

MEMORANDUM

Date: March 19, 2013
To: José Giner, AICP, Director of Planning
From: Kenneth Buckland, AICP
RE: Enfield Zoning Study, Draft Recommendations

The following are draft recommendations for zoning of Thompsonville Village. These will be summarized and presented in the upcoming public meeting.

The recommended zoning concepts are divided into three sections; the village zoning goals, that zoning found acceptable as presently defined and to remain, and the proposed new zoning approaches. The proposed zoning is described according to desired outcomes or metrics, as well as the key standards and dimensional requirements. Lastly, a recommendation is made to improve the permit entitlement process that provides a way to ease permit demands by focusing on design rather than process.

Proposed Zoning Amendment Concepts

1. **GOALS:** The following are proposed goals to direct the zoning recommendations.
 - a. Implement the Thompsonville Revitalization Action Plan that was adopted February 2009; particularly:
 - i. Adoption of zoning policies and practices that encourage desired businesses and residential redevelopment,
 - ii. Expansion of the TVC zoning district for more mixed-use development opportunities,
 - iii. Adoption of a comprehensive revitalization plan for the village,
 - iv. Expansion of homeownership opportunities.
 - b. Focus on reestablishing a true village center:
 - i. Identify a village core between Alden, Enfield, and Franklin streets,
 - ii. Enhance the gateways from Enfield Street to the village core,
 - iii. Maintain the historic character of the core,
 - iv. Add new buildings in character with the village,
 - v. Encourage a variety of uses, including crafts, arts and culture.
 - c. Support and reinforce the existing, historically-developed commercial and residential village center blocks:
 - i. Support existing commercial uses,
 - ii. Allow and encourage new commercial uses,

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- iii. Preserve existing, historic, residential buildings,
 - iv. Encourage owner-occupied, multifamily residential uses.

d. Build a transit center:

- i. Prepare for and build a multi-modal transit center on the riverfront,
- ii. Improve multi-modal accessibility to the transit center and along the river.

2. ZONING TO REMAIN: The following zoning districts are proposed to remain as they presently exist:

- a. HR-33 District The HR-33 district, unless there is a future expansion of the Historic District in which case the HR-33 district should match the expansion.
- b. BG and BL Districts The General Business, BG, and Limited Business, BL districts and the Enfield Street Design Overlay to remain as is on Enfield Street, with one exception.
- c. Riverfront R-33 The section of riverfront south of the boat ramp and west of the RR to remain as R-33.
- d. R-33 South of SR190 Residential blocks south of State Route 190, currently zoned R-33 to remain as R-33.
- e. R-33 East of Enfield Street Residential blocks north of the HR-33 district and east of Enfield Street to remain as R-33.
- f. L-1 District The Industrial, L-1 District west of Prospect Street to remain as is.
- g. Special Design District The Special Design, SDD District over the Bigelow Factory project to remain as is.

3. ZONING CHANGES: The following zoning amendments are proposed. The amendments include mapping changes and three new districts.

- a. MAP CHANGE: Extend the Limited Business, BL District across the southern most section of the Design Overlay district opposite High Street, so that it includes the small commercial plaza on the east side of Enfield Street.
 - b. OTHER MAP CHANGES: Other zoning map changes are described as part of the new districts described herein.
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- c. NEW DISTRICT: A new Thompsonville Village Residential, TVR District to replace the northern R-33 district, north of Alden and west of Enfield Street.

Proposed metrics for the district:

1. Use mix = 98% Residential/2% Non-residential
2. Residential density = 10-20 DU/Acre and 20-40 People/Acre
3. Jobs/housing ratio = 0 Jobs/ DU
4. FAR range = 0.25-1.0
5. Maximum impervious surface = 70%
6. Maximum parking = 2 Spaces/Residential unit, or as fits on site

The new district's proposed dimensional standards include:

- i. Allowed uses include single- and two-family residential uses and home occupations,
 - ii. Minimum lot size is 8,500 sq feet; 5,000 sq feet by Special Use permit,
 - iii. Maximum building height is 35 feet,
 - iv. Maximum density of residential units By Right is 2 units/lot,
 - v. Maximum density of residential units increases up to 4 units per lot if a Special Use permit is issued and owner is a resident of one unit,
 - vi. Minimum net floor area is 400 sq feet per unit for multifamily buildings.
 - vii. Other design standards include:
 1. No parking in front yard and 75% of yard in front of building must remain non-paved/vegetated unless necessary to provide a pedestrian walkway or a single driveway access to the side and rear of property,
 2. Renovations should conform as closely as possible to the "Appendix B" Historic Rehabilitation Standards and Guidelines, adopted March 2009 and the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Treatment of Cultural Landscapes, as may be updated.
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- d. NEW DISTRICT: Replace R-33 zoning district with a new Multi-modal Transit and River Access, MTRA District on the section of riverfront north of and including the public boat ramp.

Proposed metrics for the district:

1. Use mix = 20% Residential/80% Non-residential
2. Residential density = 1-2 DU/Acre or 2-5 People/Acre
3. Jobs/housing ratio = 5 Jobs/1 DU
4. FAR range = 0.15-2.0
5. Maximum impervious surface = 60%
6. Maximum parking = 2 Spaces/Residential unit, 1 Space/1000SF Commercial, and Parking as needed for the Transit Center

The new district's proposed standards include:

- i. Purpose of the district is to develop public bus and train transit facilities and access for multi-modal transportation and riverfront recreation and access, while considering environmental values and restrictions created by the riverfront environment.
 - ii. Allowed uses include:
 1. Public and private rail and bus transit facilities, with associated parking facilities. No private parking structures may be erected as a stand-alone facility unless and until a rail and/or bus transit station is approved and funded for construction.
 2. Facilities that support multiple modes of movement and accessibility such as bikeways, bridges, sidewalks, and drives.
 3. Supporting facilities such as boat and bicycle facilities including rentals and service.
 4. Open space and recreation, including facilities for commercial boating and water access.
 - iii. Key design standards:
 1. Minimum lot size is 1 acre,
 2. Maximum building height is 45 feet. Restriction does not apply to structures extending over the RR tracks,
 3. Minimum width of pedestrian ways is 8 feet,
 4. Maximum width of vehicle lanes is 11 feet except where commercial vehicle circulation requires a wider lane,
 5. Accessways shall be linked and designed to complement the Freshwater Brook Access Area.
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- e. NEW DISTRICT: Replace TVC and R-33 zoning with a new Thompsonville Village Mixed Use Design, TMD District, over the blocks bounded by Alden Street, Enfield Street, State Route 190, and the RR (except for the BG district on Enfield Street, and the L-1 and SDD districts which would remain). This will be a new Village Design District adopted according to CGS Sec. 8-2j.

Proposed metrics for the district:

1. Use mix = 80% Residential/20% Non-residential
2. Residential density = 12-25 DU/Acre or 25-50 People/Acre
3. Jobs/housing ratio = 1 Job/2 DU
4. FAR range = 0.5-1.25
5. Maximum impervious surface = 80%
6. Maximum parking = 2 Spaces/Residential unit and 3 Spaces/1000SF Commercial and shared parking is encouraged

The new district's proposed standards include:

- i. Purpose of the district is to allow a mix of commercial and residential uses as a naturally-developing and market-responsive village center; which will accomplish the objectives set forth in the Thompsonville Revitalization Strategy and the Enfield Plan of Conservation and Development.
 - ii. Allowed uses are:
 1. Single- family, two-family, and multi-family residential uses,
 2. Home occupations and home professional offices,
 3. Live/work units,
 4. Retail sales,
 5. Personal service businesses,
 6. Business services,
 7. Professional and medical offices,
 8. Restaurants,
 9. Night clubs with musical entertainment when existing use is commercial and adjacent to existing commercial uses,
 10. Museums, art galleries, and theatres.
 - iii. For the purposes of this regulation a "live-work unit" means a structure or portion of a structure:
 1. That combines a commercial or crafts manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or crafts manufacturing
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business, or the owner's employee, and that person's household,

2. Where the resident owner or employee of the business is responsible for the commercial or crafts manufacturing activity performed,
3. Where the commercial or crafts manufacturing activity conducted takes place subject to a valid business license associated with the premises.

iv. Prohibited uses

1. Manufacturing and production other than for arts, crafts, and bakeries,
2. Uses determined by the town to be noxious to adjacent residential uses by virtue of noise, odors, and vibrations,
3. Any use not listed in the Use Tables as SP, R or S in the existing TVC district.

v. Dimensional standards are the same as the existing TVC district.

vi. For buildings within the TVM no vertical restrictions apply except in the subdistrict encompassed by the existing TVC district core where the following standards will apply:

1. First floor shall be restricted to commercial retail and service uses,
2. Residential uses and business/trade schools shall only be located above the first floor.

vii. Special Permits and design review are required for substantial changes in properties, including any construction or renovation that includes:

1. More than 2,500 square feet of floor area,
2. Alters more than 25% of the architectural façade, and/or
3. Demolition of a structure, or substantial demolition (>25%) of a facade.

viii. Design standards within the Design District include:

1. Recognizing the quality of architectural character which exists within the Design District, all spaces and structures visible from the public ways shall be designed and improved in concert with the building and landscape character of the street on which the property is located.
 2. Historic character shall be maintained through conformance with the "Appendix B" Historic Rehabilitation Standards and Guidelines, adopted March 2009 and the Secretary of the Interior's Standards for
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Treatment of Historic Properties with Guidelines for Treatment of Cultural Landscapes.

3. Waivers of dimensional standards for yard setbacks and building heights may be granted in the design review process under the following criteria:
 - a. The waiver(s) permit a more functional use of the site relative to overall site design meeting the purposes of the District;
 - b. The waiver(s) provide for the preservation of existing site features to include wetlands or watercourses, specimen trees and other plantings;
 - c. The waiver(s) allow for a superior building site design meeting the purposes of the District, and,
 - d. The waivers do not create more than a 50% change in relaxation of the yard dimensions and no building exceeds 4 stories.

f. NEW REVIEW PROCESS: Proposed approval process to amend Section 5.40.1 Application Procedures within the new TMD and MTRA districts is proposed as a 2-step design review process:

i. First step

1. The recommended Administrative and Informal review processes will remain available to the proponent of a project. The differences will be that the reports (sec. 5.40.1 A.) will be sent to both the Planning & Zoning Commission and the Revitalization Strategy Committee (ERSC) and the Informal review (sec. 5.40.1 C.) will be held before the ESRC, and the Informal review will not be mandatory.
2. Formal review (sec. 5.40.1 C. and D.) will be completed by the ERSC and concluded with an issuance of findings and modifications.
3. If approved by ESRC, or if any changes requested by ESRC are accepted by the proponent, town staff may issue a building permit.

ii. Second step, if necessary

1. If changes are not acceptable to the proponent, proponent may request a hearing and review by the Planning and Zoning Commission for a special use permit review and waiver from ERSC recommendations.

iii. For the purposes of this regulation, “substantial demolition” of a building shall include more than 25% of a building façade, which requires a Special Use Permit.

