

T. Storrs Center Special Design District (SC-SDD)

1. General

The intent of the Storrs Center Special Design District is to create a zoning mechanism that will enable Storrs Center to be developed in a responsible yet efficient manner. Because Storrs Center is proposed to be a comprehensively designed mixed use environment, with a variety of land uses carefully integrated both horizontally and vertically in a compact form, a conventional zoning district that separates land uses into single-use areas would be unworkable and inappropriate. Accordingly, the Storrs Center Municipal Development Plan (the “MDP”) approved by the Town and the Connecticut Department of Economic and Community Development provides that a new zoning district should be created to accommodate and facilitate development of Storrs Center.

The Storrs Center Special Design District is a mixed use zoning district that functions like a floating zone. The Storrs Center Special Design District is available only to property located within the MDP area, and the provisions of the SC-SDD district will apply only to specific properties that are rezoned to an SC-SDD designation by the Planning and Zoning Commission. Upon rezoning to an SC-SDD designation, a unique, numbered zone district classification (SC-SDD[#]) is created on the Zoning Map of the Town of Mansfield, and the preliminary master plan approved as part of the map amendment shall become part of the zoning for the land included within the map amendment. There is no minimum area of land required for rezoning to SC-SDD. For the purposes of this Article, the Storrs Center Special Design District shall not be considered one of the Designed Development Districts, as that term is defined in these Regulations.

2. Relationship to Zoning Regulations

In cases of specific conflict with other provisions of these Regulations, the provisions of this Section shall prevail.

3. Procedure to Amend the Zoning Map to Storrs Center Special Design District

a. Procedures

The procedures to amend the Zoning Map to Storrs Center Special Design District are described in Article XIII, Section A.

b. Informal Review

All prospective applicants considering development within the Storrs Center Special Design District are encouraged to review with the Planning and Zoning Commission, on an informal and pre-application basis, a draft preliminary master plan and drafts of other information required by the Zoning Regulations. Although this process may enable a prospective applicant to obtain meaningful preliminary feedback, this informal review is not intended to include evaluation of application specifics. Any

statements by members of the Commission are not binding and are not intended to indicate prejudgment in any way of an actual application, should one later be submitted. Similarly, silence by Commission members during an informal review should not be construed as assent or acceptance of what is presented. The Commission's official decision-making process only commences upon the submission of a formal application.

c. Application Requirements

Petitions to amend the Zoning Map to Storrs Center Special Design District shall provide all applicable information required by Article XIII, Section B. The following information shall also be required:

- (i) Preliminary Master Plan for the area to be rezoned, including the following elements:
 - (1) boundary survey of the land to be included in the district at a scale that clearly depicts the area to be rezoned.
 - (2) existing topography with contours of sufficient spacing to show the general gradient of the site, existing structures, existing roads and rights-of-way, major topographic features, and limits of inland wetlands, watercourses and floodplains
 - (3) existing land uses and zoning within 500 feet of the area to be rezoned
 - (4) names of all property owners located within 500 feet of the boundary of the property to be rezoned, as listed on the Town Assessor's records as of a date no more than 15 days before the application is filed
 - (5) location of proposed land uses within the area to be rezoned
 - (6) location of wetlands and watercourses, exposed ledge and areas that are known to be shallow to bedrock
 - (7) proposed contours with intervals adequate to indicate drainage and grades
 - (8) general location of proposed buildings and structures
 - (9) identification of neighborhoods, if appropriate
 - (10) public and private streets and circulation patterns and potential traffic improvements
 - (11) general locations of on and off street parking, loading and delivery areas

- (12) existing and proposed pedestrian facilities and circulation routes
 - (13) potential location of public transit connections or stops
 - (14) public and private open spaces
 - (15) general locations of utilities and drainage facilities to serve the area to be rezoned
 - (16) general landscaping plans, including existing vegetation to be preserved and general location of landscape buffers
 - (17) preliminary project phasing, including phasing of public improvements and provisions to address construction traffic
- (ii) Comprehensive parking study (“Master Parking Study”) for the area to be rezoned. The following information should be included in the Master Parking Study:
- (1) Overall analysis of parking demand for the area to be rezoned, including shared use analysis if applicable
 - (2) Types and approximate locations and number of parking spaces to be provided
 - (3) Comparison of parking demand and parking to be provided
 - (4) Parking space dimensions
- (iii) Comprehensive traffic study (“Master Traffic Study”) for the area to be rezoned. The following information should be included:
- (1) Existing and projected background traffic counts on major streets located in and adjacent to the area to be rezoned
 - (2) Analysis of anticipated traffic to be generated by the land uses proposed for the area to be rezoned, including projected levels of service and queuing at key intersections
 - (3) Description of traffic improvements, including pedestrian and public transit improvements, to mitigate traffic impacts
 - (4) Anticipated phasing of traffic improvements within project area
- (iv) Comprehensive stormwater drainage study (“Master Stormwater Drainage Study”). The following information should be included:
- (1) Analysis of existing and proposed peak rates of stormwater discharge from the property

- (2) Description of stormwater drainage improvements to be constructed, including phasing
- (3) Preliminary description of stormwater quality measures to be incorporated into the area to be rezoned
- (v) Documentation of the availability of potable water and sanitary sewer service
- (vi) Design guidelines for the district, including information on the following:
 - (1) General statement of intent and project vision
 - (2) Dimensional requirements, including building heights and setbacks
 - (3) Schematic cross sections of building mass and height along streets
 - (4) Nature and color of building materials for facades and roofs
 - (5) Public and private roadway and sidewalk cross-sections and design
 - (6) Location and type of walkways, including paths and trails, if any
 - (7) Design format for General Identity Signs and Directional Signs
 - (8) Standards for lighting fixtures
 - (9) Landscape features for public spaces such as street frontages and parks, including planting details, buffers, hardscapes and accessory fixtures such as benches and trash receptacles
 - (10) Waste disposal facilities such as dumpster areas
 - (11) Treatment of service areas, loading and delivery areas and aboveground utilities such as transformer boxes

d. Notification of Neighboring Property Owners

All petitions to amend the Zoning Map to Storrs Center Special Design District shall adhere to the notification requirements contained in Article XIII, Section C.

e. Approval Considerations

The Commission may approve, approve with minor changes or modifications, or disapprove any application to amend the Zoning Map to SC-SDD. In considering any petition to amend the Zoning Map to SC-SDD, the Commission shall make a finding, in addition to the findings required by Article XIII, Section D, that the Preliminary Master Plan, Master Stormwater Drainage Study, Master Parking Study, Master Traffic Study and Design Guidelines are consistent with the Municipal Development

Plan for Storrs Center dated August, 2005, as it may be amended from time to time, and are adequate to ensure safe and appropriate implementation of permitted uses.

f. Adoption/Protests

All those provisions of Article XIII, Section E pertaining to Zoning Map amendments shall apply to any petition to amend the Zoning Map to Storrs Center Special Design District.

g. Filing of Approved Preliminary Master Plan and Zoning Map Amendment

Following approval of an SC-SDD amendment to the Zoning Map, the Preliminary Master Plan, together with the approved Master Parking Study, Master Traffic Study, Master Stormwater Drainage Study and Design Guidelines, shall be filed in the office of the clerk of the Town of Mansfield. The approved map amendment shall be identified on the Zoning Map with a numbered SC-SDD designation (e.g., SC-SDD 1, SC-SDD 2).

h. Modification of Approved Zoning Map Amendments

Approved SC-SDD zoning map amendments may be modified by the Commission following the procedure to approve a zoning map amendment to SC-SDD. The Commission may waive any of the application requirements contained in subparagraph 3.c of this section if such requirements are not necessary to adequately review and decide the application.

4. Uses Permitted in the Storrs Center Special Design District

- a. The following land uses are allowed within the Storrs Center Special Design District, whether in separate buildings or in mixed use buildings and whether owned or leased:
 - (i) Single family residences
 - (ii) Two-family residences
 - (iii) Multi-family residences
 - (iv) Age-restricted multi-family residences as defined in Article VII, Section H
 - (v) Live-work units (defined as a mixed use unit that includes a direct internal connection between office or retail space and residential space, whether on the same or different floors).
 - (vi) Use of residence for personal business purposes as defined in Article VII, section D
 - (vii) Retail uses
 - (viii) Restaurants, including sit-down and take-out varieties

- (ix) Banks and financial institutions
- (x) Offices, including medical offices and physical therapy clinics
- (xi) Personal service shops including, but not limited to, beauty salon, barber, and tailoring
- (xii) Photocopying, facsimile, document processing, courier and similar services
- (xiii) Repair services or businesses, including the repair of bicycles, electronics, home appliances, office equipment, watches, clocks, clothing, shoes and similar uses, but excluding the repair of internal combustion engines
- (xiv) Commercial printing or production accessory to an on-site retail business, provided the following conditions are met:
 - (1) the floor area used for such printing or production shall be limited to 3,000 square feet;
 - (2) all goods prepared shall be sold to customers on the premises; and
 - (3) no floor drains or other direct connections to the exterior of the building shall be permitted
- (xv) Governmental and civic uses, including but not limited to post offices, libraries, University of Connecticut uses, Town of Mansfield uses, parks, squares and greens
- (xvi) Art galleries or studios, museums, music recital halls, cinemas, and theaters of all types
- (xvii) Dance halls and juice bars not serving alcohol
- (xviii) Live music, whether as a principal or accessory use, so long as it is conducted at acceptable noise levels in conformance with all codes and ordinances of the Town.
- (xix) Public and private parking garages
- (xx) Public and private parking lots
- (xxi) Self-service laundromats, and laundry and dry-cleaning drop-off and pick-up, provided no dry cleaning is conducted on the premises
- (xxii) Public or private schools
- (xxiii) State licensed or registered day-care centers

- (xxiv) Recreation facilities, whether public or private and whether indoors or outdoors, such as health clubs, physical fitness centers, gyms, playgrounds, and billiard halls
- (xxv) Private clubs, such as university faculty clubs, university graduate clubs and clubs for civic or religious organizations, with or without residential units, but excluding clubs or housing for student fraternities, sororities and other student groups.
- (xxvi) Sale of alcoholic liquor, subject to the provisions of all town ordinances.

5. General Requirements

- a. All buildings, structures and site improvements in SC-SDD zones shall address all applicable dimensional provisions contained in the Preliminary Master Plan, Master Parking Study and Design Guidelines approved in conjunction with the establishment of the SC-SDD zone classification for the property.
- b. All development in SC-SDD zones shall be served by public water and sanitary sewer facilities.
- c. All new utilities shall be installed underground, unless waived by the Director of Planning due to physical constraints or other special circumstances. Utilities that are not customarily installed underground, such as transformer boxes, are not required to be installed underground.
- d. Underground tanks for the storage of petroleum products or hazardous materials are prohibited in SC-SDD zones.

6. Zoning Permit Application Review

Following approval of a map amendment rezoning land to an SC-SDD designation, all applications for zoning permit review shall be submitted to the Mansfield Director of Planning pursuant to the following process:

a. Informal Review

All prospective zoning permit applicants are encouraged to review zoning permit applications with the Director of Planning and the Zoning Agent on an informal and pre-application basis.

b. Application Process

- (i) Applications for zoning permit review in an SC-SDD district are submitted to the Director of Planning. A minimum of eight complete sets of all application materials shall be submitted and the Director of Planning shall have the right to require additional sets to satisfy referral requirements. The applicant shall

also submit at least one set of plans at one-half or one-quarter size to facilitate referrals and public review.

- (ii) The Director of Planning shall promptly refer the application to the Mansfield Downtown Partnership for the purpose of holding a public hearing on the application and rendering an advisory opinion regarding the application to the Director of Planning. The Partnership public hearing shall be advertised in a manner consistent with the statutory requirements for public hearings on special permit applications. The Partnership shall conclude its public hearing on the application within 35 days of the date that the Director of Planning refers the application. The applicant may consent to an extension of time to open or conclude the public hearing of up to a total of 35 days. If the Partnership does not deliver its written report to the Director of Planning within 10 days of the close of its public hearing, the Director of Planning shall presume that the Partnership's advisory opinion is favorable to the application.
- (iii) The Director of Planning shall complete his review of the application no later than 20 days following the due date for the report from the Mansfield Downtown Partnership provided that, if any of the activities proposed in the application are regulated by the Mansfield Inland Wetlands and Watercourses Agency (IWA), the Director of Planning shall not render a decision on the application until the IWA has rendered a decision on such regulated activities. Upon completion of a favorable review by the Director of Planning, the Zoning Agent is authorized to issue the zoning permit.

c. Application Requirements

All applicants for zoning permit review shall provide the application materials required by Article XI, subsection C.2. The following additional information shall also be submitted:

- (i) Summary table of land uses, including number of dwelling units in each building, amount of square footage of each non-residential land use type in each building, dimensional requirements and statement of consistency of the application with the above requirements
- (ii) Statement of intent regarding common interest ownership within the project, if applicable
- (iii) Plan sheets including all applicable information required by Article V, Sections A.3.d, A.3.e and A.3.f of these Regulations, as well as the following information, if applicable:
 - (1) Location or key map, depicting the location of the site plan within the area that is zoned SC-SDD, if the application pertains to an area that is less than the entire area zoned SC-SDD

- (2) Roadway and right-of-way widths, sidewalk widths, roadway cross-sections and paving materials
 - (3) Identification of all land and improvements intended to be dedicated to the Town of Mansfield
 - (4) Parking plan, including on-street parking areas
 - (5) Exterior building elevations of all sides of each building, including building height and exterior building materials
 - (6) Interior floor plans of each floor of each building, provided that the location of interior walls and partitions shall be considered preliminary and subject to change.
- (iv) Statement regarding construction traffic and steps to be taken to address traffic safety issues and potential neighborhood impacts from construction
 - (v) Documentation that all development within an SC-SDD classification shall be served by public water and sewer facilities
 - (vi) Statement of Consistency with Plans, Studies and Guidelines

A statement, prepared by a professional with expertise in the relevant subject area, shall be provided demonstrating reasonable consistency with the following documents that were approved as part of the map amendment to SC-SDD:

- (1) Preliminary Master Plan
 - (2) Master Parking Study
 - (3) Master Traffic Study
 - (4) Master Stormwater Drainage Study
 - (5) Design Guidelines
- (vii) The Director of Planning is authorized to require a current shared parking analysis at the time of zoning permit application submittal.

d. Approval Considerations

In reviewing any zoning permit application, the Director of Planning shall determine the following:

- (i) That the criteria contained in Article V, Section A.5 (but not including review by the Planning and Zoning Commission) and Article XI, subsection C.3 have been addressed.

- (ii) That the application is reasonably consistent with the Preliminary Master Plan, Master Parking Study, Master Traffic Study, Master Stormwater Drainage Study and Design Guidelines. In these regulations “reasonable consistency” means that some variation or deviation from specific provisions is acceptable, provided that the overall intent of the provision is achieved with respect to health, safety, environmental and other land use considerations.
- (iii) That all other applicable provisions of the Mansfield Zoning Regulations have been addressed including, but not limited to, pertinent portions of Article X, Section C (Signage); and Article X, Section H (Filling, Grading, Excavation). Specific building locations that are depicted on zoning permit applications may differ from building locations depicted on the approved Preliminary Master Plan, so long as all other requirements are satisfied.

e. Approval Conditions

The provisions of Article XI, subsections C.3 and C.4, shall apply to all zoning permit applications approved pursuant to this Section, except that the Director of Planning may add additional conditions consistent with the provisions of the Zoning Regulations deemed necessary to ensure compliance with all applicable regulatory requirements.

f. Bonding

The Director of Planning may require a cash site development bond to address potential erosion and sedimentation control problems or other site construction issues. The Director of Planning may require a site performance bond to ensure completion of public improvements. Letters of credit may be approved subject to compliance with the provisions contained in Article VI, Section C.2.

g. Modification of Approved Plans

- (i) Since all zoning permit approvals are based on the submitted plans and specifications, all proposed revisions to zoning permit approvals within property zoned with an SC-SDD classification are required to receive prior approval pursuant to the following provisions.
- (ii) Changes to approved zoning permits within an SC-SDD area which the Director of Planning deems to be significant shall be referred to the Mansfield Downtown Partnership for a public hearing and decided in accordance with the provisions of section 6.a of this regulation
- (iii) Any other changes to approved zoning permits within an SC-SDD area shall be decided by the Director of Planning within 30 days of receipt and do not require referral to the Mansfield Downtown Partnership. A copy of each modification application and decision shall be provided to the Partnership.

- (iv) The Director of Planning, in the reasonable exercise of his or her discretion, shall have the right to approve modifications to approved zoning permits without the submission of a new zoning permit application. In those instances where the Director of Planning determines the proposed modification to be significant, the Director of Planning shall have the right to require the submission and processing of a full zoning permit application pursuant to this section.

7. Required Parking and Loading in the Storrs Center Special Design District

a. Applicability

Accessory parking and loading spaces, open or enclosed, on-street or off-street, shall be provided for all uses within the Storrs Center Special Design District for the purpose of providing safe and convenient access to buildings and land uses within and adjacent to Storrs Center.

b. Area Counted as Parking Space

A parking space may be any open or enclosed area, including any public or private garage or parking facility, carport, driveway, public or private street or other area available for parking.

c. Location of Required Accessory Parking Facilities

Required accessory parking facilities within the Storrs Center Special Design District, open or enclosed, shall be provided anywhere within the district or at any other locations that are consistent with the Master Parking Study.

d. Dimensional Requirements for all Parking Spaces and Access Aisles

All parking spaces and associated access aisles shall be sized and designed to ensure safe and convenient use. Except for required accessible parking spaces (see Article X, section T.7h), all parking spaces shall conform to the pertinent dimensions referenced in the Master Parking Study.

e. Required parking spaces within the Storrs Center Special Design District

The amount of parking required to be provided within the Storrs Center Special Design District shall be based upon the analysis of parking demand contained in the Master Parking Study.

f. Access Drive Width

Safe and convenient access to and from a street shall be provided subject to approval of the local and/or state highway department. The width of access driveways shall be consistent with the Master Parking Study and the Preliminary Master Plan. Depending on the nature and location of the proposed land use, the Director of

Planning may authorize access driveway widths that are less than that provided in the Master Parking Study or Preliminary Master Plan provided no traffic safety problems are anticipated and provided the reduced width will enhance the overall design, layout and physical impact of the proposed land use.

g. Drainage and Surfacing

All open parking areas shall be properly drained and all such areas shall be provided with a dustless surface.

h. Accessible Parking Spaces

All proposed commercial, governmental and multi-family residential land uses shall provide accessible parking spaces for handicapped individuals. Said spaces shall conform with section 14-253a(h) of the Connecticut General Statutes. At a minimum, accessible parking spaces shall be provided in the number required by the State Building Code. Wherever feasible, the parking spaces located closest to a primary entrance shall be designated as accessible parking spaces. Appropriate access ways to and from the adjacent primary entrance shall be provided in association with all accessible parking spaces. All accessible parking spaces shall be clearly designated with signs situated approximately five (5) feet above grade and, where ever possible, with pavement markings. The required cross hatch area shall be located on the right hand side of each accessible space.

i. Fire lanes

All parking areas shall conform with the applicable written requirements of the Mansfield Fire Marshal regarding adequate fire lanes and emergency vehicle access.

j. Lighting

All parking and loading areas shall be adequately illuminated in order to prevent vehicular and pedestrian safety problems. All lighting fixtures shall be arranged (and, where appropriate, shielded) to prevent glare and to direct light away from any neighboring residential properties. Standards for lighting fixtures shall be addressed in the Design Guidelines required by Article X, section T.3.c(vi).

k. Snow Removal

All parking and loading areas shall be designed, constructed and maintained to address snow plowing and snow removal needs for the site. All loading areas and the minimum number of parking spaces required by these regulations shall be available for year round use.

l. Loading Areas

All loading areas shall be adequately sized and located to serve the applicable land uses. Loading areas may be located on street or off street and shall have appropriate signage.

8. Signage Regulations Applicable in all Storrs Center Special Design Districts (SC-SDD)

a. **Definitions.** The following definitions apply to signage in the SC-SDD, in addition to those definitions set forth in Article X, Section C.2:

- (i) Building Frontage. The length of a particular building wall.
- (ii) Primary Occupancy Frontage. The length of that portion of an exterior building wall occupied by a particular occupant and where the primary entrance to the occupant's premises is located, including both sides of a corner.
- (iii) Secondary Occupancy Frontage. The length of that portion of an exterior building wall occupied by a particular occupant and where the secondary entrance to the occupant's premises, if any, is located.
- (iv) Sign, Awning. A sign attached to, affixed to, or painted on an awning or canopy.
- (v) Sign, Blade. A sign (sometimes referred to as projecting bracket mounted sign) that is attached to, in whole or in part, a building face or wall and that projects in a perpendicular direction from such face or wall (or, in the case of a building corner, that projects in a direction that is approximately midway along the outside corner) and that contains two potential sign sides.
- (vi) Sign, Canopy. A sign that is attached to, in whole or in part, a building face or wall and that projects in a perpendicular direction from such face or wall more than 18 inches and that includes three potential sign sides (for example, a sign commonly described as a movie or theater marquee sign).
- (vii) Sign, Menu Board. A freestanding or wall-mounted sign identifying items offered for sale within a restaurant.
- (viii) Sign, Sandwich or A-Frame. A portable sign which is movable and not attached to a building, structure or the ground. These signs shall not count in the calculation of Identity Signage attached to buildings.
- (ix) Sign, Site. A sign that does not identify a particular building or establishment, but which identifies a neighborhood or other group of buildings or establishments.
- (x) Sign, Suspended. A sign that is suspended from the underside of a horizontal plane and is supported by such surface.

- (xi) Sign, Table Umbrella. A sign attached to, affixed to, or painted on an umbrella or parasol connected to an outdoor restaurant table.
- (xii) Sign, Window. An identity sign that is etched onto, or otherwise attached to, the surface of a window such that visibility is maintained through the window.

b. Types of Signs Allowed and Prohibited in the SC-SDD Zone District

- (i) **Prohibited Signs.** All of those signs listed in Article X, Section C.3, except for Sandwich or A-Frame Signs that meet the requirements set forth below and Advertising Signs that meet the requirements of Table Umbrella Signs.
- (ii) **Signs authorized without Zoning Permit approval.** Unless prohibited by Article X, Section C.3, all of the signs listed in Article X, Section C.4 are allowed without Zoning Permit approval, provided they comply with all other applicable provisions of these regulations.
- (iii) **Signs authorized with Zoning Permit approval.** The following types of signs are allowed with Zoning Permit approval, provided they comply with all other applicable provisions of these regulations and are consistent with the provisions of the Design Guidelines:
 - (1) Awning Signs
 - (2) Blade Signs
 - (3) Directional Signs, both on-site and off-site
 - (4) Grand Opening Event Signs
 - (5) Identity Signs
 - (6) Menu Board Sign
 - (7) Projecting Wall Signs
 - (8) Sandwich or A-Frame Signs
 - (9) Site Signs
 - (10) Suspended Signs
 - (11) Table Umbrella Sign

c. Standards for all Signs in SC-SDD

The location, dimensions, height, area, and other physical characteristics of all signs within the SC-SDD zone districts shall be consistent with the provisions of the Design Guidelines.