

## **F. TOWN CENTER VILLAGE (TCV) DISTRICT ZONE**

### **1. Purpose.**

The purpose of this zoning district is to allow for integrated commercial development which meets the shopping and service needs of the entire town and encourages a diversity and mix of uses while preserving and enhancing the distinctive character, landscape, pedestrian nature, and historic structures within the District. It is the intent of this area to encourage the conversion, conservation, and preservation of existing buildings and sites in a manner that maintains the historic and/or unique character of the District; to encourage revitalization and compatible new development within the District; to promote a mix of compatible land uses; to promote a pedestrian-oriented environment; to promote human scale; to require traffic access management; and, to promote traditional-neighborhood design for new construction and substantial reconstruction to ensure compatibility with current uses.

### **2. Permitted Uses.**

The following uses are permitted as of right in the Town Center Village (TCV) zone subject to any applicable provisions of these regulations.

- a. Customary Home Office or Occupation.
- b. Farm or Nursery.
- c. Funeral Home subject to Site Plan Approval.

### **3. Special Permit Uses.**

The following uses may be permitted in the TCV zone subject to special permit and site plan approvals in accordance with Sec. XIV of these regulations as long as the maximum floor area of any single building is no greater than twenty-thousand (20,000) square feet, unless said building is in existence at the time of adoption of these regulations.

- a. Adult Day Care Center.
- b. Apartment or (Residential) Condominium as an accessory use.
- c. Bank and Financial Institution.
- d. Bed and Breakfast as an accessory use to an owner-occupied Single-Family Dwelling.
- e. Child Day Care Center.

- f. Farmers' Market.
- g. Municipal Land Use.
- h. Museums.
- i. Offices.
- j. Personal Care or Convalescent Home.
- k. Places of Worship.
- l. Private Membership Club.
- m. Restaurant, including Outdoor Café Service.
- n. Retail.
- o. School/Education Center, including restaurant facilities as an accessory use.
- p. Theaters (indoor movies).

#### **4. Applicability.**

These regulations shall apply to new construction and exterior modifications of properties within the TCV District including but not limited to the design and placement of:

- a. Buildings.
- b. Paving materials.
- c. Landscaping.
- d. Pedestrian ways.
- e. Public and private roadways.
- f. Signage.
- g. Lighting.
- h. Other elements deemed appropriate by the Commission to maintain and protect the character of the District.

## 5. Parking Requirements.

The off-street parking and loading requirements of Sec. VII of these regulations shall be satisfied using one or a combination of the following methods:

a. Off-street/Onsite Parking.

Applicants shall provide for the required number of parking spaces off-street/onsite.

b. Shared Parking.

See Section VII.B.1.

c. (Deleted) (9-10-07)

d. Onsite parking is preferred to be located at the rear of a building, except in the case of corner lots, where said parking may be on the side.

## 6. Design Standards.

The Commission shall consider the design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view. Complete drawings, elevations, and renderings, including color and lighting shall be required so that the Design Review Board and the Commission can review the proposal as to its compatibility to the scale and character of the Town Center Village. In approving applications relating to the exterior of buildings within the Town Center Village District, the Commission shall consider the standards set forth in the "*Connecticut Historical Commission – The Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*" as well as the following standards:

- a. Buildings and their main entrance shall be oriented toward the street. Doorways, windows and other building façade openings shall be proportionate to reflect pedestrian scale and movement, and to encourage interest at the street level.
- b. First floor street-facing building facade fenestration shall be 50-75% with pedestrian entrances spaced no greater than thirty-five (35) feet apart. Second and third floor building fenestration shall be 20-60%. Fenestration requirements shall be met with the installation of clear glass sufficiently transparent to provide views into interior of buildings.
- c. Windowsill height shall be twenty-four to thirty-six (24-36) inches from ground level for first floor uses. Glazing is required to be located between sill height and eight feet above the sidewalk on retail frontages.

- d. Blank walls or roof planes shall no be longer than thirty (30) feet.
- e. Flat roofs on buildings of less than two (2) stories are prohibited where they can be viewed along the street frontage of said property.
- f. Building exteriors shall be constructed of traditional materials such as masonry, stucco, stone, and wood. The exterior color of buildings shall be selected from the Historic Colors of America pallet (as approved by the Society for the Preservation of New England Antiquities) by California Products Corporation or equivalent. Metal or vinyl siding, exposed concrete block or panels, and reflective glass are prohibited, as are metallic, neon, and primary colors, unless the DRB determines that existing conditions warrant such use.
- g. No outdoor mechanical equipment, fans, generators, etc., shall be visible from Ffyer Place, High Street, Mountain Road or Main Street, or be on the roofs of buildings unless totally screened by means of a parapet wall or a sloped or stepped roof form that is part of the architecture of the building. Evergreen plantings and/or opaque fencing shall screen ground-mounted or wall-mounted mechanical equipment.
- h. Residential uses are excluded from first-floor storefronts and shall be accessory to the main use of the building.
- i. Operable awnings are permitted to provide for covered walkways, except that fluorescent lighting and back illuminated awnings are prohibited on facades fronting streets. No awning, canopy or similar weather shielding device, projecting beyond the property line of any lot into the sidewalk portion of a public street shall be erected or maintained on any building or structure unless such awning is at least seven (7) feet six (6) inches above the level of the sidewalk, nor may any such awning project beyond six (6) feet of the property line. Any such awning shall be firmly affixed to the building and no support other than that provided by the building shall be allowed.
- j. Refuse receptacles (dumpsters) shall be located in the side or back of buildings and screened entirely from public and abutting site view with evergreen plantings or opaque fencing.
- k. Pedestrian Amenities. Amenities such as seating benches, sidewalks, covered garbage cans, bike racks, etc., shall be required by the Commission as deemed appropriate.
- l. Signage. Signs shall be approved according to Sec. IX of these regulations and the Design Review Board.
- m. Landscaping. Landscaping shall be provided according to Sec. VIII of these regulations.

- n. On sites with rear vehicular access; sidewalks must be located a minimum of ten (10) feet from the front of the building. (7/05/07)

**7. Town Center Village District Design Review Board (DRB).**

In accordance with CGS and these regulations, there shall be a Design Review Board (DRB) consisting of at least five (5) members appointed by the Commission. Members shall include at least a licensed architect or landscape architect, or certified land use planner, and a member of the Historic District Commission, and two (2) business owners or residents from the District. DRB members shall be appointed for a period of four (4) years. The duties of the DRB shall include the review of all applications for construction and exterior modifications, including the placement of signs, parking areas and pedestrian ways within the district and making advisory recommendations to the Commission with respect to their consistency with the design standards of Subsection 6 within thirty-five (35) days of Commission plan acceptance. The DRB report submitted to the Commission shall be entered into public record and considered in the decision of the Commission. The Commission may seek other reports and recommendations in accordance with applicable sections of the regulations. The DRB shall be notified when a variance from these regulations is sought.

**8. Other Requirements.**

- a. Minimum lot size: 12,000 SF (7-05-07)
- b. Maximum height: Forty (40) feet (3 stories)
- c. Maximum lot coverage: Seventy-five (75) percent
- d. Minimum rear yard setback: Twenty (20) feet
- e. Minimum front yard setback: Zero (0) feet, (See Sec. IV.6.n.) (7/05/07)
- f. Minimum side yard setback: Ten (10) feet with aggregate of thirty (30) feet (7/05/07)
- g. Minimum frontage: Sixty (60) feet (7/05/07)