



TOWN OF WILLINGTON

Planning & Zoning Commission

40 Old Farms Road, Willington CT

Tel.: (860) 487-3123

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AUG 17 2021

TOWN CLERK'S OFFICE
COVENTRY, CT.

MEMORANDUM

TO: Mansfield Town Clerk, Coventry Town Clerk
FROM: Michael D'Amato, AICP, CZEO, *Michael D'Amato*
DATE: August 11, 2021
SUBJECT: Proposed Text Amendments

NOTICE TO ADJOINING MUNICIPALITIES

The Willington Planning & Zoning Commission is providing this notice to you as required by the CT General Statutes and PA 87-307.

The proposed language has been attached hereto, and a public hearing is scheduled to be held on Tuesday, September 21, 2021 at 7:30pm. During this meeting the Commission will hear verbal testimony and receive written communications. Details for how to participate in this meeting virtually will be posted on the Commission's Agenda and posted on the Town of Willington's website, www.willingtonct.org

If you have any questions or concerns, please contact the Willington Land Use Department at 860-487-3123

**Proposed New Zoning Regulation Section 5.12:
South Willington Village Mixed-Use Zone (SWV)
July 2021 Draft**

A. Purpose:

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

B. Objectives of South Willington Village Mixed Use Zone:

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

The specific objectives of the SWV are:

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

C. ALLOWED USES

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

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

Use	Construction Type	Zoning Permit	Special Permit	Prohibited
1. Medical or Professional Office	Existing	x		
	New		X	
1. Art Galleries	Existing	x		
	New		X	
2. Personal Service Shops	Existing	x		
	New		x	
3. Retail; less than 3000 SF	Existing	x		
	New		X	
4. Cafés without table service	Existing	x		
	New		x	
5. Restaurants and/or brewpubs of less than 3000 SF	Existing		x	
	New		x	
6. One- and Two-family Dwellings	Existing	x		
	New	x		
7. Multi Family Dwellings of five or more units, with density determined by soil capacity	Existing		x	
	New		x	
8. Restaurants and/or brewpubs of 3000 SF or greater	Existing		x	
	New		x	
9. Drive Thru Facilities	New			X
10. Motor Vehicle Service and/or Repair	New			X
11. Child and Adult Day Care Centers	Existing	x		
	New		x	
12. Accessory Apartments	Existing	x		
	New	x		
13. Multi-tenant commercial buildings	Existing	x		
	New		x	
14. New construction, except in association with one- and two-family dwellings and agricultural uses			x	
15. Light Manufacturing (minor processing, assembly) 10,000 sf or less	Existing		x	
	New		x	
16. Self-storage or warehouse/distribution facility	New			X
17. Agriculture	Existing	x		

D. APPLICATION PROCESS AND STANDARDS

1. Applications

- a. A Zoning Permit shall be an application reviewed and approved by the ZEO in consultation with the Town Planner. The ZEO may require a property map or survey if necessary.
- b. A Special Permit shall be an application made to the Town's Planning and Zoning Commission. Before the Commission may approve an application for a Special Permit a public hearing must be held. The ZEO, Town Planner or Commission may require additional documentation to be submitted with the application based on a review and permit being request. The Special Permit application and procedure shall follow Section 13of these Regulations.

2. Parking, Access and Loading:

- a. All applications for a zoning permit or special permit shall contain a parking plan. Such plan shall be completed to the satisfaction of the Town but at a minimum must include:
 - i. The anticipated parking demands, including peak hours and the calculation method.
 - ii. The total allocation of available parking spaces on site and for the business.
 - iii. Locations for alternate parking locations (as defined below) should they be necessary
 - iv. Demonstration that the parking provided is adequate for all combined uses and that any proposed parking conforms to Section 18 of these Regulations.
 - v. Demonstration that peak parking demand of the proposed use will not compromise access or enjoyment of adjacent residential properties.
- b. In the SWV, alternate parking locations may include the municipally controlled parking lots. Offsite parking spaces on private property shall not be counted unless prior authorization from the property has been provided. Shared parking may be allowed provided both users can demonstrate that peak demand hours are not similar.
- c. Whenever practical, adjacent commercial uses shall facilitate pedestrian access between parcels to promote walkability. If a there is not currently a sidewalk along the primary frontage of the subject parcel, the applicant shall install a sidewalk, designed to Town specifications, unless the Commission determines the particular site design does not require a sidewalk for pedestrian connectivity.
- d. Interior vehicular access between parcels may be considered provided such agreement has been reviewed by the Town Planner and filed in the Town Clerk's office.
- e. Loading docks and/or areas shall be located or screens as to not be visible from a public street or way.
- f. Whenever feasible, parking areas shall be located behind the principal building.

- 3. Site Design Standards:** The following site design standards shall apply to all new construction or substantial improvements as defined within this section. If a specific standard is not defined within this section, the requirements as stated within Section 13.05.13 of these Regulations shall prevail.

A substantial improvement shall mean any proposed alteration to a property or building that results in one of the following:

- 1. A change to the building's gross square footage by more than 5%.
- 2. Any site alteration that affects site access, parking and/or loading.

3. Any change to a building which results in an increase to the height of the structure.

Such improvements shall require Special Permit approval from the Commission, except for one- and two-family dwellings, which shall require administrative Zoning Permit approval.

- a. **Buffers:** When adjacent to a residential use, any new construction or substantial improvement as defined within this section shall provide buffering as outlined in Section 4.14 of these Regulations, to the maximum extent practical.
- b. **Lot Coverage:** Total lot coverage within the SWV may be increased by 5% above existing conditions as of right. Any increase to lot coverage in excess of 5% beyond existing conditions will require the submission of a site plan and Commission approval.
- c. **Setbacks:** Within the SWV zone, minimum setback requirements are as follows:
Front and Rear Yard: One-sixth (1/6) of the lot's road frontage along a public way or 35ft, whichever is less.
Side yard: One half (1/2) of the front yard setback
- d. **Height of Buildings:** In the SWV, maximum height for all new buildings shall not exceed 45ft.
- e. **Lighting:** Lighting shall be installed to promote safe pedestrian and vehicular circulation on the property. Lighting shall be complimentary to the architecture of the building and shall consist of full "cutoff" fixtures. In no case shall lighting project upwards or beyond the property. The Commission may require a photometric analysis plan.
- f. **Signage:** All signage shall be in accordance with Section 19 of these Regulations.
- g. **Building Design:** For all uses allowed via Special Permit as listed in Section 5.12.C, the applicant shall provide architectural elevation drawings with building materials visible from the public way detailed and specified. These drawings shall be accompanied by a narrative document describing how the proposed building design draws upon and satisfies the "South Willington Village Design Guidelines" contained within the South Willington Preservation Planning Study produced in October 2015 as part of the Town of Willington's "Vibrant Communities Initiative."

South Willington Village Zone
Proposed Boundaries
July 2021

