

### C. ALLOWED USES

The following table of uses shall only apply to the South Willington Village Mixed Use Zone (SWV). For a use not listed, the Commission shall decide on the relatedness of the proposed use and the permitted uses listed herein.

"Construction Type" refers to the presence of a building on the subject property. All legally pre-existing uses in existing buildings at the effective date of this Regulation is assumed to be allowed and may continue without additional permitting. Establishing a new use from the table below is subject to new rules in existing buildings and construction of new buildings to house the uses mentioned here.

## Section 5.12: South Willington Village Mixed-Use Zone (SWV)

### A. Purpose:

The purpose of the South Willington Village Mixed Use Zone (SWV) is to encourage adaptive reuse, redevelopment and re-investment in the area along the Route 32 corridor in South Willington as a means of achieving balanced growth and efficient land use. The provisions of this section recognize the economic challenges related to successful redevelopment and provides an alternative zoning option to promote private re-investment within this Village area.

### B. Objectives of South Willington Village Mixed Use Zone:

This zone may be described as the linear section of South Willington generally fronting River Road (Route 32) from the junction of Fisher Hill Road in the north to Baxter Road in the south. The area includes a mixture of residential, business and civic land uses, including a large historic mill property. The prior zoning designation for much of this zone reflects a more typical Euclidean style of zoning that lacks the adaptability required to encourage development in a manner that is both flexible yet focused on the uses that are most appropriate for the area.

The specific objectives of the SWV are:

1. To provide creative and flexible redevelopment and design standards to enhance vitality and activity in South Willington Village.
2. To encourage redevelopment consistent with the Town's 2018 Plan of Conservation and Development via a streamlined regulatory process.
3. To encourage a mixed-use pattern of development.
4. To provide development incentives to stimulate adaptive reuse within the SWV area.
5. To create a compact blend of land uses which include shops, workspaces, civic buildings, entertainment uses, residences and outdoor amenities.
6. To provide an environment that promotes safe pedestrian access and connections and to encourage pedestrian-scale conveniences within the village core.
7. To encourage increased preservation and enhancement through redevelopment of blighted, distressed and underutilized properties.
8. To reinforce the historic design palette of South Willington and to encourage new development and redevelopment of existing structures to reflect this in material use and building design.