assembly hall, church, or auditorium having fixed seats**, one (1) space for each three (3) seats.
- c. **For other places of public assembly and public recreation**, one (1) space for each three (3) legal occupants.
- d. **For a hotel, or boarding, rooming or tourist house**, one (1) parking space for every guest room, plus one (1) space for each employee on the largest shift.
- e. **For a hospital or convalescent home**, one (1) parking space for each two (2) beds, plus one (1) parking space for each employee on the largest shift
- f. **For business offices and financial institutions**, one (1) space for each one hundred (100) square feet of building floor area, above the basement, excluding storage areas and stairs.

- g. **For a club, dance hall,** one (1) space for every employee and one (1) additional space for every two (2) patron accommodations.
- h. **For any other business,** one (1) space for each two hundred (200) square feet of floor area, and one (1) space for every four hundred (400) square feet of floor area or fraction thereof above the first floor, or as deemed acceptable to the Commission to ensure all parking is provided on-site.
- i. **For industries, warehouses, research laboratories and the like,** one (1) space for every two (2) employees on the largest shift.
- j. **For Restaurant or Café,** one (1) parking space for every three (3) seats plus one (1) space for each employee on the largest shift.

20.3 **Loading.** Provision shall be made for the loading and unloading of all trucks off the street or highway and without encroachment on required parking areas. The adequacy of space and suitability of location shall be determined among other things by expected volume, building use, and relation to streets and across driveways.

- a. At least one (1) loading space ten feet (10') wide by fifty feet (50') long with fourteen feet (14') height of clearance shall be required for a non-residential building with a gross floor area of ten thousand (10,000) square feet or more.
- b. Loading area shall be to the rear of the building line.

**AN AMENDMENT TO SECTION 15 (U) OF THE ZONING REGULATIONS
DELETING MINIMUM RESIDENCE SQUARE FOOTAGES**

~~(U) Minimum floor area in a residence:~~

- ~~1. Single family dwelling shall contain a minimum of nine hundred (900) square feet for a single story structure and one thousand two hundred (1,200) square feet for a multi-level house.~~
- ~~2. A dwelling without a cellar shall provide an area of two hundred (200) square feet for storage space in addition to the above minimum floor area requirements. Cellar space shall not be counted in computing floor area requirements.~~

Renumber/letter Sections 15 (V) to 15 (U) and 15 (W) to 15 (V)