

Revised October 6, 2016

DRAFT Cohanzie Redevelopment District

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GENERAL

The purpose of the Cohanzie Redevelopment District is to enhance housing opportunities along the Rte 85 corridor, to provide for the adaptive re-use of the former Cohanzie School and to support a mixed use area identified in the Plan of Conservation and Development.

PERMITTED USES

The following uses are permitted in the district:

1. Residential Uses, including Age-Restricted and Affordable Uses, not to exceed 80 total dwelling units on the property. Housing types may include:
 - a. Single unit, detached dwellings.
 - b. Townhomes.
 - c. Multifamily, Provided that no more than twelve (12) units shall be allowed per multifamily building.
2. Bus stops.
3. Parks and playgrounds.
4. Walking trails and bicycle paths.
5. Community meeting and flexible work space. Such space may be open to the general public.
6. Professional Offices.
7. Daycare.
8. Adaptive Reuse of existing buildings.

PERMITTED ACCESSORY USES

1. Community buildings used for laundry serving the occupants of the property only.
2. Swimming Pools.
3. Solar arrays that provide power to allowed uses in the district
4. Electric vehicle charging stations

LOT DEVELOPMENT

Buildings, parking and associated fill shall not be permitted within areas designated as wetlands, or within 100 feet of the delineated boundary of wetland areas. Slopes greater than 3:1 shall be designed to include retaining walls, benches, terraces or other features to prevent sediment from eroding toward wetland areas.

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LOT DIMENSIONS

No lot in the district shall have less than 250 feet of frontage on a public street and shall be at least 200 feet at the building line.

Minimum Front Setback: 50 feet

Minimum Side Setback: 50 feet

Minimum Rear Setback: 50 Feet

BUILDING DIMENSIONS

The maximum building height shall not exceed 35 feet for buildings within 100 feet of the front property line. Where buildings are located more than 100 feet from the front property line, the maximum building height may be increased to 40 feet if the Commission finds the following:

1. The topography of the property and the architectural design of the building(s) proposed to exceed 35 feet in height mitigate potential visual impacts to adjacent residential properties.

LANDSCAPING AND BUFFERS

A 40 foot landscape buffer is required between the proposed development and any contiguous property in a residential zone district. The buffer shall include any combination of evergreen trees, shrubs and fencing to provide screening between the properties. Existing vegetation may be included in the buffer area.

A 20 foot landscape buffer is required along Dayton Road and Dayton Place. This buffer shall include, at a minimum, the following:

1. One street tree for every 40 feet of frontage. At least 30% of the required street trees shall be evergreen. Street trees may be planted anywhere within the buffer to maximize screening of parking areas from adjacent residential properties. Trees shall be at least 10 feet in height at the time of planting.
2. Five shrubs per 40 feet of frontage. Shrubs shall be at least five gallon container size at the time of planting. Shrubs may be planted anywhere within the buffer.

TRANSPORATION

A Traffic Impact Analysis, prepared by a traffic engineer, shall be provided at the time of application for site plan approval.

Any bus stop incorporated into the development shall be available for use by the general public and shall be signed accordingly. A bus stop, if built, shall include a covered structure on a concrete surface with adequate lighting to illuminate the seating area and the area immediately surrounding the bus stop. A sidewalk at least five (5) feet wide shall be installed to provide access to any bus stop incorporated into the development.

Bicycle racks shall be provided adjacent to any building or facility intended for use by the general public.

Sidewalks shall be a minimum of five feet wide.

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PARKING AND ACCESS DRIVES

Off street parking shall be provided for each lot within the district in accordance with the provisions of Section 20 of these regulations. Landscaping required under Section 20.17 shall be designed to accommodate LID stormwater treatment practices, such as the removal of curbing or installation of swales.

Up to 10% of the required parking for the site may be provided off site, provided that the off site location is within 100 feet of the proposed development and an agreement for use of the off site parking is in place at the time of application for site plan approval.

SIGNS

All signs shall conform to Section 21 of these regulations. Electronic Message Centers are prohibited.

ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

Stormwater facilities shall, at a minimum, capture and treat the water quality volume from the site with LID stormwater treatment practices in accordance with the CT DEEP Stormwater Manual. Post development stormwater discharge shall be controlled and demonstrated to not adversely affect the receiving wetlands /watercourse or the capacity and function of the existing drainage system conveying run-off from the site.

Existing vegetation shall be preserved wherever practicable.

A conservation restriction shall be established over all contiguous areas to be left in a natural state. The conservation restriction area shall, at a minimum, include the on-site wetlands, watercourse and adjacent upland slopes to maintain water quality, aquatic habitat and wetland functions.

PROPOSED RESIDENTIAL DENSITY AND MARKET ANALYSIS

Each application for site plan approval shall include a market analysis prepared by a licensed/accredited real estate professional. The market analysis shall provide justification for the proposed housing density.

ADAPTIVE REUSE OF THE ORIGINAL COHANZIE SCHOOL

To maintain the history of the neighborhood, the former original Cohanzie School shall be preserved to the maximum extent practicable. The façade of the structure, at a minimum, shall be maintained and incorporated into the proposed site plan.

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OTHER ELEMENTS

The following provisions of the Waterford Zoning Regulations shall apply:

18.3.10, 18.3.11, 18.3.13