Existing Section 9.6 Moodus Center District – Remove all.

NEW Section 9.6 Moodus Village District (Former C/B/IG, C-2, & C-3)

INTENT - Moodus Center was once a walkable village lined with shops and stores that served the residents and visitors, and it had a much narrower street that calmed traffic. The long-range plan is to bring back these elements to reinvigorate a community orientated commercial center.

The intent is to create a district that allows the combined uses of businesses, light industrial, and residential uses and promote the re-creation of a village atmosphere with new structures intended to enhance the nearby historic residential structures located on Falls and Plains Road. The goal is to also develop a streetscape on Falls Road (Route 149) that slows the existing traffic speeds.

This newly revised regulation breaks the existing commercial district into two sections. In the Main Commercial Center of Moodus, the intent to provide for a mix of uses with ground floor retail activity in key locations and upper stories as residential or office uses. The rest of the district, Moodus Village, still has a multiple of mixed uses which include commercial, residential, and light industrial.

In adopting these regulations, the Commission shall consider the design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects from a public view. Each application will go through a Special Exception application process that requires architectural design review, signage criteria, landscaping, traffic pattern changes and impacts, and emergency services accessibility. The intent of these regulations shall be applied to new construction, substantial reconstruction, and rehabilitation of properties within this district including, but not limited to,

1. The design and placement of buildings including building setbacks and build-to lines, the buildings are intended to be moved closer to the street emphasizing the pedestrian and retail nature of the frontage.

2. The proposed buildings or modifications to existing buildings be harmoniously related to their surroundings and to the terrain in the district and to the use, scale, and architecture of existing desirable buildings in the district that have a functional or visual relationship to a proposed building or modification. New buildings or structures should be in harmony with and contain elements of buildings constructed between 1820 and 1940.

3. The maintenance of public views,

4. The design, paving materials, and placement of public roadways, and

5. Parking setback lines and parking plans which include boundary screening and landscaping, landscaped islands, parking sites, traffic circulation patterns, loading areas, storm drainage facilities, and traffic access and egress including driveways.

6. Other elements that the Commission deems appropriate to maintain and promote the re-creation of a village center.

No Special Exception approval is required for roof mounted solar panel units that are not visible from any street or highway and no Special Exception approval is required for roof mounted solar panel units that are mounted flush and match the roof pitch. Mounting bracket shall be no higher than twelve inches above the roof. If the building is in a Historic District, approval will be required by the Historic District Commission.

9.6.1. Permitted uses:

SP EX = Special Exception Review, SPR = Site Plan Review, NP = Not Permitted, AR – Administrative Review

Permitted Uses	Moodus Village	Commercial Center	Plains Road
Automobile Service Station	**NP**	**SP EX**	**NP**
Automobile Sales, Rentals, & Repair See Sec 9.6.2	**NP**	**SP EX**	**NP**
Machinery Repair	**NP**	**SP EX**	**NP**
Bakeries	**NP**	**SP EX**	**SP EX**
Barber and Beauty Services	**SP EX**	**SP EX**	**SP EX**
Bed & Breakfast	**SP EX**	**SP EX**	**SP EX**
Breweries & Brew Pubs	**NP**	**SP EX**	**SP EX**
Child Day Care Services	**SP EX**	**SP EX**	**SP EX**
Commercial Self Storage Buildings 150 ft setback from the street line.	**NP**	**SP EX**	**NP**
Convenience Store	**NP**	**SP EX**	**NP**
Country Inn	**SP EX**	**SP EX**	**SP EX**
Family Day Care Home and Group Day Care Home.	**SP**	**SP**	**SP**
Financial Institutions Banks (FIRE)	**SP EX**	**SP EX**	**SP EX**
Florist	**SP EX**	**SP EX**	**SP EX**
Funeral Homes	**NP**	**SP EX**	**SP EX**
Health & Fitness Club / Dance Studio	**SP EX**	**SP EX**	**SP EX**
Laundry and Dry-Cleaning Services	**NP**	**SP EX**	**NP**
Light Industrial	**NP**	**SP EX**	**NP**
Lumber & Hardware – Specialty Lumber	**NP**	**SP EX**	**NP**
Medical Facility	**NP**	**SP EX**	**SP EX**
Nurseries and Green Houses (No outside storage on the front of lots.)	**SP EX**	**NP**	**NP**

SP EX = Special Exception Review, SPR = Site Plan Review, NP = Not Permitted, AR – Administrative Review

Permitted Uses	**Moodus Village**	**Commercial Center**	**Plains Road**
Package Store	**NP**	**SP EX**	**NP**
Pharmacy	**NP**	**SP EX**	**NP**
Photographic Services	**SP EX**	**SP EX**	**SP EX**
Place of Worship, Religious Institutions	**SP EX**	**SP EX**	**SP EX**
Professional Office	**SP EX**	**SP EX**	**SP EX**
Public Facilities and Services	**SP EX**	**SP EX**	**SP EX**
Publishing & Printing Facilities	**NP**	**SP EX**	**NP**
Real Estate Office	**SP EX**	**SP EX**	**SP EX**
Repair Services - Electric Furniture, Small engine	**NP**	**SP EX**	**NP**
Restaurants	**NP**	**SP EX**	**SP EX**
Retail Trade - Antique Shop, Book Apparel & Accessories, Jewelry	**NP**	**SP EX**	**SP EX**
Retail Trade - Groceries	**NP**	**SP EX**	**NP**
Theaters	**NP**	**SP EX**	**SP EX**
Wholesale Trade	**NP**	**SP EX**	**NP**
Single Family Home	**SPR**	**SPR**	**SPR**
Accessory Dwelling Unit (ADU)	**AR**	**AR**	**AR**
Middle Housing Residential	**SPR**	**SPR**	**SPR**
Mixed-Use Middle Housing*	**SPR**	**SPR**	**SPR**
Town Houses, Cottage Clusters	**SPR**	**SPR**	**SPR**

Accessory uses customarily incidental and subordinate to a permitted use.

Agriculture – Accessory to Residential Uses. See Section 30 for specific details for agricultural uses.

Home Occupations - Accessory to a single-family dwelling and as permitted under Section 27 of these Regulations.

Section 9.6.2 Special Conditions

a. Automobile Sales, Rentals, & Repair - Limited Sales and General Repair – Special Conditions

Motor vehicle limited sales, and general repair is permitted by Special Exception in the Moodus Center District with the following conditions:

Vehicles parked outside overnight at a motor vehicle sale and repair facility, other than service or operator-owned vehicles, shall be limited to registered vehicles or vehicles for sale that are parked in designated parking areas as set forth in a Site Plan approved by the Commission and, in no case, shall vehicles parked outside be parked so as to.

1. Obstruct emergency access to facilities in case of fire,

2. Obstruct sight lines for traffic on adjoining streets, or

3. Be located within setback lines.

c. There shall be no outside storage of inoperable motor vehicles or motor vehicle parts.

d. Every premises used for motor vehicle limited sales and/or general repair shall be screened from any adjacent residential property and/or residential zone by a suitable opaque fence (which shall bear no advertising), or planting screen, not less than six (6) feet in height and providing year-round screening.

e. All areas for the parking and storage of operable motor vehicles, including customer and employee vehicles, shall be surfaced with an asphaltic, bituminous, cement or other properly bound pavement so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulation within the area. All parking of vehicles shall be in a neat and orderly manner, preferably in individual spaces permanently marked on the pavement surface.

g. Any lighting used to illuminate any sign, or any area of the premises shall be so arranged as to reflect the light away from any public street or right-of-way and from any adjoining premises located in a residential zone or any premises used for residential purposes in any zone. See Section 26 Outdoor Lighting Regulations.

h. There shall be no more than one free-standing identification sign per frontage. There shall be no streamers, banners or pennants on the lot or structures. All signs shall abide by the sign regulations of the East Haddam Zoning Regulations.

i. All repair work shall be conducted within the principal building on the lot.

j. All site and floor drains which may receive detergent, oil or other chemicals shall be connected to the water recycling equipment or other equipment satisfactory to the Chatham Health District and the State of Connecticut Discharge of Wastewater Requirements. Such drainage shall not in any case be directed to storm sewers or natural water courses.

k. Any motor vehicle repair facility shall be properly licensed by the State of Connecticut as provided in CGS Section 14-54.

b. Site Design and Compatibility Objectives

All development in the village district shall be designed to achieve the following compatibility objectives to the greatest extent possible. It is recognized that not all applications may be able to achieve each and every objective or in some cases a particular objective may not be applicable to the project. In cases where there is no change in the exterior appearance of the building or landscape the application shall still include a narrative and site plan of the existing conditions. These objectives are further defined in Appendix XI *"Site Design and Compatibility Objectives and Guidelines"*

1. that proposed buildings or modifications to existing buildings be harmoniously related to their surroundings and to 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,

2. that all spaces, structures and related site improvements visible from public roadways, the Connecticut River, and public walkways are designed to be compatible with the elements of the area of the village district in and around the proposed building or modification,

3. that the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and

4. that the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

5. The building and layout of buildings and included site improvements shall reinforce existing historic buildings and desired streetscape patterns and the placement of buildings and included site improvements shall ensure there is no adverse impact on the district.

6. proposed streets shall be connected to the existing district road network, wherever possible.

7. open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting.

8. locally significant features of the site such as distinctive buildings or site lines of vistas from within the district, shall be integrated into the site design.

9. the landscape design shall complement the district's desired landscape patterns.

10. 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

11. the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

Section 9.6.3 Middle Housing

Purpose

Middle housing, which includes middle housing residential and mixed use middle housing is intended to provide compliance with CGS § 8-2s, as amended by Public Act 25-1, which requires that zoning regulations allow for the development of a transit community middle housing development or a mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject only to summary review. The following standards, conditions, and procedures are applicable to the establishment of all middle housing developments:

General Standards and Requirements

Type of Construction. Middle housing projects may include new construction, additions to existing buildings, or the redevelopment of existing buildings.

Number of Units. No fewer than two (2) and no more than nine (9) dwelling units shall be permitted per lot.

Lot and Bulk Requirements. Middle housing development shall comply with the area and dimensional standards of the zone in which it is located and shall be permitted only on conforming lots.

Outdoor Space and Amenities. A minimum of one hundred (100) square feet of usable outdoor space per dwelling unit shall be provided for residents. Such space may be provided as private or common space and may include balconies, courtyards, terraces, porches, patios, or rooftop amenity areas.

Equipment and Service Areas. Mechanical equipment, loading areas, and service functions shall be located and screened to minimize visibility from public streets and impacts on residential units and neighboring properties.

Village and Historic Districts. All middle housing developments located within the East Haddam Village District and/or East Haddam Historic District are subject to the village district design review requirements of Section 9.5 and review and approval by the East
Haddam Historic District Commission as described in Section 9.5.5.

Public Health and Safety: No middle housing development shall be approved if found to substantially impact public health or safety.

Middle Housing Residential

In addition to the requirements of Section B above, middle housing residential developments are subject to the following:

Building Configuration. Only one middle housing building, one group of attached dwellings, or one cottage cluster is permitted per lot. No other residential uses are permitted.

Cottage Clusters. Cottage clusters shall include no fewer than four (4) units and shall require a minimum lot size of one (1) acre.

Off-street parking: No off-street parking space shall be located within the required front yard setback.

Mixed-Use Middle Housing

In addition to the requirements of Section B above, mixed-use middle housing developments are subject to the following:

Building Configuration. Only one building per lot may contain residential units.

Location of Residential Units. Dwelling units shall not be located on or below the first floor.

Ratio Of Uses. The floor area of the non-residential use shall not exceed the residential floor area within the mixed-use middle housing building. The calculation of the non-residential use floor area shall be limited to space used exclusively by the non-residential use.

Ground Floor Non-Residential Use. The first floor shall be reserved primarily for non-residential uses and shall be limited to those uses allowed in the zone in which the mixed-use middle housing building is located. No more than twenty-five percent (25%) of the first-floor area shall be devoted to supporting residential use, including entrances, lobbies, common areas, storage rooms, utilities, and other functional spaces.

Commented [FG1]: This ties mixed-use to the middle housing limits

Commented [FG2]: This density is based on the definition of cottage cluster in statute. This is the minimum density that must be allowed per that definition.

Commented [FG3]: This limit is consistent with the definition and terminology provided by statute

Commented [FG4]: This is necessary to ensure that a large scale commercial use with a small residential component is not submitted as a mixed-use middle housing application.

MOODUS VILLAGE DISTRICT - Bulk Requirements

	Moodus Village	Moodus Commercial Center	Plains Road
Minimum Lot Area	1/3 acre	1/3 acre	1/3 acre
Minimum Lot Width	100 feet	100 feet	100 feet
Front Yard Setback / Build to line	30 feet	Min 10 ft Max 30 ft	Min 20 ft Max 30 ft
Minimum Side Yard	20 feet	**0****10 – 40 feet*	15 ft
Parking line setback from the street frontage	NA	50 feet	20 feet
Minimum Building Size	NA	1800 sq ft	NA
Maximum Building Coverage	25%	40%	20%
Maximum Lot Coverage	35%	75%	60%
Second Floor Occupancy **ie residential / office**	NA	Preferred	NA
Building Height (See Section 10.1.4.1)	30 feet mean roof height	35 feet mean roof height	35 feet mean roof height
Building Height	40 feet to the peak	45 feet to the peak	45 feet to the peak
Maximum Number of Stories	2 ½ stories	2 ½ stories	3 stories
Maximum Building Footprint For a Single Building	NA	15,000 sq ft on Frontage lots	NA
Floor Area Ratio (FAR)	NA	1.0	NA

* Side yard setback is an aggregate of 40 feet with the narrowest being 10 feet except when it bounds a residential zone or Town road, the setback is a minimum of 20 feet. A landscape strip will be required when facing or abutting a residential area.

** For proposals consider using a side yard setback of less than 10 feet will require cross easements for construction, repair and maintenance of buildings and properties.