



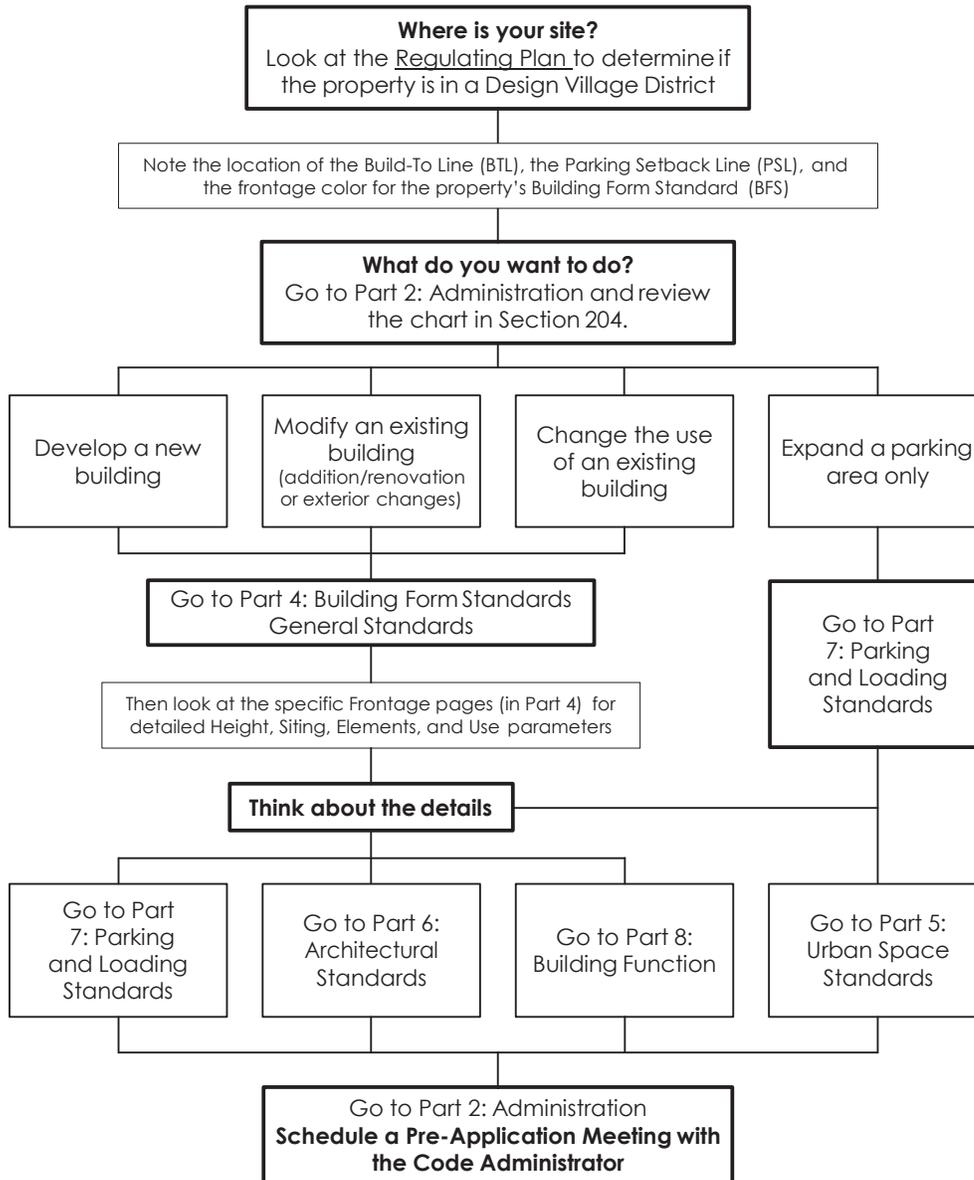
CANTON DESIGN VILLAGE DISTRICTS FORM-BASED CODE

CANTON, CONNECTICUT

DRAFT

September 8, 2015

How to Use this Code*



* Use and development under this Code is governed by the provisions of the Code. This section is not part of the Code but is intended as a general overview of the code review process.



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Part 1. General Provisions

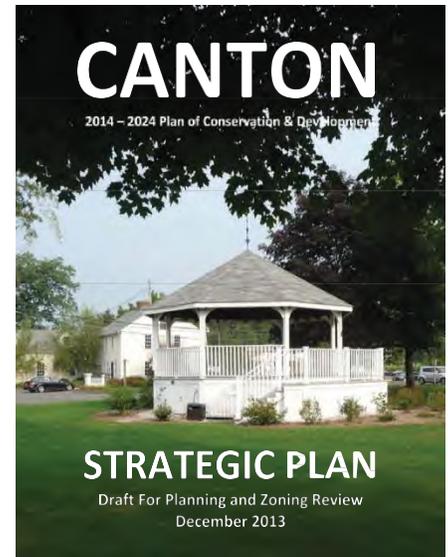
101. Title

This Code is known as the Canton Design Village Districts Form-Based Code.

102. Purposes

A. Intent

1. The *Town of Canton Plan of Conservation and Development 2014-2024* (adopted December, 2013) identifies Collinsville, the Canton Village District, Harts Corner, and the East Gateway as significant opportunities for protection and enhancement under a Village District designation per *General Statutes of Connecticut (CGS) revised to January 1, 2011, Title 8 Zoning, Planning, Housing, Economic And Community Development and Human Resources, Chapter 124 Zoning, Sec. 8-2j. Village districts*. This Code is intended to meet the goals of the Plan of Conservation and Development (POCD) by providing strong implementation tools for these areas.
2. The Code is designed to foster a setting for economic growth and development in a sustainable mixed-use pattern of diverse neighborhoods, integrating residential with employment, commercial, and recreation uses while preserving the existing neighborhoods and protecting the community character.
3. The Code shall be applied to new, and infill development, and re-development in the Design Village Districts to achieve the vision set forth by the POCD and to provide a mechanism for implementing the following specific goals, utilizing both public and private sector investment:
 - a. Enable the development of a specific area in accordance with an overall master plan for such area;
 - b. Result in a development which demonstrates a high regard for a design which is compatible with the historic, cultural, and geographic qualities of Canton;
 - c. Foster development which is compatible with surrounding areas and which incorporates buffers or transition areas to reduce potentially negative impacts on single family residential areas;
 - d. Encourage a mixture of compatible uses and sizes of structures to create a sustainable and attractive environment for a wide variety of businesses and residences;
 - e. Break up the apparent mass and scale of large structures, as well as large paved areas, to reduce visual impacts and ensure that such development does not detract from Canton's character, scale, and sense of place;
 - f. Mitigate the impact of large-scale development on its surroundings;
 - g. Promote and facilitate a safe and comfortable pedestrian scale environment;
 - h. Be flexible, to allow for innovative design techniques, accommodate unique uses and encourage creative approaches to development issues; and
 - i. Allow for an organized manner in which applications filed under *CGS § 8-30g and under Chapter 124b, Sec. 8-13m-x* may be processed.



4. The Code places greatest emphasis on the design, or physical form, over density and uses, as it is of greatest importance when creating the pedestrian-oriented places that attract jobs and economic vitality. Density and uses can be expected to change over time as the districts grow and mature.

103. Other Applicable Regulations

A. Ordinances and Agreements

1. References to “*Zoning Article*” throughout this Code are made to *Canton Zoning Regulations, Town of Canton, Connecticut*, effective May 12, 2014 and any amendments.
2. All development must comply with relevant Federal, State, and Town regulations. Whenever any provision of this Code imposes a greater requirement or a higher standard than is required in any State or Federal statute or other Town ordinance or regulation, the provisions of this Code shall govern unless preempted by State or Federal law.
3. Where apparent conflicts exist between the provisions of this Code and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements, the Code Administrator shall determine, based on the intent of this Code and the Town’s vision, which provisions shall govern.

104. Minimum Requirements

In interpreting and applying the provisions of the Code, they are the minimum requirements for the promotion of the purposes of this Code.

105. Territorial Application

The Code is in effect for that part of the Town of Canton, Connecticut, designated on the *Zoning Map* as the Collinsville Design Village District (CDVD), Harts Corner Design Village District (HCDVD), Canton Village Design Village District (CVDVD), and the East Gateway Design Village District (EGDVD). The Design Village Districts are created as individually designated Village Districts per *CGS Title 8, Chapter 124 Zoning, Sec. 8-2j*.

106. Severability

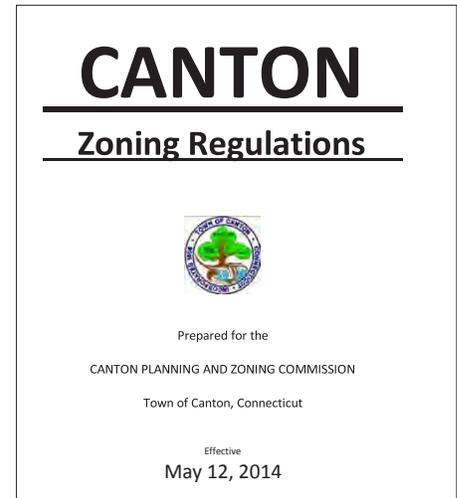
Should any provision of this Code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of the Code other than the part decided to be unconstitutional or invalid.

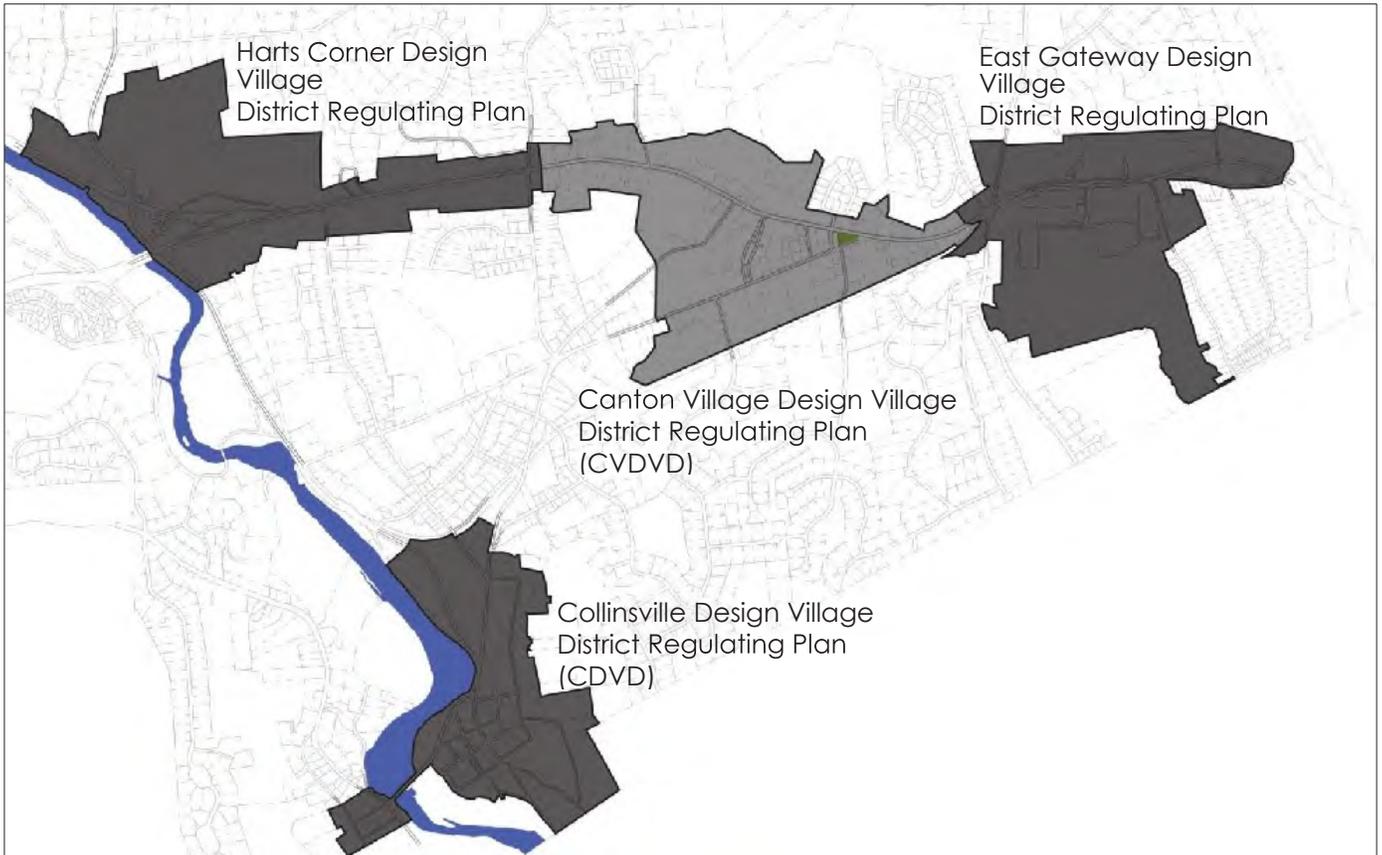
In the event that a court rules that the Code is invalid in its entirety, the zone for any property located in a Design Village District shall be the district where it was located immediately prior to the enactment of the Code.

107. Components of the Code

A. The Regulating Plan

1. Part 3. Regulating Plan is the application key for the Code. It provides a master plan of public space with specific information on development parameters for each parcel within the district.





Design Village Districts

2. The Regulating Plan shows how each lot relates to the public realm or street-space (all streets, squares/civic greens, pedestrian pathways, etc.) and the surrounding neighborhood. The Regulating Plan may also identify additional requirements for lots in specific locations.

B. The Building Form Standards

1. The primary intent of Part 4. Building Form Standards (BFS) is to define the placement and massing controls on buildings as frames of the public space.
2. The BFS establish basic parameters governing building form, including the buildable envelope (in three dimensions) and certain permitted and/or required elements. The applicable street frontage for a building site is determined by the BFS designated on the Regulating Plan.

C. The Urban Space Standards

1. The purpose of Part 5. Urban Space Standards is to ensure coherent street-space and to assist builders and owners with understanding the relationship between the public space of the district and their own building. These standards set the parameters for the placement of street trees and other amenities or furnishings (e.g., benches, signs, street lights, etc.) within the street-space.
2. The Street Type Recommendations illustrate preferred typical configurations for streets within the districts. They recommend vehicular traffic lane widths, curb radii, sidewalk dimensions tree planting areas, and on-street parking configurations.

D. The Architectural Standards

The goal of Part 6. Architectural Standards is a coherent and quality building character that reflects and is complementary to the best building traditions of Canton. The architectural standards govern a building's exterior elements (including sidewalks), regardless of its BFS, and set parameters for allowable materials, configurations, and techniques.

E. Parking and Loading Standards

Part 7. Parking and Loading Standards provide goals and requirements to promote a “park once” environment through shared parking and encourage a pedestrian-friendly district.

F. Building Functions

Part 8. Building Function provides for the uses allowed on ground floors and in upper floors, correlated with each BFS. Because the Code emphasizes form more than use, it includes fewer, broader categories than those provided in the *Canton Zoning Regulations*. True Civic Use, in Civic Use Buildings, is narrowly defined (see Part 10. Definitions), and exempt from many of the BFS requirements.

G. Definitions

Words shown in san serif and underlined are defined terms listed in Part 10. Definitions. Certain terms in the Code are used in very specific ways, often excluding some of the meanings of common usage.

Part 2. Administration

201. Applicability

This section, Part 2. Administration, sets forth the provisions for reviewing and approving applications for Design District Certificate of Compliance (DDCC) and is intended to provide an incentive to property owners and developers to develop in a particular form. This Code is applicable to the Canton Design Village Districts as shown on the official *Zoning Map* and the Regulating Plans for each district. All elements of the Form Based Code - the Regulating Plan, the Building Form Standards, the Urban Space Standards, and the Architectural Standards - will be applied during review to ensure that all development occurring is consistent with the provisions of this Code.

202. Code Administrator

A. Code Administrator

The Code Administrator is designated by the Planning and Zoning Commission (PZC), will be responsible for planning staff working on the day-to-day administration and enforcement of this Code, and is specifically authorized to review and approve applications for submittal approvals in accordance with Section 205. Design Plan Submittal and Review Process.

B. Delegation of Administration

The Code Administrator may designate any planning staff member to represent the Code Administrator in any function assigned by this Code. The Code Administrator remains responsible for any final action.

203. Authority

A. Type I Design Plan

A Type I Design Plan, see Section 205. Design Plan Submittal and Review Process, shall be reviewed and approved by the Code Administrator in accordance with the procedures and standards of this section prior to issuance of a DDCC.

B. Type II Design Plan

The PZC, in consultation with the Code Administrator, shall review and make a decision on an application for a Type II Design Plan in accordance with the procedures and standards of Section 205. Design Plan Submittal and Review Process.

204. Applicability

A. Determination

1. The Code Administrator will determine whether the project requires a DDCC based on the applicability chart in Section 204.B.

Canton Design Village Districts Form-Based Code Applicability									
	Part 4. Building Form Standards Sections 403, 404, 405, & 406 - Plan Elements	Part 4. Building Form Standards Sections 403, 404, 405, & 406 - Section Elements	Part 6. Architectural Standards Section 602.C - Clearly visible from the Street-Space	Part 6. Architectural Standards Sections 603-607.B.1 - Materials	Part 6. Architectural Standards Section 605 - Street Walls	Part 6. Architectural Standards Section 607 - Signage	Part 5. Urban Space Standards Sections 504-507 & Section 706 - Streetscape & Landscape	Part 7. Parking and Loading Standards	Part 8. Building Function
Main, Main Shopfront, and Town Building Form Standards									
New construction	X	X	X	X	X	X	X	X	X
Change of use, or expansion of use in an existing structure over 15% of the building footprint	X	X							X
Expansion of building area									
0%-25% expansion of building area ⁽¹⁾	X		X				X		
26%-50% expansion of building area ⁽¹⁾	X	X	X	X	X	X	X	X	
51% expansion of building area ⁽²⁾	X	X	X	X	X	X	X	X	
Expansion of parking area only (not in conjunction with a use/building)									
Up to 10 spaces	X		X				X	X	
11 or more additional spaces	X		X		X	X	X	X	
Façade Changes (increase/decrease in fenestration, projections, awnings)		X	X						X
Detached, and Cottage Building Form Standards									
New Construction	X	X	X	X	X	X	X	X	X
Change of use, or expansion of use in an existing structure over 15% of the building footprint			X						X
Expansion of building area									
0%-50% expansion of building area ⁽¹⁾		X	X						
> 50% expansion of building area ⁽²⁾	X	X	X	X	X	X		X	
Façade Changes (increase/decrease in fenestration, projections, awnings)		X	X						
Notes:									
⁽¹⁾ Expansions, including those that do not require the retrofitting of existing elements.									
⁽²⁾ Expansions above the 50% level or expansions requiring the retrofit of any existing elements.									

205. Design Plan Submittal and Review Process

A. Pre-Application Conference

1. Prior to submitting a formal application for a Design Plan, an applicant must schedule a pre-application conference with the Code Administrator to discuss the requirements of this Code.
2. A request must be accompanied by an application form, preliminary project plans, and additional design information as identified in the Checklist found in the *Appendix 1 of Zoning*.
3. The Code Administrator will determine whether the project requires a DDCC based on Section 204, inform the applicant of requirements as they apply to the proposed project, discuss issues of concern that may arise during formal application review, suggest possible modifications to the proposed application, and identify any technical studies that may be necessary for the review process when a formal application is submitted.
4. The Design Plan Type, and therefore the appropriate review process, will be determined at this meeting.
5. Any discussion held is not to be binding on either the applicant or the Town.
6. Modifications to structures within the Collinsville Historic District (CHD) must follow the requirements of this Code. The CHD Commission shall review the Design Plan Application in accordance with the criteria established for exterior architectural features, as defined by *Chapter 268 Article II 268-14* that are clearly visible from the streets-pace, as defined by this Code.

B. Design Plan Types

1. Type I: Projects of building area less than or equal to 10,000 total gross square feet and with individual story areas of less than or equal to 2,000 gross square feet shall be able to build as a matter of right when they meet all of the standards of the Code. During the review of the application, the Code Administrator will forward the application to appropriate Town departments and agencies for review and recommendation as necessary. A DDCC will be issued upon approval of the application by the Code Administrator. Permits will not be issued for building activity until review is completed and a determination made that the proposal is consistent with the Code.
2. Type II: This process will be required for buildings over 10,000 gross square feet, or with individual story areas of over 2,000 gross square feet, or parcels large enough to require a new regulating plan, see Section 302. Rules for New Regulating Plans. A review before the PZC is required to address the project's compliance with the Code and to address issues that may not have been contemplated by the Code. Such sites will be required to meet the intent of the Code and will be evaluated in terms of how well they conform to the Code. The Type II Design Plan process will give the opportunity for design that is consistent with the town's goals and vision to revitalize the Design Village Districts as articulated by the participants of the design charrette. A DDCC will be issued upon approval of the application by the PZC. Permits will not be issued for building activity



Plan sketch for Canton Village Shops



Potential Dowd Avenue Improvements

until review is completed and a determination made that the proposal is consistent with the Code.

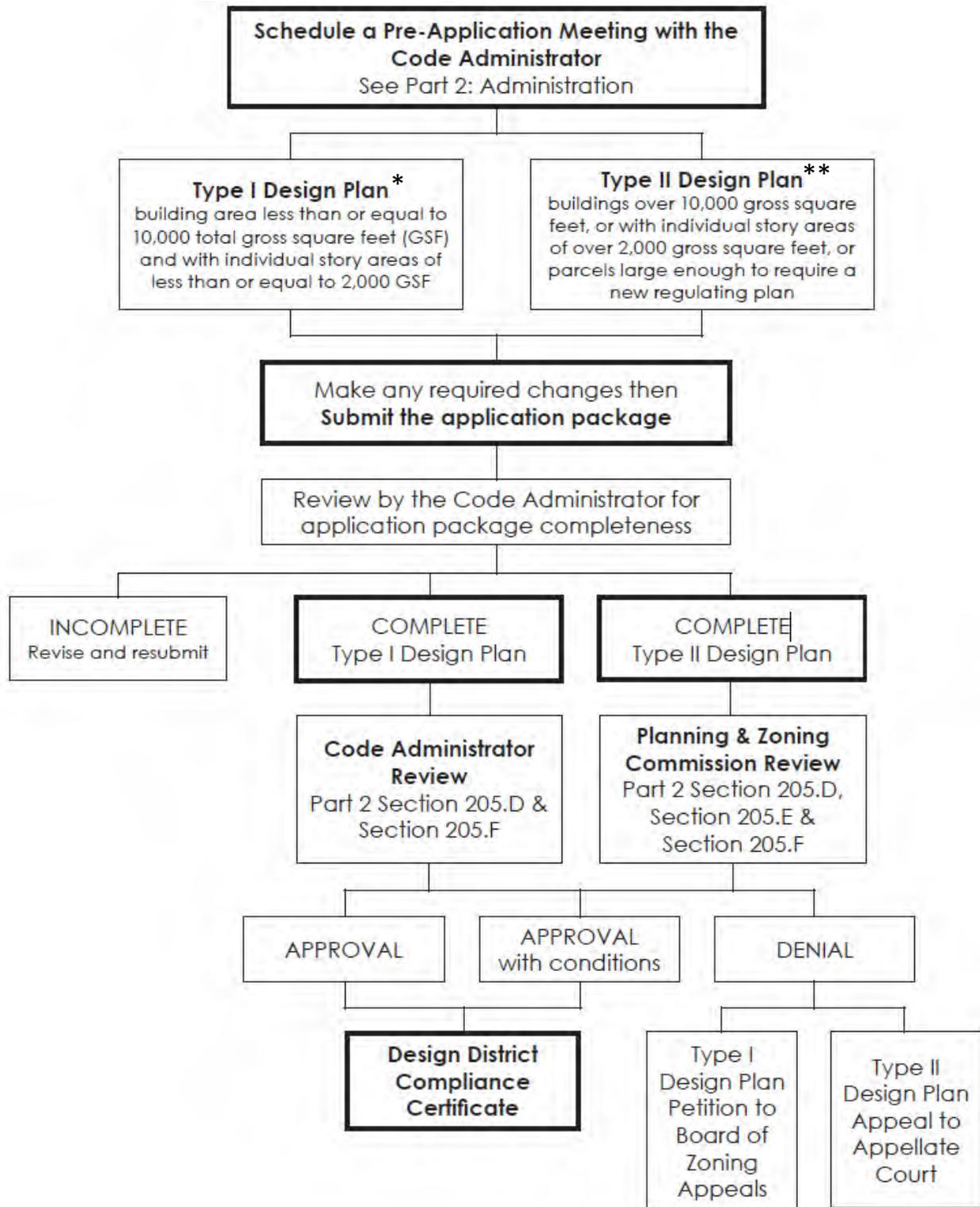
3. Unless otherwise specified, applications seeking to modify any of the following standards of this Code may request to do so as a Type II Design Plan:
 - a. Any increases in maximums as defined by the Regulating Plan and applicable BFS or changes in Use; or
 - b. Decreases in required minimum standards as defined by the Regulating Plan and applicable BFS; or
 - c. Increases in buildable area, building heights, or build-to line variations or applications seeking to deviate from the standards found in Part 3. Regulating Plans and Part 4. Building Form Standards.

C. Application

1. After the Pre-Application Conference and guidance provided by the Code Administrator regarding the Design Plan Type and process, a Design Plan application shall be submitted in accordance with *Zoning Section 9.1. Site Plan Application* and *Zoning Article 9.9.A.*:
 - a. For any activity designated in the regulations as requiring a DDCC;
 - b. For any construction, development, or expansion of a multiple dwelling unit or non-residential use; or,
 - c. For any demolition or expansion over 50% of the existing building area of a single-family dwelling; or,
 - d. For any alteration in lot improvements, such as parking, pedestrian or vehicle circulation, public utilities or reduction of landscaping in any Design Village District, unless determined to be a minor modification per *Zoning Article 9.1.A.13.*
2. The Code Administrator may, in accordance with the requirements of these regulations, require the submission of additional information as deemed necessary to make a reasonable review of the application.
3. If a site plan application involves an activity regulated pursuant to *CGS Section 22a-36 to 22a-45*, inclusive, the applicant shall submit an application for a permit to the Inland Wetlands and Watercourses Agency not later than the day such application is filed with the Code Administrator.

D. Type I Design Plan Review Criteria

1. The determination of Design Plan Type will be in accordance with Section 205.B.
2. The Code Administrator shall review all applications in accordance with the following:
 - a. Compliance with this Code;
 - b. The Canton Design Village Districts Regulating Plans;
 - c. Review by the CHD Commission as required by Section 205.A.5;
 - d. POCD: Whether the proposed use or activity is in accordance with or facilitates achievement of one or more of the goals, objectives, policies, and recommendations of the POCD, as amended;
 - e. *Zoning Section 7.13. Stormwater Management*;
 - f. Purposes of Regulations: The proposed use or activity is consistent with the purposes of Zoning and this Code;
 - g. The Village District Standards of Part 9;



* Shall follow Zoning Permit time lines

** Shall follow Site Plan time lines

Illustration of Submittal and Review Process, see text for details.

- h. Adequate Public Utilities and Services:
 - i. The provisions for water supply, sewage disposal, and storm water drainage shall conform to accepted engineering practices, comply with all standards of the appropriate regulatory authority, and not unduly burden the capacity of such facilities.
 - ii. The proposed use or activity shall provide ready accessibility for fire apparatus and police protection, and be laid out and equipped to further the provision of emergency services.
- 3. On an application involving an activity regulated pursuant to *CGS Section 22a-36 to 22a-45*, inclusive, the Code Administrator shall:
 - a. Wait to render a decision until the Inland Wetlands and Watercourses Agency has submitted a report with its final decision; and
 - b. Give due consideration to any report of the Inland Wetlands and Watercourses Agency when making its decision.
- 4. On an application involving notice to adjoining municipalities under *Zoning Article 9.9.H* or notice to water companies under *Zoning Article 9.9.J*, the Code Administrator shall give due consideration to any report or testimony received.

E. Type II Design Plan Review Criteria

- 1. The determination of Design Plan Type will be in accordance with Section 205.B.
- 2. All Type I Design Plan Review Criteria, see Section 205.D, shall apply to a Type II Design Plan in addition to the standards listed in this section:
 - a. The application shall depict the proposed development in a manner sufficient to allow the PZC to make a determination regarding its compatibility with surrounding uses;
 - b. All improvements must be a suitable location for use and appropriate to the neighboring properties and the development of the Design Village District;
 - c. The proposed use shall have no material adverse impact upon the neighborhood and not create a nuisance or hinder the public health, safety, convenience, and property values.
- 3. Review and Decision by the PZC
 - a. Following Code Administrator review, the PZC shall conduct a review on the application in accordance with *Zoning Article 9.1. Site Plan* and standards specified in this section.
 - b. The PZC shall consider the application, relevant support materials and testimony, the review by the Code Administrator, and any comments given by the public about the application.

F. Conditions of Approval

- 1. In authorizing a Design Plan, the Code Administrator or the PZC may impose such conditions regarding the location, character, and other features of the proposed Design Plan as may be deemed necessary to ensure compliance with this Code and to prevent or minimize adverse effects from the proposed Design Plan. Conditions, where imposed, shall be included as part of the approval.

G. Action by the Reviewing Body

1. The Code Administrator or the PZC, by a majority vote of a quorum present, shall review the application in accordance with Section 205, and take one of the following actions:
 - a. Approval of the application as submitted; or
 - b. Approval of the application with conditions (See Section 205.E. Conditions of Approval); or
 - c. Denial of the application.

H. Design District Compliance Certificate

1. Upon compliance with the provisions of this Code, the Code Administrator or the PZC shall approve all DDCC.
2. Approval of a Design Plan and issuance of a DDCC allows an applicant to apply for other subsequent permits and approvals including, but not limited to, those permits and approvals required by the building code.
3. Unless otherwise specified in the DDCC, an application for a building permit shall be applied for and approved within five years of the date of the approval; otherwise, the DDCC shall become null and void, and automatically expire. Permitted timeframes do not change with successive owners.
4. Upon written application submitted at least 30 days prior to the expiration of the DDCC by the applicant, and upon a showing of good cause, the Code Administrator may grant one extension not to exceed six months. The approval shall be deemed extended until the Code Administrator has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the DDCC null and void upon expiration and require a new application.

206. Petitions and Appeals

A. Petitions

1. An applicant may petition a decision of the Code Administrator on an application for a Type I Design Plan to the Zoning Board of Appeals (ZBA) in the manner provided in *CGS Chapter 124 Zoning, Sec. 8-7*.
2. The Code Administrator may file a petition for PZC review if a Type I Design Plan application is particularly complex or contentious.
3. A petition may be taken to the ZBA within thirty (30) days, of the date of the decision by the Code Administrator, by filing a notice of petition and specifying the grounds thereof.
4. The Code Administrator shall forthwith transmit to the ZBA all documents upon which the action was petitioned.
5. The ZBA may require additional fees as outlined in Town Ordinance (#248) or submittals as maybe relevant to the interpretation of the order, requirement, or decision made by the Code Administrator.

B. Appeals

1. An applicant may appeal a decision of the PZC on an application for a Type II Design Plan to the Superior Court and, upon certification for review, to the Appellate Court in the manner provided in *CGS Chapter 124 Zoning, Sec. 8-8*.

207. Modifications to Approved Design Plans

A. Modifications

1. Modifications to approved Design Plans may be requested by submitting a letter of request and supplemental documents detailing the change and the reason for the modification.
2. The Code Administrator has the authority to request a meeting with the applicant or refer the application to the PZC for additional review.
3. The Code Administrator has the authority to grant modifications to Design Plans approved under this Code, via written approval, in accordance with the procedures and standards that governed its original approval.

208. Text Amendment

Any written amendment or change to this Code will be a Text Amendment that must follow the procedure set forth in *Zoning Article 9.3. Regulation Amendment Application*.

209. Map Amendment

Any amendment or change to the Regulating Plan will be a Zoning Map Amendment of this Code that must follow the procedure set forth in *Zoning Article 9.4. Zone Map Change Application*.

210. Subdivision

Where Subdivision of parcels is desired, without the submission of a Design Plan as specified in Section 302. Rules for New Regulating Plans, approval of the Subdivision must occur in accordance with *Subdivision Regulations of the Town of Canton Connecticut, including Amendments through December 7, 2009*.

Part 3. Regulating Plans

301. Regulating Plans

A. Purpose and Intent

1. A Regulating Plan is the controlling document and principal tool for implementing this Code.
2. The Regulating Plan makes the development standards place-specific, by allocating the BFS; the boundaries for the district; new and existing streets; the Build-To Line (BTL) and Parking Setback Line (PSL); the recommended street type; and delineating the public spaces.
3. The EGDVD Regulating Plan and the HCDVD Regulating Plan show a Build-To Zone between the BTL and PSL. Parking may occur in front of the building only in this zone and the building face may occur anywhere in this zone but no further back than the BTL.
4. A Regulating Plan may identify specific characteristics assigned to a lot or building site and may identify additional regulations (and opportunities) for lots in specific locations.
5. As identified on the Regulating Plans, “Existing Buildings to be Protected” are structures which should be rehabilitated and re-used. They represent historic buildings (either national, state, or local) including those not currently in a historic district and structures of local cultural significance or contributing influence.

B. Regulating Plan/Key

Key	
 Design District Boundary	 Main Storefront Building Form Standard
 Existing Buildings to be Protected	 Main Building Form Standard
 Civic Building	 Town Building Form Standard
 Existing Lot (property) Line	 Detached Building Form Standard
 Build-To Line (BTL)	 Grouped Cottage Building Form Standard
 Parking Setback Line (PSL)	 Open Space

302. Rules for New Regulating Plans

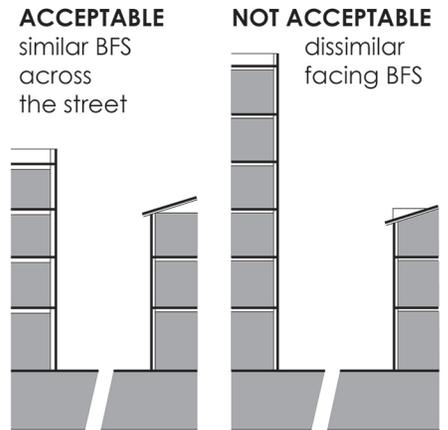
A. Regulating Plans

1. Within the Design Village Districts, subdivision of larger parcels must follow these regulations, to generate a detailed Regulating Plan, and the *Subdivision Regulations of the Town of Canton* where:
 - a. It contains at least five (5) acres;
 - b. It complies in all respects with this Code and *Canton Zoning Regulations*;
 - c. Each lot shall have a water supply system approved by the Farmington Valley Health District, Connecticut Water Company or other regulatory authority acceptable to the Commission; and,

- d. Each lot shall have a sewage disposal system approved by the Farmington Valley Health District or Plan Review Approval by the Canton Water Pollution Control Authority.

B. Building Form Standards

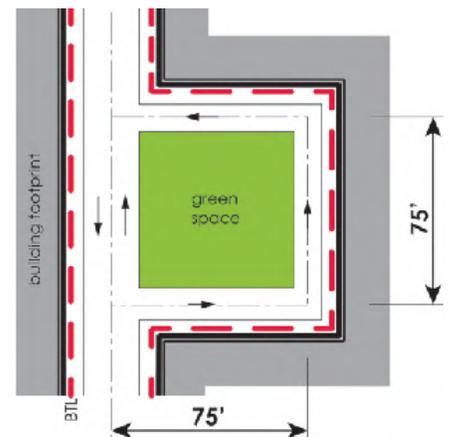
1. General
 - a. When creating a Regulating Plan, the following standards apply.
 - b. In determining the allocation, and thereby the form and mixed-use character of the district, attention must be paid to both the physical context (what goes next to what) and diversity of allowed/required uses.
2. Consistency of Application
 - a. Consistent BFS (of a similar intensity) shall face across streets.
 - b. When separated by an alley (or common access easement), or when fronting different streets (i.e. a corner lot and its adjacent lot), any BFS may sit adjacent to one another.
 - c. When separated by a civic space or park, BFS shall be no more than one-story in height variation (e.g. 2-story and 3-story is acceptable but not 1-story to 3-story.)
 - d. Civic Use Buildings (designated on the Regulating Plan) are not restricted by these standards.



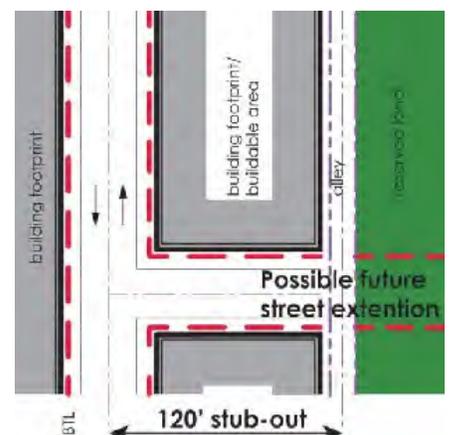
302.B.2.

C. Urban Standards

1. Streets
 - a. Where new streets (not in existence as of 2014) are shown on the Regulating Plan with an asterisk (*), they shall be considered optional and at the discretion of the property owner(s).
 - b. Where new streets are designated on the Regulating Plan without an asterisk, they are critical to the working of the larger community and shall be considered mandatory. While the street infrastructure may not be constructed until some point in the future, the BTL, and other regulations of the Regulating Plan shall be respected.
 - c. New streets shall be designated and designed in accordance with the street type recommendations in Part 5. Urban Space Standards.
 - d. New streets shall be public or common access easements.
 - e. Street types are configured such that in-lane bicycle travel is encouraged and appropriate unless dedicated bike lanes are shown on the Regulating Plan or in the Urban Space Standards.
 - f. Within neighborhoods, intersections configured as roundabouts are discouraged. They are encouraged at the edges of and between neighborhoods, where their ability to break up and distribute traffic flow is most appropriate and least disruptive to pedestrian comfort.
 - g. No street-space shall be gated.
 - h. All lots shall share a frontage line with a street-space.
 - i. Connectivity of the street grid and intersection alignment throughout is established and regulated by the Regulating Plan and street recommendations shown in Part 5. Urban Space Standards.
 - j. Streets that do not connect to other streets, as part of an interconnected network, are not permitted except as below:



302.C.1.j.i.



302.C.1.j.ii.

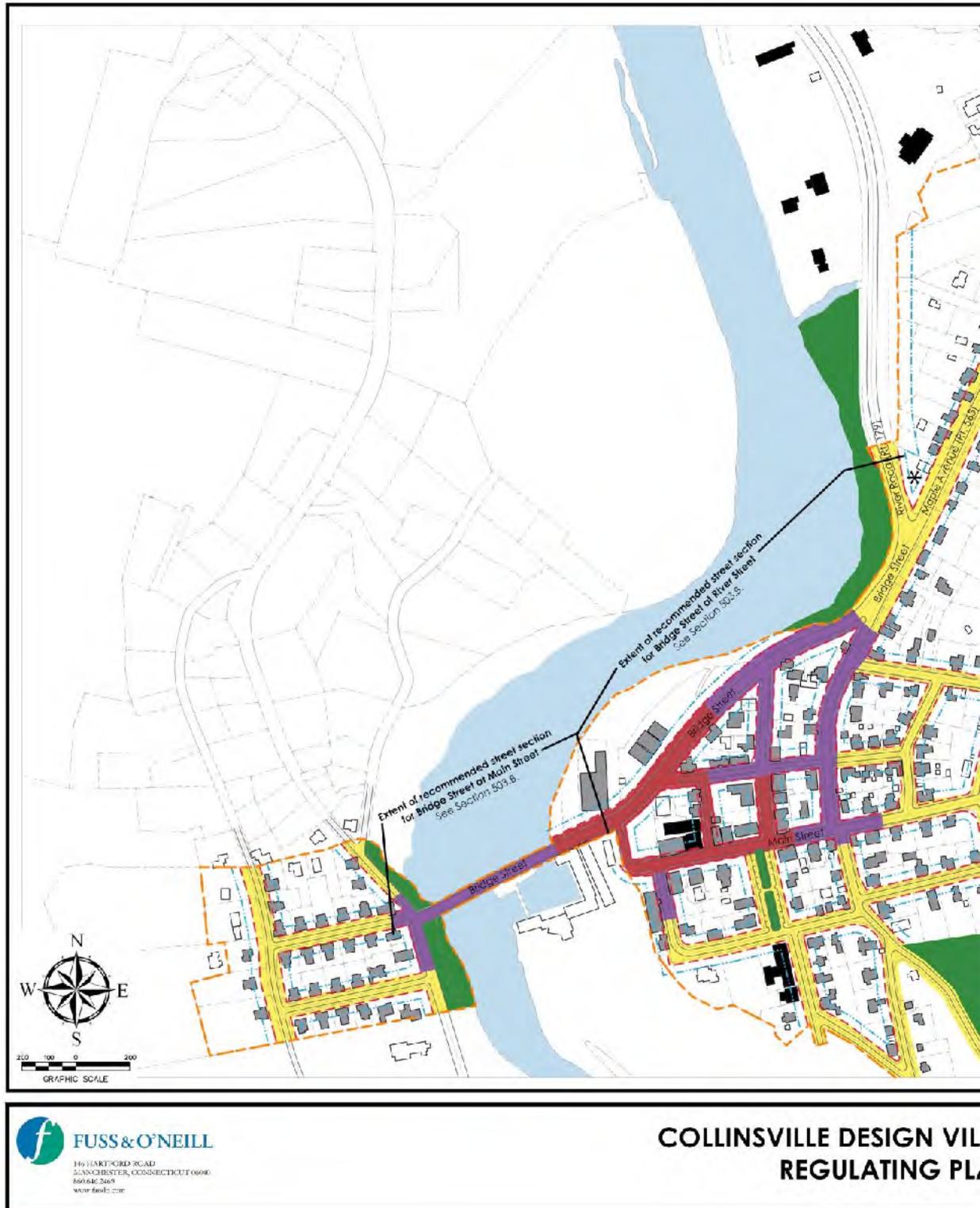
- i. Where streets are configured with a one-way loop around the perimeter of a central green area, having a maximum depth (perpendicular to the primary street centerline) of 75 feet and a minimum width (dimension parallel to the primary street) of 75 feet;
 - ii. Where streets are less than 120 feet long (measured from the street intersection centerline) and configured as a stub-out designed for connection to future streets/development;
 - iii. Where streets are less than 120 feet long (measured from the intersection centerlines) and connected to alleys or common drives giving rear lot access, and ending at designated conservation lands.
 - iv. Additional streets may be added to the Regulating Plan to create a smaller block pattern.
2. Blocks
- a. No block face shall have a length greater than 500 feet without an alley, common access easement, or pedestrian pathway providing through- access to another street-space, alley or common access easement, or conservation restricted land. Individual lots with less than 100 feet of frontage are exempt from the requirement to interrupt the block face; those with over 200 feet of frontage shall meet the requirement within their lot, unless already satisfied within that block face.
 - b. Unless otherwise specified on the Regulating Plan, no curb cuts are permitted within 50 feet of another curb cut, intersection, or driveway. Driveways into or from alleys are not restricted by this measure.
3. Alleys
- a. New alleys may be public or private, but public access must be dedicated via a common access easement.
 - b. Alleys may be incorporated into (rear) parking lots as standard drive aisles. Access to all properties adjacent to the alley shall be maintained. Access between parking lots across property lines is required, see part 7. Parking and Loading Standards.

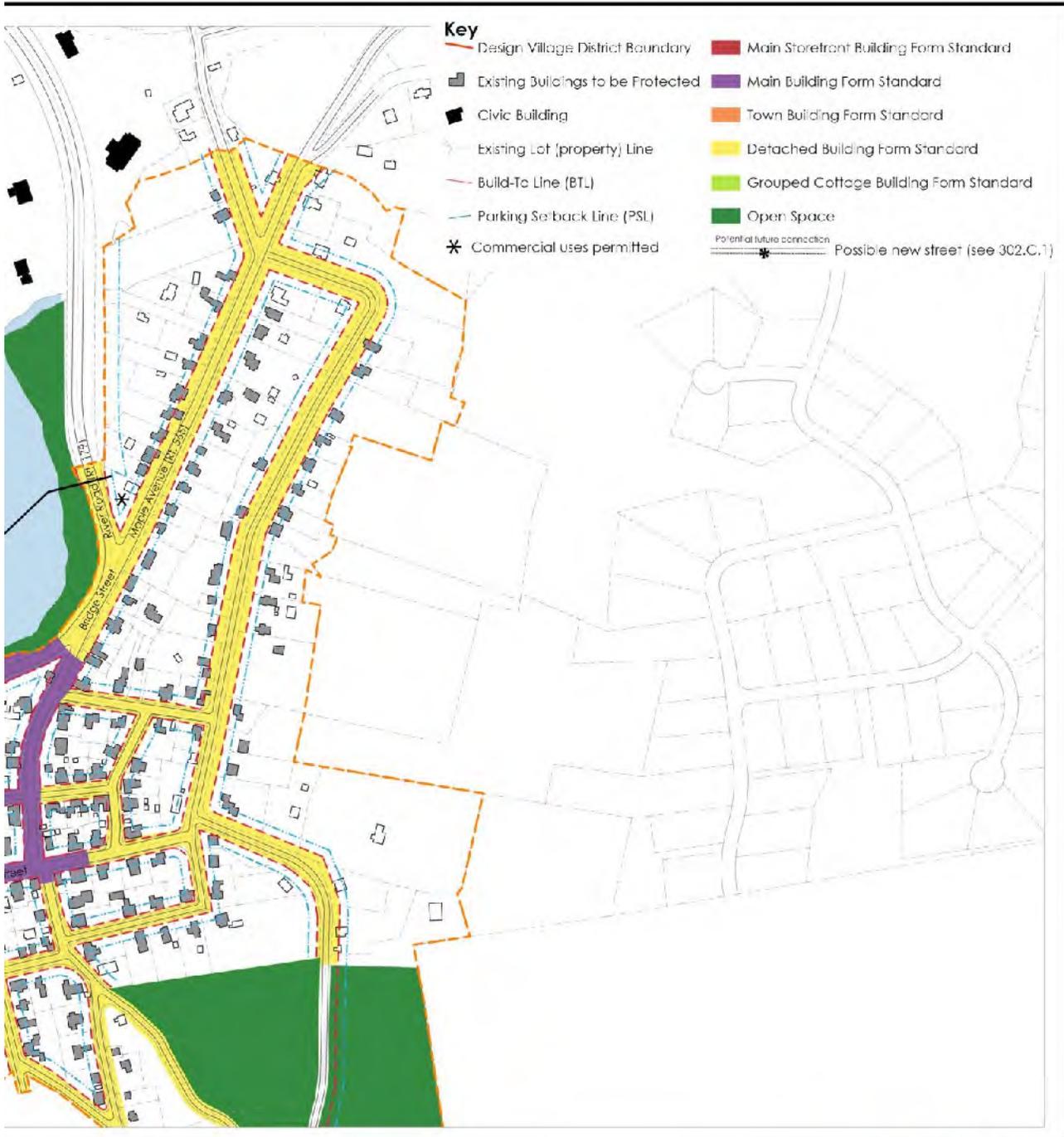
303. Build-To Line Adjustment

1. The BTL represents a 24 inch deep zone rather than a precise vertical plane.
2. In the event that a designated BTL on an approved Regulating Plan is within an existing travel way, the Code Administrator and the property owner shall make best efforts to resolve such conflict in order that the development may occur and meet the goals and objectives of the Canton Design Village District Form-Based Code.
3. In the event that a designated BTL on an approved Regulating Plan cannot be achieved and no vehicular access from the fronting street-space is possible due to topography, then a planted buffer shall occur on the BTL for a depth of 25 feet. See *Zoning Article 7.1.D Buffer Yard B* for planting requirements.
4. Any other necessary, not design, adjustments to a designated BTL on an approved Regulating Plan should follow the procedures of Section 205. Design Plan Submittal and Review Process.

304. Sample Regulating Plans

For illustrative purposes only, refer to the Town for Regulating Plan information.





THE DESIGN VILLAGE DISTRICT REGULATING PLAN

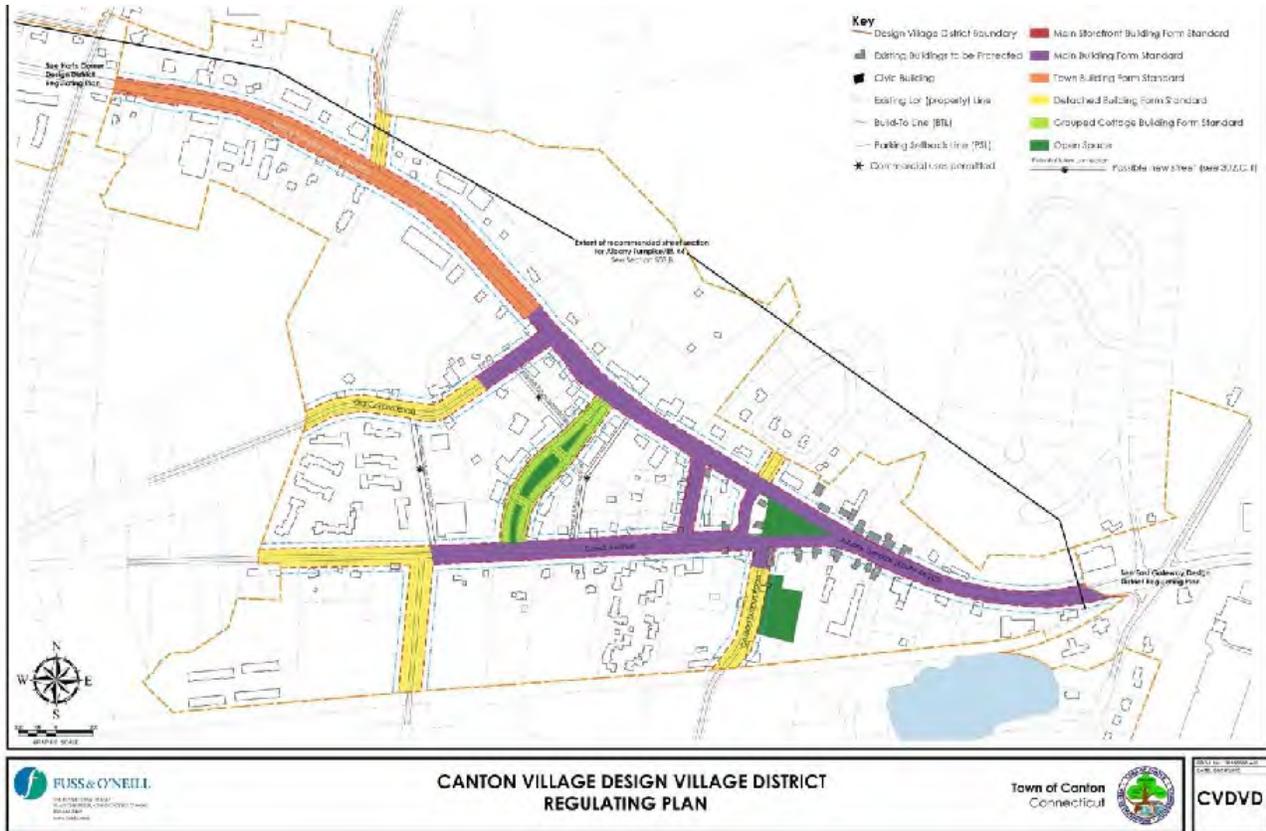
Town of Canton
Connecticut



TITLE: No. 2010060.A10
DATE: 09/08/2015

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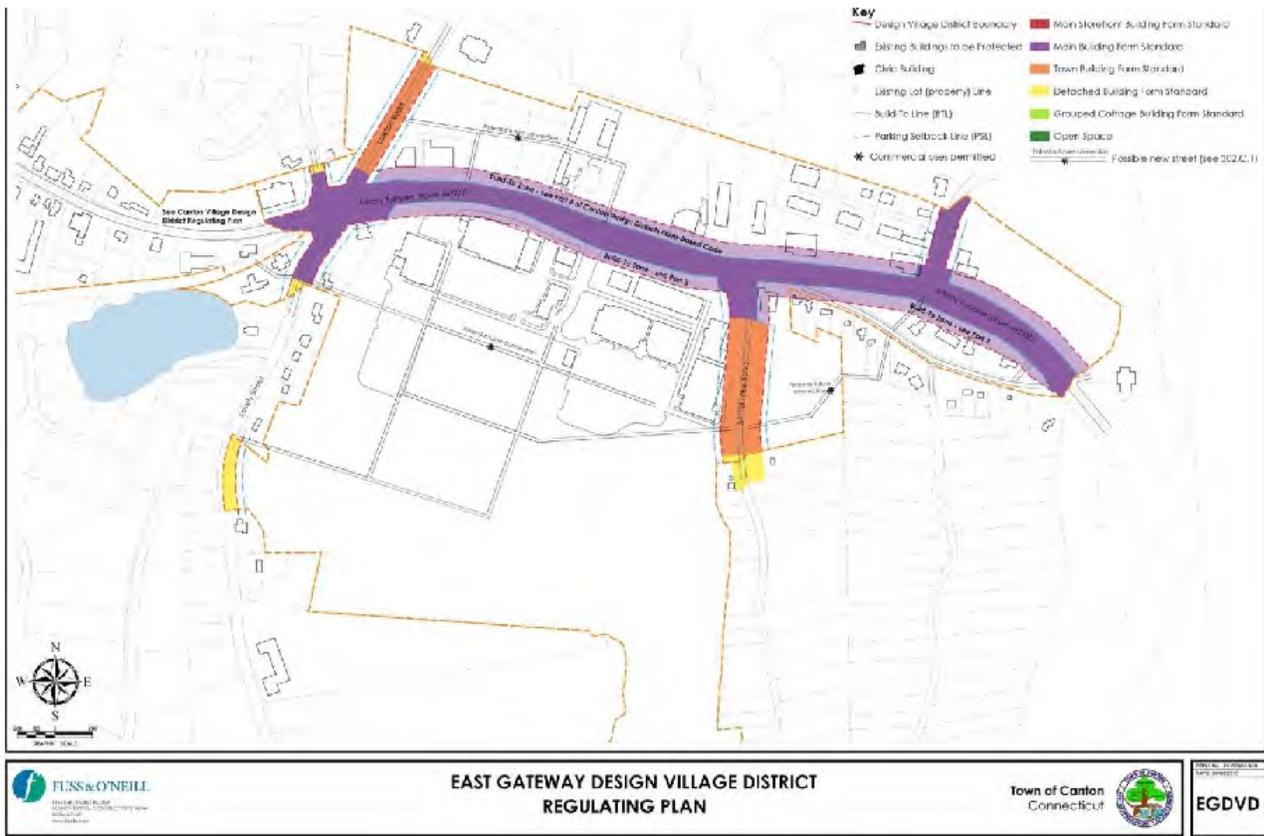
For illustrative purposes only, refer to the Town for Regulating Plan information.



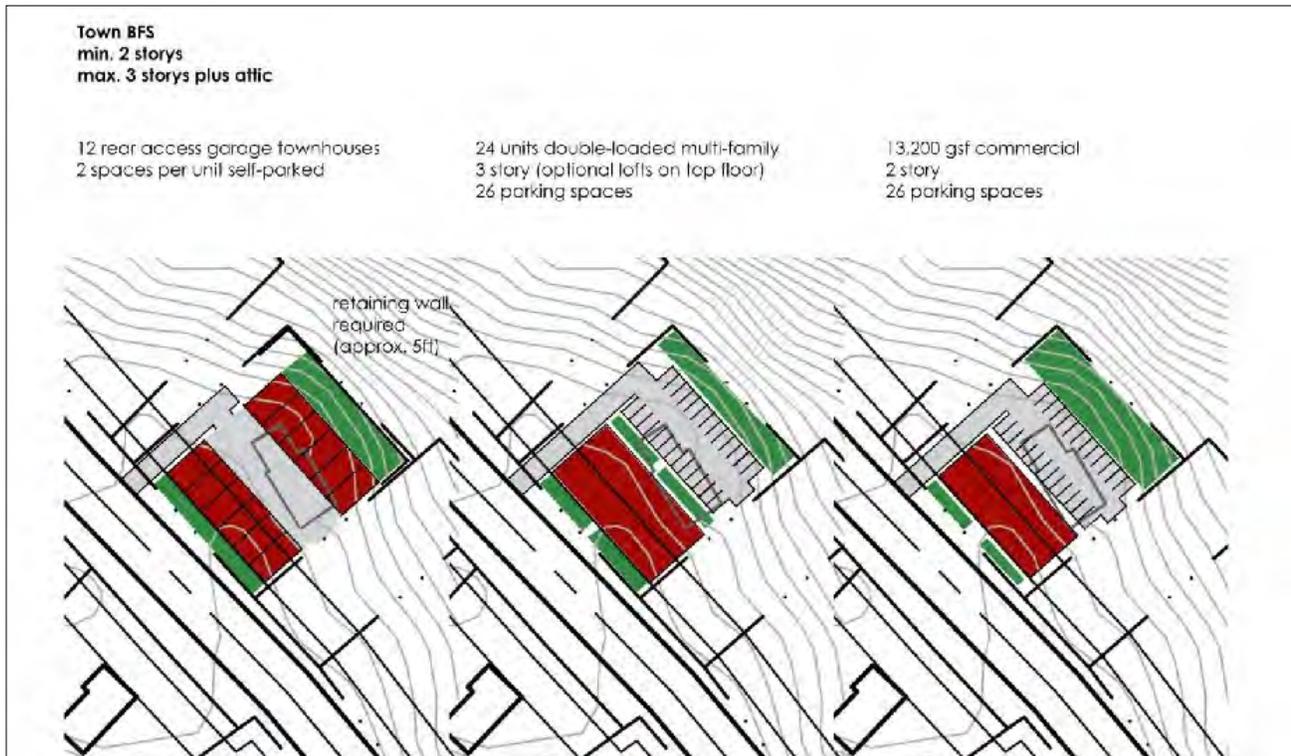
Illustrations: Multiple redevelopment possibilities.



For illustrative purposes only, refer to the Town for Regulating Plan information.



Illustrative redevelopment possibility.



Part 4. Building Form Standards

401. Purpose and Intent

A. Goals

1. The goal of the BFS is the creation of a consistent public realm through the creation of coherent street-space. The form and function controls on buildings work together while allowing the buildings more flexibility in use.
2. The Regulating Plan identifies the BFS for all parcels within the Design Village Districts.
3. The BFS set the basic parameters governing the building form for development and redevelopment on private lots, unless otherwise indicated on the Regulating Plan, as well as certain required functional elements such as fenestration (windows and doors) and street walls, or permitted elements such as stoops, balconies, or front porches.

402. General Provisions

A. Building Size

The maximum size for a building under a Type I Design Plan is 10,000 gross square feet; beyond that limit a Type II Design Plan is required. This shall not limit parking structures built according to this Code.

B. Building Height

1. The height of all buildings is measured in stories, with an ultimate limit in feet, measured from the fronting sidewalk elevation to the locations shown in *Zoning Article 2.2 Defined Terms “Building Height” and “Story Related Terms”*, unless otherwise designated.
2. Dormers are permitted and do not constitute a story (for height measurement purposes) so long as: they do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60% of their BTL façade length.
3. If an individual story exceeds the maximum story clear height (floor to ceiling), it shall be counted against another story, and no individual building height may exceed the specified ultimate height.
4. The prescribed minimum story clear height shall be met by at least 80% of the story’s floor area.
5. Mezzanines that have a floor area greater than 40% of the ground story’s floor area shall count as an additional full story in the story height measurement. Mezzanines shall be set back from the BTL at least 20 feet and its uses shall be limited to a continuation of the ground floor uses.
6. Any portion of a parking structure within 30 feet of a building constructed per this Code shall not exceed that building’s primary roof ridge or parapet height.

C. Siting

1. Buildable Area
 - a. Buildings must be located within the designated buildable area per the BFS.

- b. The private, interior portions of the lots (toward the alley or rear lot lines) are much less controlled to allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private (semi-private for apartment and condominium dwellers) gardens and courtyards.
 - c. No part of any building shall be located outside of the buildable area except overhanging eaves, awnings, storefronts, bay windows, stoops, steps, balconies, or handicapped ramps approved by the Code Administrator. See *Zoning Article 2.2, Table 2.1 –Coverage and Yard Setback Applicability*.
 - d. On lots designated Main or Town BFS adjacent to the boundary of Design Village District and adjacent to existing single-family homes, a planted buffer must be provided along the common lot line in accordance with *Zoning Article 7.1*.
2. Corner Lots
- a. Corner lots shall satisfy the BTL requirements for their full/all street frontages, unless otherwise shown on the Regulating Plan.
 - b. The building facade must occupy the BTL at a block corner for 20 feet minimum in both directions.
3. Street Walls (see also Part 6. Architectural Standards)
- A street wall, 2 feet minimum and 6 feet maximum height, shall be required along any BTL frontage that is not otherwise occupied by a building, private drive, or common access easement. The street wall shall be located not more than 12 inches behind the BTL.
4. Garage and Parking (see also Part 7. Parking and Loading Standards)
- a. The PSL, shown on the Regulating Plan, extends vertically from the ground floor as a plane to the minimum building height specified per BFS. Vehicle parking shall be located behind the PSL, except where parking is provided below grade or above the minimum required story height.
 - b. Driveways shall be located at least 50 feet away from any block corner or another garage entry on the same block face. These requirements are not applicable along alleys or common access easements.
5. Transitions
- a. On a lot with more than one BFS across the BTL, the property owner has the option, of applying either BFS for a maximum additional distance of 20 feet, in either direction along that BTL.
 - b. Existing structures located on a lot with more than one BFS across the BTL may use the Building Use for either BFS designated on the Regulating Plan for the existing structure only.
 - c. Where any Main BFS is adjacent to an existing single-family detached residential lot, any structures shall have a maximum height of 30 feet for a minimum of 20 foot depth.
 - d. Where any Main BFS abuts an existing single-family residential lot, a street wall or privacy fence up to 6 feet in height shall be constructed within 12 inches of the common lot line.

D. Civic Use Buildings

When designated on the Regulating Plan, civic use buildings are exempt from the BFS and Architectural Standards, excepting any provisions that concern adjacent existing single-family detached or Cottage BFS.

Note: the following pages have a color coordinated format to correspond with the key on the Regulating Plan.

403. Main Frontage

CHARACTER FOR COLLINSVILLE AND CANTON VILLAGE DESIGN VILLAGE DISTRICTS

The Main Building Form Standard is the basic urban street frontage, once common across the United States. The uses are not specific, ranging from commercial to residential, retail to municipal – and combinations of all of the above. The primary form is that of a multi-story building placed directly at the sidewalk, with windows across the facade. There could be several buildings lined up shoulder to shoulder, filling out a block, or on smaller blocks, a single building might fill the frontage line.



Three stories of flexible uses and optional attic story.



Good corner building with entrances on both streets

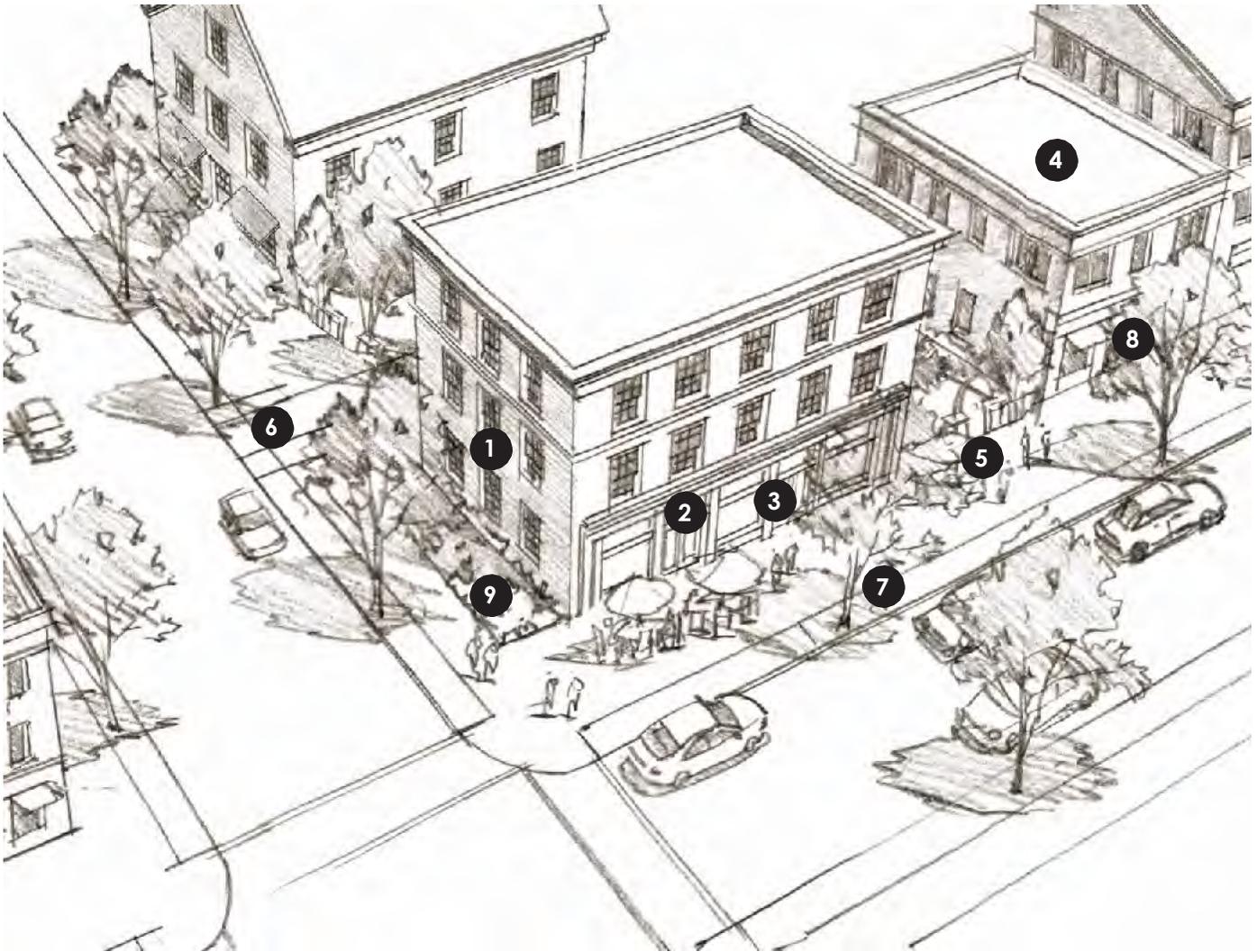


Three-story commercial (or upper floor residential possible)



Main Storefront Frontages

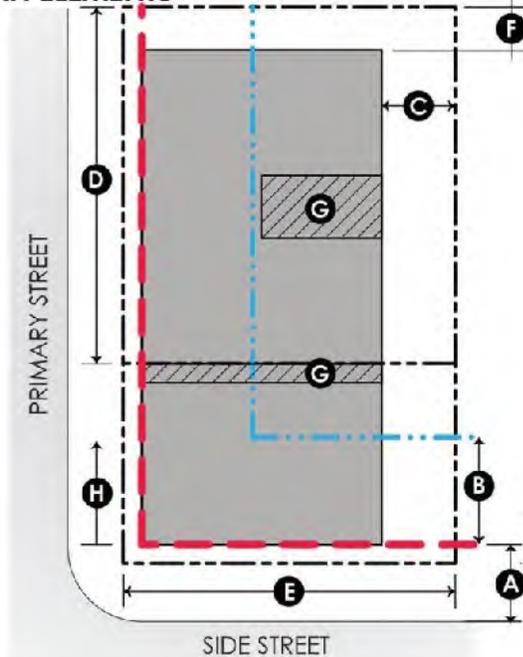
Where designated on the Regulating Plan as Main Storefront, the Main BFS applies excepting that the ground story configuration shall be for commercial uses - that of a storefront. (See 606.B.2.c Storefront Windows for specific requirements.)



- 1 Commercial or Residential Use
- 2 Ground floor Commercial Use - required under Main Storefront and optional under Main BFS
- 3 Storefront, where required, with larger windows
- 4 Minimum 2 story
- 5 Street Wall where buildings do not abut
- 6 Rear alley access preferable for parking and loading (service access)
- 7 Street trees and street lighting in continuous tree lawn or tree grates
- 8 Optional awnings
- 9 Build-To Line tight to sidewalk providing limited dooryard

BFS FOR COLLINSVILLE AND CANTON VILLAGE DESIGN VILLAGE DISTRICTS

PLAN ELEMENTS



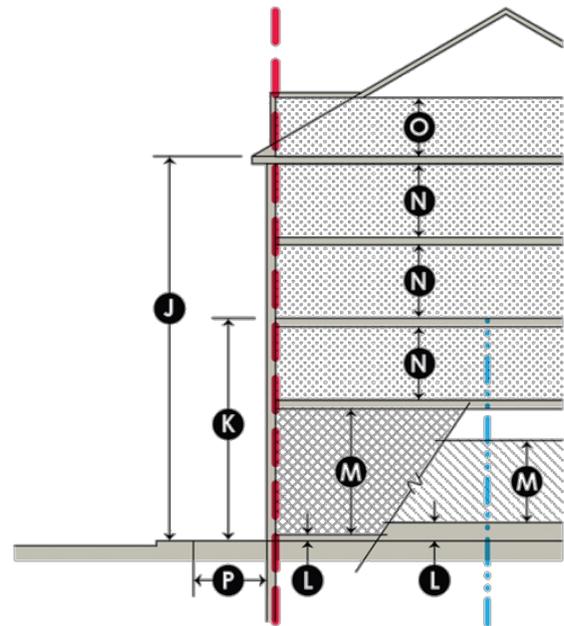
KEY

- Build-to Line
- Parking Setback Line
- Property Line
- Buildable Area
- Private Open Space

DIMENSIONS

- A** Build-To Line 15' from curb or edge of paving (refer to Regulating Plan)
- B** Parking Setback Line 30' behind BTL
- C** Rear Setback 20' min. (Collinsville Historic District exempt)
- D** Lot Width N/A
- E** Lot Depth N/A
- F** Side Setback N/A
- G** Private Open Space 10% of Buildable Area
- H** Primary Street Façade 80% min. of Build-To Line

SECTION ELEMENTS



KEY

- Build-to Line
- Parking Setback Line
- Residential Use
- Residential OR Commercial (Office only) Use
- Commercial (Office, Restaurant, Retail) Use

DIMENSIONS

- J** Building Height Maximum 4 stors
60' max. to top of wall plate
- K** Building Height Minimum 2 stors
33' max. to top of wall plate
- L** Finished Ground Floor Level
Commercial: at grade min. / 18" max.
Residential: 2'-6" min. / 4'-0" max.
- M** First Floor Story Clear Height
Commercial: 12'-0" min. / 18'-0" max.
Residential: 9'-0" min. / 12'-0" max.
- N** Upper Story Clear Height 9'-0" min. / 12'-0" max.
- O** Optional Attic Height 8'-0" min.
- P** Clear Walkway Width 5'-0" min.

CHARACTER FOR EAST GATEWAY AND HARTS CORNER DESIGN VILLAGE DISTRICTS

The Main Building Form Standard has different examples for the east and west ends of Albany Turnpike. The East Gateway has a character precedent of simple or more modern forms of traditional Connecticut buildings, whereas Harts Corner should maintain a more casual rural character with farm-type buildings.



East Gateway Design Village District character example



Harts Corner Design Village District character example



East Gateway Design Village District character examples



Harts Corner Design Village District character examples



East Gateway Design Village District character examples



Harts Corner Design Village District character examples

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404. Town Frontage

CHARACTER DESCRIPTIONS

The Town Building Form Standard is of moderate intensity, often created by a series of smaller attached structures, most commonly single-family residential, but potentially also stacked flats, service commercial, or live-work arrangements. This standard has regular entrances and the character and intensity of this frontage varies (as designated on the Regulating Plan) with the siting/location of the Build-To Line – the buildings may be placed at the rear of the sidewalk with stoops, or may be arranged with front porches and small dooryards. Similarly, the tree lawns may be found uncovered and continuous or partially covered in the street-space, depending on the street type.



Duplex (2 attached houses) type divided into four apartments



Conventional Colonial-style rowhouses



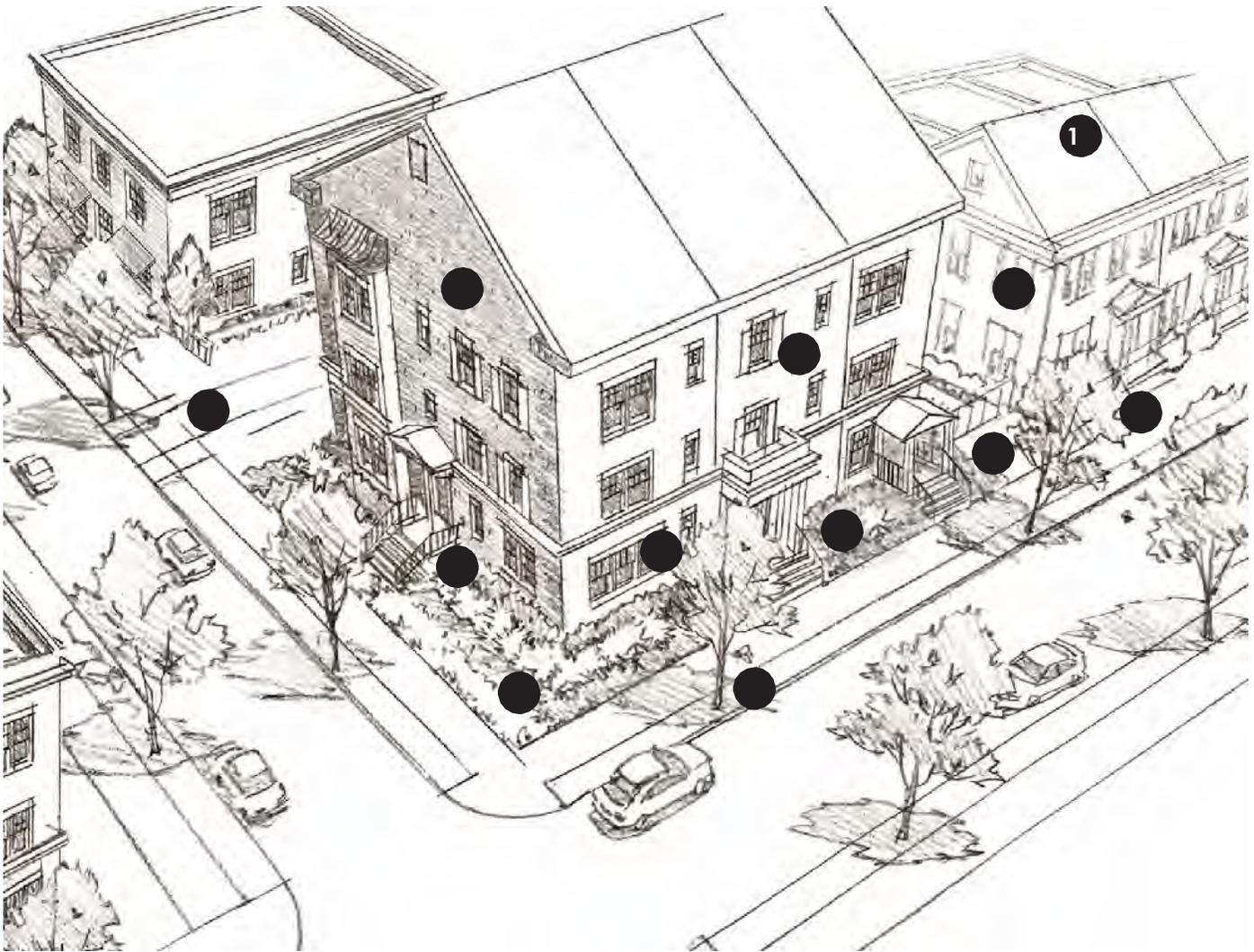
Attached single family “cottages”



Architecturally detailed townhouses to articulate the row

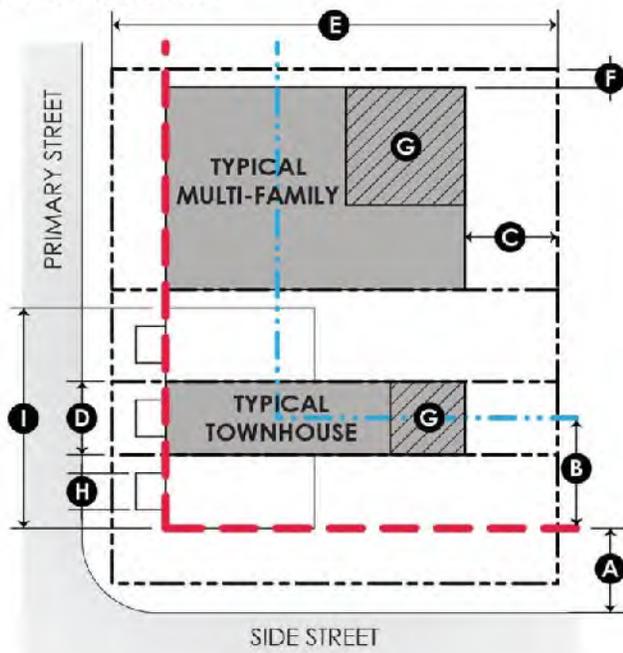


Duplex (2-family) with appearance of single-family detached



- 1 Residential Use
- 2 Optional ground floor Commercial Use
- 3 Narrow dimension facing primary street
- 4 Raised finished floor level for ground floor Residential Use
- 5 Optional stoop or porch
- 6 Minimum 2 story
- 7 Street Wall where buildings do not abut
- 8 Rear alley access preferable for parking and loading (service access)
- 9 Street trees and street lighting in continuous tree lawn or tree grates
- 10 Build-To Line behind sidewalk providing dooryard and front yard
- 11 Small multi-family building (rental apartments or for sale condominiums)
- 12 Individual single-family attached (fee simple townhouses)

PLAN ELEMENTS



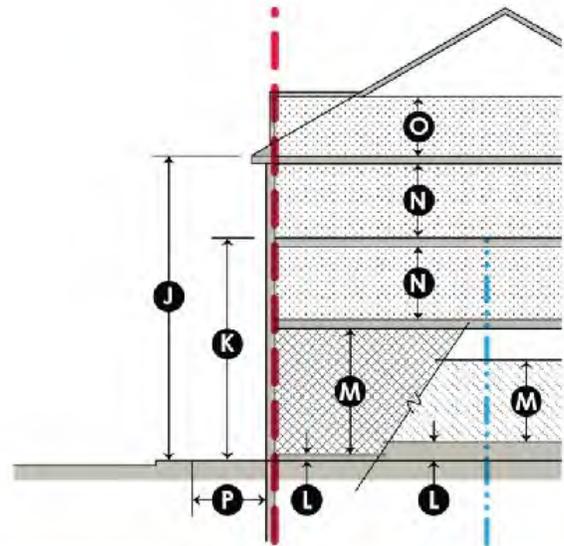
KEY

- - - Build-to Line
- - - Parking Setback Line
- - - Property Line
- █ Buildable Area
- ▨ Private Open Space

DIMENSIONS

- A** Build-To Line 30' from curb or edge of paving (refer to Regulating Plan)
- B** Parking Setback Line 30' behind BTL
- C** Rear Setback 25' min.
- D** Lot Width 20' min.
- E** Lot Depth 100' min.
- F** Side Setback 0' min./10' max. (both sides)
5' max. (one side)
- G** Private Open Space 25% of Buildable Area
- H** Primary Street Façade 33% min. of Build-To Line
- I** Continuous Primary Street Façade Frontage 120' max.

SECTION ELEMENTS



KEY

- - - Build-to Line
- - - Parking Setback Line
- ▨ Residential Use
- ▤ Residential OR Commercial (Office only) Use
- ▩ Commercial (Office, Restaurant, Retail) Use

DIMENSIONS

- J** Building Height Maximum 3 stors
48' max. to top of wall plate
- K** Building Height Minimum 2 stors
33' max. to top of wall plate
- L** Finished Ground Floor Level
Commercial: at grade min. / 18" max.
Residential: 2'-6" min. / 4'-0" max.
- M** First Floor Story Clear Height
Commercial: 12'-0" min. / 18'-0" max.
Residential: 9'-0" min. / 12'-0" max.
- N** Upper Story Clear Height 9'-0" min. / 12'-0" max.
- O** Optional Attic Height 8'-0" min.
- P** Clear Walkway Width 5'-0" min.

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405. Detached Frontage

CHARACTER FOR COLLINSVILLE AND CANTON VILLAGE DISTRICTS

The Detached frontage standard is represented by the traditional single family house with small front, side and rear yards along a tree-lined street. Structures are typically 2 to 3 stories in height with pitched roofs and frontporches.



Simple, yet well detailed, wood siding



Small lot (close together) single family homes



One-story bungalow with local stone



Possible home occupation uses

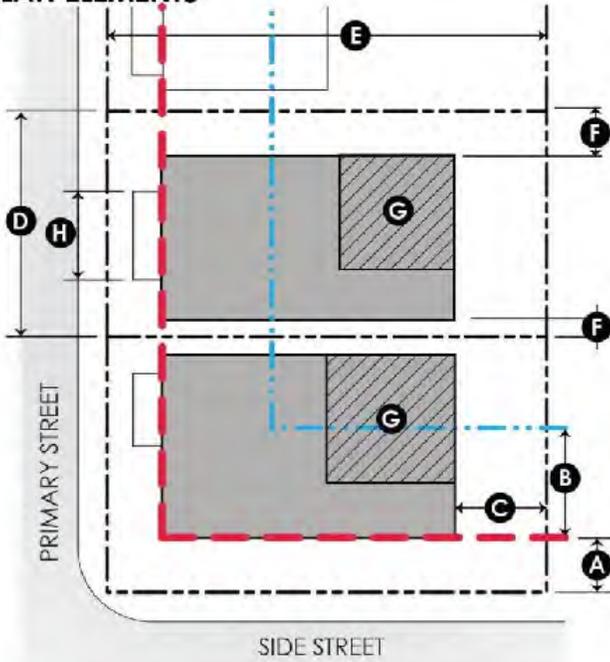




- 1 Residential Use
- 2 Optional limited Office Use
- 3 Wider dimension facing street
- 4 Optional stoop or porch
- 5 Minimum 2 story
- 6 Private Open Space
- 7 Preferable rear alley access preferable for off-street parking
- 8 On-Street parking
- 9 Street trees and street lighting in continuous tree lawn
- 10 Build-To Line set back providing front yard

BFS FOR COLLINSVILLE AND CANTON VILLAGE DESIGN VILLAGE DISTRICTS

PLAN ELEMENTS



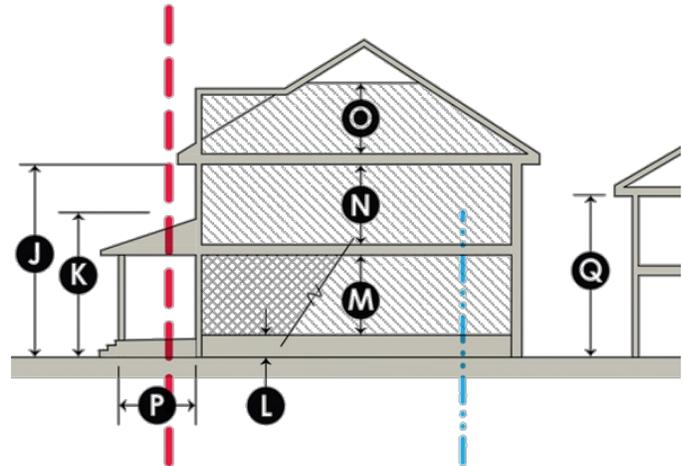
KEY

- Build-to Line
- Parking Setback Line
- Property Line
- █ Buildable Area
- ▨ Private Open Space

DIMENSIONS

- A** Build-To Line 15' from Property Line (refer to Regulating Plan)
- B** Parking Setback Line 30' behind BTL
- C** Rear Setback 25' min.
- D** Lot Width 40' min./70' max.
- E** Lot Depth 100' min.
- F** Side Setback 5' min./10' max. (both sides)
5' max. (one side) / 20' max. (driveway width)
- G** Private Open Space 25% of Buildable Area
- H** Optional Porch Width 33% min. of Façade

SECTION ELEMENTS



KEY

- Build-to Line
- Parking Setback Line
- ▨ Residential Use
- ▨ Residential OR Commercial (Office only) Use
- ▨ Commercial (Office, Restaurant, Retail) Use

DIMENSIONS

- J** Building Height Maximum 2 stories
26' max. to top of wall plate
- K** Building Height Minimum 1-1/2 stories
18' max. to top of wall plate
- L** Finished Ground Floor Level 2'-0" min. / 4'-0" max.
- M** First Floor Story Clear Height 9'-0" min. / 12'-0" max.
- N** Upper Story Clear Height 9'-0" min. / 12'-0" max.
- O** Optional Attic Height 7'-0" min.
- P** Optional Front Porch 6'-0" min. depth
- Q** Accessory Building 2 stories max.
20' max. to top of wall plate

CHARACTER FOR EAST GATEWAY AND HARTS CORNER DESIGN VILLAGE DISTRICTS

The Detached Building Form Standard has different examples for the east and west ends of Albany Turnpike. Unlike the typical detached buildings in the other Design Village Districts with residential uses, Harts Corner and East Gateway are permitted to be commercial and have parking fronting the street-space in the Build-To Zone.



East Gateway Design Village District character example



Harts Corner Design Village District character example



East Gateway Design Village District character example



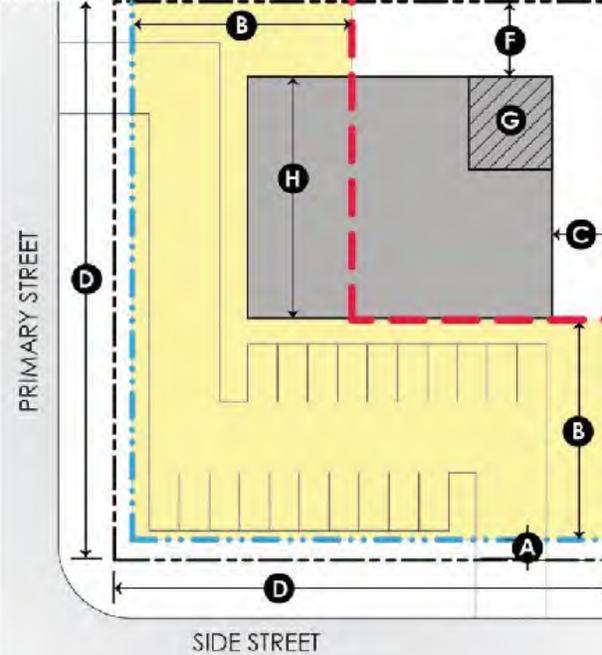
Harts Corner Design Village District character example



Harts Corner Design Village District character example

BFS FOR EAST GATEWAY AND HARTS CORNER DESIGN VILLAGE DISTRICTS

PLAN ELEMENTS



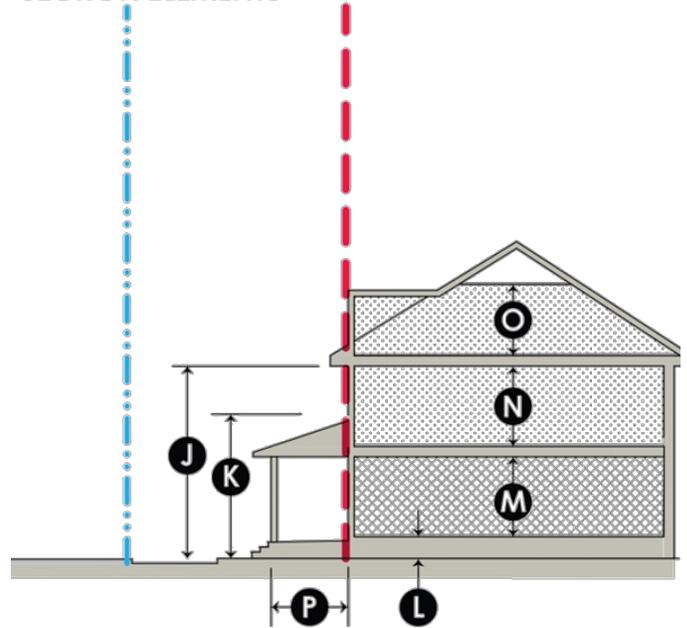
KEY

- Build-to Line
- - - Parking Setback Line
- Property Line
- Buildable Area
- Private Open Space
- Build-to Zone see Section 301.A.3

DIMENSIONS

- A** Parking Setback Line 15' from Property Line (refer to Regulating Plan)
- B** Build-To Zone 75' depth
- C** Rear Setback 20' min.
- D** Lot Width 70' min./200' max.
- E** Lot Depth 175' min.
- F** Side Setback 10' min.
- G** Private Open Space 10% of Buildable Area
- H** Primary Street Façade 50% min. of primary street property width

SECTION ELEMENTS



KEY

- Build-to Line
- - - Parking Setback Line
- Residential Use
- Residential OR Commercial (Office only) Use
- Commercial (Office, Restaurant, Retail) Use

DIMENSIONS

- J** Building Height Maximum 2 stories
26' max. to top of wall plate
- K** Building Height Minimum 1-1/2 stories
18' max. to top of wall plate
- L** Finished Ground Floor Level at grade min. / 18" max.
- M** First Floor Story Clear Height 9'-0" min. / 18'-0" max.
- N** Upper Story Clear Height 9'-0" min. / 12'-0" max.
- O** Optional Attic Height 8'-0" min.
- P** Optional Front Porch 6'-0" min.

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406. Cottage Frontage

CHARACTER DESCRIPTIONS

The Cottage Form Standard accommodates small retail and artisan workshops within Design Village Districts. Cottages will occur only as groupings with a minimum of three buildings. These structures are of limited height and are built to the fronting sidewalk. Exterior work areas are confined to work courts and/or at the center of the block or behind the buildings.



Cafe with outdoor seating



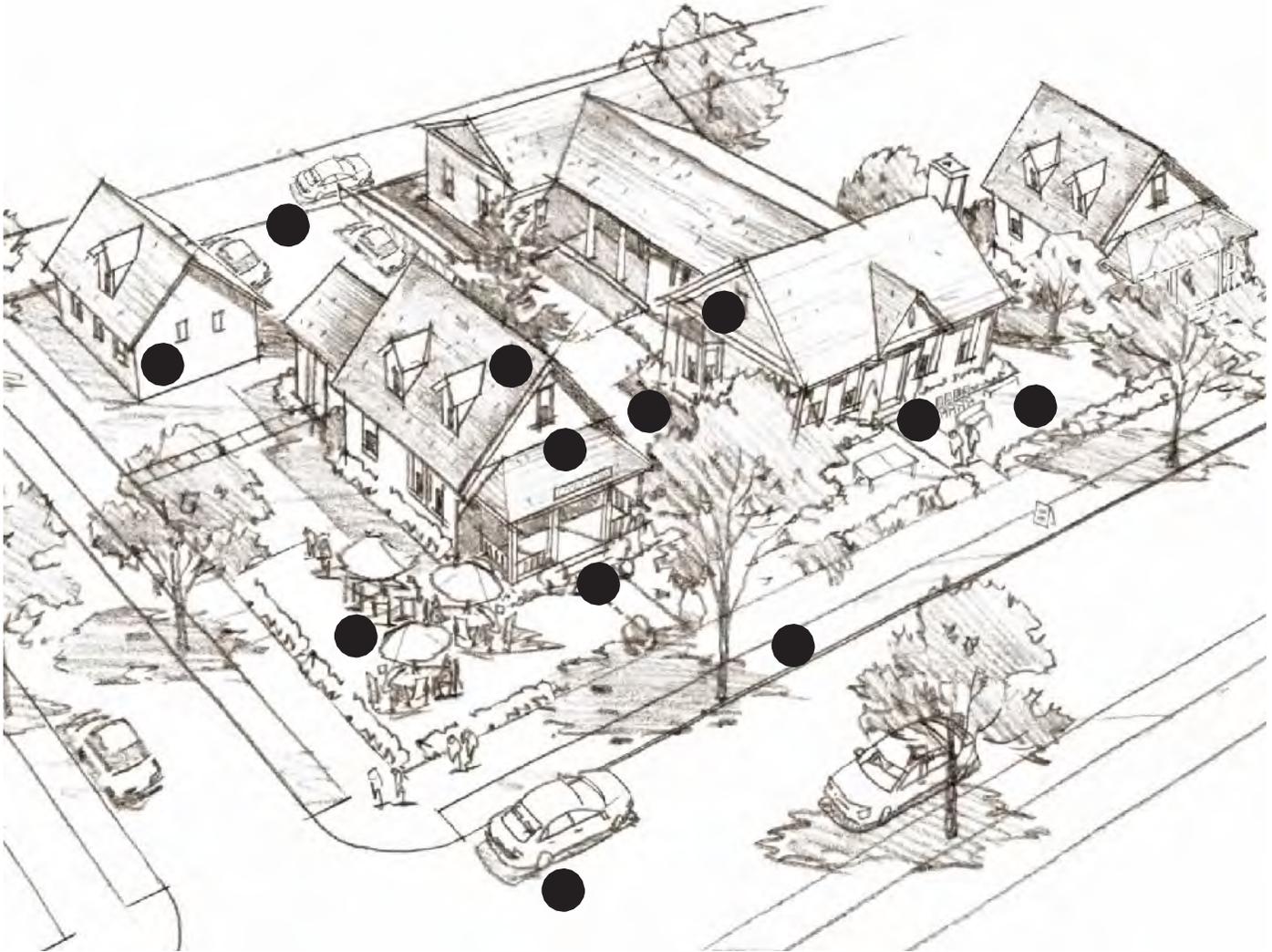
Small building shopping center (some attached) with parking



Bungalow-type for two small commercial spaces



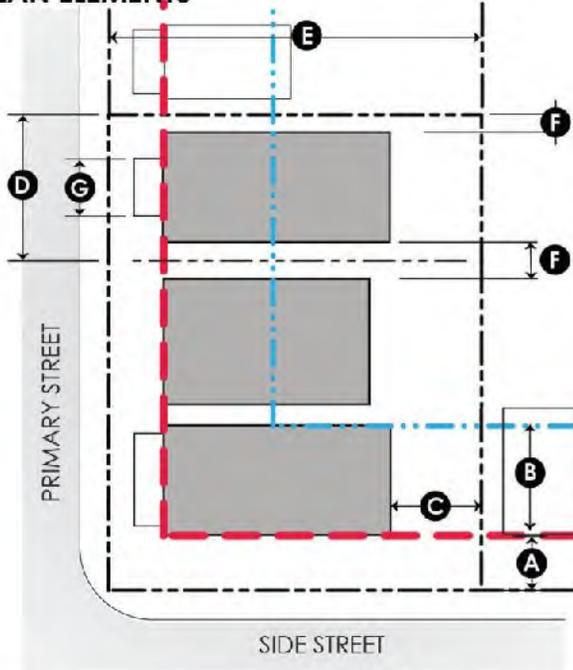
Shingled retail and offices along a commercial street (with on-street parallel parking)



- 1 Ground floor Commercial Use (preferably Retail or Restaurant)
- 2 Upper floor Office Use
- 3 Minimal side yards
- 4 Optional stoop or porch
- 5 Minimum 1-1/2 story
- 6 Outdoor seating permitted
- 7 Rear alley access preferable for parking and loading (service access)
- 8 Street trees and street lighting in continuous tree lawn or tree grates

- 9 Optional signage
- 10 Build-To Line behind sidewalk providing dooryard and front yard for merchandise
- 11 On-street or Private Access Easement (driveway) parking - parallel, perpendicular, or diagonal to curb
- 12 Accessory buildings permitted

PLAN ELEMENTS



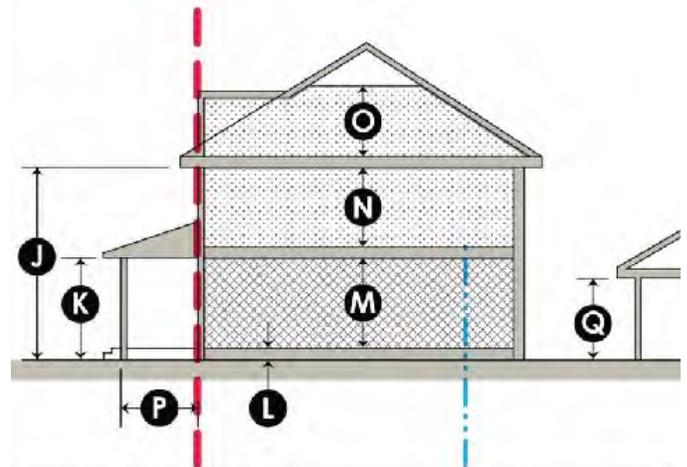
KEY

- - - Build-to Line
- - - Parking Setback Line
- Property Line
- Buildable Area
- Private Open Space

DIMENSIONS

- | | | |
|----------|----------------------|------------------------------------------------------------|
| A | Build-To Line | 15' from curb or edge of paving (refer to Regulating Plan) |
| B | Parking Setback Line | 30' behind BTL |
| C | Rear Setback | 15' min. |
| D | Lot Width | 20' min./80' max. |
| E | Lot Depth | 90' min. |
| F | Side Setback | 5' min./10' max. (both sides) |
| G | Optional Porch Width | 50% min. of Façade |

SECTION ELEMENTS



KEY

- - - Build-to Line
- - - Parking Setback Line
- Residential Use
- Residential OR Commercial (Office only) Use
- Commercial (Office, Restaurant, Retail) Use

DIMENSIONS

- | | | |
|----------|--------------------------------|------------------------------------------------|
| J | Building Height Maximum | 2 storys
24' max. to top of wall plate |
| K | Building Height Minimum | 1 storys
12' max. to top of wall plate |
| L | Finished Ground Floor Level | 0" min. / 18" max. |
| M | First Floor Story Clear Height | 8'-0" min. / 10'-0" max. |
| N | Upper Story Clear Height | 8'-0" min. / 10'-0" max. |
| O | Optional Attic Height | 7'-0" min. |
| P | Optional Front Porch | 6'-0" min. depth |
| Q | Accessory Building | 1 storys max.
12' max. to top of wall plate |

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Part 5. Urban Space Standards

501. Applicability

A. Street-space

1. The Urban Space Standards apply to the development of street-space as well as the reconstruction of existing streets and other public (and publicly accessible) spaces.
2. The Urban Space Standards establish the rules and standards for the street-space or public realm (especially streets and sidewalks).

502. Intent

A. Urban Space and Walkability

1. Although commonly thought of as just squares, greens, plazas or parks, the urban space includes the complete street-space. The street-space is the public domain between the building façades: the travel lanes between the curbs as well as the sidewalks.
2. The coherent definition of the street-space should be ensured via the Regulating Plan and Building Form Standards to assist residents, building owners, and managers with understanding the relationship between the street-space and their own lots.
3. These are streets—not highways, arterials, or collectors—and must be developed as such to create pedestrian-oriented places. “Walkable” streets that are comfortable, efficient, safe, and interesting.
4. Streets must balance the needs of all forms of traffic—auto, transit, bicycle, and pedestrian—to maximize mobility and convenience for all Town residents and visitors. The character will vary depending on their location: some streets will carry a large volume of traffic while others provide a more active and intense urban pedestrian experience.
5. Streets should contribute to environmental sustainability. Native trees and plants contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water, and rainwater management.
6. Property frontages and façades are part of the public realm, literally forming the walls of the public street-space and are therefore subject to more regulation than the other portions of the private property.

503. Street Type Recommendations

A. Principles

1. Overall function, comfort, safety and aesthetics of a street are more important than efficiency alone. To design solely for continuous free-flowing traffic creates situations where vehicles will travel at speeds greater than desirable for pedestrians.
2. Street design should take into consideration what is reasonably foreseeable, not every situation that is conceivably possible. Designing a street to facilitate (rather than accommodate) infrequent users may actually be the wrong design for the frequent users of the space.
3. With appropriate design techniques, drivers will choose slower speeds and less aggressive behavior, not typically achieved through speed limit signage/postings alone. For example, on-street parking slows traffic and acts as a buffer between moving vehicles and pedestrians.



Walkable Main Street in Collinsville

4. An interconnected street network allows traffic capacity to be diffused and maintained across numerous streets.
5. Emergency vehicle access must be maintained, but with an interconnected street network, there will always be at least two routes of access to any lot or parcel.
6. In a pedestrian-oriented area, non-vehicular traffic should be provided with every practical advantage so long as safety is not adversely affected.
7. When the street design creates a conflict between the vehicular and non-vehicular user, it should be resolved in favor of the non-vehicular user unless public safety will be truly jeopardized by the resolution.

B. Street Types

1. As existing streets are modified and upgraded, these are the recommended types and configurations within the Design Village Districts:
 - a. Albany Turnpike/Rt. 44/202
 - b. Bridge Street at River Street
 - c. Bridge Street at Main Street
2. New streets added to the existing street network or within new developments should be similar in character to the existing streets and these recommended street sections.



Maple Avenue provides a good example for residential streets

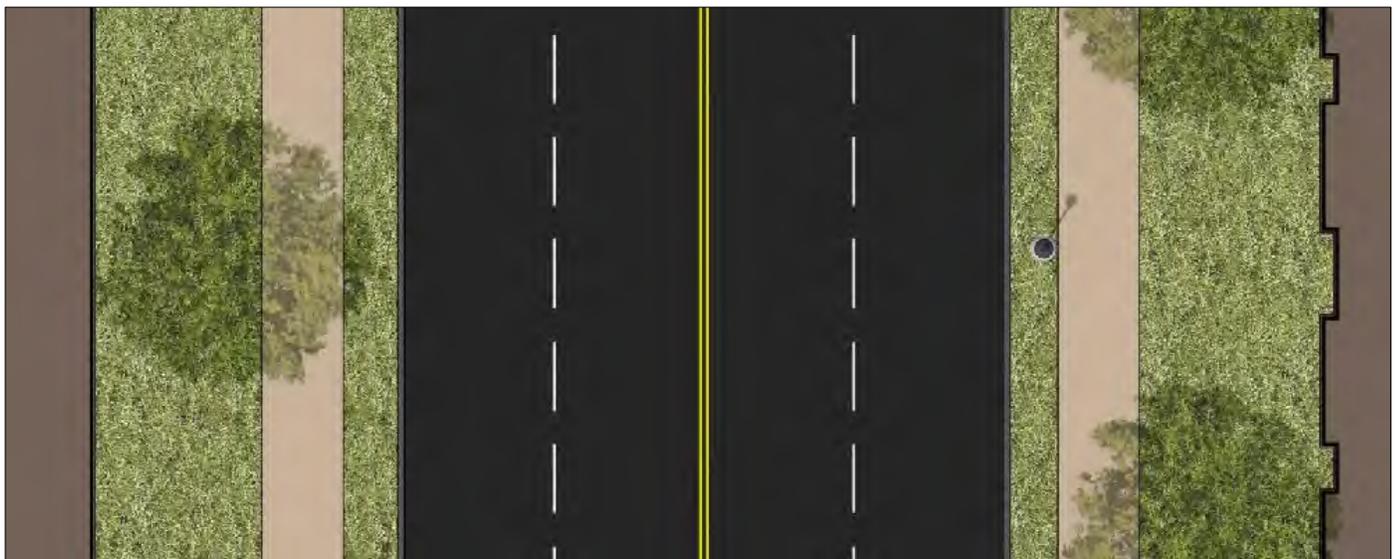
a. Albany Turnpike/Rt. 44



Existing conditions



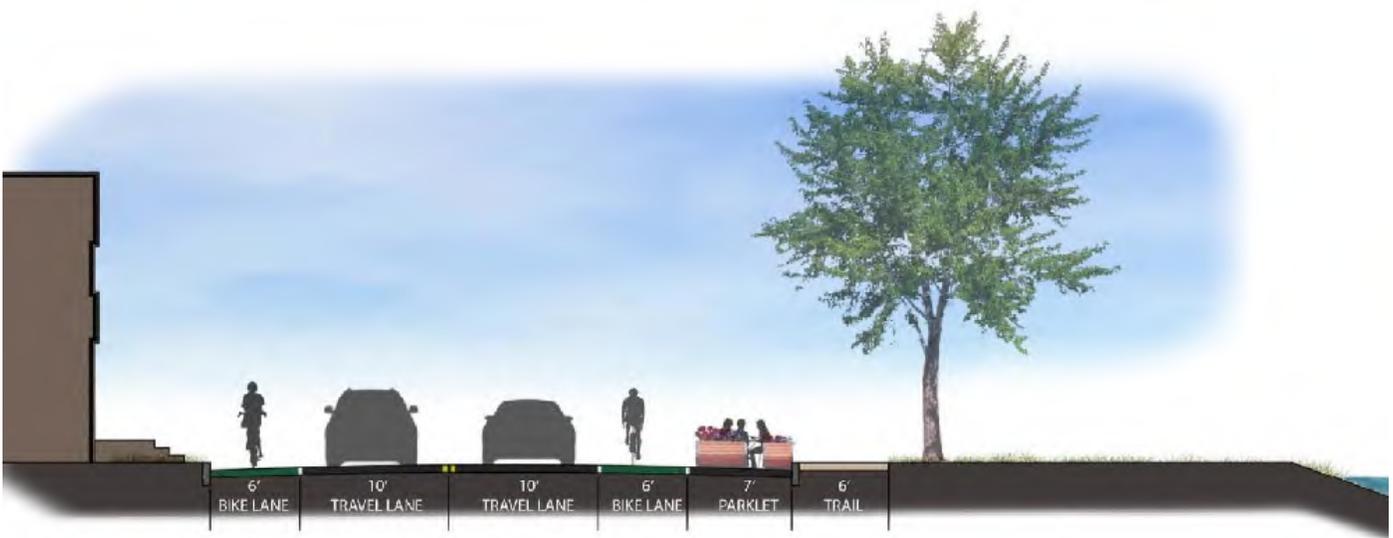
Recommended street section



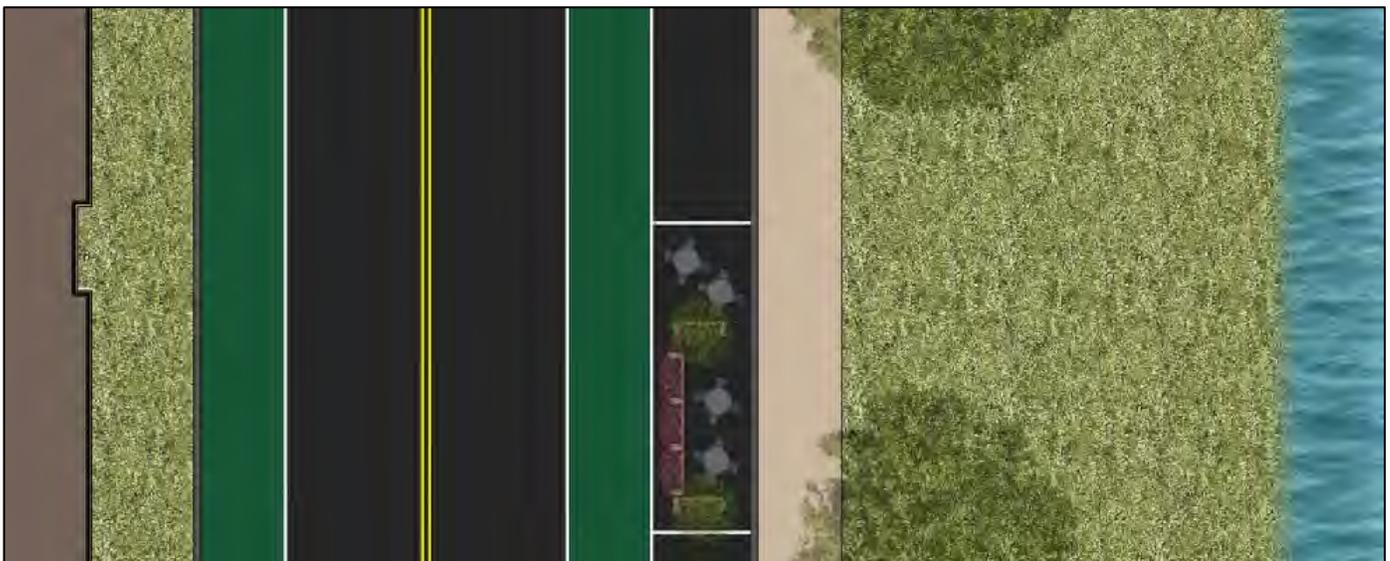
b. Bridge Street at River Street



Existing conditions



Recommended street section



c. Bridge Street at Main Street



Existing conditions



Recommended street section



504. Streetscape Standards

A. General Provisions

1. In addition to the lot, the owner is encouraged to maintain the following areas:
 - a. The portion of the street-space between their lot line and the back of the curb.
 - b. The portion of an alley or common access easement between the lot line and the edge of pavement.
2. Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, rain barrels, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any street-space. (Not visible water pumps are not included in this prohibition. Temporary placement of private garbage cans within the street-space may be allowed to accommodate scheduled pick-up.)

B. Street Trees

1. Each street-space must have street trees planted as shown in the Street Type Recommendations - generally 3 to 3½ feet from the back of the curb at an average spacing not greater than 30 feet on center (calculated per block face). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants, and other infrastructure elements; however, at no location shall street tree spacing exceed 45 feet on center.
2. At an intersection, street trees must be setback from the perpendicular curb a minimum of 30 feet to maintain vehicular sight lines.
3. Required tree planting area minimum specifications are as follows:
 - a. Soil surface area shall not be less than 50 square feet per isolated tree or 30 square feet per tree for connected tree lawn situations.
 - b. No dimension of the soil surface area may be less than 5 feet.
 - c. These requirements may be met through the use of bridged slab, structural soil, or other techniques that clearly exceed these standards in the fostering of vital and long-lived street trees.
4. Street tree planting areas shall be at grade or not greater than 6 inches in height above or below the sidewalk.
5. Street trees must be “limbed up” as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 8 feet clear over the sidewalk and 14 feet over the travel lanes of the street) and to maintain visibility.
6. At planting, street trees shall be at least 2.5 inches in diameter at breast height and at least 10 feet in overall height. Species must be selected from the street tree list (see Section 507. Tree Lists). Consult with the Code Administrator for the designated tree species for a particular street-space.
7. Any unpaved ground area shall be planted with groundcover or flowering vegetation not to exceed 12 inches in height.

C. Streetscape Elements

1. Street lights shall be installed on both sides of streets and, unless otherwise designated on the Regulating Plan, at intervals of not more than 80 feet, measured parallel to the street.

2. Street lights shall be between 9 and 15 feet above ground in height.
3. At the time of development, the developer is encouraged to install street lights and sidewalks, as illustrated in the Street Type Recommendations and coordinated with the Town, on the side of the street-space being developed.
4. Sidewalks not otherwise designated in the Regulating Plan or Street Type Recommendations shall be a minimum of 5 feet wide and be constructed to meet all Town, State, and Federal specifications.
5. Street furnishings such as trash cans and benches, should be designed into the site plan, not added as an afterthought, and be simple, functional, and durable. Street furnishings may be located in the dooryard area or in alignment with the street trees except in the situation of a continuous tree lawn.
6. On-street bicycle parking shall be provided forward of the dooryard area, preferably in alignment with the street trees except in the situation of a continuous tree lawn. See *Zoning Article 7.9.D Bicycle Parking Design Standards*.

505. Civic Spaces

A. Intent

1. These standards apply upon development of or redesign/reconfiguration of those open spaces that are either publicly owned or publicly accessible, as designated on the Regulating Plan. This section does not apply to private open area within the buildable area on a lot.
2. Civic spaces, such as greens and plazas, should be situated at prominent locations within each neighborhood and should be dedicated to important events or citizens. The green plants and trees of civic spaces should provide a landscape that complements the surrounding private building architecture.
3. Pervious paving materials (to allow oxygen for tree roots and absorb stormwater run-off) are encouraged in all civic spaces, and the percentage of impervious paving material is limited. (See Section 505.C. Materials and Configurations.)

B. Standards

1. Civic spaces shall have at least 60% of their perimeter fronting rights-of-way and shall be surrounded by street trees. Their dimensions shall be no narrower than a 1:5 ratio and no space width or breadth dimension shall be less than 25 feet.
2. A clear view through the civic space (from 2 to 8 feet in height) is required for visibility and safety.
3. Civic spaces may not include active recreation structures such as ball fields and courts.

C. Materials and Configurations

1. The ground surface level elevation should be between 0 and 18 inches above the top of the adjacent curb.
2. The maximum slope across any civic space may not exceed 10 percent.
3. Asphalt is prohibited within a civic space.
4. Surface treatment and materials (excluding any Civic Use Building, public art, or monument footprint) shall be a minimum 50 percent unpaved pervious surface area.

5. Pedestrian pathways shall be a common access easement or public right-of-way. The easement width for these pathways must not be less than 10 feet with a paved walkway not less than 6 feet wide and must provide an unobstructed view straight through its entire length, except where otherwise specified on the Regulating Plan.

506. Private Open Area

At least 1 tree per 800 square feet of any at-grade required private open area shall be planted in the rear lot area and located no closer than 5 feet to any common lot line.

507. Street Tree List

The following list contains all approved tree species for use in a Design Village District. The list includes native and acceptable adapted species. Other species may be used for planting within a private lot. Invasive exotic species may not be used in any location.



Canton Village Green civic space surrounded by street trees

Street Tree List

Acer buergerianum	Trident Maple
Acer campestre	Hedge Maple
Aesculus octandra (flava)	Yellow Buckeye
Aesculus x carnea	Red Horsechestnut
Betula nigra	River Birch
Celtis occidentalis	Common Hackberry
Cercidiphyllum japonicum	Katsura Tree
Corylus colurna	Turkish Filbert
Crataegus 'x lavalley', 'x mordenensis Toba', 'phaenopyrum', 'viridis Winter	Hawthorn varieties
Fraxinus americana 'Autumn Purple'	White Ash
Fraxinus excelsior	Blue Ash
Fraxinus pennsylvanica 'Marshall's Seedless', 'Newport', 'Patmore', 'Summit',	Green Ash varieties
Ginkgo biloba, 'Fastigiata', 'Sentry'	Ginkgo, varieties (male only)
Liquidambar styracifolia	Sweetgum
Platanus acerifolia 'Bloodgood'	London Plane tree
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Quercus rubra	Red Oak
Quercus robur, 'Concordia', 'Fastigiata'	English Oak, varieties
Quercus x shumardii	Shumard Oak
Sophora japonica 'Fastigiata'	Fastigate Scholar Tree
Tilia Americana 'Redmond'	Redmond American Linden
Tilia cordata, 'Chancellor', 'Glenleven', 'Greenspire'	Littleleaf Linden, varieties
Tilia tomentosa	Silver Linden
Tilia x euchlora	Crimean Linden
Ulmus 'Homestead', 'Pioneer', 'Urban Elm'	Elm varieties
Ulmus parvifolia	Lacebark Elm
Zelkova serrata, 'Halka', 'Village Green'	Zelkova, varieties

From: <http://www.bort.uconn.edu/ipm/homegrnd/btms/32cttree.htm>

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Part 6. Architectural Standards

601. Intent

A. Character

1. These Architectural Standards are intended to preserve the character of Canton as permitted by *CGS Title 8, Chapter 124 Zoning, Sec. 8-2j. Village districts* as follows “(b) The regulations establishing village districts shall protect the distinctive character, landscape and historic structures within such districts and may regulate, on and after the effective date of such regulations, new construction, substantial reconstruction and rehabilitation of properties within such districts and in view from public roadways...”.
2. The Architectural Standards serve to establish a coherent character and encourage a high caliber, lasting quality of development that reflect and complement the traditional materials and techniques of the Canton region and Connecticut. Buildings shall be reviewed by the Code Administrator to verify that they meet the Architectural Standards (as well as the balance of this Code).
3. In order to establish and maintain a sense of place, these standards specify an architectural aesthetic of load-bearing walls and all building materials shall express their specific properties. For example, stronger and heavier materials (masonry) support lighter materials (wood).

602. General Principles

A. Intent

1. Architectural style is not restricted to any particular historical period (such as Colonial) or type (such as Georgian, Victorian, etc.).
2. Each Design Village District has variations on architectural character - see Building Form Standards - but the materials and proportions appropriate to the region, as outlined in this Part, will be similar.
3. Commercial “franchise”, “logo”, or “brand name” prototype architecture is discouraged.
4. Buildings, lot elements, fenestration, and other architectural elements shall be designed to be appropriate for the character of each Design Village District (at a human scale, to have good proportions and relationships within the composition of the entire building), and to relate to the size of other buildings in the surrounding area.

B. Equivalent or Better

1. While the materials, techniques, and product types prescribed here are allowed by-right, equivalent or better practices and products are encouraged. Substitutions or alternate materials, techniques, and products may be submitted to the Code Administrator for review.
2. Additional products may be added to the list through Section 208. Text Amendment to this Code or may be allowed on a case by case basis through a departure from a design standard approved in accordance with Section 205.



Town-type (narrow facade) in siding



Brick Main-type building



Rustic or farm-style in Harts Corner



Historic Greek Revival style

C. Clearly Visible from the Street-Space

Many of these standards apply only in conditions where clearly visible from the street-space. These controls therefore concentrate on the views from the public space and minimize interference in the private realm. For example, a building element more than 30 feet behind the required Build-To Line is not clearly visible from the street-space.

603. Building Walls

A. Intent

Building walls define the public realm - the street-space. All walls shall express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details, and are applicable where clearly visible from the street-space.



Primary material of wood clapboard siding with secondary material cedar shingles



Wood clapboard (horizontal) siding



Brick



Stone

B. Implementation

1. Primary Materials

The following materials are permitted for 75 to 100 percent of the building wall surface area – per façade:

- a. Brick and tile masonry.
- b. Native stone (or synthetic equivalent).
- c. Wood – clapboard or shingles.
- d. Fiber cement siding (such as Hardie-Plank™) equivalent or better siding.
- e. Stucco (cementitious finish).
- f. Glass curtainwall systems (only permitted in the East Gateway Design Village District).

2. Secondary Materials

The following materials are permitted for a maximum ten percent of building wall surface area – per façade:

- a. Pre-cast masonry (for trim and cornice elements only).
- b. Gypsum Reinforced Fiber Concrete (GFRC – for trim elements only).
- c. Metal (for beams, lintels, trim elements and ornamentation only).
- d. Molded urethane foam (such as Fypon™) equivalent or better (for trim elements and ornamentation only).
- e. Split-faced block (only for piers, foundation walls and chimneys).
- f. Glass block (only permitted in the East Gateway Design Village District).

3. Projections

- a. Only porches (between 8 feet and 10 feet deep with a width not less than 1/3rd of the façade), overhanging eaves, awnings, storefronts, bay windows, stoops (not more than 5 feet deep and 6 feet wide not including steps), steps, balconies, or handicapped ramps approved by the Code Administrator may project beyond the BTL.
- b. Awnings shall project a minimum of 5 feet from the façade but maintain a minimum of 4 feet back from any street tree or street light and maintain a clear height of at least 9 feet.
- c. Awnings may have supporting columns/posts at their outer edge provided that a minimum of 8 feet clear width is maintained, there is a minimum of 24 inches between the columns/posts and the back of curb, and a clear walkway of 5 feet minimum occurs adjacent and parallel to the awning columns/posts.
- d. Balconies and stoops shall not project within 5 feet of a common lot line.
- e. Covered sidewalks or arcades shall have a minimum clear height of 12 feet (signage or lighting permitted to 9 feet clear) and a minimum clear width from BTL to inside column face of 10 feet. The area shall include a minimum 5 feet of clear walkway.



Stucco



Glass curtainwall system



Split-face concrete block

4. Configurations and Techniques

The following configurations and techniques are permitted.

a. Walls

- i. See Section 606. Windows and Doors for fenestration standards.
- ii. Fenestration and wall openings shall not span vertically more than one story.
- iii. Fenestration shall correspond to interior space and may not span across building structure, such as the ceiling to floor above thickness required for structure and mechanical systems.
- iv. Material changes shall be made with construction details typical for each abutting material – as where an addition (of a different material) is built onto the original building.

b. Wood Siding and Wood Simulation Materials

- i. Siding shall be in a lap (horizontal) configuration. East Gateway and Harts Corner Design Village Districts may use vertical siding.
- ii. Siding shall be smooth or rough-sawn finish.

c. Brick, Block, and Stone

- i. All masonry shall be detailed in load-bearing configurations – lighter weight material on top e.g. wood siding over masonry base.

d. Stucco (cementitious finish)

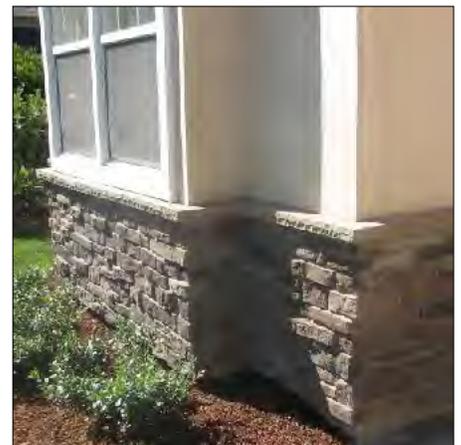
- i. Finish coat shall be smooth or sand only, no roughly textured finish.



Glass block in transom of storefront



Projecting awnings



Loading-bearing configuration

604. Roofs and Parapets

A. Intent

Roofs and parapets shall demonstrate recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the district and are applicable where clearly visible from the street-space.

1. The roof type is integral to the design of the building and its architectural character.
2. The roof design shall help maintain the balance, setbacks and visual lines of the street-space.
3. The slope of a pitched roof is determined by local climatic conditions (such as the ability to shed snow loads) and physical properties of the roofing material. Roof types that have overhanging eaves, such as gabled or hipped roofs, should be of a dimension suitable for sun shade.
4. Parapets are low guarding walls at the edge of roofs (usually flat) and are formed by extensions of the building façades.
5. Cornices are crowning (trim) projections on a parapet wall. While the code requires certain horizontal dimensions, these elements shall be designed for the architectural style of the building and proportionate for the dimensions of the façade.



Eaves – projecting from the gable end of the building form – with decorative trim



Dormer in asphalt shingle roof



Projecting cornice at parapet



Standing seam metal with snow guards

B. Implementation

1. Materials

Only the following materials are permitted:

- a. Clay or concrete (faux clay).
- b. Tile (beavertail or flat roman).
- c. Slate (equivalent synthetic or better).
- d. Metal (standing seam, equivalent or better).
- e. Cedar shingles.
- f. Dimensional (“architectural” or varied/shadowed) asphalt shingles.
- g. Cornices and soffits may be a combination of wood, vinyl, and/or metal.
- h. Gutters and Downspouts may be wood, PVC, vinyl, and/or metal.

2. Configurations and Techniques

- a. Parapet Roofs are allowed on Main, Main Storefront, and Town BFS where the roof material is not visible from any adjacent street-space.
- b. Pitched Roofs (exclusive of roofs behind parapet walls) are allowed on all Building Form Standards:
 - i. Simple hip and gable roofs shall be symmetrically pitched between 5:12 and 10:12.
 - ii. Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12.

3. Overhang Requirements

- a. Eaves shall overhang 18 to 30 inches on the primary structure.
- b. Eaves and rakes on accessory buildings, dormers, and other smaller structures shall overhang at least 8 inches.
- c. Timber eaves and balcony brackets shall be a minimum of 4 inches by 4 inches in dimension.

4. Cornices and Other Features

- a. Buildings without visible roof surfaces and overhanging eaves shall satisfy the overhang requirement with a cornice or similar form projecting from the top of the building wall horizontally between 6 and 12 inches beyond the building walls on the primary structure.
- b. Skylights and roof vents are permitted only on the roof plane opposite the street-space (or BTL), when perpendicular to the street-space or when shielded from street-space view by the building’s parapet wall.

605. Street Walls

A. Intent

Property lines are physically defined by buildings, walls, or fences. Land should be clearly public or private – in public view and under surveillance or private and protected.

Street walls establish a clear edge to the street-space where there are no buildings. These requirements include masonry walls, wooden fences, or planted hedges that define outdoor spaces and separate the street- space from the private realm (e.g. parking lots, trash cans, gardens, and equipment). All street walls shall be as carefully designed as the building façade, with the finished side out (i.e. the “better” side facing the street-space).

Planted landscape screening shall be equally effective throughout the year.



Wood fence



Hedges and dense plantings



Stone wall with iron railing



Planted embankment and grade change

B. Implementation

1. Materials

The following materials are permitted:

- a. Native/regional stone and equivalent imitation stone.
- b. Metal (wrought iron, welded steel and/or electro-statically plated black aluminum) – may be used for gates.
- c. Brick.
- d. Stucco on concrete block or poured concrete (only when a brick or stone coping on top of the wall is provided).
- e. A combination of materials (e.g. stone piers with brick infill panels).
- f. Wood (picket fence, no split rails).
- g. Hedges.
- h. Continuous row of densely planted shrubs.

2. Configurations and Techniques

- a. Street walls along any unbuilt BTL, or forward line (PSL) of a Build-To Zone, shall be built to the height and length specified in the Building Form Standards.
- b. Metal work may additionally be treated to imitate a copper patina (aged green finish).
- a. Copings shall project between 1 and 4 inches from the face of the street wall.
- b. Street walls taller than 4 feet shall be subject to the fenestration requirements of their BFS.

606. Windows and Doors

A. Intent

The placement, type, and size of windows and doors on the façade largely establish the scale and vitality of the street-space. The types and numbers of windows (divided by multiple panes of glass) and doors that define the façade shall maintain a design balance that is similar to the size and spacing of the fenestration of existing buildings along the street-space.

For commercial buildings, windows and doors allow interplay between the shop interiors and the street-space. Restaurants and retail establishments benefit from exposure to the passers-by and the street-space benefits from the visual activity. For residences, windows form the “eyes on the street” surveillance, which provides for the security and safety for the area.



Double-hung with storm windows



12-over-12 divided lites



Main entrance door with sidelights and a covered stoop



Storefront

B. Implementation

1. Materials

- a. Window frames shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
- b. Window glass shall be clear, with light transmission at the ground story at least 90 percent and for the upper stories 75 percent (modification as necessary to meet any applicable building and energy code requirements).
- c. Non-transparent specialty windows, such as round or oval or hexagonal, limited to one per façade, may utilize stained or opalescent glass or other material approved by the Code Administrator.
- d. Window screen frames shall match the window frame material, or be dark in color (anodized or painted).
- e. Doors shall be of wood, clad wood or steel and may include glass panes.
- f. Shutter materials shall be painted wood or clad wood.

2. Configurations and Techniques

a. All Windows

- i. The horizontal dimension of the opening shall not exceed the vertical dimension except where otherwise prescribed in this Code (no more squat than square).
- ii. Windows may be ganged horizontally if each grouping (maximum 5 per group) is separated by a mullion, column, pier or wall section that is at least 4 inches wide.
- iii. Windows (not doors) shall be no closer than 30 inches to building corners (excluding bay windows and storefronts).
- iv. No ground floor window may face or direct views toward a common lot line within 10 feet unless:
 - that view is contained within the lot (e.g. by a privacy fence/ street wall) or,
 - the sill is at least 6 feet above the finished floor level.
- v. Bay windows shall not project more than 36 inches beyond the BTL; shall have a minimum interior clear width at the façade of 4 feet; walls and windows shall be between 90 degrees (perpendicular) and 0 degrees (parallel) relative to the primary building wall from which they project.
- vi. Exterior shutters, if applied, shall be sized the full height and one-half the width of the window opening and mounted at the edge of the window opening, over the trim if it exists, even if inoperable.
- vii. Window panes shall be recessed behind the wall surface a minimum of 3 inches, except for bay windows and storefronts.
- viii. Windows with multiple panes shall be true divided lites or simulated true, no removable muntins or grills solely on the interior.

b. Upper-Story Windows

- i. Windows shall be double-hung, single-hung, awning, or casement windows.
- ii. Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.



Double-hung with storm windows



606.B.2.a.vi



606.B.2.b.vi

- iii. Residential buildings/floors: panes of glass no larger than 36” vertical by 30” horizontal.
 - iv. The maximum pane size for office uses is 48” vertical by 42” horizontal.
 - v. Egress windows shall be installed according to the appropriate building code.
 - vi. On the BTL side of the roof-pitch, attic stories may have windows only via dormers and windows in gable-ends.
- c. Storefront Windows
- i. Single panes of glass shall not be permitted larger than 8 feet in height by 4 feet in width.
 - ii. Ground story windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). (See Section 607. Signage.)
 - iii. A minimum of 75 percent of the window surface shall allow a view into the building for a depth of at least 15 feet.
 - iv. Storefronts may extend up to 24 inches beyond the façade or BTL into the street-space.
- d. Doors
- i. At least one functioning entry door shall be provided along each ground story façade at intervals not greater than 60 feet. (This requirement shall be satisfied for large footprint uses, such as groceries and street front parking garages, through the use of liner shops.)
 - ii. Double-height entryways (those that span more than one story) shall not be permitted.
 - iii. A door shall not be recessed more than 3 feet behind its façade or storefront and, in any case, shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.



606.B.2.c.i



606.B.2.c.iii



606.B.2.d.iii

607. Signage

A. Intent

1. See *Zoning Article 7.3. Signage*.
2. Signs along commercial frontages should be clear, informative to the public, and durable.
3. Signs in the Collinsville and Canton Village Design Village Districts are subject to review by the Collinsville Historic Commission and should be scaled and detailed for this mixed-use, pedestrian-oriented area and not for high speed automobile traffic.
4. Signage that is glaring or too large creates distraction, lessens the urban experience, and creates visual clutter.



Painted within ground floor windows



Wall sign within area between ceiling of ground floor and second story sill



Company logo



Wall sign lighting

B. Implementation

1. General Design and Materials

- a. Wall signs are permitted within the area between the second story window sill line and the first floor ceiling, within a horizontal band not to exceed 3 feet in height. This band shall be no higher than 24 feet or lower than 12 feet above the adjacent sidewalk.
- b. Letters shall not exceed 24 inches in height or width and 3 inches in relief. Signs shall not come closer than two feet to an adjacent common lot line.
- c. Company logos may be placed within the horizontal sign band or placed or painted within ground story windows.
- d. A single masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 18 square feet in size. Company logos or names in this position shall not be larger than a rectangle of 8 square feet in size.
- e. Blade signs (not more than 4 square feet with a minimum 8 feet clear height above the sidewalk) may be hung within the permitted wall sign area, perpendicular to the BTL or from a ground story overhang or awning.
- f. Prohibited Signs: Billboards, free-standing pole signs, monument signs, marquees, any kind of animation, and roof signs are prohibited.
- g. Internally lit permitted in Canton Village, East Gateway or Harts Corner Design Village Districts only. See *Zoning Article 7.3. Signage* for details.
- h. Signs painted directly on façades are prohibited (excepting those existing prior to January 2015).

2. Awnings/Sidewalk Overhangs

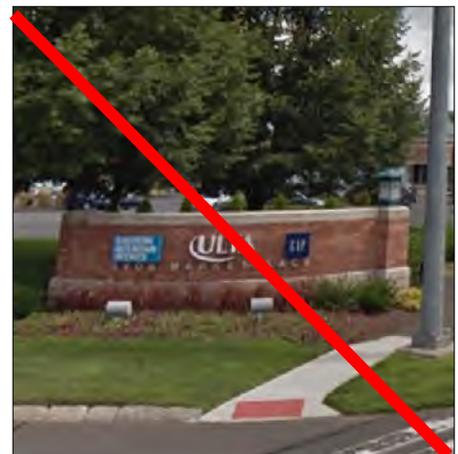
- a. See Section 603.B.3 for dimensional restrictions.
- b. Only the following materials are permitted: canvas or equivalent (no shiny or reflective fabric/material), metal, or glass.
- c. Lettering on awnings shall be limited to 9 inches in height on the vertical face of the curb side of the awning.



Blade sign perpendicular to building



Awning with lettering



No suburban monument signs

608. Lighting & Mechanical Equipment

A. Intent

Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. Every attempt should be made to preserve the ambiance of the night by applying the appropriate fixtures in the correct locations – street lights are pedestrian – scaled and should occur along all streets but “cobra-head” highway fixtures should only occur at intersections if absolutely necessary. All materials and equipment chosen for lighting fixtures should be durable to age well without demanding maintenance requirements.

Mechanical equipment is generally any Heating Ventilation and Air Conditioning (HVAC) or electrical machinery but also includes air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar elements. These elements should not be located in any public areas or be visible from the street. Mechanical equipment should not detract or interfere with the pedestrian space or block the sight triangle.

The illustrations below are examples of mechanical equipment arrangements that are only acceptable away from and/or not visible from a street-space (e.g. within an alley or hidden from view).



Pedestrian-scaled street lamps



No unscreened dumpsters



No electrical equipment on front facade



No highway fixtures (except Rt.44)

B. Implementation

1. Stormwater Management

- a. See *Zoning Section 7.13. Stormwater Management*.

2. Lighting

- a. See *Zoning Article 7.4. Outdoor Lighting*.
- b. Lighting standards should be developed to meet the minimum standards of the *Illumination Engineering Society of North America* (IESNA), with the design criteria giving equal weight to the lighting of the pedestrian areas and the automobile areas.
- c. Street lights shall be located and specified per Section 504.C. Streetscape Elements.
- d. When mounted to the front of the building, exterior lights shall be located between 6 feet and 15 feet above the adjacent grade.
- e. Lighting elements shall be specified to include LED, metal halide, or halogen elements with a spectrum of light in the daylight range. Low pressure sodium lamps are prohibited. High-intensity discharge (HID) or fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) shall not be used on the exterior of buildings. These standards may be updated as technologies advance and produce additional equivalent or better elements.
- f. Floodlights or directional lights (maximum 100-watt bulbs) may be used to illuminate alleys, common access easements, parking garages and working (maintenance) areas, but shall be fully shielded.
- g. Lighting for parking garages shall consider general Crime Prevention Through Environmental Design (CPTED) intent and guidelines.
- h. Flood or uplighting may not be used to illuminate private building walls. Accent lighting may be permitted on Civic Use Buildings, historic or locally significant buildings, or monuments to highlight architectural features (such as church steeples or courthouse domes).
- i. Site lighting shall be of a design similar to and a height no taller than the street lights and be located so as to illuminate only the lot - shielded or aimed in such a way that they do not shine into other lots or the street-space. An exterior lighting plan may be required and be approved as consistent with these standards by the Code Administrator.
- j. See also Section 607. Signage.

3. Mechanical Equipment

- a. The following shall be placed behind and away from any BTL, may not be stored or located within any street-space, and shall be screened from view from the street-space: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar equipment.
- b. Roof mounted equipment shall be placed behind and away from any BTL and be screened from view from the street-space.

4. Solar Energy Equipment
 - a. Location: The system shall be located on the roof of a principal structure not clearly visible from the street-space, on the roof of an accessory structure, on the side of such structures, on a pole, or on the ground, subject to the Building Form Standards.
 - b. Height: The system shall comply with the maximum height standards for the Design Village District in which it is located, provided that a roof-mounted system shall not extend more than 5 feet above the roofline of the structure on which it is mounted.
 - c. Nonconforming Structure-Height: Where an existing structure exceeds the applicable height limit, a solar energy collection system may be located on its roof irrespective of applicable height standards, provided the system extends no more than 5 feet above the roof surface.
 - d. Area: The area of the system shall not exceed one-half the footprint of the principal structure or 600 square feet, whichever is greater.
 - e. The property owner shall be responsible for negotiating with other landowners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection system.



Photo-voltaic (solar) panels

5. Rainwater Cisterns
 - a. Location: Above grade rainwater cisterns shall be located directly adjacent to the principal structure on a lot. Rainwater cisterns shall not be located within front, side, or rear setbacks, unless the cistern is below 5 feet in height.
 - b. Capture Water from Principal or Accessory Structure: Rainwater cisterns shall be affixed to capture rainwater from the principal structure or accessory structure's gutter system.
 - c. Not Signage: Rainwater cisterns shall not serve as signage or advertising of any type.
 - d. Comply with Other Policies: Water collected from rainwater cisterns shall be used in a manner that complies with Town policies.



Rain barrel

6. Small Wind Energy System
 - a. Amount: Towers and turbines associated with a small wind energy facility shall be limited to a maximum of one per principal use.
 - b. Capacity: Small wind energy facilities shall be:
 - i. Limited to 10kw of wind power generation or less, in residential zones; and
 - ii. Limited to less than 100kw of wind power generation, in business and mixed-use zones.
 - c. Location and Setback:
 - i. Small wind energy facilities shall not be located between a principal building and any streets fronting the lot.
 - ii. A small wind energy facility shall be set back a distance equal to its total extended height (e.g., if on a roof, roof height plus the height of any tower extending from the roof) plus 10 feet from all lot lines and overhead utilities. Guy wires and other support devices shall be set back at least 10 feet from all lot lines.
 - d. Height: The maximum height of a small wind energy system (including the tower and extended blades) shall be 90 feet.



Rooftop wind turbines

- c. Sound: Sound produced by the wind turbine under normal operating conditions, as measured at a lot line, shall not exceed 55 dBA. The 55 dBA sound level, however, may be exceeded during short-term events that occur beyond the property owner's control, such as utility outages and/or severe wind storms.
- d. Appearance: The wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray, white, or galvanized steel).
- e. Blade Clearance: The blade tip or vane of any small wind energy facility shall have a minimum ground clearance of 15 feet above grade, as measured at the lowest point of the arc of the blades. No blades shall extend over public rights-of-way, parking, or driveway areas.
- f. Lighting: No illumination of the turbine or tower shall be allowed, unless required by the FAA.
- g. Access to Tower: Any climbing rungs shall be removed to a height of 12 feet above grade.
- h. Signage Prohibited: Signage visible from any public street shall be limited to the manufacturer's or installer's identification, appropriate warning signs, or owner identification.
- i. Abandonment: On working with the local utility and determining that a small wind energy facility has not been in use for 90 days or more, the Code Administrator shall send the property owner notice requiring restoration of the system to operating order within 90 days after receiving the notice. If the owner fails to restore the system to operating condition within the authorized time frame, the owner shall be required, at the owner's expense, to remove the wind turbine from the tower for safety reasons. If the owner fails to remove the wind turbine from the tower, the Town may pursue legal action to have the wind turbine removed at the owner's expense.



Rain garden for stormwater infiltration

Part 7. Parking and Loading Standards

701. Intent

A. Purpose

1. Promote an environment that will enable people to conveniently park as few times as possible and access a variety of commercial and civic enterprises in pedestrian-friendly environments by encouraging shared parking.
2. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking by incorporating access management.
3. Avoid adverse parking impacts on existing residential neighborhoods adjacent to redevelopment areas.
4. Maximize on-street parking.
5. Provide flexibility for redevelopment of small sites and for the preservation of historic or locally significant buildings.
6. Promote early prototype projects using flexible and creative incentives.

702. Other Applicable Regulations

The requirements of *Article 7.2, Parking & Loading* and *Article 7.9, Bicycle, Pedestrian, and Emergency Accommodations* apply to all parking and loading areas under this Code unless noted below or on the Regulating Plan.

703. Scope of Regulations

A. Achieving Requirements

1. Area exempt from off-street parking requirements: No off-street parking shall be required for any development which occurs on infill lots or change of use on lots in the entire Collinsville Design Village District.
2. Achieving parking requirements:
 - a. Parking requirements may be met either on-site or within an 800 foot walking distance of the development.
 - b. In lieu of minimum parking requirements, the Town may accept a **one-time payment per each space of shared parking in accordance with CGS Title 8, Chapter 124 Zoning, Sec. 8-2c.**
3. Small sites: In all Design Village Districts, applications with buildings fewer than 800 gross square feet in non-residential floor area shall have no minimum parking requirements.
4. Pervious surfaces are encouraged for surface parking lots.

704. Required Parking Spaces

A. Space Requirements

Use	Parking Requirements (minimum)
ALL Residential	One (1) space per dwelling unit
Commercial (including Retail, Office, and Personal Service uses)	One (1) space for every 500 square feet of gross floor area
Home Based Business , Minor or Major	One (1) per dwelling unit plus 1 per non-resident employee

B. Shared Parking

Sites over 5,500 square feet in land area and all multi-family residential uses in all Design Village Districts have the following requirements:

1. Shared parking shall be designated by signage and pavement markings for public use.
2. A minimum of 1/4 parking space per residential unit shall be provided as shared parking. There are no maximum limits on shared parking.
3. A minimum of 1-1/4 spaces per 1,000 square feet of the required non-residential gross floor area shall be provided as shared parking. There are no set maximum limits on shared parking.
4. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for shared parking.
5. Any limitations on the shared parking (time limits or hours of the day) shall be subject to approval by the Code Administrator which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period. At least 8 of those hours shall be provided during either business or nighttime hours depending on whether the Code Administrator determines that the primary public use will be for commercial or residential uses.

C. Reserved Parking

1. Reserved parking includes all parking that is not Shared Parking. Surface and structured parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded:

Use	Maximum Reserved Spaces
Residential	2.0 per dwelling unit, regardless of bedroom count
Nonresidential	3.0 per 1,000 SF

D. Surface Parking

1. Surface parking may not exceed 110 percent of the required parking per Section 704.4. Design Village District Parking Space Requirements. If a use is not listed, *Zoning Table 7.2.C - Parking Space Requirements* shall apply. Structured or underground parking may exceed the required quantity of parking without the imposition of maximum standards.

E. Bicycle Parking

1. The bicycle parking facilities shall not encroach on any area in the public right-of-way intended for use by pedestrians, nor shall they encroach on any required fire egress. See Section 504.C.6 and *Zoning Article 7.9.D Bicycle Parking Design Standards*.

F. Existing Parking

1. Required off-street parking and loading facilities in existence on the effective date of this Code and located on the same lot as the building, or use served, or located elsewhere shall not hereafter be reduced below or, if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this Code.

705. Special Parking Standards

A. On-Street Parking

1. A parking space located on a public street may be included in the calculation of parking requirements if it is adjacent to the building site (where more than 50% of the space is fronting).
2. Each on-street parking space may only be counted for one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a project with a mix of multiple uses. (For example: if a property has 3 spaces and is mixed-use, those 3 spaces can count only to one use, e.g. the commercial use but not the residential above.)

B. Access Management (see also Part 3. Regulating Plans)

1. Where surface parking areas lie within 50 feet of one another on abutting sites, a request shall be made of the neighbor as part of the application process to create connecting drive aisles at the common lot line, provided a mutual access easement acceptable to the Code Administrator has been executed.
2. Applicants shall agree to a condition that grants access easements to adjoining property owners in the future in the event that a neighbor creates a parking area or common access easement that should be connected according to Section 705.2.a.
3. The access management agreement may be included with a shared parking agreement.
4. The agreement must ensure that maneuvering space for required parking spaces in both parking areas is preserved.

C. Off-Site Parking

1. Off-site parking must be located within a walking distance of 800 feet from the site served by the off-site parking.
2. The off-site parking shall be located within the same Design Village District as the use it serves.
3. The off-site parking must be the subject of a long-term lease approved as to form by the Town Attorney, or permanently dedicated for off-site parking use.

D. Tandem Parking (2 vehicles in one long space, nose-to-tail)

1. Tandem parking is allowed for:
 - a. Single-family projects; and
 - b. Multifamily projects and the residential component of projects with a mix of multiple uses.
2. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 34 feet in length.
3. Up to 50 percent of the total off-street parking spaces provided for residential projects may incorporate tandem parking. For residential projects, both tandem spaces shall be assigned to the same dwelling unit. Tandem parking may not be used to provide guest parking.

706. Surface Parking Lot Plantings

A. Landscaping Standards

1. All surface parking lots in a Design Village District must meet the planting requirements of *Zoning Article 7.1.E. Parking Area Landscaping Standards*.
2. A street wall is required on the BTL wherever a surface parking lot is located on the street-space side of any building.
3. In Design Village Districts, residential buffers shall not be required at non-residential uses. However, the edge of any surface parking lot adjacent to a residential common lot line shall be planted with canopy shade trees from the Street Tree List in Part 5. Urban Standards, planted at an average distance not to exceed 30 feet on center and aligned no greater than 3 feet from the common lot line or privacy fence on the property with the non-residential use.

707. Loading Facilities

A. Loading

1. No loading docks or dedicated loading facilities are required in the CDVD or CVDVD.
2. In HCDVD and EGDVD the requirements of *Article Zoning 7.2.E. Loading Spaces* of the Ordinance shall be applied.
3. Where loading facilities are provided, they shall be located to the rear and alley side of buildings.

Part 8. Building Function

801. General Provisions

A. Permitted Uses

1. In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate category with other, similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics, and the likely impact on surrounding properties, site conditions and site conditions.
 - a. Principal and accessory uses are grouped into categories by BFS (frontage type) and are shown in the Use Tables in Section 805.
 - b. See also *Canton Zoning Regulations* for uses and requirements.

B. Use Determination

1. Administrator Responsibility: The Code Administrator is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Code Administrator shall treat the proposed use as a use under that category. If a proposed use is not listed in a use category, and is not similar to any other listed use, the use shall be prohibited.
2. Uses Not Specifically Listed: When determining whether a proposed use is similar to a use listed in Section 805. the Code Administrator may consider the following criteria:
 - a. The actual or projected characteristics of the proposed activity in relationship to the stated characteristics of each use.
 - b. The relative amount of site area or floor space and equipment devoted to the activity.
 - c. Relative amounts of sales from each activity.
 - d. The customer type for each activity.
 - e. The relative number of employees in each activity.
 - f. Hours of operation.
 - g. Building and site arrangement.
 - h. Types of vehicles used and their parking requirements.
 - i. The relative number of vehicle trips generated.
 - j. Signs.
 - k. How the use is advertised.
 - l. The likely impact on surrounding properties.
 - m. Whether the activity is likely to be found independent of the other activities on the site.

802. Adaptive Re-Use

A. Purpose and Intent

The purpose of this section is to foster the renovation and reuse of structures that have significant historical, architectural or cultural value to the Town of Canton. This section recognizes that many existing structures within the CDVD and CVDVD will not conform to all of the standards and guidelines in this Code.

B. Applicability

The redevelopment and reuse of buildings that pre-date 1963 or have qualities of significance and integrity consistent with criteria used to evaluate inclusion on the National Register shall be encouraged. Among the buildings that the National Register Criteria for Evaluation recognizes are those which have made a significant contribution to history, are associated with significant persons, or embody distinctive characteristics. Applicants who feel that a building, that does not meet this Code's dimensional criteria, merits consideration under this section should set a Pre-Application meeting with the Code Administrator to determine the appropriate submittal process.

C. Development Standards

1. BFS shall not apply to existing buildings, but shall apply to building additions.
2. Parking.
 - a. If a change in use results in more spaces being required than already exist, no additional parking spaces are required.
 - b. If a change in use results in fewer spaces being required than already exist, then only the number of spaces necessary to fulfill the requirements need to be maintained.
 - c. Existing parking in excess of the limits set forth in Part 7. Parking and Loading Standards may remain and be used for on-site or off-site parking purposes for other property owners, subject to an agreement between the property owners.
 - d. On-site parking shall be provided, according to the Part 7. Parking and Loading Standards, for all building additions, and calculated based on newly constructed gross area.
3. On-Site Loading.
 - a. Residential uses are not required to have on-site loading spaces.
 - b. Non-residential uses shall retain existing on-site loading spaces unless the number of on-site loading spaces exceeds the requirements in Part 7. Parking and Loading Standards.
4. Mezzanines. New construction to add a mezzanine level space in an existing story is permitted, provided that the mezzanine area does not exceed 40% of the floor area of the space below, and the space meets all applicable building codes.
5. Building Facades. Facades must maintain the architectural integrity of an existing building. If a building façade is replaced or significantly modified, as defined by 204.B. Applicability Chart, it must satisfy the requirements set forth in Part 2. Administration.

803. Affordable Dwelling Units

A. Purpose and Intent

These regulations are intended to encourage the development of below market rate dwelling units within the Town of Canton. Accessory apartments afford an opportunity for the development of small rental units designed to meet the special housing needs of single persons, persons with fixed or limited income, and relatives of families who live or desire to live in the Town.

Accessory apartments provide a degree of flexibility for single-family homeowners (not multi-family, apartments, or condominiums), within Detached and Town BFS only, with changing economic conditions and/or family structure, while providing a reasonable degree of protection for existing property values. In addition, these provisions are provided to recognize formally previously established apartments and provide for improved safety and physical appearance.

B. General Limitations

1. In all Design Village Districts, Accessory Dwelling Units are permitted under separate billing provided that the units shall be affordable to households with an income equal to or less than eighty percent (80%) of the Household Area Median Income for the Standard Metropolitan Statistical Area encompassing Canton.
2. Accessory buildings, structures, and uses shall be located on the same lot as the principal building, structure, or use to which they are accessory.
3. Accessory buildings, structures, and uses shall not be located on a lot without the establishment of a permitted principal use, nor shall any new lot be created that has an accessory building, structure or use without a principal use.
4. Accessory uses and structures are permitted as provided in this section provided that the coverage and yard setbacks comply with the appropriate BFS.

C. Attached Accessory Dwelling

One (1) accessory dwelling unit within or attached to the main dwelling unit provided that it conforms to all of the following requirements:

1. The owner of the lot shall occupy either the principal dwelling unit or the accessory dwelling unit;
2. The area devoted to the accessory dwelling unit shall not exceed 30% of the area of the principal dwelling, exclusive of garage, attic, and basement;
3. The accessory dwelling unit shall not be located in a basement or story below the first floor unless more than 25% of the perimeter of the accessory dwelling unit opens to grade and the ceiling is more than five (5) feet above that grade;
4. Only one accessory dwelling unit shall be permitted for each lot;
5. No accessory dwelling unit shall be approved as part of a multiple dwelling unit or a multi-family development;
6. The principal dwelling unit and the accessory dwelling unit shall comply with the building code and health and safety regulations;
7. Upon establishment of the accessory dwelling unit, the building shall:
 - a. maintain the exterior appearance and style (roof line, roof pitch, building materials, window style and spacing, etc.) of a single-family residence;
 - b. have any secondary entrance incorporated into the principal residence to reflect the architectural style of a single-family unit; and
 - c. share access from the public right-of-way and parking facilities shall serve both the principal and accessory units.

D. Detached Accessory Dwelling

One (1) accessory dwelling unit detached from the main dwelling unit provided that:

1. The owner of the lot shall occupy either the principal dwelling unit or the accessory dwelling unit;
2. The detached accessory dwelling unit shall be located on the same lot with the primary dwelling unit to which it is accessory;
3. No detached accessory dwelling unit shall be permitted within any accessory buildings that that is located in the front yard or that does not meet the minimum yard requirements of *Zoning Article 3.4.E*;
4. When a detached accessory dwelling unit is proposed within a local historic district, the building containing the detached accessory dwelling unit shall have received a Certificate of Appropriateness from the Historic District Commission before being issued a zoning permit; and
5. There shall be approval by the Farmington Valley Health District, Canton WPCA, and or Water Company, of adequate provision of water supply and sewage disposal.

804. New Housing Development (Inclusionary)

A. Purpose and Intent

These regulations are intended to encourage the development of below market rate dwelling units in new residential developments within the Town of Canton, consistent with *Section 8-13(m-x) of the General Statutes of Connecticut*.

B. Applicability

The Section 804. New Housing Development (Inclusionary) regulations is an optional overlay on lots in HCDVD and CVDVD only where the Code allows dwelling units as a principal use.

C. Allowable Density

1. The minimum allowable density for housing development, per acre of developable land, shall be:
 - a. Six units per acre for single-family detached housing;
 - b. Ten units per acre for duplex or townhouse housing; and
 - c. Twenty units per acre for multi-family housing
2. Inclusionary housing development is subject only to this Code, site plan or subdivision procedures, and submission requirements/approval standards of the municipality.
3. The land area of an inclusionary housing development shall not exceed 10% of the total land area in the Town. The aggregate land area of all incentive housing zones and subzones in a municipality shall not exceed 25% of the total land area in Canton.
4. An inclusionary housing development may allow for a mix of business, commercial or other nonresidential uses within a single zone or for the separation of such uses into one or more subzones, provided that the development as a whole shall comply with the requirements of this Code.

D. Below Market Rate Requirements

1. The below market rate dwelling units shall be affordable to households with an income equal to or less than 80% of the Household Area Median Income for the Standard Metropolitan Statistical Area encompassing Canton.
2. Renovations of developments resulting in the creation of additional multi-family dwelling units shall designate a minimum of 20% of the total number of dwelling units as below market rate. For the purpose of this Code, the term multi-family is defined as a single property with three or more dwelling units.
3. Single-family subdivisions or re-subdivisions resulting in a total of five or more building lots shall designate a minimum of 20% of the total number of dwelling units as below market rate. All existing single family subdivisions are exempt from the requirements of this regulation.
4. The below market rate requirement shall be satisfied by: providing below market rate dwelling units on the subject property; providing below market rate dwelling units elsewhere within the Town of Canton; or paying a fee in lieu; or providing some combination thereof.

E. Deed Restrictions

1. A below market rate dwelling unit is defined as a dwelling unit occupied by an income-eligible household as described in the Section 802.D where the maximum sales price or rent shall be restricted using the methodology for maximum housing payment calculations outlined in *Section 8-30g-8 of the Regulations of Connecticut State Agencies*.
2. Below market rate dwelling units shall be maintained for 30 years or the life of the unit, whichever is longer, the following restrictions shall apply:
 - a. Below market rate dwelling units for sale shall be restricted by title to require that, in the event of any resale by the owner or any successor, the resale price shall not exceed the then maximum sales price for said dwelling unit, or the sum of the original purchase price, whichever is greater.
 - b. Below market rate dwelling units for rent shall be restricted by title to require that the rents for said units shall not exceed the maximum rent determined annually.

F. Design Standards

1. Developments subject to the provisions of Section 804 must meet the full requirements of this Code, including the Building Form Standards and the Regulating Plans.
2. Distribution: Below market rate dwelling units shall be reasonably dispersed throughout the development and shall contain, on average, the same number of bedrooms and shall be indistinguishable from market rate units with respect to the exterior finishes, including landscaping. Those units shall be designed and located to maintain the architectural elements and character of the neighborhood.
3. Phasing: Below market rate dwelling units shall be developed simultaneously with or prior to the development of the other units on a pro rata basis.

4. Alternative Sites: The PZC may approve the construction or rehabilitation of the required below market rate dwelling units on another site in Canton, provided that such off-site below market dwelling units shall be maintained for thirty years or the life of the unit, whichever is longer, in the same manner as on-site units. The PZC may condition the issuance of certificates of occupancy for the development project with the completion of the off-site below market rate dwelling units or establish other reasonable performance conditions necessary to insure that the off-site units will be built in a timely manner.

G. Incentives

1. An applicant for approval to construct an incentive housing development may exceed the minimum requirements for such a development as follows:
 - a. More than 20% of the total proposed dwelling units may be subject to the restriction but limited to a maximum of 30%;
 - b. The maximum annual income of qualifying households may be less than 80% of the area median income; or
 - c. The duration of the restriction may be longer than 30 years.
2. Developments that exceed the minimum requirements, except for single-family subdivisions, may be eligible for an increase in permitted density up to 25% greater than the allowed density provided at least 25% of such incentive units are designated as below market rate and the PZC determines that such incentives do not adversely affect the health, safety and welfare of the public in general, and the immediate neighborhood.
3. In such cases, the PZC may allow any or all of the following waivers, provided the Commission finds that such waiver encourages the development of below market rate housing and is consistent with the surrounding neighborhood:
 - a. Recreational or open space requirements may be reduced.
 - b. Minimum yard requirements may be reduced.
 - c. Maximum building coverage requirements may be increased.
 - d. Parking requirements may be reduced.
 - e. Height may be increased to allow an additional story.
4. In no case shall the requirements described in 804.G.3.a. through e. above, result in a deviation by more than 25% from the Building Form Standards.

H. Affirmative Fair Housing Marketing Plan

The applicant shall submit an affirmative fair housing marketing plan for the below market rate dwelling units. All dwelling units shall be offered for sale or rent in compliance with all applicable Federal and State Fair Housing laws.

I. Program Administration

Prior to the issuance of any Certificate of Occupancy, any application under Section 804 shall identify the non-profit entity or property manager who will be responsible for program administration. The program administrator is subject to the approval of the PZC or its designated representative. The program administrator shall:

- a. Annually review and certify to the PZC the annual income of households residing in below market rate dwelling units in accordance with a procedure established in advance and approved by the PZC.
- b. Maintain a list of eligible households, as described in Section 804.D, who have applied for participation in the program. Applicants shall be selected by lottery, conducted in accordance with a procedure established in advance of said lottery and approved by the PZC, or its designated representative.
- c. Annually certify to the PZC that the selected household actually resides in the below market rate dwelling unit.
- d. Certify to the PZC that below market rate dwelling units sold or re-sold do not exceed the maximum purchase price as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in *Section 8-30g- 8 of the Regulations of Connecticut State Agencies*, as adjusted for family size.
- e. Certify to the PZC that below market rate dwelling units for rent shall not exceed the maximum monthly rent as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in *Section 8-30g-8 of the Regulations of Connecticut State Agencies*, as adjusted for family size.

805. Use Table

A. Applicability

The use table on the following page identifies the uses allowed in the respective BFS for each Design Village District.

B. Permitted Uses

RESIDENTIAL

Building Form Standard

Design Village District

single-family detached dwelling units
 single-family attached dwelling units
 two-family dwellings (duplex)
 accessory dwellings
 multi-family dwellings
 boarding house
 group home
 senior living facility
 minor/major³ home-based business
 bed and breakfast

	Main				Storefront	Town				Detached				Cottage
	C	HC	CV	EG	C only	C	HC	CV	EG	C	HC	CV	EG	CV only
single-family detached dwelling units	P		P ²							P		P ²		
single-family attached dwelling units	P		P ¹				P	P		P		P	P	
two-family dwellings (duplex)	P		P ¹							P		P	P	
accessory dwellings	P		P ¹		P ¹		P	P	P	P	P ¹	P	P	P ¹
multi-family dwellings	P		P ¹		P ¹		P	P	P ⁴	P	P ¹	P	P	P ¹
boarding house							P	P			P ¹	P	P	P
group home							P	P			P ¹	P	P	P
senior living facility			P ¹				P	P	P ⁴		P ¹	P	P	P
minor/major ³ home-based business	P		P		P		P	P	P ⁴	P	P	P	P	P
bed and breakfast	P		P		P		P	P	P ⁴	P	P	P	P	P

COMMERCIAL

Building Form Standard

Design Village District

retail and service business
 alcoholic beverage sales
 licensed medical marijuana dispensary
 restaurant (any class, no drive-through facilities)
 restaurant (drive-through facilities at rear of building)
 outdoor dining accessory use
 greenhouse accessory use
 local artists/craftsman studios
 personal service business
 professional offices
 banks (no drive-through facilities)
 banks (drive-through facilities at rear of building)
 day care centers and group day care
 motels and hotels
 residential health care and rehabilitation facility
 skilled nursing facility
 assisted living facility
 structured parking
 automobile repair (no automotive paint shops)³
 automobile dealers and repairers³
 motor vehicle renting and leasing³
 gasoline filling stations
 lumber yards
 printing and publishing
 research facilities and commercial laboratories
 fabrication/assembly (electronic and computer equipment)
 warehousing and storage (no self-storage units)
 utility facilities (no tanks)

	Main				Storefront	Town				Detached				Cottage
	C	HC	CV	EG	C	C	HC	CV	EG	C ⁵	HC	CV	EG	CV
retail and service business	P		P	P	P		P	P	P	P	P	P	P	P
alcoholic beverage sales	P		P	P	P		P	P	P	P	P	P	P	P
licensed medical marijuana dispensary	P		P	P	P		P	P	P	P	P	P	P	P
restaurant (any class, no drive-through facilities)	P		P	P	P		P	P	P	P	P	P	P	P
restaurant (drive-through facilities at rear of building)			P	P			P	P	P		P		P	
outdoor dining accessory use	P		P	P	P		P	P	P	P	P		P	P
greenhouse accessory use	P		P	P	P		P	P	P	P	P	P	P	P
local artists/craftsman studios	P		P	P	P		P	P	P	P	P	P	P	P
personal service business	P		P	P	P		P	P	P	P	P	P	P	P
professional offices	P		P	P	P		P	P	P	P	P	P	P	P
banks (no drive-through facilities)	P		P	P	P		P	P	P	P	P	P	P	P
banks (drive-through facilities at rear of building)			P	P			P	P	P		P	P	P	
day care centers and group day care			P	P			P	P	P	P	P	P	P	
motels and hotels	P		P	P			P	P	P		P	P	P	
residential health care and rehabilitation facility	P		P	P			P	P	P		P	P	P	
skilled nursing facility	P		P	P			P	P	P		P	P	P	
assisted living facility	P		P	P			P	P	P		P	P	P	
structured parking			P				P	P	P				P	
automobile repair (no automotive paint shops) ³				P			P	P	P	P				
automobile dealers and repairers ³				P			P	P	P					
motor vehicle renting and leasing ³				P			P	P	P					
gasoline filling stations			P	P			P	P	P					
lumber yards														
printing and publishing				P							P	P		
research facilities and commercial laboratories				P							P	P		
fabrication/assembly (electronic and computer equipment)				P							P	P		
warehousing and storage (no self-storage units)				P							P	P		
utility facilities (no tanks)				P							P			

Notes

¹ No residential uses permitted on ground floor (in CV not permitted on ground floor of any building that fronts Albany Turnpike/ Rt. 44)

² No single-family detached dwelling units permitted on Albany Turnpike/Rt. 44

³ Requires Type II Design Plan

⁴ In EG, no residential uses permitted east of Lawton Road

⁵ Ground Floor Storefront Commercial Uses permitted only at 5 River Road

Part 9. Village District Standards

901. Village Districts

A. Development

Development within the Design Village Districts identified in Part 1 shall comply with the following:

1. Are consistent with the Compatibility objectives of CGS Section 8-2j, more specifically:
 - a. the building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;
 - b. proposed streets shall be connected to the existing district road network, wherever possible;
 - c. open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;
 - d. locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design;
 - e. the landscape design shall complement the district's landscape patterns;
 - f. the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and
 - g. the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.
2. The proposed design is consistent with and protects the distinctive character, landscape and historic structures as identified within the Design Village Districts including but not limited to design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view.
3. The exterior of structures or sites located within a historic district shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", revised through 1990, as amended;
4. The exterior of structures or sites shall be consistent with the distinctive characteristics of the district identified in the POCD.
5. Proposed buildings or modifications to existing buildings shall be related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification.
6. All spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification.
7. The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of property and any proposed signs and lighting shall be compatible with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping.
8. The removal or disruption of historic traditional or significant structures or architectural elements is strongly discouraged.

B. In accordance with CGS 8-2j(d)-(e) (d)

1. Applications for new construction and substantial reconstruction within the district and in view from public roadways shall be subject to review and recommendation by an architect or architectural firm, landscape architect, or planner who is a member of the American Institute of Certified Planners selected and contracted by the Commission and designated as the village district consultant for such application. The village district consultant shall review an application and report to the commission within thirty-five days of receipt of the application. Such report and recommendation shall be entered into the public hearing record and considered by the Commission in making its decision. Failure of the village district consultant to report within the specified time shall not alter or delay any other time limit imposed by the regulations.
2. The Commission/Code Administrator may seek the recommendations of any town agency or regional council or outside specialist, with which it consults, including, but not limited to, the regional council of governments, the municipality's historical society, the Connecticut Trust for Historic Preservation and The University of Connecticut College of Agriculture and Natural Resources. Any reports or recommendations from such councils or organizations shall be entered into the public hearing record.

C. Denial

If the Commission/Code Administrator grants or denies an application, it shall state upon the record the reasons for its decision. If the Commission/Code Administrator denies an application, the reason for the denial shall cite the specific regulations under which the application was denied. Notice of the decision shall be published in a newspaper having a substantial circulation in the municipality. An approval shall become effective in accordance with subsection (b) of CGS 8-3c.

D. Approvals

No approval of the Commission under this section shall be effective until a copy thereof, signed by the Chairman on a signature block approved by the Commission, containing the name of the owner of record, a description of the premises to which it relates and specifying the reasons for its decision, is recorded in the land records with the Town Clerk.

Part 10. Definitions

1001. Defined Terms

The following terms are defined for the purpose of this Code. Terms not defined here may be defined elsewhere in the Ordinance. In such case, the definition contained in the Ordinance shall be used. Where there is an apparent conflict or contradiction, the definition herein shall prevail.

Alley

See Common Access Easement.

Arcade

See Covered Sidewalk.

Awning

Fixed or movable roof-like coverings, usually of canvas or metal, attached to the building wall providing a cantilevered, projected, or suspended cover over the sidewalk portion of the street-space to provide protection from sun and rain.

Balcony

An exterior platform attached to and projecting from the upper floors of the building façade (forward of the BTL) and enclosed by a railing.

Bay Window

Generally, an enclosure extending the interior space of the building outward of the exterior building wall/BTL.

Block

An increment of land comprised of lots, alleys and tracts circumscribed and not traversed by streets (pedestrian pathways accepted).

Block Face

A block face is the frontage lot lines (in most cases this is the BTL).

Buildable Area

The area of the lot that building(s) and parking may occupy, which includes the area of the lot behind the BTL as designated by the BFS plan diagrams. The buildable area sets the limits of the building footprint now and in the future—any additions shall be within the specified buildable area.

Building Face

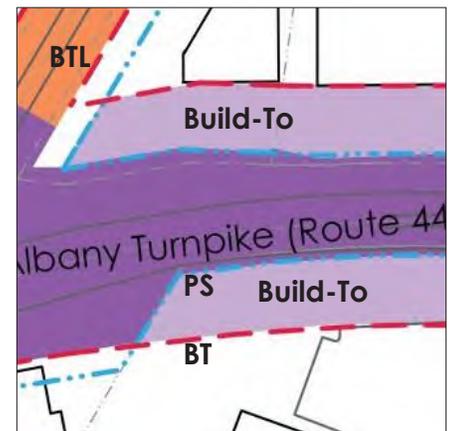
See Façade.

Build-To Line (BTL)

A line or plane indicated on the Regulating Plan, defining the street frontage which extends vertically and generally parallel to the street, at which the building shall be placed. The façade shall occur on the BTL. The minimum length and height of frontage that is required at the BTL is shown on the appropriate BFS.

Build-To Zone

A continuous area parallel to the street in which the façade must be located. The front of the building may not be situated further back on the lot than the BTL or further forward than the PSL as indicated on the Regulating Plan. Parking may occur in front of the building only in this zone designated on the EGDVD Regulating Plan and the HCDVD Regulating Plan.



Civic Space

A public open space, green or square or plaza, designated on the Regulating Plan. See the Urban Space Standards for the specific controls.

Civic Use Buildings

Those buildings that house strictly civic uses located on sites designated on the Regulating Plan. Civic Use Buildings and publicly- owned public art are not subject to the BFS prescriptions of this Code. See also Use, Civic.

Clear Walkway

An area within the sidewalk that must allow public passage and remain clear of obstructions. The clear walkway width is designated in the Street Type Recommendations.

Common Access Easement

The public right-of-way or easement for vehicles and pedestrians within a block that provides access to the rear or side of properties, vehicle parking (e.g., garages), utility meters, recycling containers, and garbage bins.

Common Lot Lines

Lot lines shared by adjacent private lots.

Covered Sidewalk (Arcade)

Roofed or built structures attached to the façade and extending beyond the BTL and over the sidewalk or square, open to the street- space except for supporting columns, piers, or arches. See BFS for complete specifications.

Dooryard

The area within the street-space between the façade of the building (generally the BTL) and the clear walkway area of the sidewalk. Stoops, balconies, bay windows and, for appropriate commercial uses, outdoor displays or café seating, and other encroachments as specified by the Code Administrator may be placed within the dooryard area. The dooryard dimension is designated in the Street Type Recommendations.

Dormers

Roofed ancillary structures with windows providing light and air to habitable space within the roof attic story.

Eave Height

Eave height shall be measured at the bottom of the top layer of roofing material at its outermost point from the building wall.

Equivalent or Better

A building material or construction technique that has been determined, by the Code Administrator, to be at least equal to, in appearance, durability, etc., or surpassing those expressly permitted herein.

Existing Buildings to be Protected

Structures of local historical or cultural significance which provide contributing influence to the architectural character of the Design Village District or the Town of Canton.

Façade (Building Face)

The building elevation facing the street-space or BTL. Building walls facing Private Open Space, Common Lot Lines, and alleys are not façades.

Fenestration

Openings in the building wall, including windows and doors, allowing light and views between interior (private realm) and exterior (public realm). Fenestration is measured as glass area (excluding mullions and similar window frame elements with a dimension greater than one inch) and/or as open area.

Floor Area

The amount of area (measured as square feet) taken up between the exterior walls of a building or part of a building.

Ground Story (First Floor)

The first habitable level of a building at or above grade.

Mezzanine

A low ceiling height partial story between two others in a building, typically between the ground and first floors.

Parking Setback Line

A line indicated on the Regulating Plan and BFS which extends vertically as a plane (unless otherwise noted) and is generally parallel to the BTL. All parking shall be set-back behind this line and may be placed anywhere within the lot behind this line, excepting where it is below grade or otherwise specified in this Code.

Pedestrian Pathway

An interconnecting paved way that provides pedestrian and bicycle passage through blocks running from a street-space to another street- space, an alley or an interior block parking area.

Privacy Fence

An opaque fence made of wood or masonry (not chain link, barbed, or electrified, or any other type of rolled fence) along alleys and Common Lot Lines. See the BFS for height specifications.

Private Open Area

An area on grade within the Buildable Area and behind the PSL, accessible only to occupants of the particular building or site, and open to the sky. Additional specifications for the private open area may be included in each BFS. Private open area shall not be built-upon, used to satisfy minimum stormwater BMP area, parked or driven upon (except for emergency access).

Stoop

An entry platform and steps on the façade of a building. Roofed exterior landings shall not be enclosed. (See BFS for specifications.)

Storefront

A room or area at the ground story of a building, usually with display windows, designed for use as a retail store.

Street Frontage

That portion of the lot or building that is coincident with the BTL as required by this Code. In the case of a corner lot, frontage shall be measured along both front lot lines.

Street Light

A pedestrian-scaled luminaire installed on both sides of the street- space as designated in the Street Type Recommendations or on the Regulating Plan. A fixture, such as cobra-head types, expressly for the purpose of illuminating highways does not constitute a street light.

Street-Space

All space between fronting BTL.

Street Wall

A wall, fence, or hedge along a BTL, property line, or delineating a private area, constructed of the materials listed in 605.B.1, where there is no building. (For height and gate specifications, see the BFS.)

Tree Lawn

A continuous strip of soil area—typically covered with grass, other vegetation, bridging pavement, or sometimes porous pavers—located between the back of curb and the sidewalk, and used for planting street trees and configured to foster healthy street tree root systems. Tree lawn dimensions are shown in the Street Type Recommendations.

Use, Civic

Community uses including: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

Use, Commercial

Commercial uses shall be considered to encompass all of the by-right and special uses included in the B zoning districts and Retail Service/ Sales as defined in the *Town of Canton Zoning Ordinance*.

Use, Residential

Residential uses shall be considered to encompass all of the uses allowed by-right and with a special use permit in the residential zoning districts as defined in the *Town of Canton Zoning Ordinance*.