

## **SECTION 3.20 CORRIDOR DESIGN DEVELOPMENT DISTRICT 5 – REGIONAL BUSINESS DESIGN CORRIDOR DISTRICT : CDD-5**

**Purpose:** The purpose of this district is to provide sites for the development of uses which are high-traffic generating and value the direct access to Route I-95 and regional markets. These uses also may require large parking areas due to the size of buildings. The specific use is less important than the provision of well designed development with access to I-95 and limited impact on adjacent residential areas.

**3.20.1 Permitted Uses:** All uses permitted in the Corridor Design Development District 5 – Regional Business Design Corridor District shall be deemed to be Special Uses.

**3.20.2 Special Uses:** Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following buildings or uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.

**3.20.2.1** Hotels, motels or extended stay hotels.

**3.20.2.2** A retail store containing at least 20,000 square feet of floor area.

**3.20.2.3** A shopping center containing at least 40,000 square feet of floor area and containing stores for sale of goods at retail or for performance of personal services clearly subordinate and customarily incidental to retail sales.

**3.20.2.4** Eating places subject to the provisions of Section 5.5 where applicable.

**3.20.2.5** Sale of alcoholic liquor, subject to the applicable provisions of Section 5.5 herein.

**3.20.2.6** Stores for sale of goods at wholesale containing at least 20,000 square feet of floor area.

**3.20.2.7** Indoor places of entertainment, amusement, recreation or assembly such as theaters, billiard rooms, bowling alleys or other similar indoor uses.

**3.20.2.8** Commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishment, or other similar uses; subject to all applicable provisions of Section 5.4 herein.

**3.20.2.9** Warehousing and/or wholesaling business, provided the principal use is within a completely enclosed building.

**3.20.2.10** Multi-family residential buildings when at least 30% of the units are defined as affordable housing in accordance with Section 8-30g of the Connecticut General Statutes.

- (1) Such developments shall be limited to efficiency, one bedroom and two bedroom units.
- (2) The maximum number and designation of all units by type shall be determined by allocating the total area of the tract of land in accordance with the following schedule:
  - (a) 1,000 square feet per one bedroom or efficiency unit; and
  - (b) 2,000 square feet per two-bedroom unit.
- (3) The maximum building coverage shall be twenty-five percent (25%); maximum lot coverage shall be sixty percent (60%).
- (4) The minimum size of the living area of each type of unit shall be determined in accordance with the following schedule:
  - (a) Two-bedroom Units - 900 sq. ft. minimum;
  - (b) One-bedroom Units - 800 sq. ft. minimum;
  - (c) Efficiency Units - 450 square feet per unit minimum.
- (5) No building shall extend within less than fifty (50) feet of any street line, fifty (50) feet of any sideline and fifty (50) feet of any rear line. No free standing garage shall extend within less than fifty (50) feet of any street line.
  - (a) No building shall exceed three (3) stories or forty (40) feet in height.

**3.20.2.11** Off-street parking garages or lots.

**3.20.2.12** Restaurants with an outdoor customer dining area as defined in Section 11-2.

**3.20.2.13** Eating places containing a minimum floor area of 2,000 square feet subject to the provisions of Section 5.5 herein, notwithstanding Sections 5.5.1.2 and 5.5.4.1.

**3.20.2.14** Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited may be permitted by the Board by Special Exception in accordance with Section 7.3.

**3.20.3** **Accessory Uses:** The following accessory uses shall be allowed:

**3.20.3.1** Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to a principal use and where goods so produced or processed are used or sold exclusively on the premises provided that the area used for such purposes shall be within a completely enclosed building.

**3.20.3.2** Accessory vehicle repair and/or service garages, subject to the applicable provisions of Section 5.4 herein.

**3.20.3.3** Accessory storage of equipment, merchandise, materials or supplies within completely enclosed buildings.

**3.20.3.4** Other accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare.

**3.20.3.5** Off-street parking and loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building notwithstanding the applicable provisions of Section 5.1.4, herein.

**3.20.3.6** Signs: In accordance with Section 5.3 herein.

**3.20.4** **Lot and Building Requirements:** Subject to all other applicable provisions and limitations of these Regulations, buildings and uses shall comply with all lot and building requirements as set forth herein.

#### **3.20.4.1 Minimum Lot Requirements:**

(1) Lot Area:	40,000 sq. ft.
(2) Lot Width:	150 feet
(3) Lot Depth:	150 feet

#### **3.20.4.2 Minimum Yard and Open Space Requirements:**

- (1) Principal Uses: Front, side and rear yards for all principal uses shall not be less than 50 feet.
- (2) Accessory Uses: Front, side and rear yards for all accessory uses, exclusive of signs, shall not be less than 25 feet.
- (3) Buffer Strip: At least 10 feet adjacent to any Residential District for the first 50 required off-street parking spaces or any portion thereof, plus an additional 10 feet of buffer strip adjacent to any Residential District for each additional 50 required off-street parking spaces, or major fraction thereof, up to a maximum of 100 feet of buffer strip.

#### **3.20.4.3 Building Requirements:**

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 60 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.

(6) Floor Area Ratio: A maximum of 2.5 FAR, exclusive of accessory parking garages or structures.

**3.20.5 Prohibited Uses:** The following uses shall be expressly prohibited:

**3.20.5.1** No principal manufacturing, fabricating, assembly or processing of goods or products shall be permitted.

**3.20.5.2** No junk yard; or outside storage yards shall be permitted.

**3.20.5.3** No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

**3.20.5.4** Any building or use which will not comply with the Performance Standards of Section 5.11 shall be prohibited.

**3.20.6 Other Requirements**

**3.20.6.1** Traffic Study: All uses generating over one hundred (100) vehicle trips during a peak hour shall submit a traffic study prepared by a licensed traffic engineer.

**3.20.6.2** Landscaping: All Site Plans shall conform with the requirements of Section 5.14 Landscaping, Screening and Buffer Area Standards.