

SECTION 3 USE DISTRICTS

3.1 RURAL RESIDENTIAL R2A

3.1.1 Permitted Uses

The following uses are permitted:

3.1.1.1 Single-family dwellings;

3.1.1.2 Home occupations, subject to Section 8.8;

3.1.1.3 Agriculture, subject to Section 8.15;

3.1.1.4 Governmental buildings and facilities including fire houses; and

3.1.1.5 Accessory uses customarily incidental to permitted uses, subject to Section 8.1.

3.1.1.6 Utility Use, subject to Section 8.25

3.1.2 Special Permits

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2;

3.1.2.1 Accessory Apartment, subject to Section 8.5;

3.1.2.2 Churches, religious buildings and cemeteries and other non-profit organizations;

3.1.2.3 Day care centers for six (6) or more people in public, private and institutional buildings with a valid State license;

3.1.2.4 Golf courses, playgrounds, recreational areas and parks;

3.1.2.5 Health care facilities including hospitals, convalescent homes and nursing homes on a lot of five (5) acres or more;

3.1.2.6 Transitional office use and/or conversion, subject to Section 8.12;

3.1.2.7 Public and private schools with valid State licenses;

3.1.2.8 Special commercial assembly uses, subject to Section 8.4;

3.1.2.9 Bed-and-breakfast facilities or inns subject to Section 8.10;

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- 3.1.2.10** Antique sales subject to Section 8.9;
- 3.1.2.11** Rear lots, subject to Section 8.14;
- 3.1.2.12** Funeral Homes;
- 3.1.2.13** Residential/Recreational Development, subject to Section 8.19;
- 3.1.2.14** Flexible Residential Development, subject to Section 8.20;
- 3.1.2.15** Farm Stores, subject to Section 8.15;
- 3.1.2.16** Garages and Barns, subject to Section 8.1 and 8.15.
- 3.1.2.17** Home Instruction subject to Section 8.22
- 3.1.2.18** Utility Use, subject to Section 8.24
- 3.1.2.19** Farm Hand Residential Facility subject to Section 8.15.14
- 3.1.2.20** Residential Landscape Business subject to Section 8.28.
- 3.1.3** **Required Lot Areas, Yards, Coverage, Heights and Frontages.**

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.
- 3.2** **RURAL RESIDENTIAL R-50**
 - 3.2.1** **Permitted Uses**

The following uses are permitted:
 - 3.2.1.1** All uses permitted in Section 3.1.1.
 - 3.2.2** **Special Permits**

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2:
 - 3.2.2.1** All uses allowed in Section 3.1.2.
 - 3.2.3** **For required lot area, yards, coverage, height and frontage, refer to Section 5.**

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3.3 RESIDENTIAL R-30

3.3.1 Permitted Uses

The following uses are permitted:

3.3.1.1 Uses allowed in Section 3.1.1.

3.3.2 Special Permits

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2, Active Adult Residential Development, subject to Section 8.27.

3.3.2.1 All uses allowed in Section 3.1.2 other than special commercial assembly uses.

3.3.2.2 The parking and storage of public and private school buses (all with valid state registrations) in use by the Granby School System, with dispatching offices and fuel storage for such buses on a parcel of not less than three (3) acres.

3.3.3 Required Lot Areas, Yards, Coverage, Heights and Frontages.

For required lot area, yards, coverage, height and frontage, refer to Section 5.

3.4 NEIGHBORHOOD SHOPPING C1

3.4.1 Permitted Uses

The following uses are permitted:

3.4.1.1 Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise.

3.4.1.2 Business or professional offices, including financial institutions;

3.4.1.3 Personal services, including barbershops, beauty shops, cleaning establishments, tailor shops and shoe repair shops;

3.4.1.4 Limited seating Restaurant

3.4.1.5 Accessory uses customarily incidental to permitted uses;

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3.4.2 Special Permits

The Commission may grant special permits for the following uses, subject to the applicable criteria of Section 8.2:

- 3.4.2.1** Residential uses subject to Section 8.13;
- 3.4.2.2** Restaurants subject to Section 8.16;
- 3.4.2.3** Health care facilities including hospitals, convalescent homes and nursing homes on a lot of five (5) acres or more;
- 3.4.2.4** Personal services not listed in Section 3.4.1.3.
- 3.4.2.5** Commercial educational or recreational services;
- 3.4.2.6** Gasoline filling stations, with or without Connecticut Motor Vehicle Department Repairers' Licenses, or motor vehicle repair facilities, excluding body shops;
- 3.4.2.7** Churches, religious buildings and other non-profit organizations
- 3.4.2.8** Accessory uses customarily incidental to the above Special Permit uses subject to Section 8.1.
- 3.4.2.9** Rear lots in commercial zones, subject to Section 8.23

3.4.3 Required Lot Areas, Yards, Coverage, Heights and Frontages.

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.

3.4.4 Special Neighborhood Shopping Regulations

- 3.4.4.1** Retail establishments and restaurants shall be closed to the public between the hours of 2:00 a.m. and 5:00 a.m., except that the Commission may require reduced hours of operation where the development may affect a residential area.
- 3.4.4.2** No goods or merchandise shall be stored or displayed outside of a building except in conformance with an approved site plan or special permit.
- 3.4.4.3** All uses and accessory uses shall be conducted wholly within enclosed buildings, except for off street loading and those operations normally conducted outdoors, and excepting special periodic events; i.e., sidewalk sales, etc., and other uses specifically authorized by the Commission as part of the approval of a site plan or the granting of a special permit.

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3.4.4.4 Premises used for a gasoline filling station shall observe the following requirements:

- a. Premises shall be located at least 500 feet in a straight line from any other property used for a gasoline filling station;
- b. Premises shall be located at least 500 feet in a straight line from any property used for a church, school, playground, public park or library and
- c. Gasoline pumps or other filling appliances shall be located a minimum of forty (40) feet from any street or property line.

3.4.4.5 The sale of alcoholic liquor or beverages may be allowed only in conjunction with an approved special permit for a restaurant as a Connecticut Restaurant Permit only.

3.5 BUSINESS ZONE (C2)

3.5.1 Permitted Uses

The following uses shall be permitted:

3.5.1.1 Uses allowed in Section 3.4.1

3.5.1.2 Printing, photography and similar service; and

3.5.1.3 Accessory uses customarily incidental to a permitted use.

3.5.1.4 Utility Use, Subject to Section 8.24

3.5.2 Special Permits

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2:

3.5.2.1 Restaurants subject to Section 8.16;

3.5.2.2 Commercial, educational or recreational services;

3.5.2.3 Gasoline filling stations, with or without Connecticut Motor Vehicle Department Repairers' Licenses, or motor vehicle repair facilities excluding body shops;

3.5.2.4 Retail sales of automobiles, including trucks, motorcycles and similar vehicles, marine craft, aircraft and accessories;

3.5.2.5 Health care facilities including hospitals, convalescent homes and nursing homes on a lot of five (5) acres or more;

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- 3.5.2.6** Movie theaters, performing arts theaters, auditoriums and assembly halls (excluding drive-in theaters);
- 3.5.2.7** Hotels, motels or inns;
- 3.5.2.8** Retail sales or alcoholic beverages, subject to Section 8.3;
- 3.5.2.9** Residential uses, subject to Section 8.13;
- 3.5.2.10** Personal services not listed in Section 3.5.1.3; and
- 3.5.2.11** Churches, religious buildings and other non-profit organizations
- 3.5.2.12** Accessory uses customarily incidental to the above Special Permit uses:
- 3.5.2.13** Automobile washing facilities
- 3.5.2.14** Rear lots in commercial zones, subject to Section 8.23
- 3.5.2.15** Utility Use, subject to Section 8.24
- 3.5.3** **Required Lot Areas, Yards, Coverage, Heights and Frontages.**

For required lot areas, yards, coverage, heights and frontages refer to Section 5.
- 3.5.4** **Special Business Regulations**
- 3.5.4.1** Premises used for the purposes described in Sections 3.5.2.3 and 3.5.2.4 shall observe the requirements set forth in Section 3.4.4.4.
- 3.5.4.2** Merchandise shall not be displayed or stored within the required front yard setback unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval. Parking spaces and landscaping areas shall not be used for sales, storage, display of goods or advertising purposes of any kind, except for detached signs installed in conformance with these Regulations, and except for the storage of automobiles and similar vehicles accessory to vehicle sales in parking spaces.
- 3.5.4.3** All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.

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3.6 OFFICE PARK OP

3.6.1 Permitted Uses

The following uses shall be permitted;

3.6.1.1 Business and professional offices;

3.6.1.2 Financial institutions;

3.6.1.3 Medical, dental and optical laboratories; and

3.6.1.4 Accessory uses customarily incidental to permitted uses.

3.6.2 Special Permits

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2;

3.6.2.1 Restaurants when located within a building containing a permitted use;

3.6.2.2 Commercial recreational facilities when located within a building containing a permitted use; and

3.6.2.3 Residential uses, subject to Section 8.13

3.6.2.4 Limited Retail Sales

The commission may approve limited retail sales in the OP zone as outlined below:

1. The total area allocated for the retail sale of items shall be no greater than 2000 square feet.
2. The building shall have no window larger than 4' x 4' and the total area of glass/window on the building façade, facing the street or any parking areas shall be less than 15% of the total area. In general the building shall maintain a look similar to a residential or office building rather than a new retail establishment.
3. The retail sale shall be for a specific type of sale item or a grouping of items as opposed to the sale of general merchandise. Specialty items, made and or repaired on the premises such as apparel, costumes, drapery, art works, crafts, jewelry and similar items shall be preferred over products that are made in bulk quantity off-site to be re-sold.

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4. Retail sale of items may be sold in conjunction with any office use as an accessory to the office use.
5. All retail sales shall be carried on entirely within the unit and there shall be no storage or display of any products or materials outside of the building.

3.6.3 Required Lot Areas, Yards, Coverage, Heights and Frontages

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.

3.6.4 Special Office Park Regulations

3.6.4.1 Development in an Office Park Zone shall be of such character that it will produce an open park-type environment for business and professional offices thereby serving as a gradual transition between commercial and residential areas. Buildings shall be of a design and scale and shall utilize materials, which are consistent with surrounding residential-type structures.

3.6.4.2 Not less than 20% of the area of a lot or the area of land allocated to a particular building site shall be maintained as open space. A landscaped buffer strip shall be provided not less than twenty-five (25) feet wide along lot lines abutting Residential Zones. The balance of the required open space shall have a ground cover of lawn or other suitable materials and appropriate plantings of evergreen and shade trees and shrubs.

3.6.4.3 Not less than twenty-five (25) feet of the depth of the front yard, measured from the street property line, shall be in open space with a suitable ground cover, as described above, except that not more than one access driveway not over thirty (30) feet wide per 100 feet frontage is permitted to cross such open space.

3.6.4.4 No building shall be built nearer than fifty (50) feet to a Residential Zone boundary or fifteen (15) feet to another building in an integrated plan of development.

3.7 PLANNED DEVELOPMENT MULTIFAMILY PDM

3.7.1 Permitted Uses

The following uses shall be permitted:

3.7.1.1 Single family residential uses; and

3.7.1.2 Accessory uses customarily incidental to permitted uses.

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3.7.2 Special Permits

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2, Active Adult Residential Development, subject to Section 8.27.

3.7.2.1 Multifamily Dwellings;

3.7.2.2 Accessory uses customarily incidental to multifamily uses, subject to Section 8.1.

3.7.3 Required Lots, Yards, Areas, Coverage, Heights and Frontages.

For required lots, yards, areas, coverage, heights and frontages, refer to Section 5.

3.7.4 Special Planned Development Multifamily Regulations.

3.7.4.1 All uses in the zone must be serviced by a public water supply.

3.7.4.2 All uses in the zone must be serviced by public sewer.

3.7.4.3 Roads shall conform to the applicable town road regulations of the Town of Granby excepting minimum road width and curbs.

3.7.4.4 The owner of the premises shall provide and maintain all private roads and private parking areas.

3.7.4.5 Multifamily dwellings shall contain the following room areas:

Efficiency (no separate bedroom)	450 sq.ft.
One Bedroom	575 sq.ft.
Two Bedroom	700 sq.ft.
For each additional room add	150 sq.ft.

In computing the required minimum floor area, only that area inside the perimeter walls of the dwelling devoted to the exclusive occupant for living purposes shall be considered. Public balconies, storage areas, public halls and other public facilities shall not be included in the required floor areas.

3.7.4.6 The maximum density for multifamily dwellings other than elderly housing units is eight (8) per developable acre.

3.7.4.7 The maximum density for elderly housing units is ten (10) per developable acre.

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- 3.7.4.8** Accessory uses such as garages, swimming pools, clubhouses, laundry facilities, recreational facilities and other structures and facilities which are customarily incidental and subordinate to the principle use may be allowed, provided they are approved as part of the total site plan.
- 3.7.4.9** Underground utilities are to be furnished in all developments.
- 3.7.4.10** In addition to the parking requirements set forth in Section 7, parking areas shall meet the following requirements:
- a.** Parking of residents motor vehicles outdoors shall be limited to operable state-registered passenger vehicles including vans and pick-up trucks with less than one - (1) ton capacity used primarily for residential purposes. The parking of residents other vehicles in a roofed building having solid walls and a garage door shall be permitted.
 - b.** No parking spaces shall be located in a required front yard facing a public street, and all parking spaces visible from a public street shall be landscaped.
- 3.7.4.11** Buildings shall be located to provide for the amenities of multifamily living, to assure the maximum practical light and ventilation, to control the impact of traffic and parking on the site, and to integrate the development with the neighborhood. The scale of buildings shall be compatible with the residential scale of buildings in the area. No building facade or roof shall have a continuous surface exceeding fifty (50) feet in length between horizontal offsets.
- 3.7.4.12** All buildings shall be separated by at least twenty-five (25) feet.
- 3.7.4.13** Driveways leading to garages shall be at least twenty (20) feet in length and shall be designed so as to permit the parking of a vehicle on the outside of each garage space.
- 3.7.4.14** Courts enclosed with buildings on all sides shall be prohibited.
- 3.7.4.15** Consolidated open spaces totaling at least 15% of the site shall be provided within the development. Open spaces shall be located so as to preserve significant natural site features and maximize the utility of the open space to the residents.

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3.7.4.16.1 Where the separate ownership of multifamily dwellings is intended, the Commission may approve a subdivision of the land on which the units are to be located, provided that the overall site development plan meets the requirements of Section 5.

No separate lot created under this Section shall be used except in accordance with the approved development plan, and a subdivision approval for any lot which has not been developed in accordance with the approved development plan within three (3) years of the approval date shall become null and void unless the Commission grants an extension of time.

3.7.4.17 For all developments, the applicant shall present sufficient information to the Commission to demonstrate that adequate provisions have been made for the sustained maintenance of the development in general and also for the sustained maintenance of roads and open spaces.

3.7.5 Density Bonus for Elderly Low and Moderate Income Housing.

3.7.5.1 Subject to the provisions of Section 3.7.4.6 and the following conditions, the Commission may allow an increase in density of up to 20% of the allowable number of units, in recognition of the serious need for additional housing for the elderly:

- a. That 60% of the units which exceed the normally allowable density be reserved for low and moderate income tenants aged sixty-five (65) and over;
- b. That the rental rate for the elderly units be at least 25% lower than the rate for a similar unit within the development, or at a monthly rate equal to 70% of the median family income, as in c. below, divided by twelve (12) months and multiplied by .25;
- c. That the maximum total income of any elderly tenants occupying a reduced rent unit not exceed 70% of the median family income for the Hartford statistical area published annually by the Department of Housing and Urban Development or similar publication;
- d. That the elderly units be contained within separate buildings located throughout the development;
- e. That, should the units be sold at a future date, the elderly unit buildings first are offered for sale to the Town of Granby at a rate 50% below the market rate;
- f. That the appropriate documents necessary to implement these Regulations be prepared by the developer and approved by the Commission subject to a review of the Town Attorney. The documents shall include an agreement whereby the developer and/or owner shall submit an annual report to the Office of Community Development which shall include the names of the elderly tenants, the unit number occupied and the rental rate charged; and
- g. That the terms of this provision shall apply to the elderly units for a minimum of thirty (30) years from the date of approval.

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3.8 INDUSTRIAL ZONE

3.8.1 Permitted Uses

The following uses are permitted:

- 3.8.1.1** The manufacturing, processing, packaging or assembling of components or goods.
- 3.8.1.2** Truck and freight terminals and warehouses, together with the right to service, maintain and repair motor vehicles incidental to the aforesaid use.
- 3.8.1.3** Plumbing, heating, electrical, industrial and general contracting establishments, which may include showrooms, storage and maintenance of heavy construction equipment
- 3.8.1.4** Yards for storage of and sales of lumber and building materials
- 3.8.1.5** Office buildings and financial institutions
- 3.8.1.6** Printing or publishing establishments
- 3.8.1.7** Limited seating Restaurant
- 3.8.1.8.1** Accessory uses customarily incidental to the permitted uses, including garages, storage buildings and power plants and employees' recreational, commissary and clinical facilities.
- 3.8.1.9** Utility Use, subject to Section 8.24

3.8.2 Special Permits

The Commission may grant Special Permits for the following uses subject to the applicable criteria of Section 8.2:

- 3.8.2.1** Residential uses when a single-family dwelling or apartment is occupied by a person, together with his family, who is the owner, manager, caretaker or janitor residing on the same lot occupied by the premises or plant of a permitted industrial use;
- 3.8.2.2** Manufacture of bricks, cement products, tile and terracotta;
- 3.8.2.3** Bulk storage of petroleum products;

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- 3.8.2.4** Warehousing and distribution of major and small appliances, furniture, television and audio equipment and related items, with limited retail and wholesale showroom merchandising of the same, and related services and office facilities;
- 3.8.2.5** Veterinary hospitals and boarding kennels for the treatment and boarding of animals, primarily dogs and cats, with all facilities housed inside a building with a limited outside fenced area for exercising and training with necessary office and service space;
- 3.8.2.6** Warehousing and distribution of clothing, with retail and/or wholesale merchandising of the same, and related services and office facilities;
- 3.8.2.7** Sale and storage of operable motor vehicles (operable being defined as qualifying for Connecticut motor vehicle registration)
- 3.8.2.8** Auto body, soldering or welding shops with a Connecticut repairer's license;
- 3.8.2.9** Excavation, processing and removal of earth products subject to Section 9;
- 3.8.2.10** Commercial, educational or recreational activities;
- 3.8.2.11** Self-Service storage facility subject to Section 8.17; and
- 3.8.2.12** Restaurants, subject to Section 8.16.
- 3.8.2.13** Automobile washing facilities
- 3.8.2.14** Rear lots in commercial zones, subject to Section 8.23
- 3.8.2.15** Utility Use, subject to Section 8.24
- 3.8.3** **Required Lot Areas, Yards, Coverage, Heights and Frontages.**

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.

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3.8.4 Special Industrial Regulations

3.8.4.1 Uses not listed in Sections 3.8.1 and 3.8.2, including but not limited to the following, are prohibited:

- a. The distillation of bones or fat or reduction of animal matter;
- b. Blast furnaces or the smelting of copper, iron, tin, zinc or similar metals;
- c. Coal or petroleum distillation or derivation of by- products;
- d. Manufacture of cement, lime, gypsum or plaster of paris, chlorine, or carbolic, hydrochloric, nitric, picric, sulfuric acid or similar acids;
- e. Manufacture of fertilizers;
- f. Fat rendering in the manufacture of tallow, grease, or oil;
- g. Refining and recovery of products from fish, animal refuse or offal;
- h. Oil refining;
- i. Junk cars;
- j. Swimming pool chemical manufacturing; and similar uses to the above (items a-k) which are dangerous by reason of fire or explosion, injurious, noxious or detrimental to the neighborhood because of emission of dust, fumes, odor, smoke, wastes, noise or vibrations or because of other objectionable features.

3.8.4.2 The storage of any material intended for dumping or disposal, outside of a building shall be prohibited, unless the specific area is approved by the Commission.

3.8.4.3 Where industrial lots abut a residential zone or use, loading docks shall not face said zone or use. The above may be waived by the Commission in cases where the proposed loading docks are a minimum of 100 feet from a residential zone and will not, in the opinion of the Commission, cause undue noise or visual disruption to abutting residential uses.

3.8.4.4 No loading dock may face a public highway, except when permitted by the Commission in cases where the proposed loading dock will not cause undue noise or visual disruption to abutting residential uses and sufficient on- site vehicular maneuvering areas will be present. In no case shall such be permitted where there is insufficient on-site vehicle maneuvering room, and where trucks destined to, or coming from, loading docks require maneuvering movements within the public highway.

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3.8.4.5 Lot area requirements may be reduced to the following minimums when lots are created which have frontage on newly constructed streets provided that in no case may a building be constructed with a front yard of less than fifty (50) feet along Routes 10 & 202 or within forty (40) feet of a residential zone:

- a. Lot area - 30,000 sq. ft.
- b. Lot frontage - 125 ft.
- c. Lot depth - 150 ft.
- d. Front yard - 30 ft.
- e. Side yard - 15 ft.
- f. Rear yard – 15 ft.

3.9 ECONOMIC DEVELOPMENT ED

3.9.0 Introduction

3.9.0 The Economic Development Zone (ED) is comprised of over 300 acres. At the time of the rewriting of this zone in July of 2000, there were only 2 owners of this entire land area, with Griffin Land Resources owning all but approximately 32 acres. The undeveloped nature of the property and the small number of owners provide the Town with a unique opportunity to guide the development of this area to assure that it is compatible with the Town's Plan of Conservation and Development.

The ED zone has several important attributes. It is strategically located geographically, with direct access to Route 10/202 and easy access to Route 189. The ED Zone can be serviced by public water and public sewer and is linked to major electrical and communication services.

The area that comprises the ED Zone has been set aside for non-residential development since zoning was first established in Granby in the 1950s. This is the primary and only significant area remaining within the Town with potential for the diversification of the Town's tax, employment and commercial service base. It is the desire of the Town of Granby to have this area developed in a manner, which accomplishes this diversification while preserving the Town's fundamental values and rural atmosphere as outlined within the Plan of Conservation and Development.

Understanding the attributes of the ED Zone, as outlined above, the Town has an opportunity to encourage development within this area in a manner that can be a model of quality and success. The development of the ED Zone can demonstrate that preservation and growth are not mutually exclusive and that diversification of the Town's tax, employment and commercial service base, while preserving the Town's fundamental values and rural atmosphere, can be achieved. A variety of Special Regulations have been adopted to regulate development within this ED Zone. These Regulations are found in Section 3.9.4.

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3.9.1 Permitted Uses, subject to the Special ED Zone Criteria outlined herein.

The following uses are permitted:

- 3.9.1.1** Business or professional offices, including financial institutions and/or office parks;
- 3.9.1.2** Utility Use, subject to Section 8.25;
- 3.9.1.3** Agricultural uses;
- 3.9.1.4** Governmental buildings and facilities including fire houses; and
- 3.9.1.5** Accessory uses customarily incidental to principal uses, including garages, storage buildings, and employees' recreational, commissary and clinical facilities, subject to Section 8.1.

3.9.2 Special Permit Uses, subject to the Special ED Zone Criteria and to Section 8.2.

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2:

- 3.9.2.1** Biological, medical, technological and other research and development centers;
- 3.9.2.2** Commercial recreational facilities, including health clubs, indoor and outdoor recreational complexes and all associated fields, courses, buildings and equipment;
- 3.9.2.3** Health care facilities including hospitals, convalescent homes, nursing homes and similar uses;
- 3.9.2.4** Assisted Living facilities for elderly persons and/or persons with special needs; Section 3.7.4 shall be used as a basic guideline in the development of such facilities;
- 3.9.2.5** Restaurants, subject to Section 8.16;
- 3.9.2.6** Private schools with or without dormitories and other associated structures, fields and uses;

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- 3.9.2.7** Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;
- 3.9.2.8** Funeral homes and associated uses and structures;
- 3.9.2.9** Movie theaters, performing arts theaters, auditoriums and assembly halls;
- 3.9.2.10** Personal services, including barbershops, beauty shops, cleaning establishments, tailor shops and appliance and other general repair shops, excluding automobile repair;
- 3.9.2.11** Veterinary hospitals;
- 3.9.2.12** Churches, religious buildings and other non-profit organizations;
- 3.9.2.13** Manufacturing, storing, processing, fabricating, packaging or assembling activities wholly within a building or unified complex of buildings;
- 3.9.2.14** Plumbing, heating, electrical, industrial and general contracting establishments which may include showrooms, storage and maintenance of heavy construction equipment;
- 3.9.2.15** Retail sales or alcoholic beverages, subject to Section 8.3;
- 3.9.2.16** Hotels, motels or inns, including all necessary facilities to accommodate conventions or large meetings;
- 3.9.2.17** Adult Oriented Establishment, Subject to Section 8.24,
- 3.9.2.18** Utility Use, subject to Section 8.25.
- 3.9.2.19** Active Adult Residential Development, subject to Section 8.27.
- 3.9.3** **Required Lot Areas, Coverage, Heights and Frontages.**

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.

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3.9.4 SPECIAL REGULATIONS APPLICABLE TO THE ED ZONE.

3.9.4.1 CURB CUT LOCATIONS/TRAFFIC ANALYSIS

The Route 10 corridor study recognizes the area of the ED Zone as a future development area. While Salmon Brook Street and Floydville Road can accommodate additional traffic volumes, the development of the area must be accomplished with careful attention to managing traffic flow and minimizing increasing traffic volumes. The addition of turn lanes, acceleration and decelerations lanes may be appropriate in the design of new developments, but the overall widening of Salmon Brook Street and/or Floydville Road above the 2 travel lanes is not. Care must be taken to diversify the land uses within the ED Zone to limit the impact of peak hour volumes. A complete traffic analysis by a competent traffic engineer will be required for all applications that have the potential to impact the existing road network.

The street frontage along Route 10 and 202 and Floydville Road, within the ED Zone, is extensive. In an effort to manage the traffic flow within this area, curb cuts shall be limited within the ED zone as follows:

- No more than three new curb cuts may be created along Route 10 and 202. These curb cuts shall be located in basic conformance with the locations shown on the ED zone curb cut map attached hereto.
- No more than four curb cuts may be created along Floydville Road. These curb cuts shall be located in basic conformance with the locations shown on the ED zone curb cut map attached hereto.
- All intersection leading into the ED zone shall be major intersections, which include the construction of a town road. These town roads shall be designed in accordance with the Town of Granby Road Standards and shall typically include a right of way, which extends to the rear of all properties, allowing for the future linkage of roads to Floydville Road and/or Route 10 and 202 as appropriate
- Any proposed subdivision of property within the ED zone shall be designed in basic conformance with the ED zone curb cut map. All new lots created shall have their primary frontage along the new town roads.

The majority of the new development created within the ED zone shall be internal to the site and have the primary access not along the existing roads but along the new Town of Granby roads, which will extend throughout the area.

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3.9.4.2 FRONT YARD SETBACKS FROM FLOYDVILLE ROAD AND SALMON BROOK STREET

The properties located within the ED Zone contain approximately 4,700 feet of frontage along Salmon Brook Street and 4,500 feet of frontage along Floydville Road. To preserve and promote the scenic quality of these roads, and to further the goals of the Town's Plan of Conservation and Development, the Commission shall give serious consideration to the establishment of Streetscape Buffers as outlined within Section 4.2.5 of the Regulations and in accordance with the criteria established therein.

As a large portion of the streetscape within this area is void of significant vegetation, in determining the depth of the Streetscape Buffer the Commission shall give added weight to the quantity and quality of any new vegetation proposed along the frontage of the of the site.

3.9.4.3 OPEN SPACE

As stated in the general purposes of this zone, the area contains ample amounts of land, providing an opportunity to create significant areas of open space. Within the ED zone undeveloped areas shall be set aside to create a park like setting. In order to accomplish such a setting, an effort shall be made, and the Commission may require open space areas that are comprehensively linked throughout the ED zone. Such areas of open space shall be designed to complement building placement and to enhance the working environment of the employees and others who frequent the commercial facilities by serving as recreational corridors, public spaces, and natural areas.

In lieu of the requirements of Section 4.2.5.B, all developments shall have a primary and contiguous open space area equal to the footprint of the proposed building or buildings. This open space area shall be located to balance the developed areas, serving the above stated purpose. Where a development fronts Salmon Brook Street and /or Floydville Road, the open space requirement may be satisfied through the creation of the streetscape buffer/open space setback.

All developments shall be designed with consideration of a means of linkage with the Farmington Valley Greenway. This recreational and commuter corridor is located in East Granby just east of the Granby Town Line, bisecting property currently owned by Griffin Land. By connecting developments to the Greenway the Town and the developer will encourage the use of alternate means of commuting to the new business developments, particularly by bicycle, while providing increased recreational and social opportunities for the business employees. Greenway connectors may be designed to run adjacent to proposed roadways or be internally located, meandering between buildings, parking areas and open space. Greenway connectors will typically have a minimum paved width of 10 feet.

SECTION 3 USE DISTRICTS

3.9.4.4 Parking

The size of the parking area is dictated by the required number of parking spaces, outlined within Section 7 of these Regulations. All parking lots shall be designed for the ease and clarity of traffic flow and as an aesthetic design element of the development. Safe pedestrian movement must also be provided within the parking lot. Large planting islands are encouraged within the parking areas to reduce visual and audio impacts and the impact of heat, while aiding in drainage and snow removal. Parking areas that are designed in modules, separated by landscaped islands, are encouraged and will aid in conforming to the design recommendations outlined herein. Landscaped islands shall contain not less than 360 square feet (18x20) and shall provide a landscaped break between parking spaces as outlined within Section 7. The Commission may permit greater groupings of parking spaces when the size, design and placement of the landscape islands demonstrate the desirability of such groupings.

Landscaped islands shall be designed to accommodate plants, shrubs and trees, particularly maple trees, of sufficient size and quantity to meet the above purposes. In order to provide the landscape island with sufficient water, necessary to support the plant life, the applicant, in designing the site, shall consider recessing the landscape islands below the paved area rather than raised and surrounded with curbing. The Commission may require recessed islands where design and soil conditions warrant such requirements. A portion of the surrounding paved area shall be pitched towards the recessed islands, thereby directing storm water to these areas. The overall parking lot drainage analyses shall outline the volume of storm water directed to landscape islands, in addition to that, which is directed into the structural drainage system.

No more than 50% of the parking area for the entire property shall be located between the front facade of the principal building(s) and the primary abutting street.

The Commission may modify this requirement based on the placement of the open space, number and actual design of the adjacent street(s), the size of the parking lot, the design of the building and the quality of the overall parking lot design.

3.9.4.5 Drainage/Aquifer Protection Area

The ED zone is located within an aquifer protection area. The drainage of the parking lots shall recognize the concerns for the aquifer and shall be designed accordingly.

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All parking lots shall discharge storm water to a retention or detention pond which shall be designed to mirror the functions of a natural wetlands in an effort to slow the CFS and to provide for the purification of the storm water before it enters the Salmon Brook or other drainage way. All uses, identified above shall be specifically reviewed for compliance with the Section 8.21, Aquifer Protection Overlay Zone. In the event of a conflict between the ED zone regulations and the Aquifer Protection Overlay Zone regulations, the latter shall take precedence.

3.9.4.6 Retail Development

While retail development is permitted as a Special Permit use within the ED zone, additional regulations have been established to promote the establishment of smaller retail operators that can more readily serve the employees and diverse users of the businesses within the ED Zone. Individual Business within the ED Zone may occupy no more than 40,000 square feet of retail space, except that the Commission may permit up to 75,000 square feet, when at least two thirds of the voting members vote in favor of the increase. In determining whether or not to allow the square footage to exceed 40,000 square feet, the Commission shall consider the building design, the site characteristics, the compatibility of the structure with surrounding buildings, the quality of building materials and the quantity and quality of the landscape materials, all of which can aid in reducing the visual bulk and mass of the building.

Retail uses shall be limited to the hours of 5:00 a.m. to 10:00 p.m. and the Commission may further restrict the hours of the retail development based on the specific proposal for use. While retail buildings may exceed 40,000 square feet in overall area, the design of the building shall be broken up in appearance in an effort to make the buildings appear to be of a much smaller scale. This design will come about by using and applying the design guidelines outline in Section 4.2.9. To prevent the ED zone from being dominated by retail uses, a strict limit on the overall square footage for retail use is as follows:

The total square footage of retail use shall be limited to 4% of the total square footage of land area existing on any property or lot where the retail use is proposed. For example, a 10-acre lot can accommodate no more than 17,424 square feet of retail use. $(43,560 \times 10 \text{ acres} = 435,600 \text{ square feet} \times .04 = 17,424 \text{ square feet of retail use.}$

SECTION 3 USE DISTRICTS

3.9.4.7 Diversification of Uses

As stated in Section 3.9.4.1, care must be taken to diversify the land uses within the ED Zone in order to limit the impact of peak hour traffic volumes. Additionally, the diversification of commercial uses is a goal of the Town's Plan of Conservation and Development. The Commission must be diligent in its consideration of special permit uses within the ED Zone. Should the Commission find that particular Special Permit uses are beginning to dominate the zone, it must reject future such applications until a more adequate mix of uses begins to evolve.

3.9.4.8 Building Design Review

The Zoning Regulations currently contain building design guidelines, outlined within Section 4.2.9 of these regulations. However, based on a recommendation of the ED Zone Subcommittee, The Commission, upon adoption of these regulations will begin the process of establishing a Building Design Review Board, which will serve as an advisory board to the Commission.

Prior to the establishment of a permanent board, the Commission will establish a preliminary Board of at least 3 members who are licensed design professionals. These preliminary members shall prepare detailed operating and design guidelines for review and possible adoption by the Commission. Upon adoption, all buildings proposed within the ED Zone shall be reviewed by the DRB, and the Board shall provide the Commission with appropriate recommendations. Until such time that a permanent DRB is established, together with all operating and design guidelines, any proposed development within the ED Zone shall be reviewed by the Commission and the guidelines as outlined within Section 4.2.9 applied. The DRB shall make recommendations to the Planning and Zoning Commission concerning new development applications, but shall not have any independent decision-making authority.

3.9.4.9 Site Lighting

Site lighting shall be designed as the absolute minimum necessary to achieve the desired purpose. Light pollution and excessively bright or intrusive lighting is a concern in the Town of Granby. Lighting plans shall include the height and type of poles, the design of the fixtures (primarily those that provide full horizon shading), the wattage and type of lighting and a written justification, with citation to published standards by authoritative sources, for the amount and type of lighting proposed. Lighting plans shall also include an illumination profile outlining the level of lighting, in foot-candles, produced throughout the site. Lighting shall be a specific design element of the development, comprehensively planned with uniformity of poles, fixtures and lighting. Metal halide lighting shall be considered for use throughout the ED Zone.

SECTION 3 USE DISTRICTS

3.9.4.10 Noise

Noise is a community concern and should be considered and measures taken to reduce its impact, in the design of all developments. The large and undeveloped nature of the ED Zone provides the developer with the opportunity to locate buildings, loading docks, dumpsters and parking areas in a manner that will reduce the impact of noise on surrounding properties, particularly residential properties. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of buildings, earth berms or through a combination of these and other appropriate techniques.

3.9.4.11 Buffering/Transition of Uses

The Town is concerned about the impact of future development on existing residential properties. The requirements of the above sections will aid in reducing the negative impact of ED Zone uses on residential properties. The ED Zone permitted uses, and the uses outlined in Sections 3.9.2.3 and 3.9.2.4, given proper site design, are suitable to properly transition the ED Zone use from the residential use. This is less clear with a number of the other ED Zone uses. Therefore, developments that are to be within 1,000 feet of a residential zone must be of a use and design chosen with consideration of the impact on the nearby residential properties. More compatible ED Zone uses, such as offices, shall generally be preferred within these areas to the more intense ED Zone uses such as retail sales.

3.9.4.12 Outside Storage

No goods, merchandise, equipment or machinery shall be stored or displayed outside of a building unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval. Parking spaces and landscaping areas shall not be used for sales, storage, display of goods or for advertising purposes of any kind, except for detached signs installed in conformance with these Regulations.

All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.

3.9.4.13 The provisions of Sections 3.8.4.1 through 3.8.4.4 of these Regulations are incorporated by reference into this Section, as if set forth in full herein.

SECTION 3 USE DISTRICTS

3.9.4.14

In the ED Zone, lots may be established in accordance with Sections a-f herein, when lots are created on newly constructed town roads. No lot may be approved under this section unless all of the lot lines that make up the parcel are set back a minimum of 500 feet from Salmon Brook Street and Floydville Road.

The minimum criteria that follow are reductions in the requirements outlined within Section 5. While the Commission may approve lots that comply with the reduced criteria, all subdivided lots must be in compliance with the Subdivision Regulations and all Zoning Regulations not specifically reduced herein.

MINIMUM

- | | | |
|-----------|------------|----------------|
| a. | Lot area | 50,000 sq. ft. |
| b. | Frontage | 50 ft. |
| c. | Front yard | 30 ft. |
| d. | Side yard | 15 ft. |
| e. | Rear yard | 15 ft. |
| f. | Lot depth | 200 ft. |

3.10

NEIGHBORHOOD AND COMMERCIAL TRANSITION ZONE - T1

3.10.0

Goal of the T1 Zone

The T1 zone is adopted in an effort to avoid the development of small commercial establishments along Route 10, through the elimination of an existing commercial strip zone. The T1 zone encourages comprehensive development and the cooperation of individual landowners. A primary goal of the zone is to avoid the establishment of commercial curb cuts along Route 10, while requiring that new commercial buildings be placed at least 100 feet back from Salmon Brook Street.

The T1 zone is designed to provide a transition of uses, from high intensity commercial use to residential use. This transition can be achieved by combining existing lots, limiting new curb cuts along Route 10, limiting the size of commercial buildings, regulating the style and quality of construction and establishing buffer areas. The objective is to create a unified commercial or mixed use area, developed with an internal service road. All applications for development within the T1 zone must take into account this concept for an internal roadway. Designs that will prevent the possibility of bringing this concept to fruition shall not be approved.

The transitional zone is created in recognition of the commercial growth that is occurring in this area, the relocation of the Canton Road intersection, the availability of public water and public sewer and the Town's overall success in limiting curb cuts and managing traffic flow within the overall area.

SECTION 3 USE DISTRICTS

The following regulations and standards are designed to bring about the above goal.

3.10.1 Permitted Uses

The following uses are permitted:

3.10.1.1 Single-family dwellings;

3.10.1.2 Home occupations, subject to Section 8.8;

3.10.1.3 Accessory uses customarily incidental to permitted uses, subject to Section 8.1.

3.10.2 Special Permits Uses, subject to the Special T1 Zone Criteria and Section 8.2.

3.10.2.1 Commercial educational facilities, including day care centers for six (6) or more people with a valid State license;

3.10.2.2 Bed-and-breakfast facilities, inns and motels;

3.10.2.3 Business or professional offices, including financial institutions and/or office parks;

3.10.2.4 Commercial recreational facilities, including health clubs, indoor and outdoor recreational complexes and all associated fields, courses, buildings and equipment;

3.10.2.5 Restaurants, subject to Section 8.16;

3.10.2.6 Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;

3.10.2.7 Personal services, including, but not limited to barbershops, beauty shops, cleaning establishments, nail salons and appliance and other general repair shops, excluding automobile repair;

3.10.2.8 Nursing homes with a maximum density of 15 beds per acre;

3.10.2.9 Elderly housing with a maximum density of 10 units per acres;

3.10.2.10 Active Adult Residential Development, in general conformity with the standards set forth in Section 8.27.3, except where such standards are in conflict with the T1 Zone Criteria of Section 3.10.3;

3.10.2.11 Assisted living facilities, independent living facilities, multi-family residential

developments and similar residential uses with a maximum density of 8 units per acre;

3.10.2.12 Accessory uses customarily incidental to principal uses.

3.10.3 Special T1, Zone Criteria

3.10.3.1 The Special Permit uses listed above may only be approved on a lot which contains a minimum of 4 acres.

3.10.3.2 The maximum area of the footprint of a single commercial building is 20,000 square feet.

3.10.3.3 All commercial buildings must be clearly separated by a minimum of 30 feet.

3.10.3.4 The establishment of commercial uses that do not currently exist within the Town shall be preferred over the replication of existing uses.

3.10.3.5 The combined area of the footprints of all commercial buildings must be less than or equal to 20% of the total land area. (Example: 4.6 acres = 200,376 square feet. 20% of 200,376 = 40,075. Therefore, the total area of the footprint of any combination of commercial buildings on a property of 4.6 acres shall be 40,075 square feet, or less)

3.10.3.6 No Special Permit use may be approved unless the Route 10 curb cut (west side), which serves the Special Permit use, is separated by at least 800 feet from any other curb cut, serving a Special Permit use and also located on the west side of Route 10. For the purpose of this regulation the existing YMCA curb cut is a curb cut serving a Special Permit use. This is the only commercial curb cut that exists within the T1 zone as of the adoption of this regulation. New Special Permit developments that do not comply with the curb cut separations may not be approved.

3.10.3.7 A primary purpose of this zone is to encourage the construction of an internal service road which extends from a point opposite Floydville Road to a point located on Canton Road Extension, as outlined above. It is anticipated that the majority of new uses will be serviced through the construction of this service road. The internal roadway shall be designed as a Town Road and easements shall be established at property boundaries to permit the future extension of the road. It is understood that the road may be constructed in segments and further understood that the actual transfer of the ownership of the road, to the Town, may occur at a future date, well after the earliest road segments were constructed. All appropriate bonds, deeds and easements shall be maintained to provide for the future transfer of the ownership of the road to the Town.

3.10.3.8 All developments shall provide vehicular and pedestrian easements, at the direction, and in locations determined by the Commission, to allow passage to and from adjacent properties to achieve the goals of the T1 zone.

SECTION 3 USE DISTRICTS

- 3.10.3.9** No parking area, for a commercial development may be located within 100 feet of the Salmon Brook street line.
- 3.10.3.10** A landscape buffer area of not less than 150 feet shall separate any proposed Special Permit uses from single family homes, existing on the date of adoption of this regulation, and located within the adjacent R30 zone. The Commission shall determine the planting and design requirements for all such buffer areas. The preservation of existing trees and shrubs for buffering is preferred to the planting of new materials. However, the planting of new materials may also be required to supplement the existing vegetation. Applicants are advised not to remove existing vegetation prior to the Commission's consideration of an application. Where existing vegetation has been removed prior to the filing of an application, the Commission may deny the application and recommend that the removed vegetation be replaced.
- 3.10.3.11** **RESERVE**
- 3.10.3.12** A landscaped Streetscape buffer along the frontage of Salmon Brook Street shall be designed for each application. Where possible, applicants shall use the design elements of the landscape berm located at 124 Salmon Brook Street (Stop and Shop Plaza) as a guide in designing the streetscape buffer.
- 3.10.3.13** No goods, merchandise, equipment or machinery shall be stored or displayed outside of a building unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval. Parking spaces and landscaping areas shall not be used for the sales, storage, display of goods or for advertising purposes of any kind, except for detached signs installed in conformance with these Regulations.
- 3.10.3.14** All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.
- 3.10.3.15** Site lighting shall be designed as the absolute minimum necessary to achieve the desired purpose. Light pollution and excessively bright or intrusive lighting is a concern in the Town of Granby. Lighting plans shall include the height and type of poles, the design of the fixtures (primarily those that provide full horizon shading), the wattage and type of lighting and a written justification, with citation to published standards by authoritative sources, for the amount and type of lighting proposed. Lighting plans shall also include an illumination profile outlining the level of lighting, in foot-candles, produced throughout the site. Lighting shall be a specific design element of the development, comprehensively planned with uniformity of poles, fixtures and lighting. Metal halide lighting shall be considered for use throughout the T1 Zone.

SECTION 3 USE DISTRICTS

- 3.10.3.16** Noise is a community concern and should be considered and measures taken to reduce its impact, in the design of all developments. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of buildings, earth berms or through a combination of these and other appropriate techniques.
- 3.10.3.17** A complete site plan as outlined within Section 4 shall be prepared for all special permit uses as stated above.
- 3.10.3.18** Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the location of parking spaces to achieve the goals of the T1 zone as stated above.
- 3.10.3.19** All Special Permit Application shall include an analysis of the anticipated vehicular traffic that will be generated by the proposed use. Of specific concern is the peak hour traffic and the related turning movements of vehicles during the peak hours. The Commission shall strive to establish a mix of commercial uses which differ in their peak hours of traffic generation.
- 3.10.4** Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 zone in Section 5, except as outlined herein. The Commission may waive the requirements of Section 5 to achieve the goals of the T1 zone as stated above.
- 3.10.5** In accordance with the goals outlined within the preamble, the following design guidelines are offered for consideration in the preparation of all T1 zone applications:
- 3.10.5.1** High quality masonry building materials (brick, stone, or materials having the appearance of them) should make up no less than 50 percent of the wall surface area, not including windows, of any façade of the building. The balance of wall surface area shall be made up of wood siding or shingle (shakes) or a combination of wood and synthetics. However, synthetic materials shall be limited to no more than 25 percent of the surface area of any façade other than the rear façade and shall not be permitted in any degree on the front façade.
- 3.10.5.2** Substantial structural elements shall be made prominent in building design to provide relief to large walls, create visual interest, define entrances, and convey a sense of permanence.
- 3.10.5.3** Use of carefully chosen architectural details, such as cornices, brackets, and awnings is encouraged.

SECTION 3 USE DISTRICTS

- 3.10.5.4** Building material colors should primarily consist of neutrals and darker tones.
- 3.10.5.5** Whenever practicable, recessed entrances should be used to allow for a small outdoor shelter, increase window display area, reduce the massing and add relief to a façade.
- 3.10.5.6** Doors should be designed so as to make the doorway a unique and inviting architectural characteristic of the building.
- 3.10.5.7** It is not essential that the primary entranceways be situated toward the street.
- 3.10.5.8** In cases where a customer entrance is required at the rear of a building the standards of the rear façade shall equal the quality of design and materials of the façade facing the front.
- 3.10.5.9** Roof materials should be chosen with respect for building sustainability and durability.
- 3.10.5.10** Standing seam metal, or other dimensional, commercial grade shingle, slate, or simulated slate roofing in neutral colors should be preferred.
- 3.10.5.11** Parking should be central to the overall development and if possible, surrounded on no less than two sides by the proposed commercial business.
- 3.10.5.12** Parking should be situated to provide efficient pedestrian access from business to business to ensure that a single parking space will be close enough to all corners of the commercial center.
- 3.10.5.13** The circulation lanes of the parking area should be located adjacent to the front facade, should be characterized by benches, street trees, trash receptacles, high quality materials, textured pedestrian crossings and pedestrian scale lighting. The desired effect of such an arrangement is to create a small scale “main street” environment within individually developed cluster mixed-use or commercial centers.
- 3.10.5.14** Extensive use of street trees and curbside landscaping should characterize the T1 zone.
- 3.10.5.15** A system of sidewalks, designed for the convenience of pedestrian traffic, shall be incorporated in all development applications. Sidewalks shall be designed and constructed to serve pedestrian movement within each proposed development and with consideration of linkages to adjacent sites. Proposed site plans shall also include provisions for pedestrian and non-motorized amenities, such as benches (stand alone or permanent fixture), garbage receptacles, and bicycle racks.

SECTION 3 USE DISTRICTS

- 3.10.5.16** In cluster commercial settings, pedestrian pathways should be covered along the front façade by awnings or arcades to permit efficient all weather pedestrian circulation from business to business.
- 3.10.5.17** Developments shall consider incorporating outdoor plaza areas containing benches, trash receptacles, landscaping, instructional signage, and partial shelter (such as a gazebo or awning). Outdoor plazas may also be characterized by substantial defining central amenities, such as a fountain, a clock tower or public art. Out-door plaza areas should be centrally located, insofar as possible. Restaurant uses having outdoor cafes should be encouraged to located adjacent to and interplay with plaza areas to encourage public use of the space.
- 3.10.5.18** Ground mounted mechanical equipment may be located along a rear façade, but should be screened from view by a decorative masonry screen wall comprised of masonry materials mimicking or complimenting those used in the primary structure.
- 3.10.5.19** Roof mounted mechanical equipment should be screened from public view.
- 3.10.5.20** Utilities shall be located underground.
- 3.10.5.21** Chain link fencing should be avoided in all but very unusual circumstances.

3.11 RURAL CONSERVATION R4A

3.11.1 Permitted Uses

The following uses are permitted:

- 3.11.1.1** Single-family dwellings;
- 3.11.1.2** Home occupations, subject to Section 8.8;
- 3.11.1.3** Agriculture, subject to Section 8.15;
- 3.11.1.4** Governmental buildings and facilities including fire houses; and
- 3.11.1.5** Accessory uses customarily incidental to permitted uses, subject to Section 8.1.
- 3.11.1.6** Utility Use, subject to Section 8.24

SECTION 3 USE DISTRICTS

3.11.2 Special Permits

The Commission may grant Special Permits for the following uses, subject to the applicable criteria of Section 8.2;

- 3.11.2.1** Accessory Apartment, subject to Section 8.5;
- 3.11.2.2** Churches, religious buildings and cemeteries and other non-profit organizations;
- 3.11.2.3** Day care centers for six (6) or more people in public, private and institutional buildings with a valid State license;
- 3.11.2.4** Bed-and-breakfast facilities or inns subject to Section 8.10;
- 3.11.2.5** Antique sales subject to Section 8.9;
- 3.11.2.6** Farm Stores, subject to Section 8.15;
- 3.11.2.7** Garages and Barns, subject to Section 8.1 and 8.15.
- 3.11.2.8** Home Instruction subject to Section 8.22
- 3.11.2.9** Utility Use, subject to Section 8.24
- 3.11.2.10** Farm Hand Residential Facility subject to Section 8.15.14
- 3.11.2.11** Residential Landscape Business subject to Section 8.28.

3.11.3 Required Lot Areas, Yards, Coverage, Heights and Frontages.

For required lot areas, yards, coverage, heights and frontages, refer to Section 5.0

3.11.4 Special Rural Conservation R4A

- 3.11.4.1** To preserve the dark night skies within this area all exterior lighting must comply with the following regulations:

All light fixtures shall be shielded in such a way as to direct all light toward the Earth's surface and away from reflective surfaces.

All light fixtures shall be shielded/shaded in such a manner as to direct rays away from all adjacent property including unoccupied properties and roadways.

SECTION 3 USE DISTRICTS

Where light fixtures are placed on poles, the highest point of the light fixture shall be placed not more than 10 feet from the ground. All pole mounted lighting fixtures shall be full cut-off luminaire. "Luminaire" means the complete lighting system, including the lamp and the fixture. Where floodlighting is mounted onto structures, the fixtures must be arranged in a manner to prevent the light from shining towards roadways, onto adjacent residential property or into the night sky.

3.11.4.2 To aid in protecting properties from fire any building constructed in an R4A Zone shall be protected throughout by a complete fire sprinkler system installed in accordance with the Connecticut State Building Code.

Exception:

- A.** Buildings which do not require a building permit for construction
- B.** Buildings that are used primarily for storage **and** do not contain sleeping area(s).

Each fire sprinkler system installed in accordance with 3.10.4.2 shall meet the requirements of one of the following:

- 1)** NFPA 13, Standard for the Installation of Sprinkler Systems
- 2)** NFPA 13R, Standard for the Installation of Sprinkler Systems Occupancies in Residential up to and including Four stories in Height.
- 3)** NFPA 13D, Standard for the Installation of Sprinkler in One-and Two-Family Dwellings and Manufactured Homes Systems

3.11.4.3 To aid in the provision of adequate road networking and the provisions of public road service, maintenance and public protection, no new public dead-end roads, as defined by the Subdivision Regulations, may be constructed within this zone.

SECTION 3 USE DISTRICTS

3.12 GRANBY CENTER ZONE

Statement of Intent

The Granby Center Zone is a unique zoning district promulgated to allow and regulate a variety of related land uses within an interconnected area. This Center Zone is enacted to further the goals and objectives of the Plan of Conservation and Development by expanding the Town Center through the incorporation of compatible commercial, residential, governmental, educational and other uses often found within a traditional town center. The further goal of the zone is to encourage the continued rehabilitation of the commercial center, encourage a greater variety of mixed uses and unite the uses through common design features, pedestrian and vehicular access, common signage, lighting and through the inclusion of street furniture and common open areas. Overall the goal is to integrate commercial and noncommercial uses through the creation of a mixed-use district that has the look and feel of a traditional New England village. The Granby Center Zone is designed to maintain and promote an area where residential development can exist within reasonable proximity to commercial type development. Development in the District will be guided by an overall desire to create a thriving Village with a wide variety of businesses and housing where residents can walk to work, work from home and walk from business to business. While the District is certainly designed to permit a variety of commercial developments, encourage new and innovative housing development, and preserve the Granby Historic District, overall it is designed to establish a sense of place that is different from the low density housing and preserved open space that characterize most of the Town of Granby.

The Granby Center Zone is designed to: promote the efficient use of a limited land area; respect and reinforce historic development patterns; provide flexibility to meet changing needs, technologies, economics and consumer preferences; promote efficient development patterns and a land use mix which encourages walking and bicycling and encouraging compatible architectural styles, building forms and building relationships within a New England Village.

The Granby Center Zone consists of four components:

Commercial Center;

Center Commons;

Center Edge, and

Granby Center Historic Overlay District,

all as outlined within the Granby Zoning Map.

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Each of these zones has a separate set of permitted and special permit uses and design criteria. The Comprehensive Granby Center Zone Criteria shall be applied to all 4 components of the Center Zone.

3.12.1 Commercial Center Zone

The Commercial Center is the primary commercial area within the Town of Granby. It contains a variety of retail, service and office uses, numerous restaurants, gas stations, banks, the Post Office and more. The Commercial Center contains the Town Green and serves as the primary gathering place for Town residents. The Commercial Center contains very few residential units and its current design pattern discourages residential use. Future residential use is not anticipated within the area.

Commercial Center Zone Permitted Uses.

In the Commercial Center Zone, the following uses are permitted subject to the Commercial Center Zone Special Criteria, Section 4 and other applicable requirements.

- Business or professional offices;
- Restaurant, limited seating.

Commercial Center Zone Special Permit uses.

In the Commercial Center Zone the following uses may be permitted by Special Permit, subject to the Commercial Center Zone Special Criteria, Section 8.2 and other applicable requirements.

- Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;
- Printing, photography and similar service;
- Banks and other financial institutions;
- Personal services, including barbershops, beauty shops, cleaning establishments;
- Day Care centers, preschool and similar uses;
- Museums/galleries/performing arts;

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- Movie theatres with a maximum of 80 seats;
- Restaurants subject to Section 8.16;
- Commercial educational, instructional or recreational services;
- Fueling stations for motor vehicles, without Vehicle Repairers;
- Non-profit organizations;
- Utility Use, Subject to Section 8.24;
- Retail sales or alcoholic beverages, subject to Section 8.3;
- Open air markets;
- Multifamily use;
- Accessory uses customarily incidental to the above uses.

Commercial Center Zone Special Criteria

The maximum area of the footprint of a single commercial building is 8,000 square feet. The Commission may permit an expansion of an existing building (existing on the date of approval of this regulation) that would increase the footprint above 8,000 square feet, where such expansion conforms to the general principles of the zone. Where an existing building is removed/demolished in whole or in part, the Commission may permit the reconstruction or new construction of a building that exceeds a footprint of 8,000 square feet, provided the construction is in basic conformity with the scale of the existing site and conforms to the general principles of the zone. As a general rule the Commission shall encourage the construction of multi-story buildings, with reduced footprints.

Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the number and location of parking spaces to achieve the goals of the zone as stated herein. Individual developments are encouraged to share parking and access. Shared parking can be used to comply with the parking requirements.

The Commission may waive the minimum landscape area of Section 4.2.5 to achieve the goals of this zone as stated herein.

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Adjacent property owners are encouraged to share curb cuts leading to the adjacent roadways. No new curb cuts will be permitted within this zone, except that any existing lot legally established prior to the date of adoption of this regulation shall have the right to access the adjacent roadway. Existing curb cuts may be relocated.

Pedestrian access to the proposed building, from the nearest street, shall be incorporated within the site design. Pedestrian and vehicular access from adjacent sites shall be incorporated where feasible.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the C2 Zone in Section 5, except that the minimum front yard shall be 25 feet. This change is made in an effort to encourage parking at the rear and sides of the building and to aid in design interest and flexibility.

3.12.2 Center Commons

The Center Commons Zone is a diverse area of office buildings, public service use, retail use and housing. It contains the Granby Town Hall, Police Department, Senior/Youth Center, Board of Education Building, Library and the Granby Cemetery. The area contains significant commercial uses particularly along Route 189 and Route 20. The zone also contains the Town's 2 elderly housing developments, the Granby Memorial High School and Middle School. The Center Commons contains a small number of historic homes that are a part of the Granby Historic District. The Center Commons area is closely integrated with the Commercial Center. The area is appropriate for additional commercial development and home based business is encouraged within the zone. Mixed residential and commercial use can be expanded throughout the area. Residents and commercial users of the area should be afforded easy pedestrian access throughout the entire center area. New multifamily housing can be accommodated within the area.

Center Commons Zone Permitted Uses.

In the Center Commons Zone, the following uses are permitted subject to the Center Commons Zone Special Criteria, Section 4 and other applicable requirements.

- Single-family dwellings;
- Home occupations, subject to Section 8.8;
- Multifamily use subject to section 3.7 on a property containing 5 or more acres;

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- Agriculture, subject to Section 8.15;
- Governmental buildings and facilities including fire houses;
- Accessory uses customarily incidental to permitted uses, subject to Section 8.1;
- Utility Use, subject to Section 8.24.

Center Commons Zone Special Permit uses.

In the Center Commons Zone the following uses may be permitted by Special Permit, subject to the Center Commons Zone Special Criteria, Section 8.2 and other applicable requirements.

- Retail sale, rental and/or repair of items such as food, clothing, hardware, garden supplies, jewelry, electronics, appliances, books, sporting goods, nursery items, home improvement products and general merchandise;
- Printing, photography and similar service;
- Business or professional offices, including banks and other financial institutions;
- Personal services, including barbershops, beauty shops, cleaning establishments;
- Day Care centers, preschool and similar uses;
- Museums, art studios, galleries and performing arts facilities;
- Bed and breakfast establishments;
- Restaurants, limited seating;
- Restaurants subject to Section 8.16;
- Commercial educational, instructional or recreational services;
- Non-profit organizations;
- Retail sales or alcoholic beverages, subject to Section 8.3;

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- Open air markets;
- Churches, religious buildings, Places of worship and cemeteries and other non-profit organizations;
- Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments.
- Mixed use buildings containing both residential and nonresidential uses.
- Accessory Apartment subject to Section 8.5, under Special Permit uses
- Accessory uses customarily incidental to the above uses.

Center Commons Zone Special Criteria

Within the Center Commons Zone the design, scale, size and use of individual developments shall be designed in a manner that is reasonably consistent and compatible with existing uses.

The site design for any proposed new development and for the re-use of any existing building must blend with the traditional area site design as appropriate for the specific location. This would typically include lawn between the structure and the street and parking to the side or rear of the building within the Historic District.

The maximum area of the footprint of a single commercial building is 8,000 square feet.

The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 400 feet of the proposed new building.

Special Permit uses shall only be allowed on a lot containing a minimum of 40,000 square feet, except where an existing home will be used for both residential and commercial purposes.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 Zone in Section 5, except as follows; the minimum front yard may be 30 feet as outlined above; the maximum height is 45 feet; the maximum stories is 3; and the maximum coverage is 30%.

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3.12.3 Center Edge

The Center Edge is the least developed area of the Granby Center District. It serves primarily residential, public service, recreational and open space uses. It contains multifamily developments, the Historic Society, the Granby Center Fire House, the Visiting Nurses Association and the South Congregation Church. This area contains most of the Granby Center Historic District, a large and beautiful area that is listed on the National Register of Historic Places.

Center Edge Zone Permitted Uses.

In the Center Edge Zone, the following uses are permitted subject to the Center Edge Zone Special Criteria, Section 4 and other applicable requirements.

- Single-family dwellings;
- Home occupations, subject to Section 8.8;
- Agriculture, subject to Section 8.15;
- Governmental buildings and facilities including fire houses; and
- Accessory uses customarily incidental to permitted uses, subject to Section 8.1.

Center Edge Zone Special Permit uses.

In the Center Edge Zone the following uses may be permitted by Special Permit, subject to the Center Edge Zone Special Criteria, Section 8.2 and other applicable requirements.

- Professional offices; business offices; medical offices
- Financial services; business services;
- Churches, religious buildings, Places of worship and cemeteries and other non-profit organizations;
- Day Care centers, preschool and similar uses;
- Antique sales subject to Section 8.9

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- Bed-and-breakfast facilities or inns subject to Section 8.10;
- Multifamily use subject to section 3.7 on a lot of at least 8 acres;
- Mixed use buildings containing both residential and nonresidential uses.
- Neighborhood Retirement Housing, Assisted Living and Congregate Care Elderly housing developments.
- Accessory Apartment subject to Section 8.5, under Special Permit uses.

Center Edge Zone Special Criteria

All new construction within this zone shall be designed in a residential style, designed to blend and enhance the historic nature of the area, if the construction is within the Granby Center Historic Overlay District or adjacent to any structure listed on the National Register of Historic Places. Use of carefully chosen architectural details, such as cornices, brackets, shutters, columns and awnings is encouraged within such areas. The exterior colors of building materials shall mirror or be compatible with the colors of nearby buildings listed on the National Register of Historic Places. Building color schemes shall be a specific part of any approval.

The site design for any proposed new development or for the re-use of an existing building must blend with the traditional area site design as appropriate for the specific location. This would typically include lawn between the structure and the street and parking to the side or rear of the building within the Historic District.

The maximum area of the footprint of a building that is used for non residential purposes is 4,000 square feet.

The building frontage (front yard) shall be guided by the average frontage of existing buildings located within the immediate vicinity of any proposed new building or addition.

The building front yard shall be a minimum of 50 feet, except that the Commission may permit a front yard of less than 50 feet, but not less than 30 feet, where other area buildings have front yards of less than 50 feet. In determining the front yard the Commission shall consider the front yard setback of existing buildings located within 600 feet of the proposed new building.

Required Lot Areas, Yards, Coverage, Heights and Frontages shall be as outlined for the R30 Zone in Section 5, except that the minimum front yard shall be 30 feet. This change is made in an effort to encourage parking at the rear and sides of the building and to aid in design interest and flexibility.

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3.12.4 Granby Center Historic Overlay District

The Granby Center Historic Overlay District is a specific area outlined within the Granby Zoning Map and located within the comprehensive Granby Center Zone. The overlay district generally follows the boundaries of the Granby Center Historic District, a large and beautiful area that is listed on the National Register of Historic Places.

The Granby Center Historic Overlay District is not a separate zone, but an area which overlays upon the other Center Zones. Within the Granby Center Historic Overlay District additional requirements and regulations will be applied as specifically outlined with the Center Zones.

3.12.5 Comprehensive Granby Center Zone Criteria

The following requirements and guidelines shall apply to all Center Zones:

1. The primary and most appropriate use of existing homes within the Granby Center Historic Overlay District is residential use, portion of the Center Edge zone is residential use.
2. The Planning and Zoning Commission shall notify the Salmon Brook Historical Society, within 10 days of the receipt of any application that includes a property, or any portion of a property located within the Granby Center Historic Overlay District.
3. Due to the historic nature of the buildings and the desire to maintain the traditional quality of the existing landscape, any proposed re-use or renovation of buildings located within the Granby Center Historic Overlay District shall be accomplished in a manner which preserves the historic integrity of the building's exterior façades and preserves the traditional design of the grounds, particularly the front area facing the street.
4. The conversion of low density housing to multifamily housing is generally encouraged, except within the Granby Center Historic Overlay District.
5. Design criteria for multifamily developments shall generally follow the criteria of the PDM Zone, Section 3.7.4, except that a maximum number of 15 units per acre may be permitted. Structures that are visible from Salmon Brook Street shall be designed to blend with the historic designs typically found within the Granby Center Historic Overlay District. Multi-story structures are preferred over single story structures.

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6. When considering Special Permit applications, the Commission shall encourage the establishment of commercial uses that do not currently exist within the Town Center area. The zone's permitted uses will be preferable to the establishment of uses that are allowed only by Special Permit where such special permit uses replicate existing center businesses. The Commission, the public and new applicants should recognize the limited area of the Town Center and the need to diversify the commercial uses. The success of the center as a local commercial service center is largely dependent on the availability of a wide range of commercial retail items, services and offices. An abundance of offices (permitted uses) will enhance the overall business environment as the office workers are likely to frequent the other center businesses during the morning, lunch and dinner times.
7. Multi-storied buildings are preferred over single story buildings. Single use one story structures shall be discouraged except in unique situations where the property cannot support a multi-story structure and multiple uses.
8. Where mixed use buildings are proposed that will contain both residential and nonresidential uses, the number of residential units may not exceed 15 per acre. Living units shall typically be located above the first floor and shall be serviced by elevators and fire prevention sprinkler systems. The minimum area of a residential unit is 400 square feet. One parking space per unit shall be required. Overall the density of the site will be guided by the site development requirements outlined herein.
9. Applications for new commercial construction shall include an analysis of the anticipated vehicular traffic that will be generated by the proposed use. Of specific concern are the peak hour traffic and the related turning movements of vehicles during the peak hours. The Commission shall strive to establish a mix of commercial uses, which differ in their peak hours of traffic generation.
10. Parking requirements shall be as outlined within Section 7. The Commission may waive the specific requirements regarding the location of parking spaces to achieve the goals of the zone as stated above. Vehicular access and parking shall be designed to permit passage between adjacent properties. Shared parking is strongly encouraged.
11. Curb cuts shall be closely scrutinized by the Commission. The existing traffic flow within the area is often delayed and poorly placed curb cuts and/or increased numbers of curb cuts will exacerbate the problem. Therefore the Commission shall require the sharing of curb cuts between property owners and may prohibit a proposal for non-residential use of property where the curb cut separation is found to be unsatisfactory. A minimum distance of 150 feet between curb cuts is preferred.

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12. A system of sidewalks, designed for the convenience of pedestrian traffic, shall be incorporated in all proposed development applications. Sidewalks shall be designed and constructed to serve pedestrian movement within each proposed site and with consideration of linkages to adjacent sites. Proposed site plans shall also include provisions for pedestrian and non-motorized amenities, such as benches (stand alone or permanent fixture), garbage receptacles, and bicycle racks. All site designs shall include sidewalks, which lead from the existing street to the proposed or re-used structure. The application shall include a pedestrian access plan that links the proposed site to other properties within the Center.
13. Extensive use of street trees and curbside landscaping should characterize the developments.
14. Businesses developments shall consider incorporating outdoor plaza areas containing benches, trash receptacles, landscaping, instructional signage, and partial shelter (such as a gazebo or awning). Outdoor plazas may also be characterized by substantial defining central amenities, such as a fountain, a clock tower or public art. Outdoor plaza areas should be centrally located, insofar as possible. Restaurant uses having outdoor cafes are encouraged.
15. No goods, merchandise, equipment or machinery shall be stored or displayed outside of a building unless the areas are specifically authorized by the Commission as a part of a site plan or special permit approval. Parking spaces and landscaping areas shall not be used for the sales, storage, and display of goods or for advertising purposes of any kind, except for detached signs installed in conformance with these Regulations.
16. All commercial activity shall be conducted wholly within enclosed buildings, except for off-street loading, periodic sidewalk sales and other operations normally conducted outdoors, and excepting other uses specifically authorized by the Commission as part of a site plan or special permit approval.
17. Ground mounted mechanical equipment may be located along a rear façade, but should be screened from view. Screening shall be designed with materials that mimic or complement those used in the primary structure.
18. Roof mounted mechanical equipment shall be screened from public view.
19. Utilities shall normally be located underground.

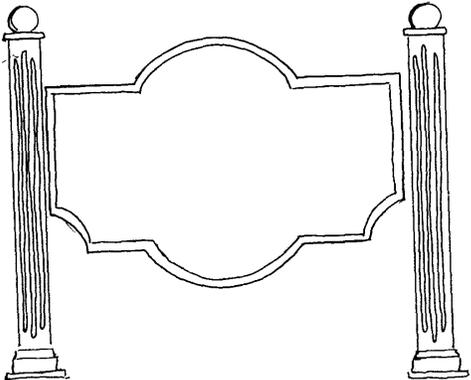
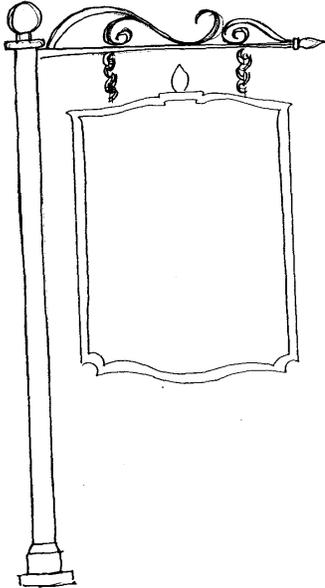
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20. Site lighting shall be designed as the absolute minimum necessary to achieve the desired purpose. All exterior light poles and lighting fixture must of a type and style that mirrors the existing poles and fixtures located along Bank Street. These are often identified as traditional style and can be found in figure 2 outlined below. The height of pole, to the top of the fixture shall be between 9-14 feet.
21. Noise is a community concern and should be considered in the site design and measures taken to reduce its impact, in the design of all developments. Care should be taken to buffer areas of potential noise by shielding such areas through the strategic placement of plantings, buildings, earth berms or through a combination of these and other appropriate techniques.
22. All freestanding and directory signs shall be of wood (simulated wood or wood composite) construction and suspended from either one or 2 poles as outlined in figure 3 below. Signs shall be externally illuminated with the light typically emitted onto the face of the sign from a fixture or fixtures located above the sign face. Narrow signs and uniquely shaped signs may be illuminated by ground mounted lighting fixtures, where approved by the Commission. The lighting intensity shall be the minimum necessary to illuminate the sign face.

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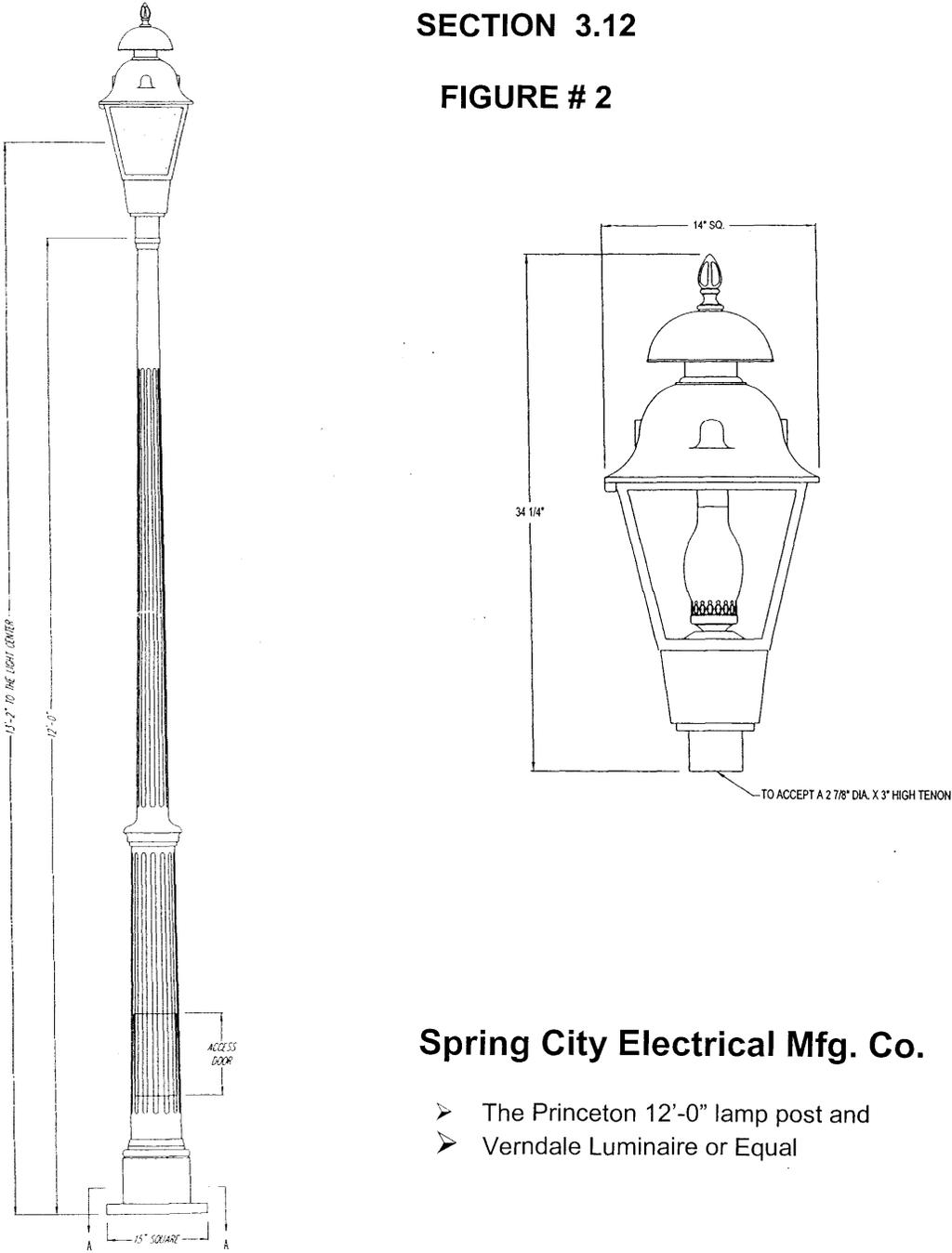
Figure 3



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FIGURE # 2



Spring City Electrical Mfg. Co.

- The Princeton 12'-0" lamp post and
- Verndale Luminaire or Equal