

GATEWAY VILLAGE DISTRICT OVERLAY ZONE

ARTICLE 15

SECTION 15.1 PURPOSE AND INTENT

The purpose of the Gateway Village District Overlay (GVDO) Zone is to preserve and enhance the character of Fairfield Avenue in the Black Rock neighborhood by encouraging pedestrian oriented commercial and mixed use development of properties in the West Side Gateway area, which extends along Fairfield Avenue from the intersection of Albion Street and Burr Road to Ellsworth Avenue. The provisions of this overlay zone are intended to 1) encourage new development and rehabilitation of existing structures in a manner in keeping with the character of the area in accordance with Connecticut General Statute Section 8-2j, Village Districts and 2) preserve sites and buildings of unique historical and architectural value.

SECTION 15.2 PERMISSIBLE USES

Uses allowed in the GVDO Zone are those set forth for the underlying Office/Retail (OR) District in Table 2.A.

SECTION 15.3 DEVELOPMENT STANDARDS

15.3.1 Bulk Regulations.

The bulk regulations applicable to the Gateway Village District Overlay are those of the underlying Office/Retail (OR) Zone as set forth in Table 4.A, *Zone Development Standards for Non-Residential Zones*, with the exception of those standards specified in Section 15.4, Additional Standards.

15.3.2 Off Street Parking and Shared Parking.

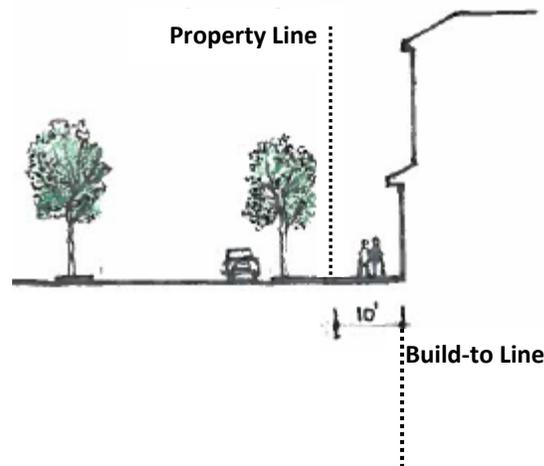
- a. See Section 11-1 for off-street and shared parking regulations.
- b. In the GVDO Zone off-street parking may be provided off site within parking areas located within a ½ mile radius of the main entrance of the structure served by the parking.
- c. Parking may be located within the required rear yard setback.

SECTION 15.4 ADDITIONAL STANDARDS

15.4.1 Build-to line.

The build-to line establishes both the maximum and minimum setback from the property line for all structures in the GVDO. The build-to line in the GVDO is 10 feet from the property line for all new construction and substantial rehabilitation of existing properties, as illustrated in Figure 15-1.

**Figure 15-1
Build-to Line**



15.4.2 Building Height.

Maximum building height for new construction or substantial rehabilitation is 45 feet, excluding projections and architectural features as described in Section 4-4.

15.4.3 Rear Yard Setback.

The minimum building setback from the rear lot line is 20 feet. Parking is allowed within this setback. However, a minimum 5 foot landscaped buffer must be provided in the rear yard setback between any commercial property and an adjacent residential property or zone.

SECTION 15.5 DESIGN REQUIREMENTS AND GUIDELINES

15.5.1 Building Facade.

- a. Buildings shall have a primary entrance door facing Fairfield Avenue. There shall be at least one door for every seventy-five (75) feet of primary and secondary frontage.
- b. Recessed entrances with out-swinging doors shall be allowed in order to provide visual interest along the storefront.
- c. External roll down shutters and security grills shall not be permitted. Any necessary security grills shall be located behind shop windows only.

- d. Horizontal and vertical articulation shall be provided on all sides of buildings greater than 25 feet in length that are visible from public rights-of-way to create visual interest.
- e. At least 60% of the front elevation between 2 and 10 feet in height shall be clear tinted window glass. Windows shall not be mirrored.
- f. Blacked out windows shall be prohibited.
- g. Reflective surface building materials shall be prohibited on a building façade.

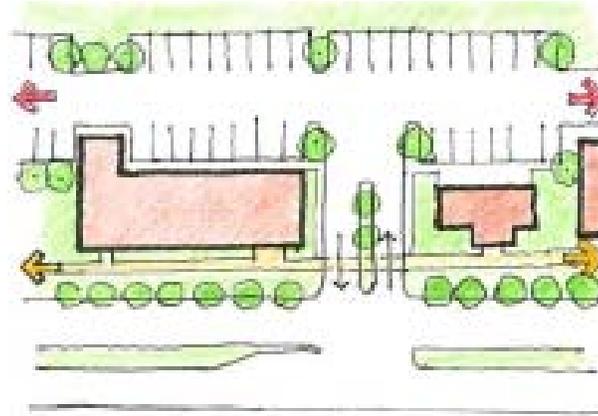
15.5.2 Landscaping and Screening

- a. All portions of properties that are not used for buildings, structures, off-street parking and loading areas, sidewalks or similar purposes shall be landscaped and permanently maintained with plantings and shrubbery, excluding the space between the sidewalk and the build-to line, so as to minimize erosion and stormwater runoff and create an aesthetically pleasing visual environment.
- b. A 5-foot landscaped buffer shall be required for commercial uses adjacent to residential uses consistent with the L-3 standard as described in Section 11-3-1(c).
- c. All planting shown on an approved site plan shall be maintained by the property owner in a vigorous growing condition throughout the duration of the use. Any plants not so maintained shall be replaced with new plants at the beginning of the next immediately following growing season.

15.5.3 Parking areas.

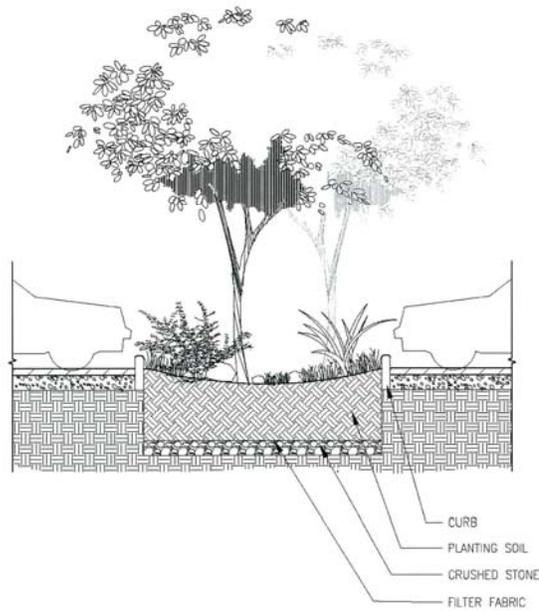
- a. Surface parking areas shall not front on Fairfield Avenue. All surface parking shall be located to the rear or side of buildings.
- b. If surface parking is located to the side of a building:
 - (1) Such parking shall be shielded from the sidewalk with a low wall, wrought iron fence and/or landscaped buffer to maintain the street wall established by the build-to line.
 - (2) The closest parking space to the street shall be setback at least 10 feet from the street wall.
- c. Where multiple structures are proposed on a single parcel, access shall be provided by shared entrances, as shown on Figure 15-2.

Figure 15-2
Shared Parking Area Entrance



- d. Where feasible, adjacent parking areas should be connected to one another to improve vehicular flow, enhance pedestrian connections and reduce curb cuts/driveways.
- e. For parking areas with 15 to 24 spaces landscaping requirements are as follows:
 - (1) Off-street parking and loading areas shall be curbed and landscaped with trees, shrubs and other plant materials and ground cover to assure the establishment of a safe, convenient and attractive parking facility needing a minimum amount of maintenance including plant care, snowplowing and the removal of leaves and other debris.
 - (2) At least one (1) tree not less than two and one-half (2 ½) inches caliper measured three (3) feet above ground level at time of planting shall be provided within such parking area for each 15 parking spaces.
- f. For parking areas with 25 or more spaces landscaping requirements are as follows:
 - (1) At least 10% of the interior of the parking area shall be curbed and landscaped with trees, shrubs and other planting material.
 - (2) Raised planting islands at least six (6) feet in width shall be provided to guide vehicle movement and to separate opposing rows of parking spaces so as to provide adequate space for plant growth, pedestrian circulation and vehicle overhang and to provide relief from visual monotony and shadeless expanse of surface parking areas. Such planting islands should be designed as bioswales or rain gardens to improve drainage and reduce stormwater runoff as shown in Figure 15-3.

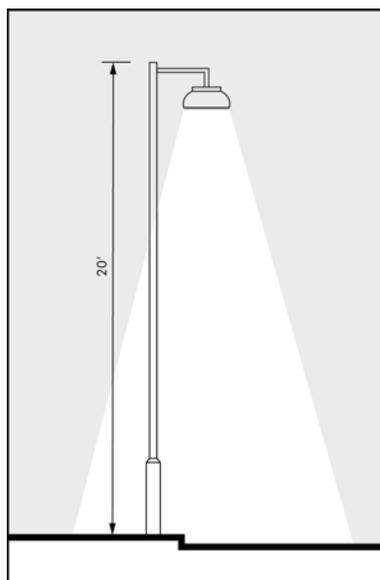
Figure 15-3
Illustration of Bioswale



15.5.4 Exterior Lighting

- a. All exterior lighting and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent light at and glare across property lines.
- b. All lighting for parking areas shall be downward directed cutoff fixtures, as illustrated in Figure 15-4. Such lighting must not exceed 20 feet in height.

Figure 15-4
Illustration of Cutoff Light Fixture



15.5.5 Signage

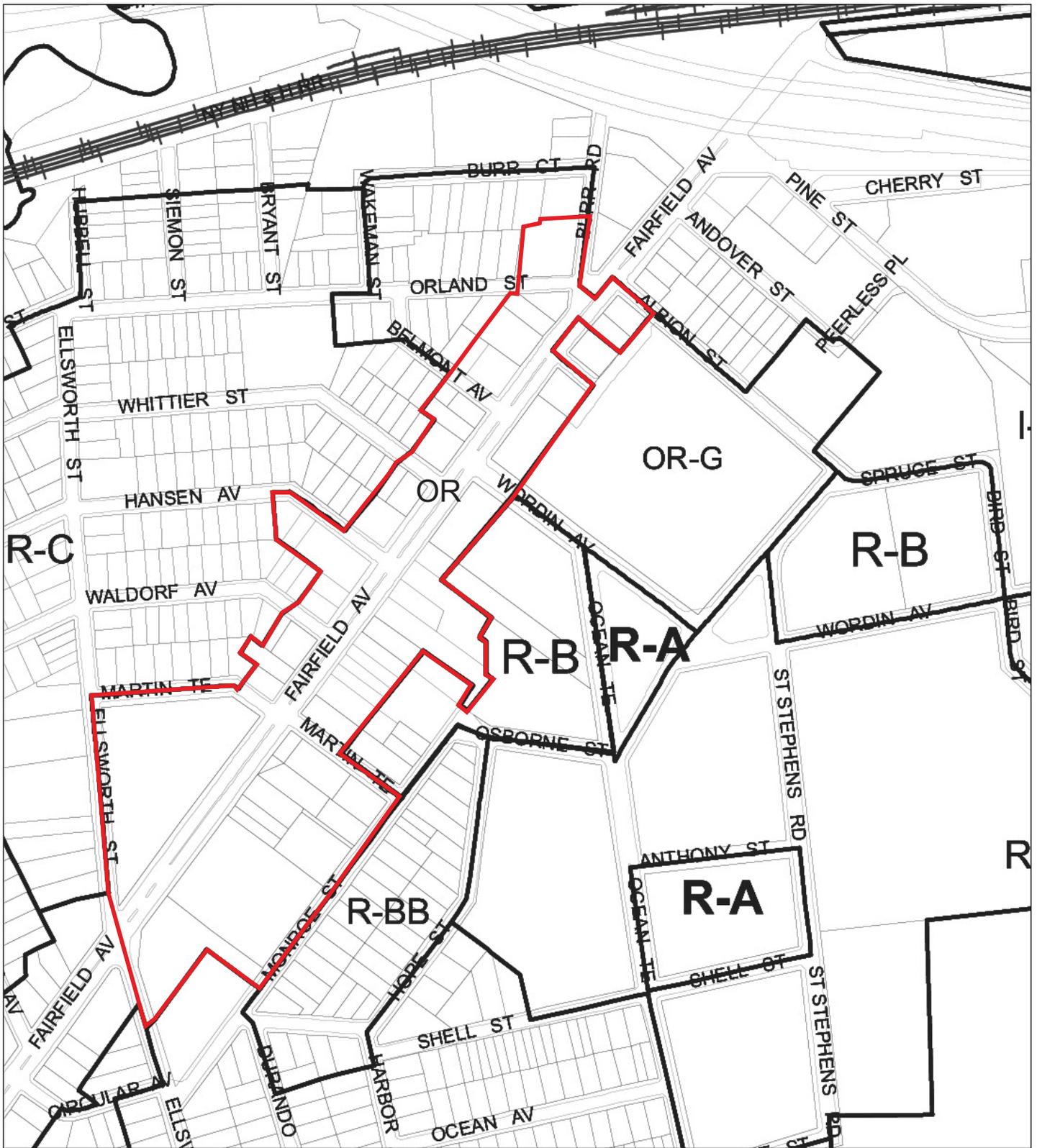
- a. See Section 11-7 for sign regulations.
- b. Projecting/hanging signs or symbols shall be permitted in the GVDO Zone, provided that:
 - (1) Projecting signs shall not exceed an area of six (6) square feet.
 - (2) Projecting signs shall not project more than 40 inches from the building.
 - (3) A minimum of eight (8) feet of vertical clearance shall be provided between the bottom of the sign and the sidewalk.
 - (4) Projecting signs shall not extend above the sills of the windows on the second floor of the building.

15.5.6 Other Requirements.

- a. No drive through entrances or exits shall be permitted from Fairfield Avenue.
- b. External HVAC equipment shall be screened from view whether on the ground or on the roof with landscaping or compatible building materials.
- c. All dumpsters must be concealed with an attractive enclosure.

15.5.7 Design Guidelines.

New development and substantial rehabilitation of existing buildings shall reestablish a street wall along Fairfield Avenue and enhance the visual appearance of the corridor. Building design shall contribute to the character of a pedestrian friendly gateway area with appropriate building design, materials and landscaping. To this end, the Planning and Zoning Commission may adopt a detailed set of non-binding design guidelines for the Gateway Village District Overlay Zone to provide applicants, commissioners and the public with additional guidance in the preparation and evaluation of plans, the location of significant buildings and the design of key sites.



 Proposed Gateway Village District Overlay Zone

