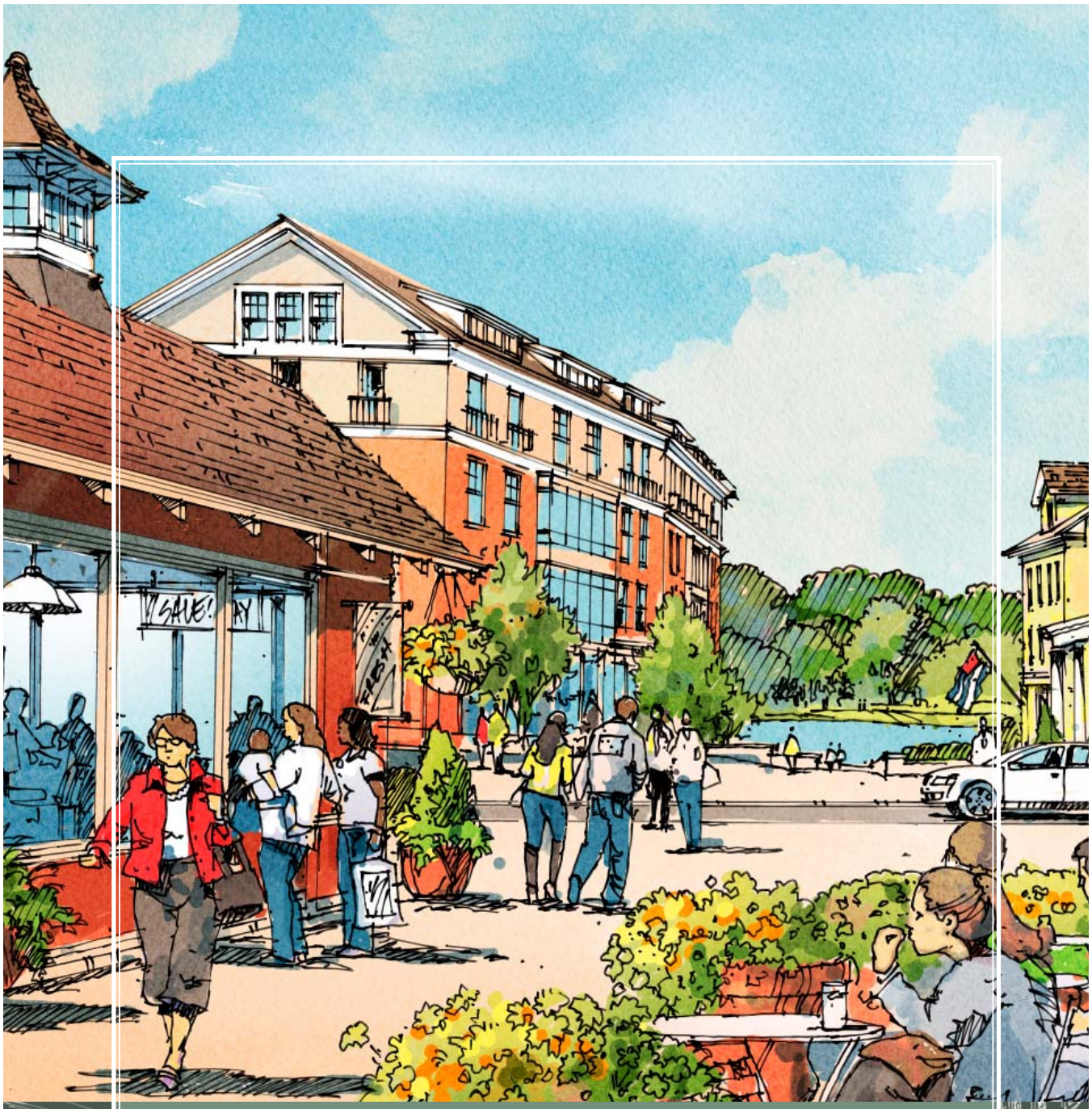

Great Pond
FORM-BASED CODE

Windsor, Connecticut | 08 January 2013

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TOWN OF WINDSOR

First in Connecticut. First for its citizens.

December 21, 2011

Great Pond Village, LLC
c/o Diane W. Whitney
Pullman & Comley, LLC
90 State House Square
Hartford, CT 06013

Subject: Traditional Neighborhood Design Development Form-Based Regulation – Great Pond Village, 2000 Day Hill Road, 2195 Day Hill Road and 35 Great Pond Drive, Zoning Regulations Section 13.2.8, I Zone, Great Pond Village, LLC/Combustion Engineering

Dear Ms. Whitney:

At its meeting on December 13, 2011 the Windsor Town Planning & Zoning Commission took the following action on the subject application:

Approved as amended at the meeting on December 13, 2011

Very truly yours,

Marian Madison

Marian Madison
Planning Secretary

Sent Via Certified Mail #70110110000249277769

275 Broad Street • Windsor, Connecticut 06095 • www.townofwindsorct.com

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Chapter 1. Introduction

Sec. 1.1 Vision

Great Pond incorporates and builds on the style and form of a traditional town in the Connecticut region, which includes diverse building types and a mix of commercial and residential uses in a compact, pedestrian-oriented development pattern.

Figure 1.1 The Code requires open space and pedestrian and bicycle paths to be connected to a regional open space and trail system, encouraging healthier modes of transport in Great Pond.

Figure 1.2 Residential neighborhoods will consist of a variety of building types, mixed-uses, walkable streets, and connected open spaces.

Figure 1.3 Streetscapes are coded to ensure appropriate placement of tree plantings and street furniture.

Figure 1.4 Building types are based on regional precedents.

Figure 1.5 The code regulates urban public spaces fronted by buildings with active uses that are connected to open space amenities such as lakes and parks.

Figure 1.6 The design of Great Pond is inspired by New England villages and town centers like Windsor, Simsbury Center, Enfield, Amherst, and Northampton.

Figure 1.7 Perspective drawing of the Loft District at Great Pond

Figure 1.8 Buildings are used to create urban spaces and have special relationships to water, canals, and plaza spaces.

Figure 1.9 Perspective drawing of the Great Pond waterfront at Great Pond

Figure 1.10 Existing lakes and wetlands on the Great Pond site form the central features of the open space network.

Figure 1.11 Perspective drawing of the Market District leading down to Great Pond

Figure 1.12 Active public places have a mix of retail, dining, community, and residential uses.

Sec. 1.2 Overview

1.2.1 The Great Pond Concept Plan

Great Pond is planned as a multi-phase, mixed-use development and has been approved as a Traditional Neighborhood Design Development (TNDD) in accordance with Section 13.2.8 of the Town of Windsor Zoning Regulations ("Zoning Regulations"). The Great Pond Design Development Concept Plan (as amended from time to time, the "Concept Plan") was approved by the Windsor Town Planning and Zoning Commission on May 11, 2011. This Great Pond Form-Based Code ("The Code") applies to all property covered by the Concept Plan.

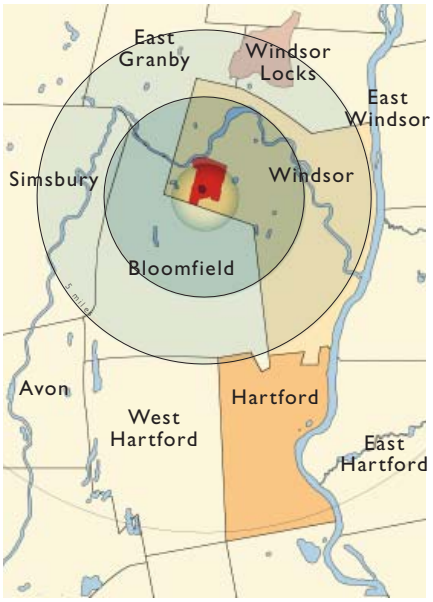


Figure 1.15 Location of Great Pond

Figure 1.13 All of the land identified in the approved Great Pond Development Concept Plan is regulated by The Great Pond Form-Based Code.

Figure 1.14 Small Pond on the site

1.2.2 The Role of the Great Pond Form-Based Code

A. The Code shall be a form-based regulation, as defined in Section 2.2 of the Zoning Regulations.

B. The Code is a departure from conventional zoning. While conventional zoning relies upon use designations as the primary determinant of site development and building envelope standards, The Code emphasizes and prescribes the form of buildings and their location on a development site.

C. The applicability of the regulations set forth in The Code to particular portions of Great Pond is established and governed by the Regulating Plan, which is incorporated in and made a part of The Code. The Regulating Plan supersedes the Zoning Map in Section 1.2 of the Zoning Regulations for all lots governed by The Code. The Regulating Plan uses a Transect model to determine appropriate regulations for locations within the plan based on development intensity, scale, and intended use(s).

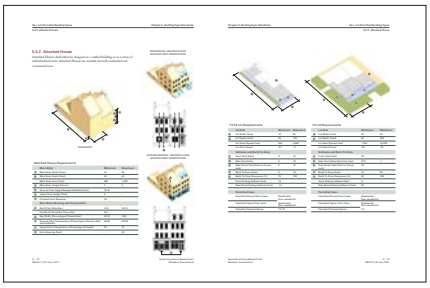


Figure 1.16 Example of Building Type regulations (Section 5)

Figure 1.17 The Great Pond Regulating Plan

Figure 1.18 The Great Pond Concept Plan, as adopted 11 May 2011

Sec. 1.3 How to Use this Code

1.3.1 Intent

The Code provides a step-by-step, predictable approach to submitting, reviewing, and acting on site plans and subdivisions for the incremental development and build out of Great Pond.

1.3.2 Administration by the Planning Department

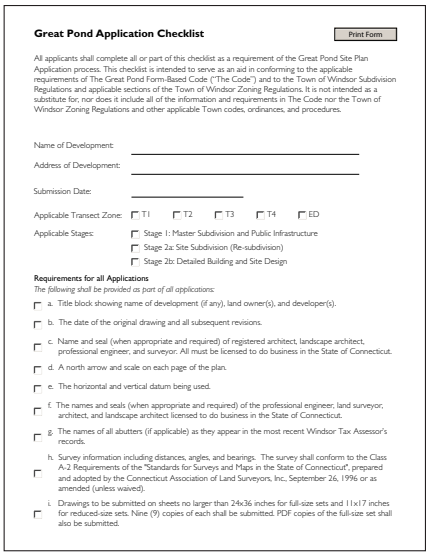
Except as otherwise specifically required by the Zoning Regulations, the review and approval of site plans for development within Great Pond shall be administered by the Town of Windsor Planning Department in accordance with The Code and the Regulating Plan.

1.3.3 Great Pond Application Checklist

A checklist outlining the necessary site plan and subdivision application materials is available at the Town of Windsor Planning Department and on its website. This checklist corresponds to the sections outlined in The Code and will be used by Staff to review, approve, modify and approve, or deny site plan applications.

1.3.4 Great Pond Site Plan Application Model

In addition to written and two-dimensional site plan applications, applicants in T3, T4, and ED transect zones (see Regulating Plan) shall submit digital three-dimensional models. The requirements for this model are included on the Great Pond Application Checklist. The Great Pond Model is available on the Town of Windsor Planning Department Website.



Great Pond Application Checklist Print Form

All applicants shall complete all or part of this checklist as a requirement of the Great Pond Site Plan Application process. This checklist is intended to serve as an aid in conforming to the applicable requirements of The Great Pond Form-Based Code ("The Code") and to the Town of Windsor Subdivision Regulations and applicable sections of the Town of Windsor Zoning Regulations. It is not intended as a substitute for, nor does it include all of the information and requirements in The Code nor the Town of Windsor Zoning Regulations and other applicable Town codes, ordinances, and procedures.

Name of Development: _____

Address of Development: _____

Submission Date: _____

Applicable Transect Zone: ☐ T1 ☐ T2 ☐ T3 ☐ T4 ☐ ED

Applicable Stages: ☐ Stage 1: Master Subdivision and Public Infrastructure
☐ Stage 2a: Site Subdivision (Re-subdivision)
☐ Stage 2b: Detailed Building and Site Design

Requirements for all Applications
The following shall be provided as part of all applications:

☐ a. Title block showing name of development (if any), land owner(s), and developer(s).
☐ b. The date of the original drawing and all subsequent revisions.
☐ c. Name and seal (when appropriate and required) of registered architect, landscape architect, professional engineer, and surveyor. All must be licensed to do business in the State of Connecticut.
☐ d. A north arrow and scale on each page of the plan.
☐ e. The horizontal and vertical datum being used.
☐ f. The names and seals (when appropriate and required) of the professional engineer, land surveyor, architect, and landscape architect licensed to do business in the State of Connecticut.
☐ g. The names of all abutters (if applicable) as they appear in the most recent Windsor Tax Assessor's records.
☐ h. Survey information including distances, angles, and bearings. The survey shall conform to the Class A-2 Requirements of the "Standards for Surveys and Maps in the State of Connecticut", prepared and adopted by the Connecticut Association of Land Surveyors, Inc, September 26, 1996 or as amended (unless waived).
☐ i. Drawings to be submitted on sheets no larger than 24x36 inches for full-size sets and 11x17 inches for reduced-size sets. Nine (9) copies of each shall be submitted. PDF copies of the full-size set shall also be submitted.

Figure 1.19 The Great Pond Application Checklist provides a guide for applicants submitting plans for subdivision and detailed site plan approvals.

Figure 1.20 A 3-dimensional model such as above is required as part of site plan applications in designated Transect Zones.

1.3.5 Organization of The Code

The Code is divided into nine sections:

SECTION 1

INTRODUCTION

Provides background, intent, and how to use The Code.

SECTION 2

PURPOSE, APPLICABILITY, AND ADMINISTRATION

Establishes the authority and general provisions of The Code.

SECTION 3

THE REGULATING PLAN

Serves as a replacement for zoning map, locating where and what types of development are permitted.

SECTION 4

USE

Lists the by-right, non-permitted, special, and accessory uses allowed on the site.

SECTION 5

BUILDING TYPE STANDARDS

Provides building requirements such as build-to standards, massing, height, and articulation as well as building elements, materials, and permitted encroachments.

SECTION 6

STREET STANDARDS

Explains permitted street types established by the approved Concept Plan as well as standards for transit stops and snow removal.

SECTION 7

SITE DEVELOPMENT STANDARDS

Explains permitted development block types, landscaping, stormwater management, parking, and servicing standards of development sites.

SECTION 8

PUBLIC SPACE STANDARDS

Lists the requirements for providing publicly accessible open space in Great Pond, including aggregate area requirements, materials, and types of open space.

SECTION 9

DEFINITIONS

Lists the terminology used throughout The Code and their definitions.

Chapter 2. Purpose, Applicability, and Administration

Sec. 2.1 General Provisions

2.1.1 Title
This regulation is The Great Pond Form-Based Code and referred to as The Code.

2.1.2 Effective Date
The Concept Plan underlying The Code was initially approved on May 11, 2011. The Code was approved and became effective on December 13, 2011.

2.1.3 Minimum Requirements
The Code establishes the minimum standards for site plan and subdivision applications in Great Pond.

2.1.4 Severability
Should any provision in The Code be determined by the courts to be unconstitutional or invalid, or invalid as applied in a particular instance, such determination shall be limited to the provision declared unconstitutional or invalid and shall not affect the validity of other provisions of The Code or the application of such provision in other instances.

2.1.5 Relationship to the Windsor Zoning Regulations
The Code shall be an integral part of the Windsor Zoning Regulations, which will be referred to herein as the "Zoning Regulations."

2.1.6 Artist Renderings and Photographs
Artist renderings and photographs are used in The Code for illustrative purposes only and are not intended to require the construction of the improvements depicted. Actual improvements may vary from such renderings and photographs while still complying with the requirements under The Code.

Sec. 2.2 Applicability

2.2.1 Applicability

The Code shall apply to Great Pond, which is comprised of those lots identified in the Approved Concept Plan. Modifications to the applicable boundary of Great Pond (i.e. adding or removing lots) shall be requested by the Great Pond master developer (or such Great Pond community governance entity as the master developer may designate) and require approval of the Windsor Town Planning and Zoning Commission ("Commission"), in the manner provided for zone boundary changes in the Zoning Regulations.

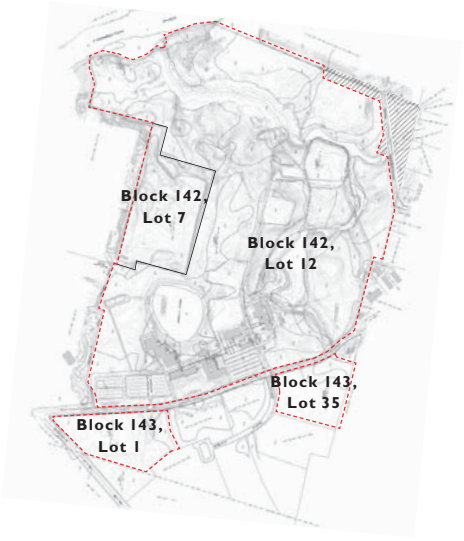


Figure 2.1 The Code applies to the same lots identified in the approved Concept Plan.

2.2.2 Relationship to Other Laws; Conflicting or Omitted Provisions

The Code is intended to govern site and building development within Great Pond and, with respect to procedures, standards, requirements, and other matters addressed in The Code, it is intended that The Code shall supersede the comparable provisions of the Zoning Regulations and the Windsor Subdivision Regulations ("Subdivision Regulations"). Further, whenever The Code imposes a different requirement or standard than is required by the Zoning Regulations or other ordinances or regulations (regardless of whether the corresponding standards in the Zoning Regulations or ordinances are referred to specifically), the requirement or standard set forth in The Code shall govern. Standards or requirements in the Zoning Regulations and other ordinances that are not otherwise addressed in The Code or the Regulating Plan shall continue to apply to Great Pond. The Code is not a substitute for State or Federal building, safety, or other laws pertaining to site development or construction of buildings.

The Town of Windsor Engineering Standards and Specifications shall apply to Great Pond. Modifications that are consistent with the intent and procedures outlined in The Code are permissible on a case-by-case basis with the approval of the Town Engineer.

Sec. 2.3 Administration

As provided in Section 16.7.2C of the Zoning Regulations, the Planning Department and other relevant Town departments shall administer the review and approval of Site Plan Applications and other development activity for property governed by The Code, with the exception of Special Use permits and applications for Subdivision or Resubdivision, which shall be subject to review and approval as provided in the Zoning Regulations or the Subdivision Regulations, as applicable. Administrative warrants and variances may be granted in accordance with Section 16.7.2C(2) of the Zoning Regulations. The administrative review process shall be as set forth in this Section.

2.3.1 Site plan applications that are shown to be in compliance with The Code and the Regulating Plan shall be approved.

2.3.2 Filing fees may be established from time to time by the Town of Windsor to defray the cost of processing applications for approval in accordance with The Code.

2.3.3 Applications for site plan approval shall be submitted to the Planning Department for review and action in accordance with Section 16.2 of the Zoning Regulations, except as modified below. After comprehensive review and comment by the Staff Development Team, the Town Planner shall approve, modify and approve, or deny a site plan application within 65 days after receipt of a completed site plan application. The site plan application requirements are summarized in the checklist identified in Section 1.3.3 of The Code.

2.3.4 The Great Pond master developer may appoint and provide funding for a Great Pond Architect, who shall review and approve site plan applications prior to their submission to the Planning Department. At any time, the master developer may assign the right to appoint the Great Pond Architect to a community governance entity organized and existing for the administration and enforcement of private covenants and restrictions for Great Pond. The master developer, in its discretion, may establish and impose policies and procedures governing review by the Great Pond Architect.

2.3.5 The approval of the Great Pond Architect, if appointed in the manner provided above, is a pre-requisite for review and approval of any site plan by the Planning Department.

2.3.6 The Town Planner shall report all approvals to the Commission at its next meeting. If the Commission determines that the Planning Department and other relevant staff have made an error in interpretion of The Code or determines that the site development is not in keeping with the intent of the approved Concept Plan, they may instruct the Town Planner to correct his/her interpretation or direct him/her to draft an amendment to The Code to address their concern on future site developments.

Sec. 2.4 Subdivision of Land

All applications requiring the subdivision of land are subject to the Subdivision Regulations except to the extent that such regulations may be superseded or waived. Where specified, The Code shall supersede provisions in the Subdivision Regulations as noted in Section 2.2.2 of The Code. If The Code does not specify an alternate standard, the Subdivision Regulations shall continue to apply.

Sec. 2.5 Relationship to Private Design Guidelines

In addition to The Code, Great Pond may be made subject to private design and architectural guidelines administered in accordance with applicable recorded covenants. Any such private design and architectural guidelines may be more restrictive or impose greater requirements than those set forth in The Code. Such private design and architectural guidelines are independent of The Code and the Town of Windsor shall not have standing or authority to impose or enforce such private design and architectural guidelines, except to enforce their implementation as part of an approved site plan. Approval by the Town in accordance with The Code is not a substitute for approvals or reviews required by such private design and architectural guidelines. Similarly, conformance with the private design and architectural guidelines shall not substitute for approval by the Town of Windsor. The Town Planner may require evidence of approval by the reviewer under applicable private design and architectural guidelines prior to approval by the Town.

Sec. 2.6 Enforcement

The Code shall be enforced in the same manner as provided for enforcement of the Zoning Regulations (See Section 16.8.3 of the Zoning Regulations).

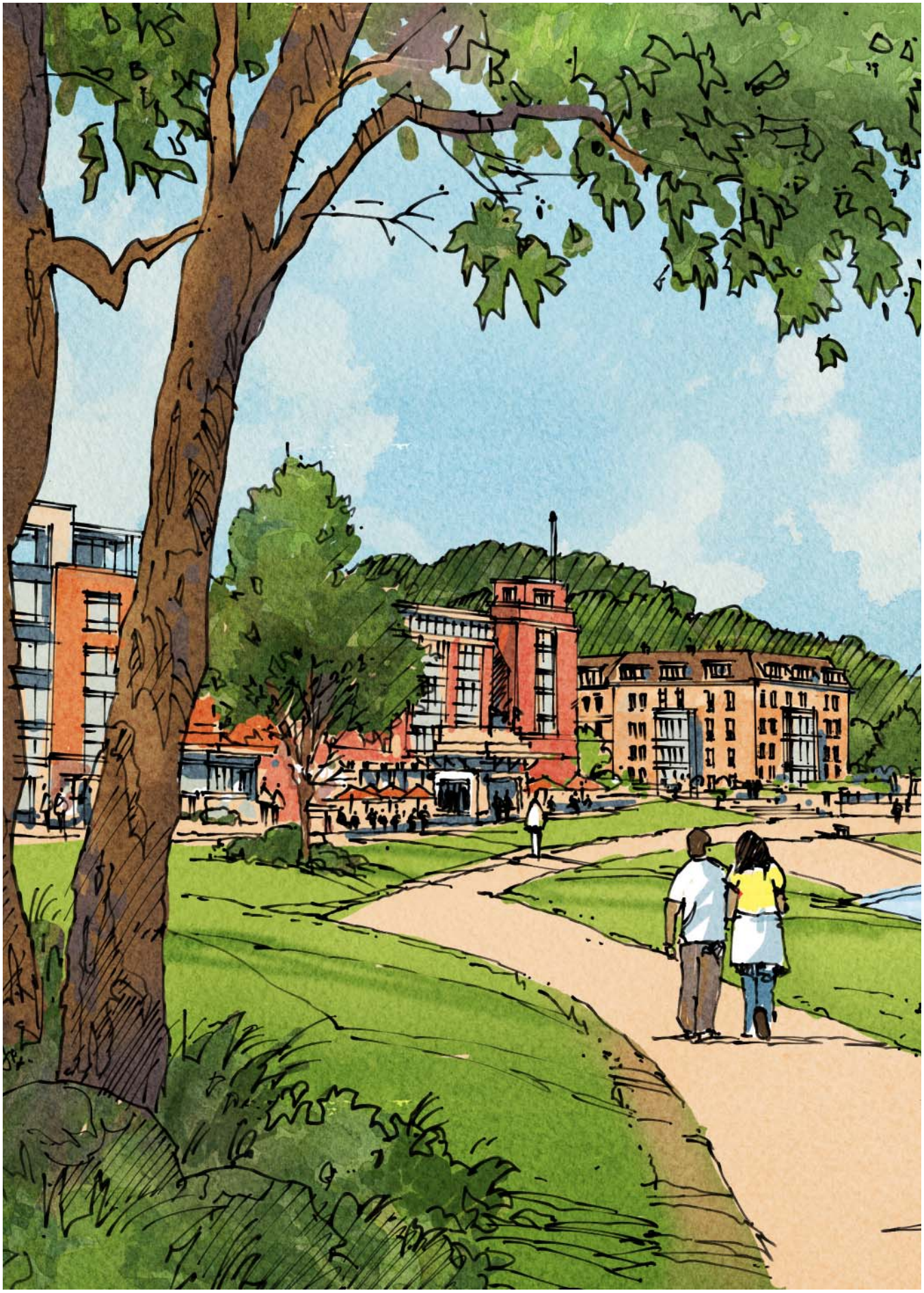
Sec. 2.7 Definitions

The terms used in The Code shall have the meanings assigned in Section 9 of The Code or, where not so defined, the meaning assigned by the Zoning Regulations. Where not otherwise defined, terms shall have their usual, commonly accepted definitions.

Sec. 2.8 Amending The Code

Except as otherwise specifically provided with respect to particular Sections, The Code may be amended in the manner provided for text amendments. The approval of any amendment to The Code shall take into account the vision for Great Pond, as articulated in Section 1.1 of The Code and in the Concept Plan, and the impact upon the intent and characteristics of a TNDD, as set forth in Section 13.2.8 of the Zoning Regulations. Amendments to The Code shall apply prospectively only. Amendments shall not require modifications to or removal of any structures previously approved. However, any new work not previously approved on such structures must comply with The Code as amended.

In those cases where the Planning Department determines that a site plan application deviates from the vision outlined in Section 1.1 of The Code or the Concept Plan, the applicant may apply to amend the Concept Plan and, if necessary, The Code and/or Regulating Plan in the manner outlined above. For specific modifications to the Regulating Plan, see Section 3.3 of The Code.



Chapter 3. The Regulating Plan

Sec. 3.1 The Regulating Plan

The Regulating Plan serves as the zoning map for the development of Great Pond. Regulations in The Code typically are applied by Transect Zone, as shown on the Regulating Plan. Where the Regulating Plan conflicts with The Code as to the application of minimum requirements for particular lots, the requirements set forth on the Regulating Plan shall control. The Regulating Plan for Great Pond is available at the Town of Windsor Planning Department and on their website.

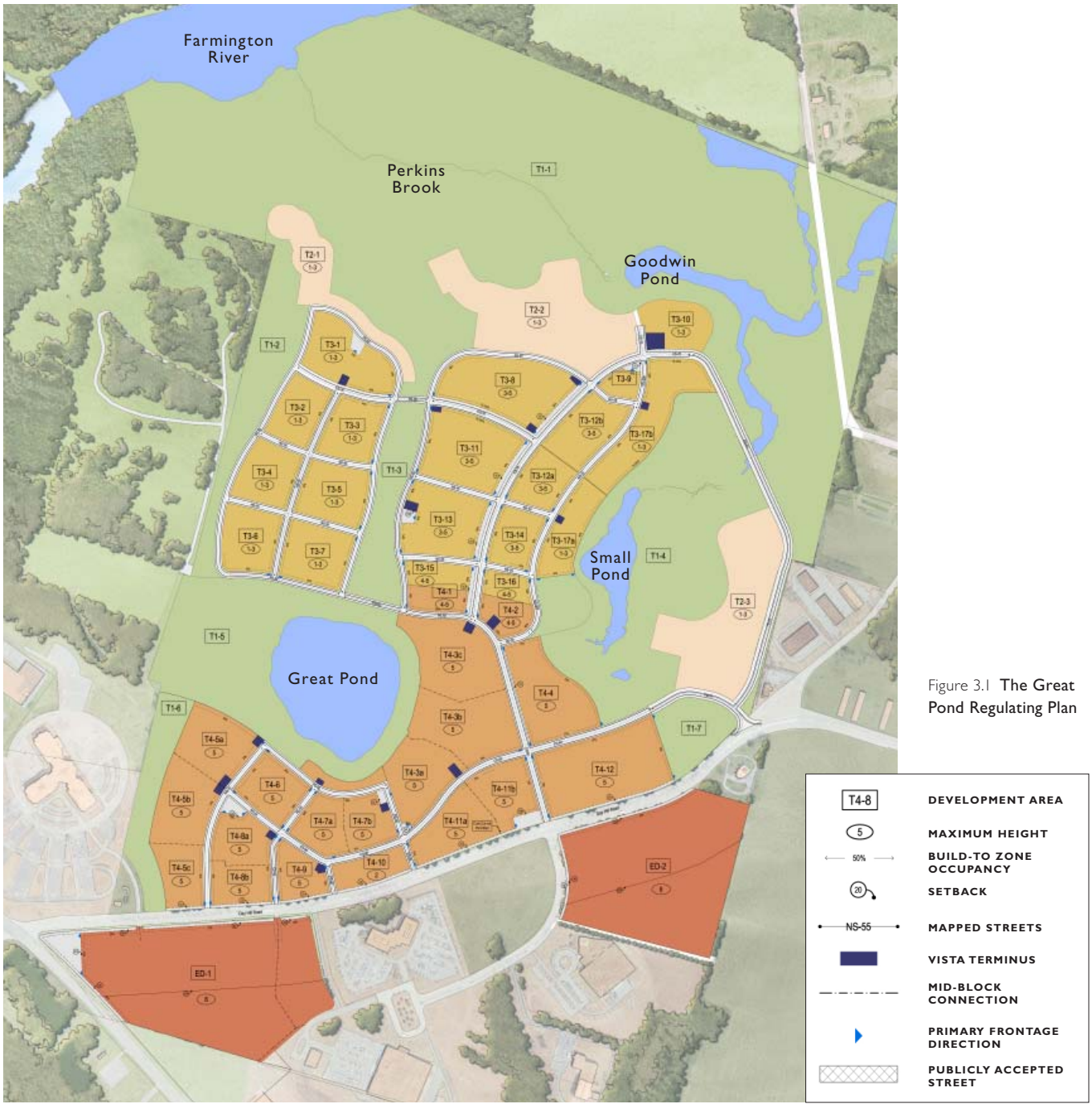


Figure 3.1 The Great Pond Regulating Plan

Sec. 3.2 Using the Regulating Plan

Figure 3.2 **Great Pond Transect Zones**

3.2.1 The Transect

A Transect model is used to establish the intent and general scale of development. Each transect zone has a corresponding range of standards and regulations as established in each section of The Code. There are five transect zones within Great Pond:

A. Transect 1 (T1): Natural Zone

The Natural Zone contains minimal development aside from those functions related to recreation and community gathering. The Natural Zone is intended to ensure public access to the Farmington River and protect the most sensitive landscapes, ecosystems, and habitats within Great Pond.

B. Transect 2 (T2): Clustered Development Zone

The Clustered Development Zone clusters residential development onto land that requires minimal site clearance and mass grading. Sites are connected to the Natural Zone (T1) and water networks, incorporating low-impact development standards and stormwater management techniques.

C. Transect 3 (T3): Neighborhood Zone

The Neighborhood Zone supports a mix of small-to-medium sized building types with predominantly residential uses on an interconnected street network.

D. Transect 4 (T4): Urban Core Zone

The Urban Core Zone consists of a mix of uses in a wide array of building types. It is the most compact form of development within Great Pond.

E. Employment District (ED)

The Employment District includes those lots on the Concept Plan that are located south of Day Hill Road. Only non-residential uses are permitted in the Employment District.

Figure 3.3 **Detail of the Regulating Plan**

3.2.2 Development Area Number T4-8

A Development Area is a developable site or sites created by and accessed from a planned Publicly Accepted or Private Street as shown on the Regulating Plan. Each Development Area is labeled with its corresponding transect zone (T1, T2, T3, T4, ED) and an identification number.

3.2.3 Mapped Street NS-55

Each of the mapped street right-of-ways is identified. Many of these streets are Publicly Accepted Streets. Mapped streets that are not Publicly Accepted Streets may be realigned per the regulations set forth in The Code. For more information about each street type's standards, refer to Section 6: Street Standards.

3.2.4 Publicly Accepted Street

Publicly Accepted streets are mapped streets that are to be accepted by the Town of Windsor. No residential unit shall be further than a 3,000-foot walk from a Public Street. Publicly Accepted Streets are subject to the limits of variance established in Section 6.3 Modifications to Publicly Accepted Streets.

3.2.5 Build-To Zone Occupancy Requirements

In many locations, the minimum percentage of building frontage located in the Build-To Zone is increased along streets where a consistent building face is of value to the streetscape. In these cases, the Build-To Zone Occupancy established on the Regulating Plan supersedes the Build-To Zone Occupancy for each abutting Building Type. For more information about Build-To and frontage requirements, refer to Section 5: Building Type Standards.

3.2.6 Primary Frontage Direction

In those cases where an intersection between a mapped street and another street or open space occurs, the street or open space onto which a building must orient is established by the Frontage Direction. All regulations pertaining to Front and Side Street Yards related to right-of-ways shall follow the Frontage Direction. For information regarding setbacks, refer to Section 5: Building Type Standards. The Primary Frontage Direction does not preclude the provision of secondary or corner-facing entrances into buildings.

3.2.7 Setback

In some locations, minimum setbacks from the right-of-way that are in addition to those required of each building type are indicated on the Regulating Plan. For more information about setback requirements, refer to Section 5: Building Type Standards.

3.2.8 Maximum Height

The maximum height of buildings in each development area is indicated. For more information about height requirements, refer to Section 5: Building Type Standards for building type-specific height requirements.

3.2.9 Vista Terminus

In order to give landmark visual orientation markers in the plan, certain areas are required to accentuate elements in the massing of buildings. These locations are marked on the Regulating Plan as requiring either a vertical Building Element (such as a tower or lobby entry), an accentuated building bay (such as change of material), or a semi-public building element (such as a terrace, porch, or gallery) or a combination of any of the above. A Building Type's central axis shall also suffice for meeting this requirement. For more information about articulating buildings to meet these requirements, refer to Section 5: Building Type Standards.

3.2.10 Mid-Block Connection

To maintain maximum connectivity, several large development areas have a required Mid-Block Connection designated. This connection is permitted to come in the form of a street from Section 6 or as a park space. Mid-Block Connections may be realigned per the requirements set forth in Section 6.

Sec. 3.3 Rules of Interpretation

3.3.1 Modifications to the Regulating Plan

A proposed change of Transect Zone may be amended on the Regulating Plan in the manner provided for a zone boundary change in Section 16.4.2 of the Zoning Regulations. All other modifications to the Regulating Plan may be proposed as part of a site plan application. If town staff determines that proposed modifications to the Regulating Plan through a site plan application deviate from the Great Pond Vision in Section 1.1 of The Code, or create conflicts with other regulations in The Code, they may refer the application to the Commission.

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SALE!

Chapter 4. Use

Sec. 4.1 Intent

While not the primary determinant of building form in Great Pond, the use of a lot is restricted by both the Transect Zone that the lot is located in and by the Building Type and location within a respective Building Type as described in Section 5.2.5.

Figure 4.1 Great Pond is planned as a mixed-use community where building types over time can house any number of different uses.

Figure 4.2 Retail uses can and often do locate on the ground floor of buildings with other uses above.

Figure 4.3 Mobile food vendors add retail vitality on streets and in parks.

Sec. 4.2 The Use Table

4.2.1 Use Categories

Uses within Great Pond are grouped into four "Use Categories." A proposed use in any zone that in the opinion of the Zoning Enforcement Officer is not clearly allowed or prohibited as a permitted use or a Special Use in that zone shall be referred to the Commission for a determination as to whether the use should be allowed as a permitted use, allowed as a Special Use, or prohibited in one or more of the Great Pond Transect Zones. The Use Categories are:

A. Residential
   Includes attached and detached single-family and multi-family dwelling units, whether for rental or ownership. Individual multi-family residential units shall be no smaller than 500 square feet. See Figures 4.1 and 4.2 for minimum average unit sizes.

B. Retail
   This category includes retail and personal service uses. There shall be no minimum size for these uses unless otherwise stated by The Code.

C. Commercial, Office, and Hospitality
   This category includes a wide variety of commercial office space, agricultural, light industrial use, and hospitality use. There shall be no minimum size for a commercial office or hospitality use.

D. Community
   This category includes Public or Semi-Public uses such as health clubs, community centers, and other gathering places. There shall be no minimum size for a community use.

Table 4.1 Minimum Average Multi-Family Unit Size

Bedrooms	Average Unit Size (SF)*
0 to 1	650 (500 min)
2	950
Greater than 2	150 per additional bedroom

* Averages shall be calculated within a single site plan application only.

Table 4.2 Minimum Average Single-Family Unit Size

Type	Average Unit Size (SF)*
Attached	1,100
Detached	1,500

* Averages shall be calculated within a single site plan application only.

4.2.2 Principal Uses

Permitted primary use or uses to occupy a building or lot. Multiple Principal Uses are permitted to occupy one building or one lot.

4.2.3 Accessory Uses

Uses that are permitted by right in conjunction with a Principal Use or Uses in a building or on a development site. Multiple Accessory Uses are permitted to occupy one building or one lot as long as the conditions for a permissible Accessory Use are met.

4.2.4 Special Uses

The Commission shall administer Special Use Permits in accordance with the considerations in Section 15.1.3 of the Zoning Regulations.

4.2.5 Interpreting the Use Table

Uses are not permitted except where otherwise noted in The Code and when the following designations appear in the Use Table:

A. Permitted (P)

B. Accessory Use (A)

C. Special Use (SU)

4.2.6 Use Table

The following Use Table shall replace the Zoning Use Table established in the Zoning Regulations for the lots in Great Pond. Recognizing that the spectrum of uses may change over time and that future new uses cannot be anticipated, the Use Table may be revised from time to time upon approval from the Town Planning and Zoning Commission.

Key	
P	Permitted
A	Accessory Use
SU	Special Use

Table 4.3 Use Table	T1	T2	T3	T4	ED	Comments
Residential						
Accessory Apartment		A	A	A		Primary structure must be owner-occupied dwelling unit
Bed and Breakfasts			SU	P		As per Zoning Regulations 4.5.11
Elderly Housing and Assisted Living			P	P		
Major Home-Based Business		SU	SU	SU		As per Zoning Regulations, Section 4.5.4; Area does not count against maximums set in Section 4.3.2
Minor Home-Based Business		A	A	A		As per Zoning Regulations, Section 4.5.6; Area does not count against maximums set in Section 4.3.2
Multi-Family: Rental			P	P		
Multi-Family: Condominium			P	P		
Nursing Home			P	P		
Single-Family Attached		P	P	P		
Single-Family Detached		P	P	P		
Retail						
Bakeries with Baking Done on Premises			SU	P	P	
Bank/Bank Facilities and Services/ATM				P	P	Without drive-thru
Bar	SU		SU	SU	SU	See special conditions in Section 4.4.3
Bowling Alley				P	P	
Brewpub			SU	SU	SU	Special conditions in Section 4.4.3 apply
Daycare		SU	SU	SU	P	See Zoning Regulations for additional requirements
Drive-thru Window Establishments					SU	As per Zoning Regulations, Section 5.1.6A
Dry Cleaners with Dry Cleaning not done on Premises			P	P	P	
Dry Cleaners with Dry Cleaning at Premises					P	
Farm Stand or Farmer's Market	P	P	P	P	P	Outdoor area does not count against maximums set in Section 4.3
Indoor Appliance Repair				P	P	
Mobile Food Vendors	P			P	P	
Outfitter, Sports, Recreation Sales/Rental	P			P	P	Town of Windsor license required
Restaurant (with or without outdoor dining)	SU		SU	P	P	
Retail Store			SU	P	P	
Theatre (single- or multi-screen or stage)				P	P	
Veterinarian Clinic			SU	P	P	Kennels not permitted
Community						
Art Gallery			A	P	P	
Bike Share	P	P	P	P	P	Area does not count against maximums set in Section 4.3
Boat Dock	P					Area does not count against maximums set in Section 4.3
Clubs, Social, or Fraternal Organization			P	P	SU	
Community Gathering Facility	P	P	P	P	P	

Table 4.3 Use Table	T1	T2	T3	T4	ED	Comments
Gray Water Treatment Facility	A	A	A	A	A	For on-site reuse of water or discharge; may be a Special Use if a district-wide use
Health/Athletic Club				P	P	
Higher Education	P		P	P	P	Programming permitted in T1
Hospital					SU	
Indoor and Outdoor Recreation (pools, tennis, etc.)	P		P	P	P	Outdoor recreation area does not count against maximums set in Section 4.3
Library			P	P	P	
Municipal Services	P		SU	P	P	Area does not count against maximums set in Section 4.3
Museum			SU	P	P	
Parking: Structured or Below Grade			P	P	P	Area does not count against maximums set in Section 4.3
Parking: Surface	P	A	A	A	A	Area does not count against maximums set in Section 4.3
Places for Assembly and Congregation			SU	P	P	
Playgrounds and Parks	P	P	P	P	P	Outdoor Area does not count against maximums set in Section 4.3
Post Office			P	P	P	
Pump Stations or Stand Pipes	SU	SU	SU	SU	SU	Area does not count against maximums set in Section 4.3
Recycling and Composting Collection Station	SU			SU	SU	Curbside drop-off only
School			P	P	P	
Commercial, Office, and Hospitality						
Banquet Facility or Conference Center			SU	P	P	
Car Rental, Car Share, and Taxi Services	P		P	P	P	Taxi stands and reserved spaces only; Car Rental not permitted in T1 and T3 zones; Car Share Area does not count against maximums set in Section 4.3
Corporate Office				P	P	
Data Center				P	P	
District Energy Plant	SU	SU	SU	SU	SU	
General Office			P	P	P	
Growing Field Crops, Agriculture, Community Garden	P	P			P	Non-commercial only in T2 and T3; home and accessory gardens are permitted in all Transect Zones; Agriculture structures as per Zoning Regulations. Truck farming only; outdoor area does not count against maximums set in Section 4.3
Horticultural and Nursery Stock Sales	P			P	P	Not for resale or retail; area does not count against maximums set in Section 4.3
Hospitality, Hotels, Lodging			P	P	P	Includes conference and banquet space; see Section 4.4.4 for additional requirements
Light Manufacturing				P	P	
New Vehicle Dealership				P	P	No used vehicles; showroom only, no surface lots
Office/Flex Space				P	P	
Printing, Binding, Reproduction, and Shipping Services				P	P	
Professional Office			P	P	P	
Professional Office in a Dwelling		SU	A	A		In Detached House and Attached House Only
Research and Development				P	P	
Solar Panels and Wind Turbines generating power for use on premises	A	A	A	A	A	Electricity purchase program participation permitted
Spa			SU	P	P	
Storage and Warehousing					A	One-story mini storage, boat, and RV storage not permitted; no outdoor storage permitted
Studios (art, film, etc.)		A	A	P	P	Adult-oriented establishments not permitted
Tank Storage				A	P	Propane only for sale intended for residential use; 20-pound cyinder exchange only
Wholesale and Distribution					A	Storage and wholesaling is to be supportive of office or light manufacturing uses

Sec. 4.3 Development Restrictions

The Concept Plan includes approvals for a maximum development entitlement. For each type of use, no more than a 10 percent increase is permitted without approval from the Town Planning and Zoning Commission. No development restrictions shall be placed on a single application other than in those cases where the total Great Pond development would exceed these limits by greater than 10 percent.

4.3.1 Maximum of 4,010 residential units are permitted.

4.3.2 Maximum of 85,000 square feet of retail use is permitted.

4.3.3 Maximum of 640,000 square feet of office and hospitality use is permitted.

4.3.4 Maximum of 128,000 square feet of community use is permitted.

4.3.5 No residential use is permitted in the ED Transect Zone.

Sec. 4.4 Other Use Restrictions

4.4.1 Farmer's Market

A Farmer's Market(s) selling regionally-produced goods, seasonal or otherwise, shall be permitted on the premises in either a permanent structure or in temporary accommodations in a structure that need not meet the requirements of the Building Types in Section 5 of The Code. A simplified site plan per Section 14.2.15A in the Zoning Regulations shall be required for approval and may come either as part of or separate from another development site plan application.

4.4.2 Mobile Food Vendors

Mobile Food Vendors are permitted in Great Pond in accordance with Section 14.2.14 of the Zoning Regulations with the following exceptions:

A. The operation need not be removed outside the hours of operation;

B. The hours of operation shall not be restricted to sunrise to sunset;

C. Mobile Food Vendors may locate anywhere within the following Transect Zones: T1, T4, and ED with no proximity restrictions related to other uses;

D. There shall be no limit to the number of Mobile Food Vendors permitted per site by The Code; and

E. There shall be no term limit set by The Code for a Mobile Food Vendor.

4.4.3 Establishments Serving Alcohol for On-Premises Consumption

A. Any establishment serving alcohol for on-premises consumption shall not dedicate more than 25 percent of its gross floor area to dance floor, stage, and/or fixed seating or standing room for the viewing of entertainment. The applicant shall provide a floor plan indicating the size and location of any entertainment area described above.

B. With the exception of full-service restaurant/brew pubs; and limited-service restaurants serving beer, or beer and wine only with no entertainment facilities; such establishments shall be limited to no more than 2,000 square feet.

C. No more than two such establishments shall be permitted at the same time within the T1 Transect Zone. Within this Transect Zone, such establishments shall not exceed 5,000 square feet each.

4.4.4 Hotel and Hospitality Requirements

A. For boutique hotels of fewer than 50 rooms, a signed agreement providing banquet facilities and a restaurant either on-site or within a quarter of a mile from the hotel shall be in place prior to site plan approval. The supporting banquet facility and restaurant shall be operational no later than the opening of the hotel.

B. Hotels greater than 50 rooms shall meet either full-service, extended-stay, or all-suite hotel requirements of the Zoning Regulations.

C. Hotel rooms shall be at a minimum the average size set in Table 4.4.

Table 4.4 Minimum Average Hotel Unit Size

Type of Hotel	Unit Size (SF)
Standard	300
Extended Stay	400
Suite	500

4.4.5 Performance Standards

Unless otherwise specified, the performance standards established in the Zoning Regulations shall apply.

Chapter 5. Building Type Standards

Sec. 5.1 Intent

The vertical built form of Great Pond is primarily regulated by building type. Building Type Standards regulate the way that buildings address the street and sit on development lots, and establish the building envelope for lots. Building Types are permitted by Transect in the Regulating Plan. For more information about the Regulating Plan, refer to Section 3: The Regulating Plan.

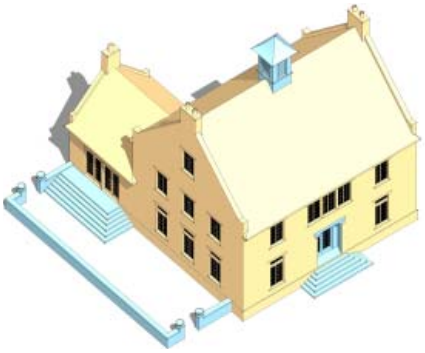


Figure 5.4 Massing of a Community Building

Figure 5.1 Large urban building

Figure 5.2 Small urban building

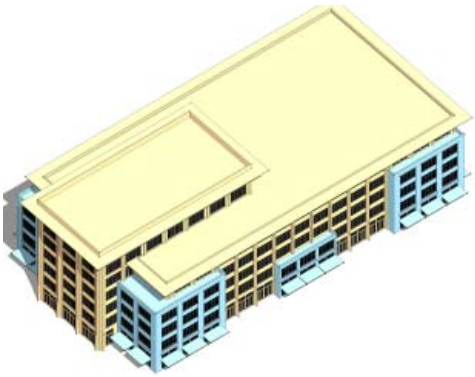


Figure 5.5 Massing of a Large Urban Building

Figure 5.3 Medium urban building

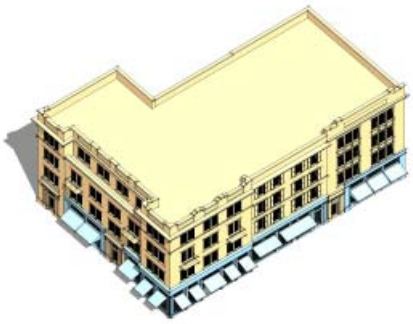


Figure 5.6 Massing of a Medium Urban Building

Figure 5.7 Massing of a Small Urban Building

Figure 5.8 Detached house

Figure 5.9 Massing of a Detached House

Figure 5.10 Massing of an Attached House

Figure 5.11 Massing of a Carriage House

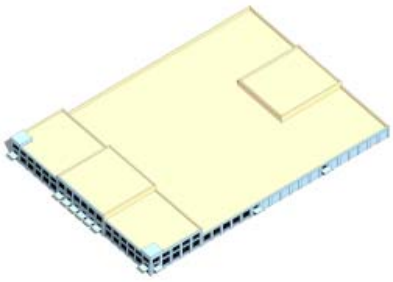


Figure 5.12 Massing of a Flex Building

Sec. 5.2 How Building Types are Regulated

Building types are regulated using the following types of standards:

5.2.1 Main Body Requirements

The Main Body of a building type shall be the primary mass of the building. It shall be a legible shape in the massing and articulation of a building so that smaller building elements such as porches, bay windows, etc. shall be subordinate to the Main Body's form (e.g., a square, rectangle, L-shape, C-shape, T-shape). For more information on building elements, refer to Section 5.6: Building Elements.

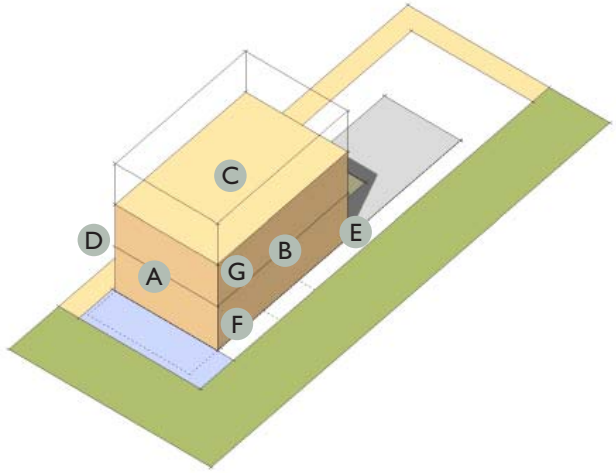


Figure 5.13 Typical Main Body diagram

A. Main Body Width: Length (feet) parallel to the frontage of the building's Main Body.

B. Main Body Depth: Length (feet) of the building, more or less perpendicular to the right-of-way or right-of-ways in the case of corner lots from the street-facing facade to the outdoor private zone.

C. Main Body Footprint: Area (square feet) of the Main Body's footprint.

D. Main Body Height: Height (in habitable floors or feet, whichever is shorter) of the Main Body of the building. To determine how to measure height, refer to Section 5.7: Height.

E. Residential Finished Floor Elevation: Height (inches) that the ground floor at the front-facing entry must be above finished grade within the Build-To Zone.

F. Ground Floor Height: Height (feet, floor-to-floor) of the ground floor of the Main Body of a building.

G. Upper Floor Height: Height (feet, floor-to-floor) of any non-ground floor of the Main Body of a building.

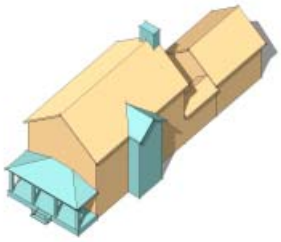


Figure 5.14 The Main Body is composed with Building Elements (Section 5.6), windows, and doors.

5.2.2 Massing and Composition Requirements

The mass and composition of a building are vital to ensuring that a building appropriately addresses adjoining streets.

A. Roof Pitch: Indicates the range of roof pitches (rise/run) permitted.

B. Flat Roofs Permitted: Indicates if flat (no pitch), mono-pitch (roof that pitches in a single direction), or parapet roofs are permitted.

C. Bay Width: The percentage range or length (feet), whichever is shortest in length, of a Main Body's facade that shall be vertically articulated as a structural bay.

D. Ground Floor Transparency: Percentage of a building's ground floor facade that must be glazed within the Build-To Zone.

E. Upper Floor Transparency: Percentage of a building's facade on its upper floors that must be glazed within the Build-To Zone.

F. Maximum Entry Spacing: Length (feet) between a building's or adjacent buildings' Main Body entries.

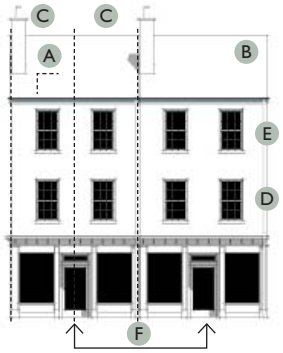


Figure 5.15 Example facade compositions

5.2.3 Lot Size

Permitted range of building lot dimension and area

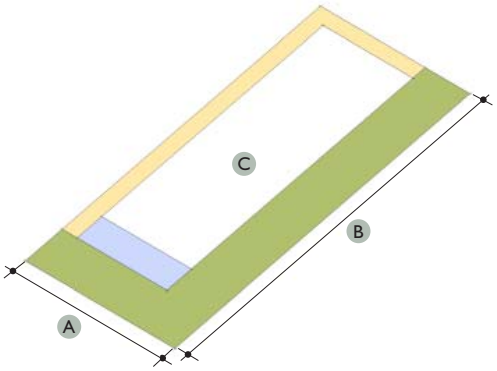


Figure 5.16 Typical lot size diagram

A. Lot Width: Distance (feet) between side lot lines.

B. Lot Depth: Distance (feet) between front and rear lot lines.

C. Lot Area: Area (square feet and acres) of the lot.

5.2.4 Setbacks (Yards) and Build-To Zone

A. Front Yard: Minimum length (feet) from the front lot line that the above-grade foundation line of conditioned space may locate. No encroachment is permitted into the Front Yard except where otherwise permitted in the The Code.

B. Side Yard: Minimum length (feet) from the side lot line that the above-grade foundation line of conditioned space may locate. No encroachment is permitted into the Side Yard except where otherwise permitted in the Building Element section of The Code.

C. Side-Street Yard for Corner Lots: Minimum length (feet) from the Side-Street lot line that the above-grade foundation line of conditioned space may locate. To determine the street frontage that a building must front on, refer to the Regulating Plan.

D. Rear Yard: Minimum length (feet) from rear lot line to foundation line of structure. If abutting an alley, additional setback standards are often required to be met for garages and other accessory structures.

E. Build-To Zone: The maximum distance from a Yard that the outermost foundation of a Main Body's conditioned space is permitted to sit, as measured from the back of the Front Yard and Side-Street Yard lines.

F. Build-To Zone Occupancy: The percentage of the Build-To Zone that a building's facade is required to occupy. In some cases, this is superseded by the Build-To Zone Occupancy Requirement established on the Regulating Plan (see Section 3: The Regulating Plan).

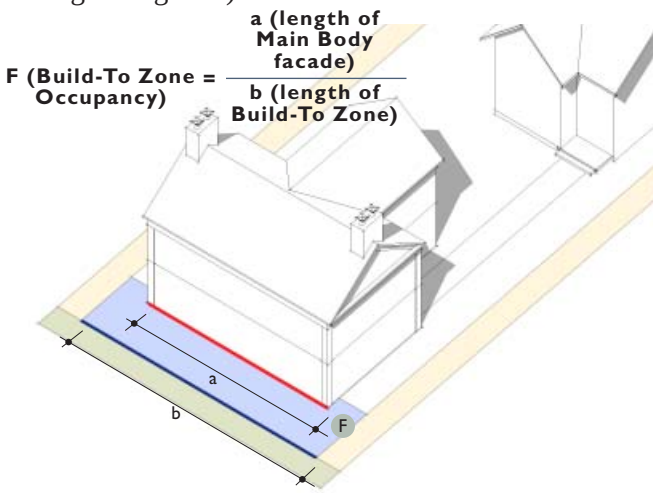


Figure 5.17 Build-To Zone Occupancy

G. Front Parking Setback: The minimum length (feet) to the rear of a street-facing Main-Body facade that any form of vehicular parking is permitted to locate. For more information regarding the location of parking, refer to Section 7.3: Parking Standards.

H. Side-Street Parking Setback: In all cases, parking shall not extend beyond the outermost face of any Main Body, Building Element, site wall or hedgerow, or enclosed garage that addresses a side street or public space. For more information regarding the location of parking, refer to Section 7.3: Parking Standards.

I. Other setbacks: In some locations, an additional setback is required from the Right-of-Way. Refer to the Regulating Plan in Section 3 for more information.

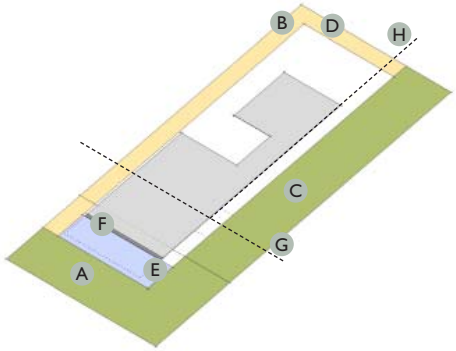


Figure 5.18 Typical lot setbacks (Yards) and Build-To Zone

5.2.5 Use Requirements

Use categories may be limited by Building Type or by specific locations within a building type. In all cases where permitted uses in a Building Type and on the Regulating Plan conflict, the restrictions on use within each Transect Zone on the Regulating Plan prevail. For more information on uses, refer to Section 4: Uses.

A. Ground Floor Use: Permitted use(s) on the ground floor of a building type.

B. Upper Floor Use: Permitted use(s) on upper floors of a building type.

5.2.6 Permitted Transect Zones

Building Types are permitted in the Transect Zone(s) specified in Section 5.4. If no Transect Zone is specified, the Building Type is permitted in any of the Transect Zones on the Regulating Plan.

Sec. 5.3 Interpretation

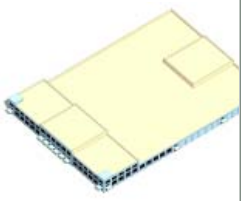
Building Type requirements shall be met to the extent that site conditions allow. Special circumstances affecting a lot, including but not limited to, slope, flood plains, unstable soil conditions, or existing tree stands, may require the applicant to request a warrant from the Town of Windsor from Building Type standards. In all cases not related to naturally-occurring or geotechnical limitations, a variance from the Town of Windsor may be required.

Sec. 5.4 Permitted Building Types

There are eight permitted Building Types. Their criteria are described in the summary table below:

Table 5.1 Building Criteria

	Detached House		Attached House		Carriage House		Small Urban Building	
								
Main Body	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Main Body Width (Feet)	18	48	16	30 (38 if retail on ground flr)	24	40	48	110
Main Body Depth (Feet)	24	44	30	44	30	30	30	60
Main Body Footprint (Square Feet)	432	2,112	480	1,320	720	1,200	1,440	6,600
Main Body Height (Floors/Feet)	1.5/22	3.5/45	2/22	3.5/45	1.5/20	2.5/35	2/22	3.5 (max 3 in T2; 4 permitted in T4)/45
Ground Floor Height: Residential/Non-residential (Feet)	10/12	n/a	10/14	n/a	11/14	n/a	10/12	n/a
Upper Floor Height (Feet)	9	n/a	9	n/a	9	n/a	9	n/a
Residential Finished Floor Elevation (Inches)	18	n/a	18	n/a	18	n/a	18	n/a
Massing and Composition								
Roof Pitch (Rise:Run)	4:12	18:12	3:12	18:12	4:12	18:12	4:12	14:12
Flat Roofs Permitted (Yes or No)	No		Yes		Yes (on 2 stories or greater)		Yes	
Bay Width (Percentage of facade/feet, whichever is shorter)	50/6	50/24	20/6	100/24	20/5	100/24	16/8	50/40
Ground-Floor Transparency (Percentage of facade, Residential/Non-residential)	20/30	70/85	20/30	70/90	10/30	50/70	20/50	70/90
Upper Floor Transparency (Percentage of facade, Residential/Non-residential)	20/20	70/80	20/20	60/90	20/20	50/70	20/20	50/90
Entry Spacing (Feet)	n/a	n/a	n/a	50	n/a	n/a	n/a	120
Permitted Uses								
Permitted Transect Zones	T2, T3, T4		T2, T3, T4		T2, T3, T4, ED		T2, T3, T4, ED	

	Medium Urban Building		Large Urban Building		Flex Building		Community Building	
								
Main Body	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Main Body Width (Feet)	80	150	150	270	150	270	n/a	n/a
Main Body Depth (Feet)	60	80	80	150	270	370	n/a	n/a
Main Body Footprint (Square Feet)	4,800	12,000	12,000	40,500	40,500	100,000	n/a	n/a
Main Body Height (Floors/Feet)	3.5/45	5/75	3/35	8/120	1/20	5/60	1/12	4/60
Ground Floor Height: Residential/Non-residential (Feet)	12/14	n/a	12/14	n/a	n/a	n/a	14	n/a
Upper Floor Height (Feet)	10	n/a	10	n/a	10	n/a	10	n/a
Residential Finished Floor Elevation (Inches)	18	n/a	18	n/a	n/a	n/a	n/a	n/a
Massing and Composition								
Roof Pitch (Rise:Run)	3:12	14:12	3:12	8:12	3:12	8:12	n/a	n/a
Flat Roofs Permitted (Yes or No)	Yes		Yes		Yes		Yes	
Bay Width (Percentage of facade/feet, whichever is shorter)	16/8	35/50	16/10	33/46	n/a / 14	n/a / 28	10/6	50/50
Ground-Floor Transparency (Percentage of facade, Residential/Non-residential)	20/50	60/90	20/50	80/90	30	90	n/a	n/a
Upper Floor Transparency (Percentage of facade, Residential/Non-residential)	20/20	70/80	20/20	70/90	30	100	n/a	n/a
Entry Spacing (Feet)	n/a	150	n/a	150	14	200	n/a	n/a
Permitted Uses								
Permitted Transect Zones	T4, ED		T4, ED		ED		T1, T2, T3, T4, ED	

5.4.1 Detached House

The Detached House is a small, free-standing building (aside from building elements and, oftentimes, a garage) that may contain residential uses, non-residential uses, or both. Refer to Section 4.2.1 for the minimum size of residential units.

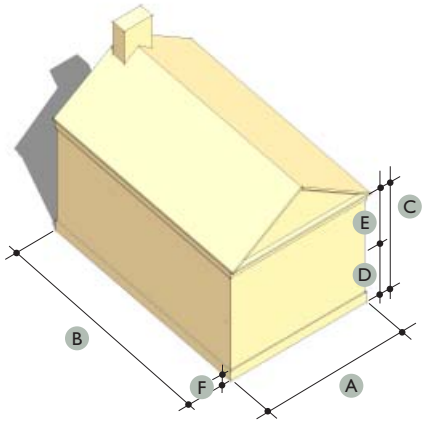


Figure 5.19 Example of main body

Figure 5.20 Example of residential ground floor massing and composition

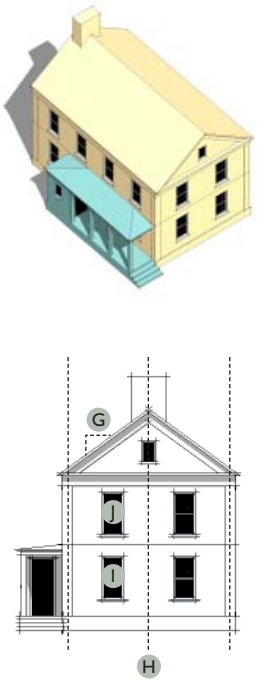


Figure 5.21 Example of non-residential ground floor massing and composition

Table 5.2 Detached House Requirements

	Main Body	Minimum	Maximum
A	Main Body Width (Feet)	18	48
B	Main Body Depth (Feet)	24	44
	Main Body Footprint (Square Feet)	432	2,112
C	Main Body Height (Floors/Feet)	1.5/22	3.5/45
D	Ground Floor Height: Residential/Non-residential (Feet)	10/12	n/a
E	Upper Floor Height (Feet)	9	n/a
F	Residential Finished Floor Elevation (Inches)	18	n/a
	Main Body Massing and Composition		
G	Roof Pitch (Rise:Run)	4:12	18:12
	Flat Roofs Permitted (Yes or No)	No	
H	Bay Width (Percentage of facade/feet, whichever is shorter)	50/6	50/24
I	Ground-Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/30	70/85
J	Upper Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/20	70/80
	Entry Spacing (Feet)	n/a	n/a

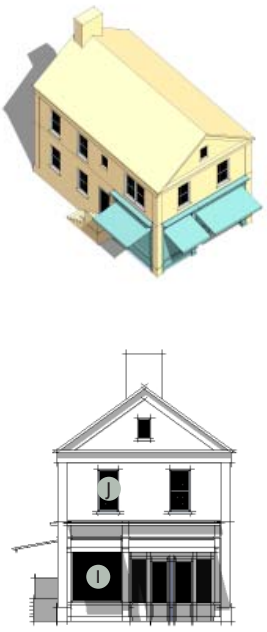


Figure 5.22 Example of detached house lot in transect T2

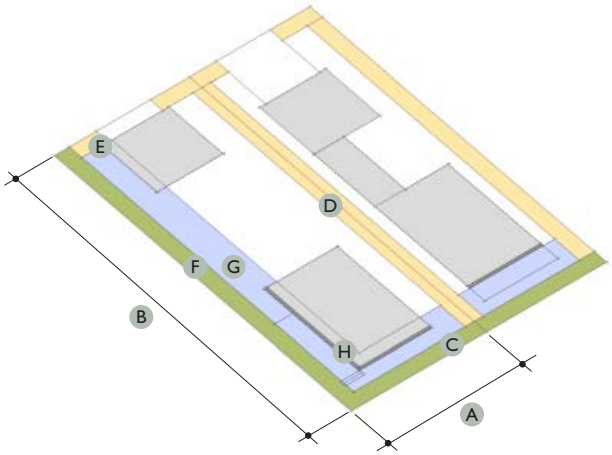


Figure 5.23 Example of detached house lot in transect T3-T4

Table 5.3 T2 Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	70	300
B	Lot Depth (Feet)	120	300
	Lot Area (Square Feet)	8,400	90,000
	Lot Area (Acres)	.19	2.07
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	10	100
D	Side Yard (Feet)	10	n/a
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	20	n/a
G	Clearance Zone	Site Specific	
H	Clearance Zone Occupancy (%)	n/a	100
	Front Parking Setback (Feet)	n/a	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Community	
	Permitted Upper Floor Uses	Residential, Community	
	Permitted Transect Zones	T2	

*In T2 zones, development shall preserve to a reasonable extent the existing grade and tree stands on each lot and when siting access roads, streets, and building pads. This Zone is called a Tree Clearance Zone.

Table 5.4 T3-T4 Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	30	65
B	Lot Depth (Feet)	90	120
	Lot Area (Square Feet)	2,700	7,800
	Lot Area (Acres)	.06	.18
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	5	n/a
D	Side Yard (Feet)	3	n/a
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	5	15
G	Build-To Zone (Feet)	0	15
H	Build-To Zone Occupancy (%)	30	n/a
	Front Parking Setback (Feet)	18	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Retail, Community	
	Permitted Upper Floor Uses	Residential, Retail, Community	
	Permitted Transect Zones	T3, T4	

5.4.2 Attached House

Attached Houses shall either be designed as a unified building or as a series of individualized units. Attached Houses are suitable for both residential and non-residential uses and may either be on a common lot or individually lotted. Refer to Section 4.2.1 for the minimum size of residential units.

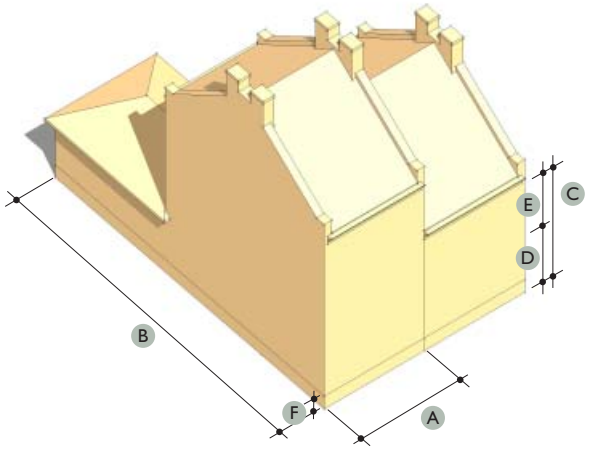


Figure 5.24 Example of main body

Figure 5.25 Example of residential ground floor massing and composition

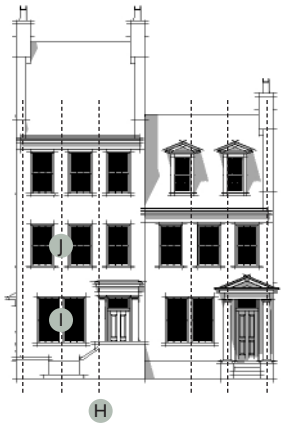


Figure 5.26 Example of non-residential ground floor massing and composition

Table 5.5 Attached House Requirements

	Main Body	Minimum	Maximum
A	Main Body Width (Feet)	16	30 (38 if retail on ground flr)
B	Main Body Depth (Feet)	30	44
	Main Body Footprint (Square Feet)	480	1,320
C	Main Body Height (Floors/Feet)	2/22	3.5/45
D	Ground Floor Height: Residential/Non-residential (Feet)	12/14	n/a
E	Upper Floor Height (Feet)	9	n/a
F	Residential Finished Floor Elevation (Inches)	18	n/a
	Main Body Massing and Composition		
G	Roof Pitch (Rise:Run)	3:12	18:12
	Flat Roofs Permitted (Yes or No)	Yes	
H	Bay Width (Percentage of facade/feet, whichever is shorter)	20/6	100/24
I	Ground-Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/30	70/90
J	Upper Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/20	60/90
K	Entry Spacing (Feet)	n/a	50

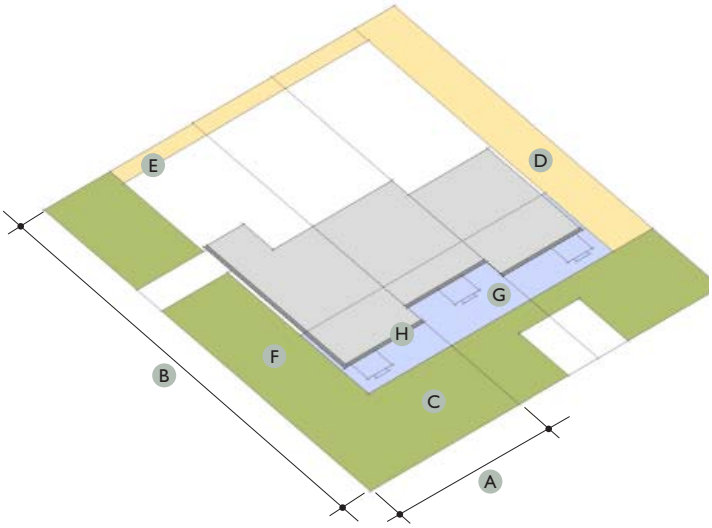


Figure 5.27 Example of attached house lot in transect T2

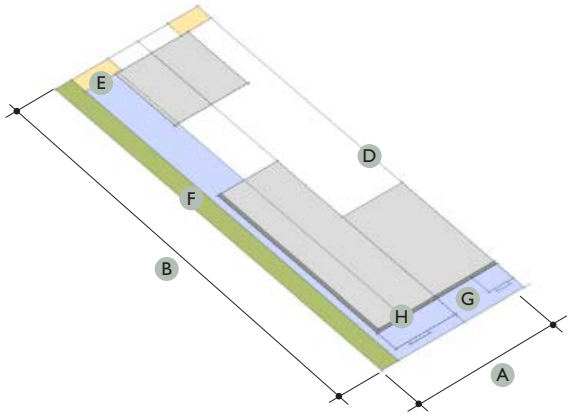


Figure 5.28 Example of attached house lot in transect T3-T4

Table 5.6 T2 Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	20	50
B	Lot Depth (Feet)	60	200
	Lot Area (Square Feet)	1,200	10,000
	Lot Area (Acres)	.03	.23
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	25	n/a
D	Side Yard (In-line/End Unit, Feet)	0/12	n/a
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	20	n/a
G	Build-To Zone (Feet)	0	50
H	Build-To Zone Occupancy (%)	35	100
	Front Parking Setback (Feet)	5	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Community	
	Permitted Upper Floor Uses	Residential, Community	
	Permitted Transect Zones	T2	

Table 5.7 T3-T4 Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	16	40
B	Lot Depth (Feet)	35	120
	Lot Area (Square Feet)	560	4,800
	Lot Area (Acres)	.01	.11
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	0	15
D	Side Yard (In-line/End Unit, Feet)	0	10
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	5	10
G	Build-To Zone (Feet)	0	10
H	Build-To Zone Occupancy (%)	35	100
	Front Parking Setback (Feet)	15	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Upper Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Transect Zones	T3, T4	

5.4.3 Carriage House

Carriage Houses exist in two forms. The first is as additional living or working space above a garage for another or the same user in an accessory structure on the same lot. Refer to Section 4.2.1 for the minimum size of multi-family units when designing a Carriage House intended to be used as a Primary Structure.

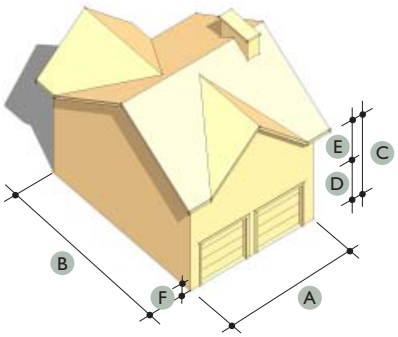


Figure 5.29 Example of Main Body

Figure 5.30 Example of Carriage House as Accessory Structure massing and composition

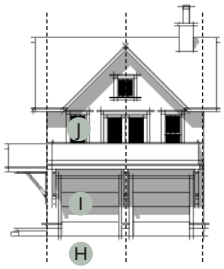
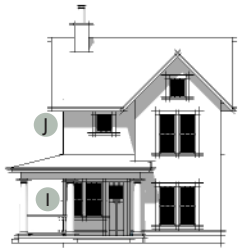


Figure 5.31 Example of Carriage House as Primary Structure massing and composition

Table 5.8 Carriage House Requirements

	Main Body	Minimum	Maximum
A	Main Body Width (Feet)	24	40
B	Main Body Depth (Feet)	30	30
	Main Body Footprint (Square Feet)	720	1,200
C	Main Body Height (Floors/Feet)	1.5/20	2.5/35
D	Ground Floor Height: Residential/Non-residential (Feet)	11/14	n/a
E	Upper Floor Height (Feet)	9	n/a
F	Residential Finished Floor Elevation (Inches)	18	n/a
	Main Body Massing and Composition		
G	Roof Pitch (Rise:Run)	4:12	18:12
	Flat Roofs Permitted (Yes or No)	Yes (on 2 stories or greater)	
H	Bay Width (Percentage of facade/feet, whichever is shorter)	20/5	100/24
I	Ground-Floor Transparency (Percentage of public-facing facade, excluding garage doors, Residential/Non-residential)	10/30	50/70
J	Upper Floor Transparency (Percentage of facade, Residential/Non-residential)	20/20	50/70
K	Entry Spacing (Feet)	n/a	n/a



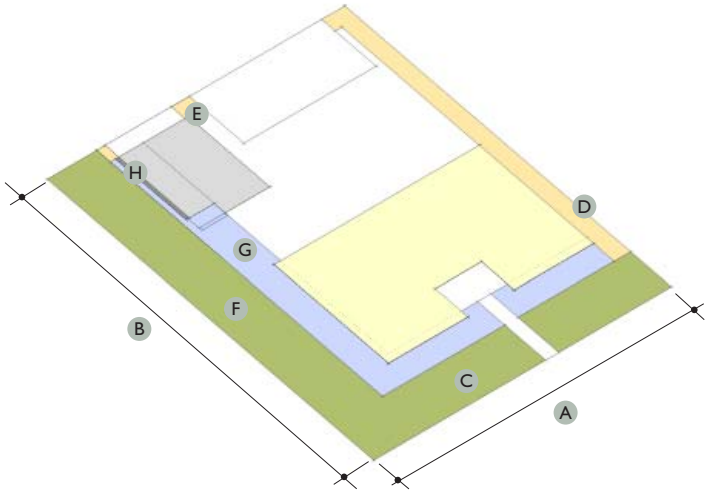


Figure 5.32 Example of carriage house lot in transect T2-T4. The carriage house is treated as an accessory building that is subject to the criteria of the lot's primary building type.

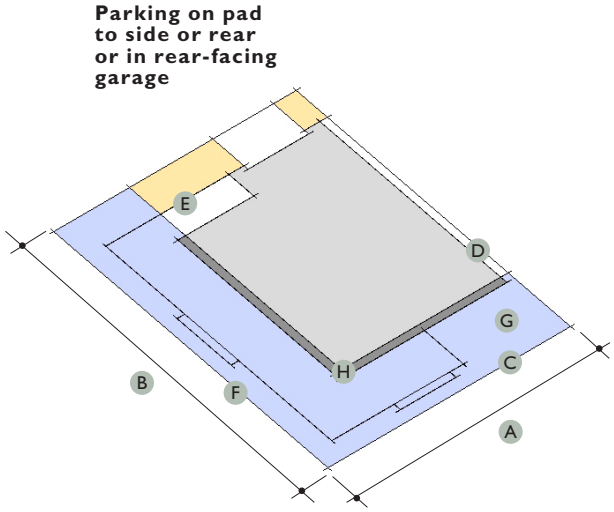


Figure 5.33 Example of carriage house lot that has the Carriage House as the primary structure on a lot.

Table 5.9 Carriage House as Accessory Structure Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	See Primary Building Type	
B	Lot Depth (Feet)	See Primary Building Type	
	Lot Area (Square Feet)	See Primary Building Type	
	Lot Area (Acres)	See Primary Building Type	
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	See Primary Building Type	
D	Side Yard (Feet)	See Primary Building Type	
E	Rear Yard (Feet)	See Primary Building Type	
F	Side-Street Yard (Feet on Corner Lots)	See Primary Building Type	
G	Build-To Zone (Feet)	Up to 10 feet deeper than Primary Building Type	
H	Build-To Zone Occupancy (%)	See Primary Building Type	
	Front Parking Setback (Feet)	See Primary Building Type	
	Permitted Uses		
	Permitted Ground Floor Uses	Retail, Community, Commercial	
	Permitted Upper Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Transect Zones	T2 (residential only), T3, T4	

Table 5.10 Carriage House as Primary Structure Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	24	40
B	Lot Depth (Feet)	30	40
	Lot Area (Square Feet)	720	1,600
	Lot Area (Acres)	.02	.04
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	n/a	n/a
D	Side Yard (In-line/End Unit, Feet)	0	14
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	n/a	n/a
G	Build-To Zone (Feet)	0	20
H	Build-To Zone Occupancy (%)	40	100
	Front Parking Setback (Feet)	10	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Upper Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Transect Zones	T3, T4, ED	

5.4.4 Small Urban Building

Small Urban Buildings may be located in both residential and mixed-use neighborhoods. Refer to Section 4.2.1 for the minimum size of multi-family residential units.

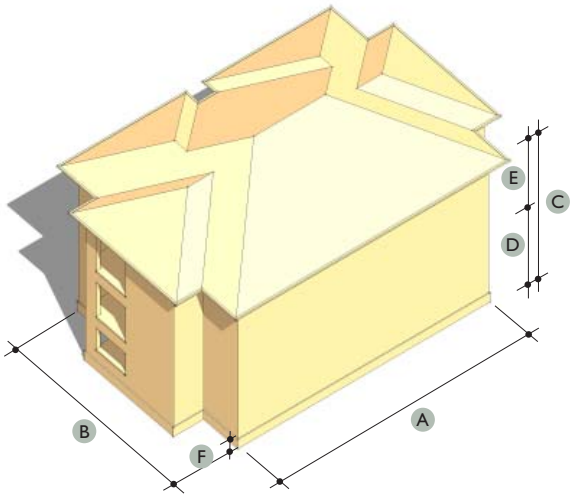


Figure 5.34 Example of main body

Figure 5.35 Example of residential ground floor massing and composition

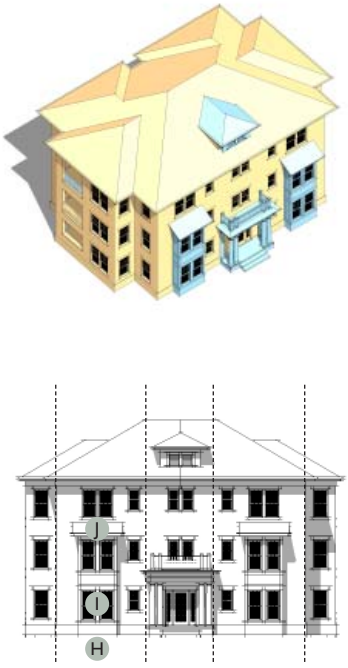
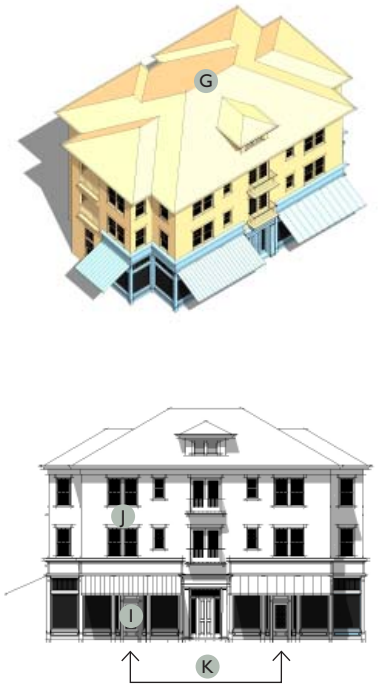


Figure 5.36 Example of non-residential ground floor massing and composition

Table 5.11 Small Urban Building Requirements

	Main Body	Minimum	Maximum
A	Main Body Width (Feet)	48	110
B	Main Body Depth (Feet)	30	60
	Main Body Footprint (Square Feet)	1,440	6,600
C	Main Body Height (Floors/Feet)	2/22	3.5 (max 3 in T2; 4 permitted in T4) (45)
D	Ground Floor Height: Residential/Non-residential (Feet)	10/12	n/a
E	Upper Floor Height (Feet)	9	n/a
F	Residential Finished Floor Elevation (Inches)	18	n/a
	Main Body Massing and Composition		
G	Roof Pitch (Rise:Run)	4:12	14:12
	Flat Roofs Permitted (Yes or No)	Yes	
H	Bay Width (Percentage of facade/feet, whichever is shorter)	16/8	50/40
I	Ground-Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/50	70/90
J	Upper Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/20	50/90
K	Entry Spacing (Feet)	n/a	120



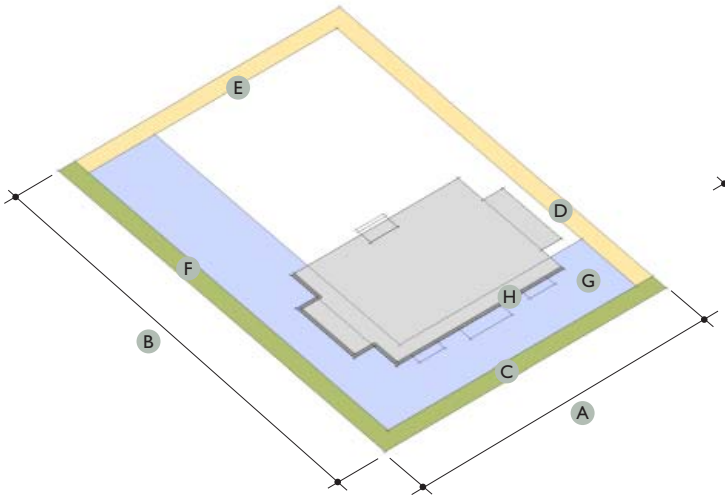


Figure 5.37 Example of small urban building lot in transect T2-T3

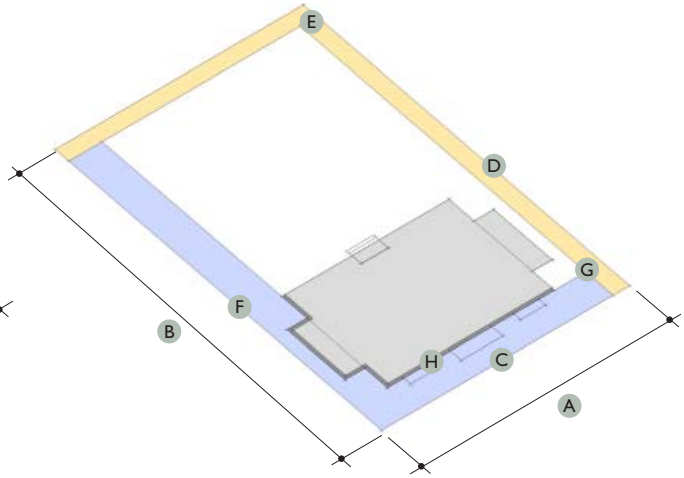


Figure 5.38 Example of small urban building lot in transect T4 and ED

Table 5.12 T3 Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	60	120
B	Lot Depth (Feet)	100	200
	Lot Area (Square Feet)	6,000	24,000
	Lot Area (Acres)	.14	.55
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	5	15
D	Side Yard (Feet)	5	n/a
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	5	15
G	Build-To Zone (Feet)	0	20
H	Build-To Zone Occupancy (%)	40	100
	Front Parking Setback (Feet)	20	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Upper Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Transect Zones	T3	

Table 5.13 T4, ED Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	60	120
B	Lot Depth (Feet)	100	200
	Lot Area (Square Feet)	6,000	24,000
	Lot Area (Acres)	.14	.55
	Setbacks and Build-To Zone		
C	Front Yard	0	10
D	Side Yard (Feet)	0	5
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	0	n/a
G	Build-To Zone (Feet)	0	10
H	Build-To Zone Occupancy (%)	60	100
	Front Parking Setback (Feet)	15	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Upper Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Transect Zones	T4, ED	

5.4.5 Medium Urban Building

Medium Urban Buildings may locate in the denser Great Pond neighborhoods in either single or mixed-use formats. Refer to Section 4.2.1 for the minimum size of multi-family residential units.

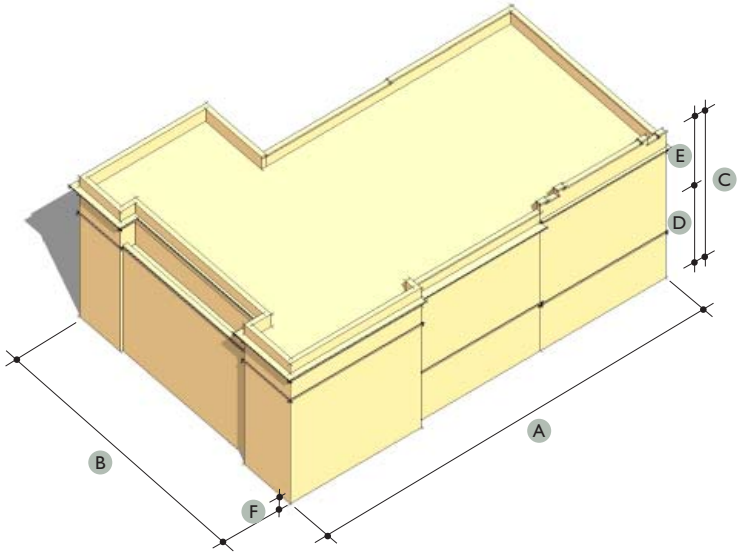


Figure 5.39 Example of main body

Figure 5.40 Example of residential ground floor massing and composition

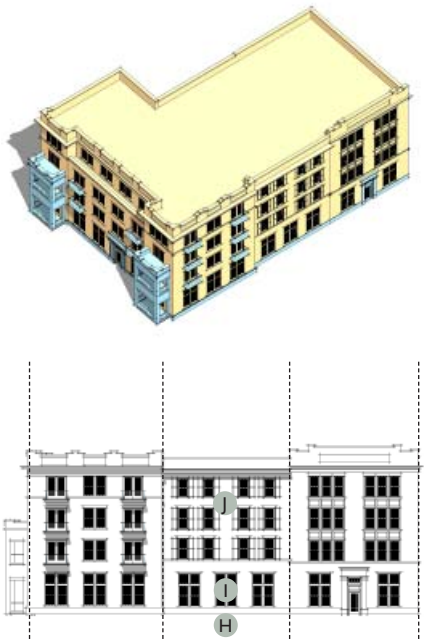
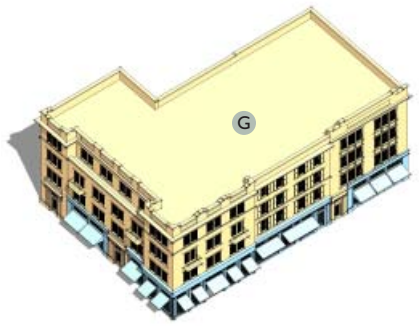


Figure 5.41 Example of non-Residential ground floor massing and composition

Table 5.14 Medium Urban Building Requirements

	Main Body	Minimum	Maximum
A	Main Body Width (Feet)	80	150
B	Main Body Depth (Feet)	60	80
	Main Body Footprint (Square Feet)	4,800	12,000
C	Main Body Height (Floors/Feet)	3.5/45	5/75
D	Ground Floor Height: Residential/Non-residential (Feet)	12/14	n/a
E	Upper Floor Height (Feet)	10	n/a
F	Residential Finished Floor Elevation (Inches)	18	n/a
	Main Body Massing and Composition		
G	Roof Pitch (Rise:Run)	3:12	14:12
	Flat Roofs Permitted (Yes or No)	Yes	
H	Bay Width (Percentage of facade/feet, whichever is shorter)	16/8	35/50
I	Ground-Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/50	60/90
J	Upper Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/20	70/80
K	Entry Spacing (Feet)	n/a	150



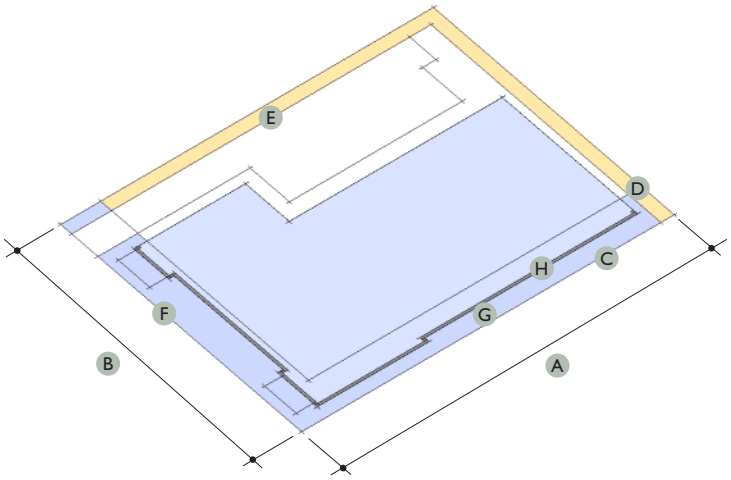


Figure 5.42 Example of Medium Urban Building lot in transect

Table 5.15 Medium Urban Building Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	100	200
B	Lot Depth (Feet)	120	200
	Lot Area (Square Feet)	12,000	40,000
	Lot Area (Acres)	.28	.92
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	0	15
D	Side Yard (Feet)	10	25
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	0	15
G	Build-To Zone (Feet)	0	10
H	Build-To Zone Occupancy (%)	60	100
	Front Parking Setback (Feet)	15	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Upper Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Transect Zones	T4, ED	

5.4.6 Large Urban Building

Large Urban Buildings are the largest buildings permitted by The Code and most commonly found on or around Day Hill Road. Refer to Section 4.2.1 for the minimum size of multi-family residential units.

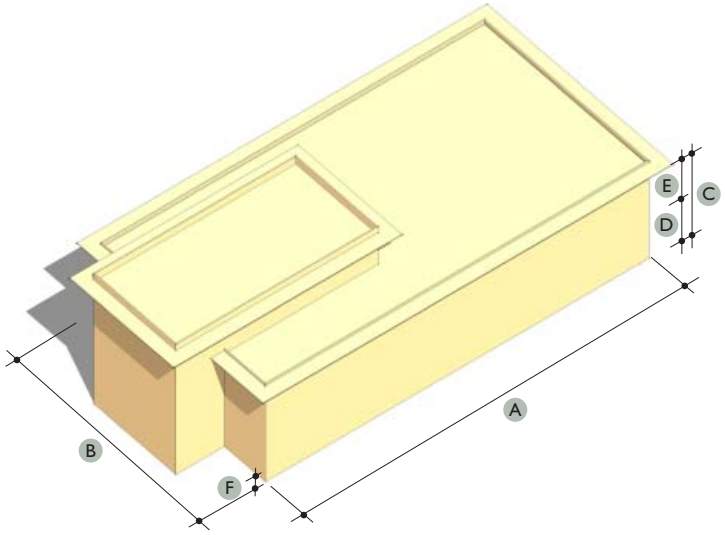


Figure 5.43 Example of main body

Figure 5.44 Example of massing and composition

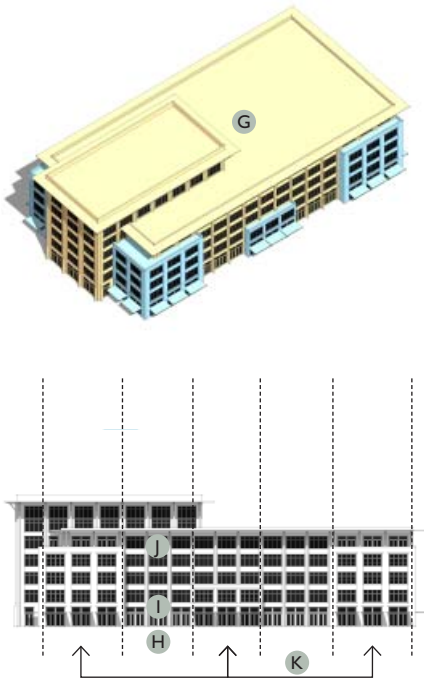


Table 5.16 Large Urban Building Requirements

	Main Body	Minimum	Maximum
A	Main Body Width (Feet)	150	270
B	Main Body Depth (Feet)	80	150
	Main Body Footprint (Square Feet)	12,000	40,500
C	Main Body Height (Floors/Feet)	3/35	8/120
D	Ground Floor Height: Residential/Non-residential (Feet)	12/14	n/a
E	Upper Floor Height (Feet)	10	n/a
F	Residential Finished Floor Elevation (Inches)	18	n/a
	Main Body Massing and Composition		
G	Roof Pitch (Rise:Run)	3:12	8:12
	Flat Roofs Permitted (Yes or No)	Yes	Yes
H	Bay Width (Percentage of facade/feet, whichever is shorter)	16/10	33/46
I	Ground-Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/50	80/90
J	Upper Floor Transparency (Percentage of facade, Residential/ Non-residential)	20/20	70/90
K	Entry Spacing (Feet)	n/a	150

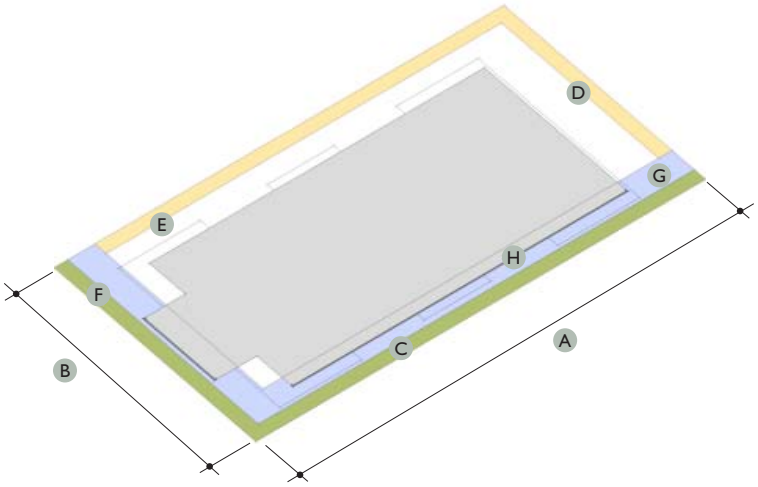


Figure 5.45 Example of Large Urban Building lot in transect T4-ED

Table 5.17 T4-ED Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	120	300
B	Lot Depth (Feet)	100	180
	Lot Area (Square Feet)	12,000	54,000
	Lot Area (Acres)	0.28	1.24
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	10	60
D	Side Yard (Feet)	15	15
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	10	60
G	Build-To Zone (Feet)	10	30
H	Build-To Zone Occupancy (%)	50	100
	Front Parking Setback (Feet)	15	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Upper Floor Uses	Residential, Retail, Community, Commercial	
	Permitted Transect Zones	T4, ED	

5.4.7 Flex Building

The Flex Building Type satisfies demands for the largest uses that cannot be accommodated in other Building Types. The Flex Building Type is permitted only in the ED Transect Zone. Flex Buildings shall be located a minimum of 500 feet from the Day Hill Road right-of-way (shown on Regulating Plan). Except where otherwise stated in The Code, Flex Buildings shall meet the minimum requirements of the Zoning Regulations' Industrial (I) Zone. A Flex Building must have a clearly defined pedestrian entrance from the edge of the lot to the building. Offices, showrooms, staff recreational spaces, or other "front-of-house" spaces shall be located in multi-story masses oriented towards Day Hill Road or Blue Hills Avenue and must adhere to frontage and transparency requirements. Facades that face other streets or public spaces must also be articulated. Storage, waste collection, servicing and loading shall occur at the rear or side of buildings and may not face toward Day Hill Road.

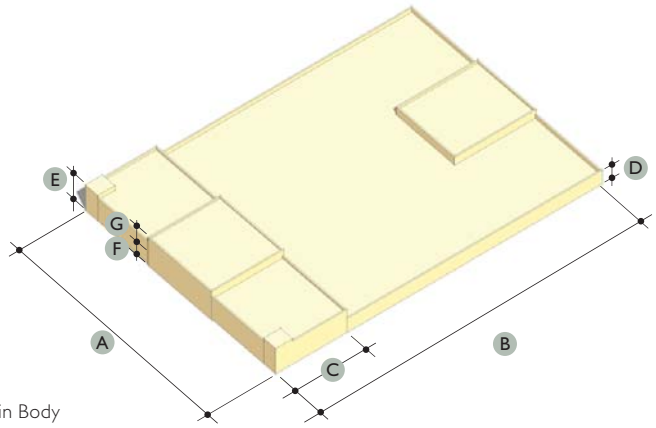


Figure 5.46 Example of Main Body

Figure 5.47 The Illustration below shows two types of permitted frontage. The blue indicates multi-story massing, which must front Day Hill Road and Blue Hills Avenue. The orange indicates facades of the main body mass that face other streets or open spaces and must be articulated with bays.

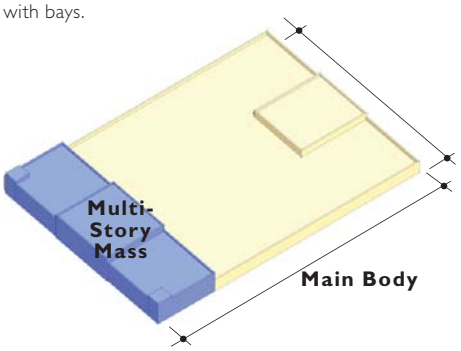
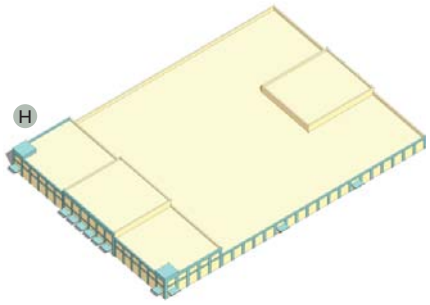
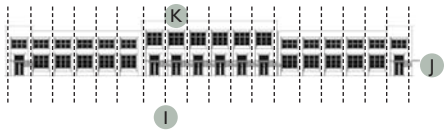


Figure 5.48 Example of massing and composition





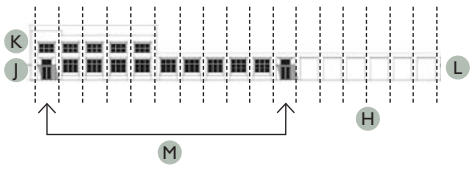


Table 5.18 Flex Building Requirements

	Main Body	Minimum	Maximum
A	Main Body Width (Feet)	150	270
B	Main Body Depth (Feet)	270	370
	Main Body Footprint (Square Feet)	40,500	100,000
C	Multi-Story Mass Depth (Feet)	50	125
D	Main Body Height (Floors/Feet)	1/20	5/60
E	Multi-Story Mass Height (Floors/Feet)	1.5/18	5/60
F	Ground Floor Height (Feet)	12	n/a
G	Upper Floor Height (Feet)	10	n/a
	Main Body Massing and Composition		
H	Roof Pitch (Permitted only on multi-story masses) (Rise:Run)	3:12	8:12
	Flat Roofs Permitted (Yes or No)	Yes	n/a
I	Bay Width (Percentage of facade/feet, whichever is shorter)	14	28
J	Ground-Floor Transparency on Multi-Story Mass (Percentage of facade)	30	90
K	Upper Floor Transparency (Percentage of facade)	30	100
L	Ground-Floor Transparency Main Body (Percentage of facade)	n/a	n/a
M	Entry Spacing (Feet)	14	200

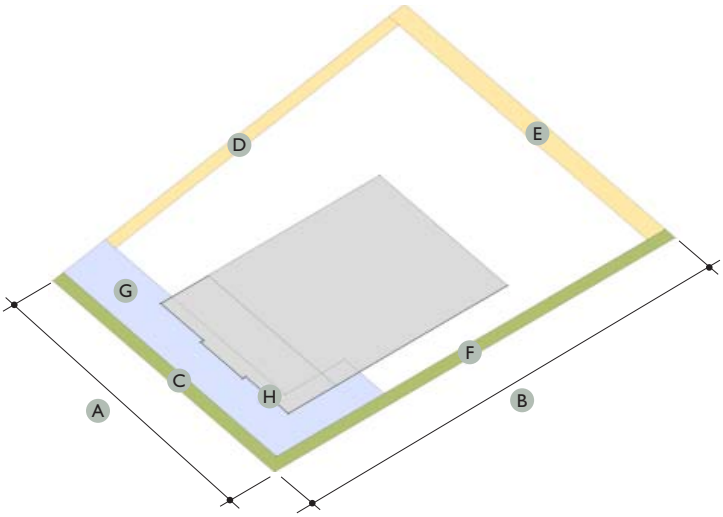


Figure 5.49 Example of Flex Building Type Lot

Table 5.19 Flex Building Type Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	200	800
B	Lot Depth (Feet)	400	1,000
	Lot Area (Square Feet)	80,000	800,000
	Lot Area (Acres)	1.8	18.4
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	20	40
D	Side Yard (Feet)	10	20
E	Rear Yard (Feet)	20	40
F	Side-Street Yard (Feet on Corner Lots)	20	40
G	Build-To Zone (Feet)	0	80
H	Build-To Zone Occupancy (Street-facing Mass only, %)	40	100
	Front Parking Setback (Feet)	n/a	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Commercial, Retail (10,000 SF Max Retail)	
	Permitted Upper Floor Uses	Commercial	
	Permitted Transect Zones	ED	

5.4.8 Community Building

Community Buildings are the cornerstones of communities and neighborhoods. Community Buildings occupy prominent and accessible sites.

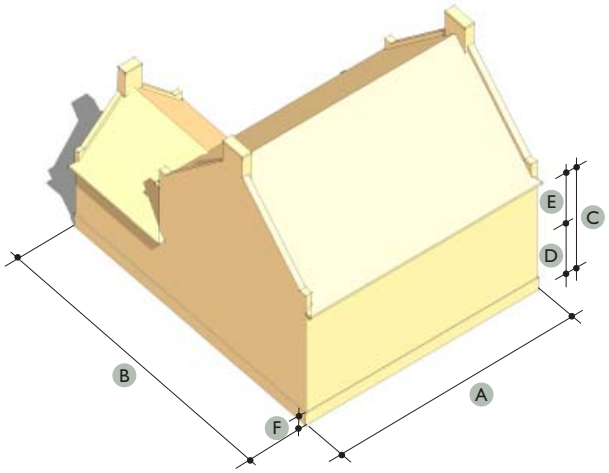
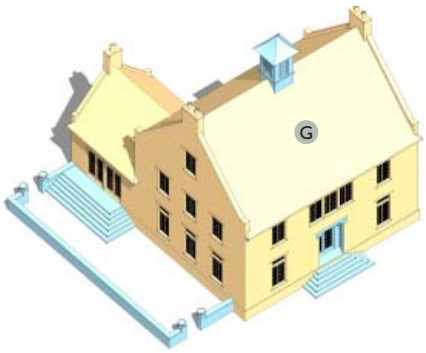


Figure 5.50 Example of main body

Figure 5.51 Example of massing and composition



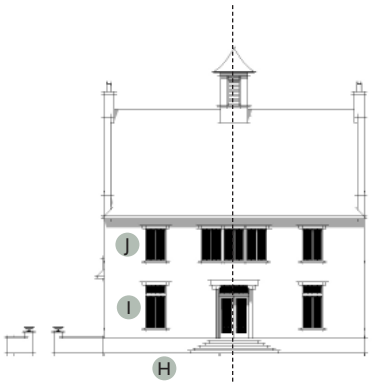


Table 5.20 Community Building Requirements

	Main Body	Minimum	Maximum
A	Main Body Width (Feet)	n/a	n/a
B	Main Body Depth (Feet)	n/a	n/a
	Main Body Footprint (Square Feet)	n/a	n/a
C	Main Body Height (Floors/Feet)	1/12	4/60
D	Ground Floor Height (Feet)	14	n/a
E	Upper Floor Height (Feet)	10	n/a
F	Residential Finished Floor Elevation (Inches)	n/a	n/a
	Main Body Massing and Composition		
G	Roof Pitch (Rise:Run)	n/a	n/a
	Flat Roofs Permitted (Yes or No)	Yes	
H	Bay Width (Percentage of facade/feet, whichever is shorter)	10/6	50/50
I	Ground-Floor Transparency (Percentage of facade)	n/a	n/a
J	Upper Floor Transparency (Percentage of facade)	n/a	n/a
K	Entry Spacing (Feet)	n/a	n/a

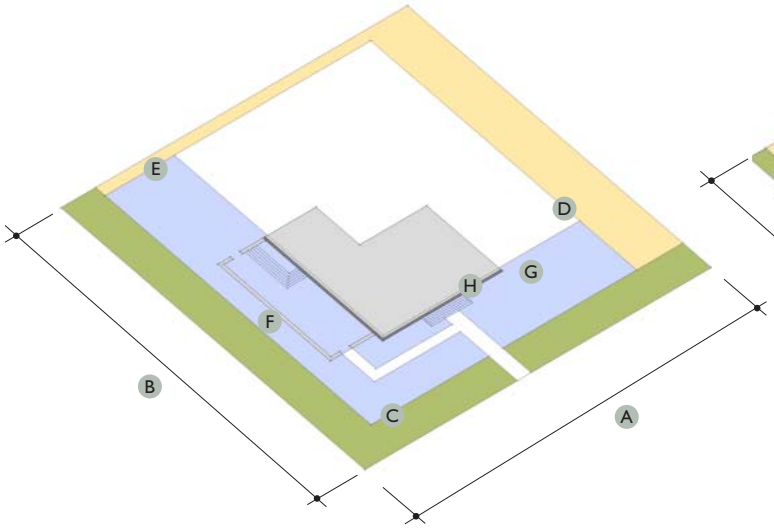


Figure 5.52 Example of Community Building lot in all transects

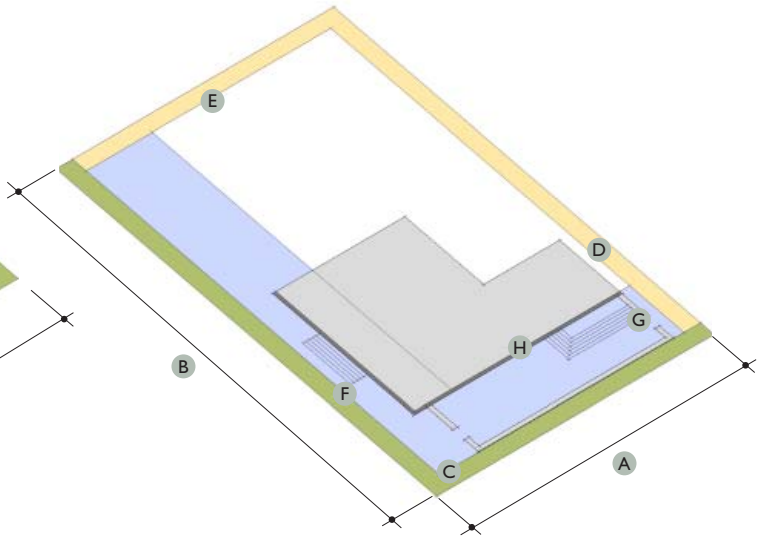


Figure 5.53 Example of Community Building lot in transect T3-T4

Table 5.21 T1, T2, ED Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	n/a	n/a
B	Lot Depth (Feet)	n/a	n/a
	Lot Area (Square Feet)	n/a	n/a
	Lot Area (Acres)	n/a	n/a
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	10	n/a
D	Side Yard (Feet)	10	n/a
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	10	n/a
G	Build-To Zone (Feet)	15	n/a
H	Build-To Zone Occupancy (%)	30	100
	Front Parking Setback (Feet)	10	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Community	
	Permitted Upper Floor Uses	Community	
	Permitted Transect Zones	T1, T2, ED	

Table 5.22 T3–T4 Lot Requirements

	Lot Size	Minimum	Maximum
A	Lot Width (Feet)	n/a	n/a
B	Lot Depth (Feet)	n/a	n/a
	Lot Area (Square Feet)	n/a	n/a
	Lot Area (Acres)	n/a	n/a
	Setbacks and Build-To Zone		
C	Front Yard (Feet)	0	n/a
D	Side Yard (Feet)	0	n/a
E	Rear Yard (Feet)	5	n/a
F	Side-Street Yard (Feet on Corner Lots)	0	n/a
G	Build-To Zone (Feet)	10	n/a
H	Build-To Zone Occupancy (%)	50	100
	Front Parking Setback (Feet)	10	n/a
	Permitted Uses		
	Permitted Ground Floor Uses	Community	
	Permitted Upper Floor Uses	Community	
	Permitted Transect Zones	T3, T4, ED	

Sec. 5.5 Placement and Location of Building Types

The location, frequency, and appearance of Building Types shall be regulated to provide for an appropriate amount of building diversity along Great Pond streets and park spaces. The strategic use of Great Pond Building Types is also intended to correspond with creating memorable places within Great Pond and to provide visual markers to assist in way-finding and to terminate vistas.

5.5.1 Variation Among Detached Houses

A. A minimum of three different floor plans shall be used along any block and directly opposing block face.

B. No repetition of elevation is permitted without color, material, or building element change along any block face or opposing block face except where a "gateway" is desired into any park space or street. Such exceptions may be permitted at the discretion of the Town Planner.

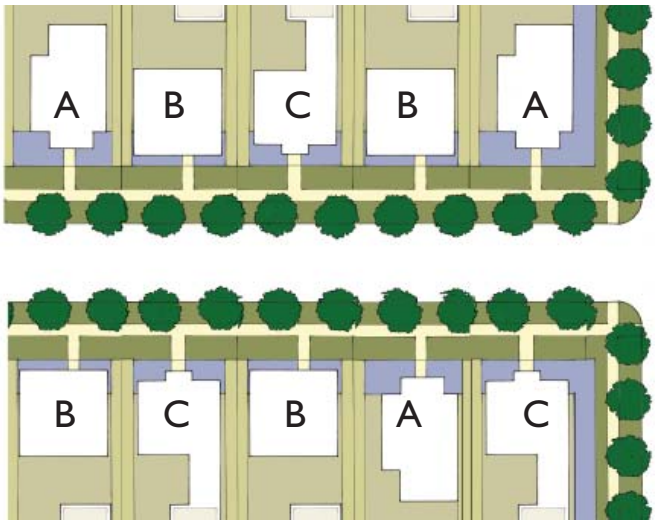


Figure 5.54 Plan variety

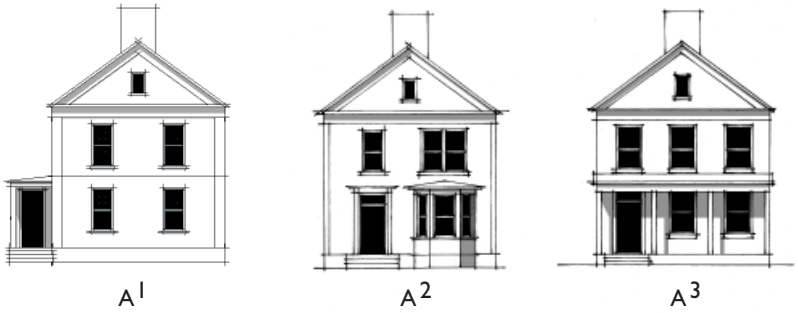


Figure 5.55 Elevation variety using the same plan type

5.5.2 Variation of Attached Houses

A. Attached houses are limited to 3-unit series in T2 and T3 zones and 5-unit series in T4 zones.

B. In T2 and T3 zones, no attached unit series may be repeated on any block or opposing block face without change in color or material and building element or plan configuration (including number of units in series).

C. Elevations may be repeated within a unit series in T4 zones. Additionally, this elevation series may be repeated on an opposing block face. Adjacent series of units may be permitted only upon a showing of substantial variation in color or material and building element or plan configurations.

5.5.3 Use of Small Urban Buildings

Figure 5.56 Permitted block face elevation in cases where repeated elevations are used and composed as separate units

Figure 5.57 Permitted block face elevation in cases where the building is composed as a large house

A. No more than three small urban buildings of the same building plan may be used along a block and directly opposing block face. When three buildings of the same plan are used, elevations must be differentiated in color, material, building elements or style, and roof massing.

B. Bay elements may be repeated along elevations of Small Urban Buildings in T4 zones.

C. No building plan may be used directly across the street from the same building plan except at intersections or entrances to park spaces.

D. In T2 zones, Small Urban Buildings are permitted only at intersections of streets or on squares, parks, greens or any other public space, and no repetition of elevation is permitted without color, material, and building element change along any block face or opposing block face.

5.5.4 Variation of Medium Urban Buildings

Figure 5.58 Examples of sufficient differentiation in building elements and roof massing

Figure 5.59 Repeated bay elements

Figure 5.60 When framing a "gateway," the use of similar building types is permitted.

A. No more than three medium urban buildings of the same building plan may be used along a block or opposing block face. When three buildings of the same plan are used along a block or opposing block face, a minimum of two different building elevations must be used.

B. Within an elevation facade composition, no more than 6 repeated bays may be placed in series without change in building element, material, plane change of greater than 8 feet, or change in building height.

C. No building plan may be used directly across the street from the same building plan except at intersections or entries to park spaces, and adjacent building plans must vary in facade length by a minimum of 30 feet or a 25 percent deviation, whichever is greater.

D. Where four Medium Urban Buildings are placed at intersections, a minimum of two plan types and three elevations shall be used.

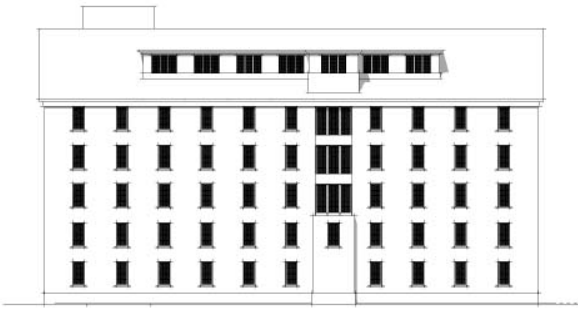


Figure 5.61 Repeated bays of a medium urban building are interrupted by a vertical building element.

Figure 5.62 Consecutive buildings vary in length to create a varied rhythm along the block face.

5.5.5 Variation of Large Urban Buildings

A. No more than three of the same building plans can be used along a block or opposing block face. When three of the same plans are used along a block or opposing block face, a minimum of two different building elevations must be used.

B. Within an elevation, no more than 6 repeated bays may be placed in series without change in building element, material, plane change of greater than 8 feet, or change in building height.

C. No building plan may be used across the street from the same building plan except at intersections or park spaces, and adjacent building plans must vary in facade length by a minimum of 50 feet or a 30 percent deviation, whichever is greater.

D. Where four Large Urban Buildings are placed at intersections, a minimum of two plan types and three elevations shall be used.

E. In Transect Zone ED, no more than four buildings of the same plan may be used throughout the Zone. When more than one of the same plan is used, a minimum of two elevations is required.

F. Large Urban Buildings may also be composed together to create a small campus or intimate courtyard space around which no more than four Large Urban Buildings may be located with no more than three of the same plans used in the composition.

Figure 5.64 Large Urban Buildings may be assembled on a Campus Block to house uses with large space needs.

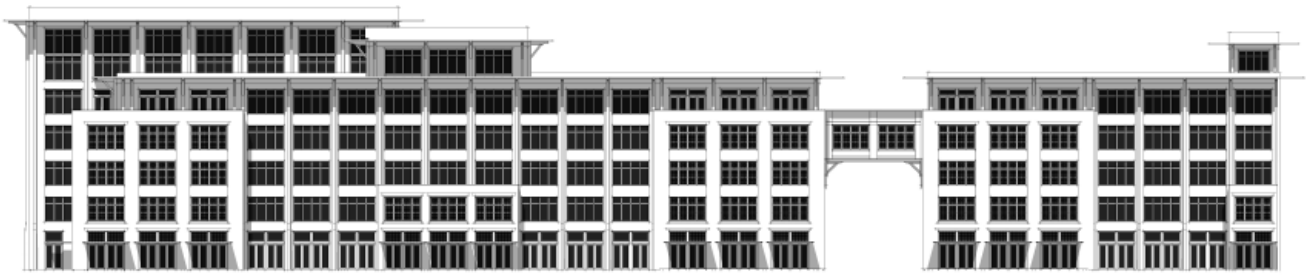


Figure 5.63 Example of Large Urban Buildings arranged on a Campus Block. Large Urban Buildings shall not have more than 6 repeated bays in a series and consecutive buildings shall vary in length.

5.5.6 Carriage Houses

A. Carriage House plans or elevations may not repeat across a street or alley without change of color and building elements.

B. Plan types may repeat within a block so long as they are situated along an alley. Elevations, however, must be differentiated by color, material, building element, or roof massing. When used as a primary structure, no more than five Carriage Houses may occupy the same block face or block faces. Where more than two are along the same street, the additional units shall be set back and arranged around a common park or garden.

C. Street facing Carriage Houses may repeat plan and elevation type where acting as a "gateway" to an alley or greenway.

D. At intersections of alleys and streets, the Carriage Unit must be sited with minimum permitted setbacks.

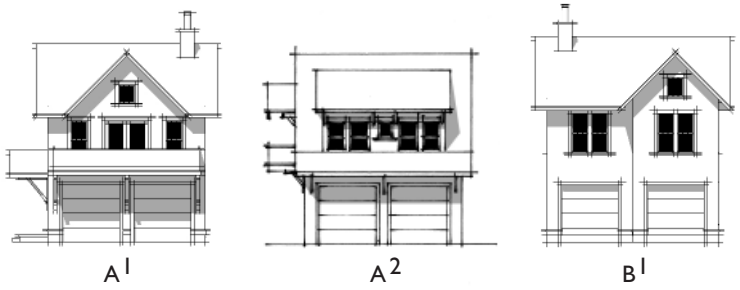


Figure 5.65 B. Elevation variety

5.5.7 Flex Buildings

Flex Buildings shall be located a minimum of 500 feet from the Day Hill Road right-of-way (shown on Regulating Plan). Except where otherwise stated in The Code, Flex Buildings shall meet the minimum requirements of the Zoning Regulations' Industrial (I) Zone.

5.5.8 Community Buildings

Community Building types shall locate on lots such as at trail heads, along pond shorelines, corner lots, sites that terminate vistas, and public spaces. Community Buildings may not be a repeated plan or elevation within Great Pond.

Sec. 5.6 Building Elements

Building Elements are accessory features of the building that increase the square footage and/or enhance the usefulness of a Building Type. Building Elements also serve as an indication to the street how a building is used or lived in. In some cases, Building Elements may be permitted to encroach into Yards, the Right-of-Way, or both. For encroachment standards, refer to Section 5.8 Encroachments.

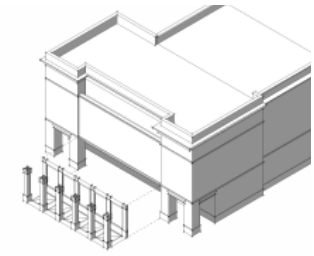


Figure 5.66 Arcades

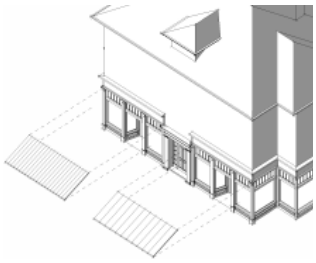


Figure 5.67 Awnings

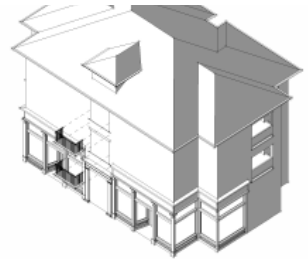


Figure 5.68 Balcony

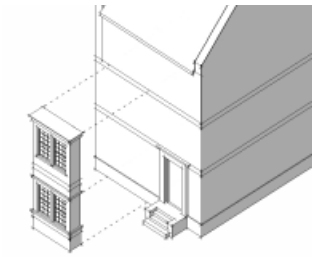


Figure 5.69 Bay Window

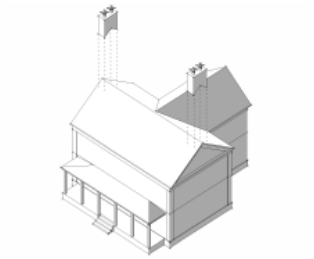


Figure 5.70 Chimneys

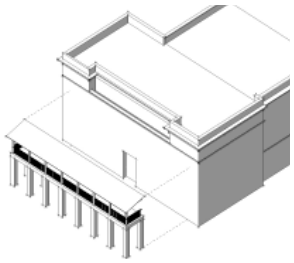


Figure 5.71 Galleries

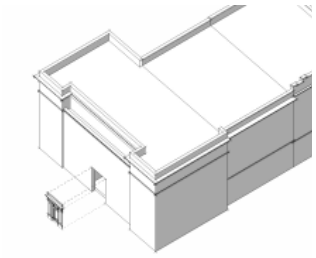


Figure 5.72 Lobby Entrances

Figure 5.73 Mechanical and Other Building Systems

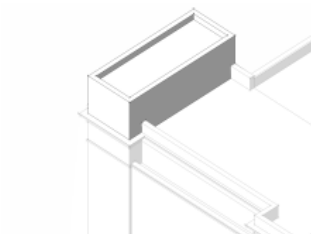


Figure 5.74 Penthouses and Towers

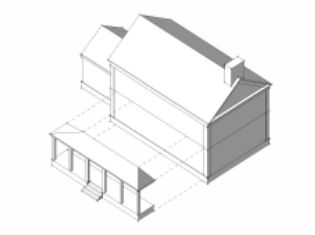


Figure 5.75 Porches

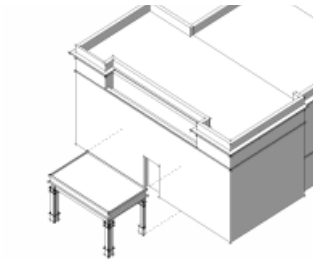


Figure 5.76 Porte Cocheres

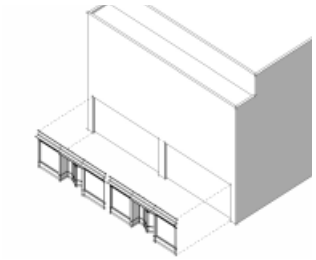


Figure 5.77 Shopfronts

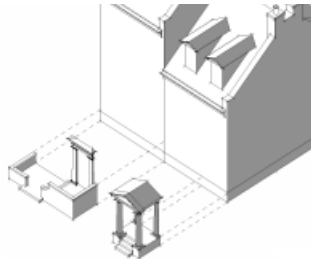


Figure 5.78 Stoops

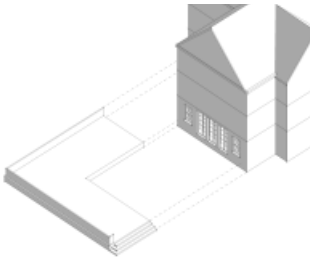


Figure 5.79 Terraces

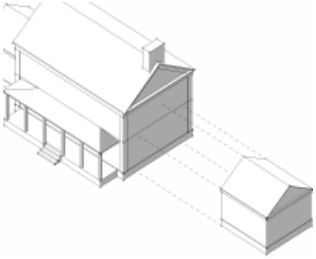


Figure 5.80 Wings

5.6.1 Arcades

Arcades are covered walkways with conditioned space in the floors above them.

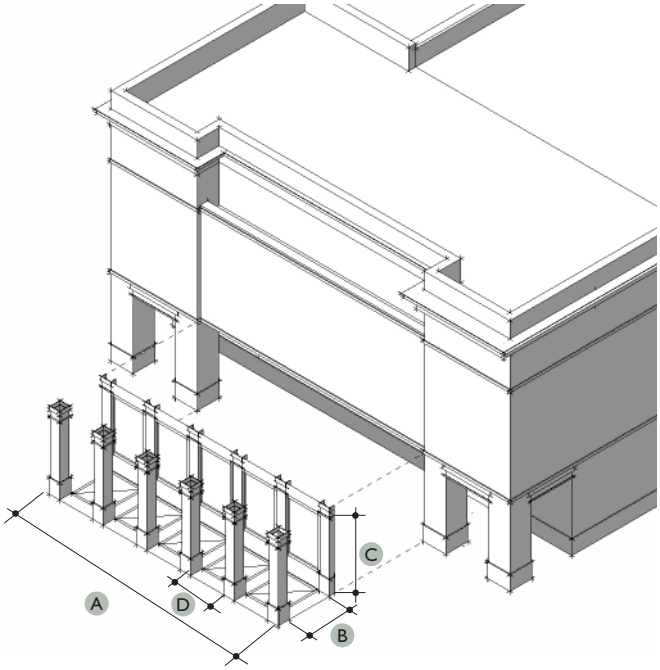


Figure 5.81 Example of arcade size, location, and articulation

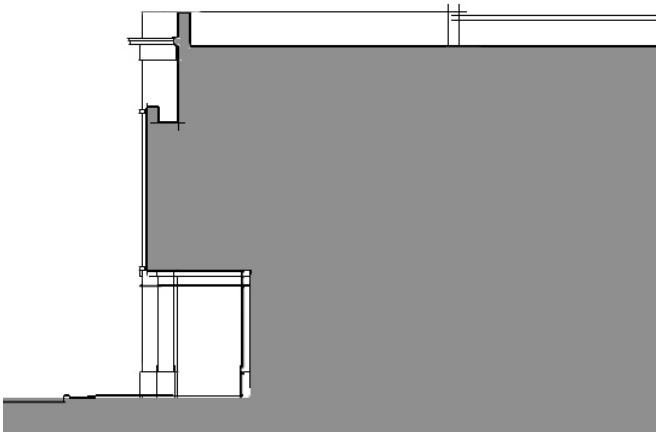


Figure 5.82 Example of arcade in section

Table 5.23 Arcade Size and Location

A	Maximum Width Parallel to Facade	7 articulated bays
B	Maximum Depth Perpendicular to Facade	12 feet
C	Minimum Vertical Clearance	8 feet
D	Minimum Ground Floor Horizontal Clearance	.5x Ground Floor Height
	Minimum Depth Perpendicular to Facade	8 feet

Table 5.24 Permitted Encroachments

	Front and Side-Street Yard	No restrictions
	Side Yard	0 feet or 10 feet minimum from adjacent structure but nothing in between
	Right-of-Way (on Private Streets only)	Minimum 8 feet of clearance between Arcade structural columns; minimum 10 feet vertical clearance; minimum 18 inches from face of curb

5.6.2 Awnings

Awnings are cantilevered or hung devices to provide shade and weather protection for building users and pedestrians along streets.

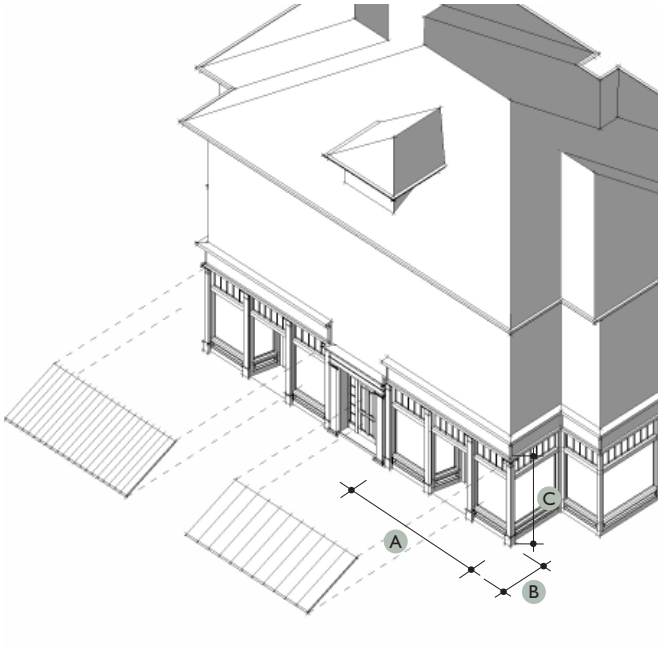


Figure 5.83 Example of awning size, location, and articulation

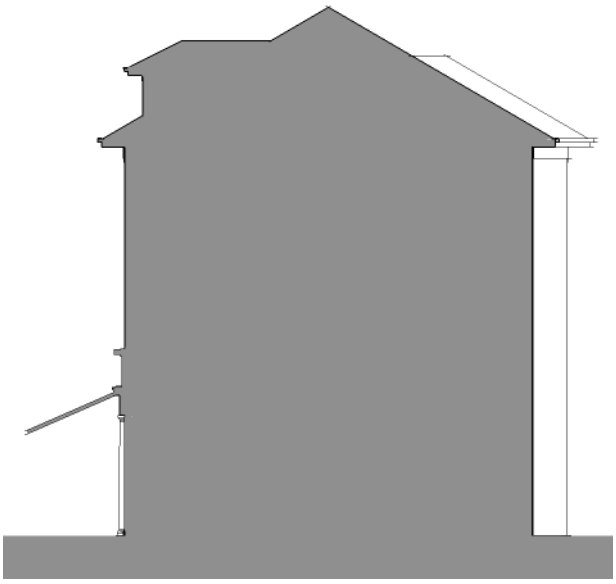


Figure 5.84 Example of awning in section

Table 5.25 Awning Size and Location

A	Maximum Width Parallel to Facade	3x Ground Floor Height
B	Maximum Depth Perpendicular to Facade	12 feet
C	Minimum Vertical Clearance	8 feet

Table 5.26 Permitted Encroachments

	Front and Side-Street Yard	No restrictions
	Side Yard	3 foot maximum encroachment; minimum 10 feet from adjacent habitable structure
	Right-of-Way	10 foot maximum encroachment (minimum vertical clearance of 8 feet above finished sidewalk in right-of-way)

5.6.3 Balconies

Balconies shall be usable outdoor space for a building's upper floors.

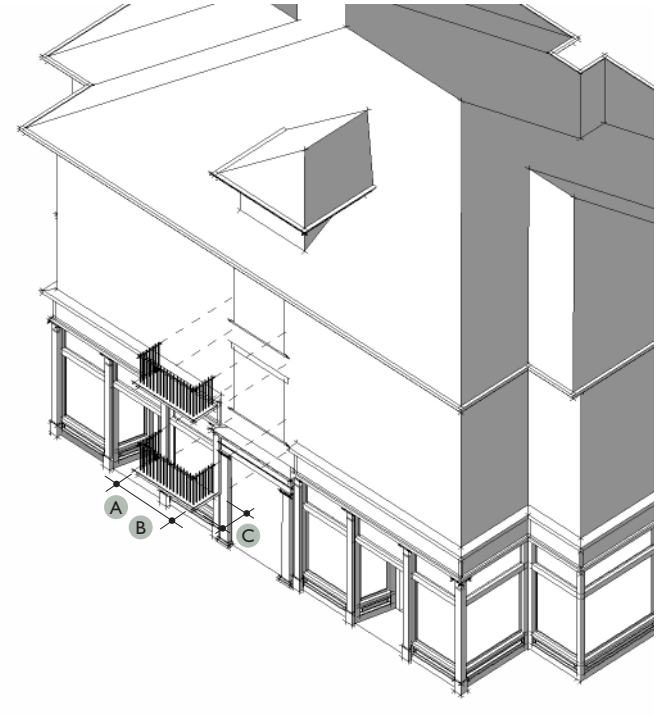


Figure 5.85 Example of balcony size, location, and articulation

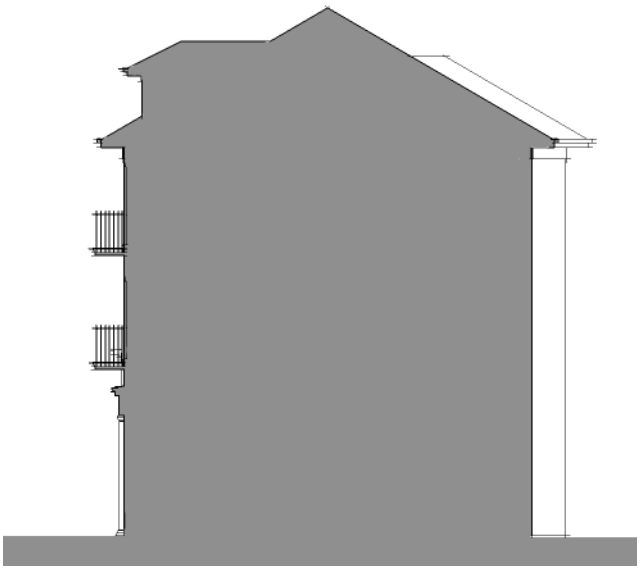


Figure 5.86 Example of balcony in section

Table 5.27 Balcony Size Requirements

A	Minimum Width Parallel to Facade	3 feet
B	Maximum Width Parallel to Facade	30 feet
C	Minimum Depth Perpendicular to Facade	18 inches

A. Only balconies with full door access are permitted.

B. Not every building or unit within a building is required to have a balcony.

C. Balconies may either be recessed, projecting, or a combination of the two.

D. Balconies must be designed to at least 60 percent railing transparency.

Table 5.28 Permitted Encroachments

Front and Side-Street Yard	5 foot maximum encroachment
Side Yard	2 foot maximum encroachment; minimum 10 feet from adjacent habitable structure
Right-of-Way	5 foot maximum encroachment (minimum vertical clearance of 12 feet above finished sidewalk in right-of-way)

5.6.4 Bay Windows

Bay Windows extend living space outside of the confines of the Building Type's Main Body to provide additional habitable space, permit multi-directional views, and articulate a building's facade. Bay Windows shall be a subordinate element to the massing of the Main Body.

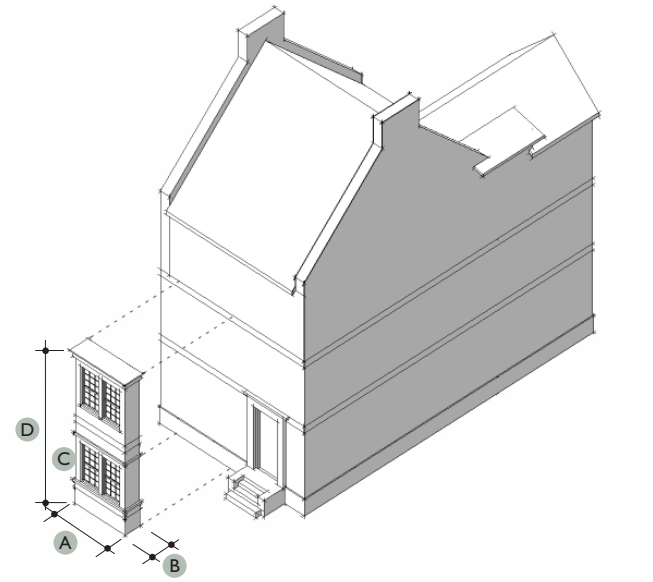


Figure 5.87 Example of a Bay Window

Figure 5.88 Example of bay window in section

Table 5.29 Bay Window Size and Transparency Requirements

A	Maximum Width Parallel to Facade	16 feet
B	Minimum Depth Perpendicular to Facade	12 inches
C	Minimum Transparency	60% of Bay Window
D	Maximum Height	Height of the building

Table 5.30 Permitted Encroachments

	Front and Side-Street Yard	3 foot maximum encroachment
	Side Yard	2 foot maximum encroachment; minimum 10 feet from adjacent habitable structure
	Right-of-Way	None permitted

5.6.5 Chimneys

Chimneys are an important design element in New England buildings. Chimneys shall be:

A. Encased in either stucco, stone, or brick;

B. Clearly articulated in the massing of a building either in projection from the Main Body, in the roofline of the building, or both.

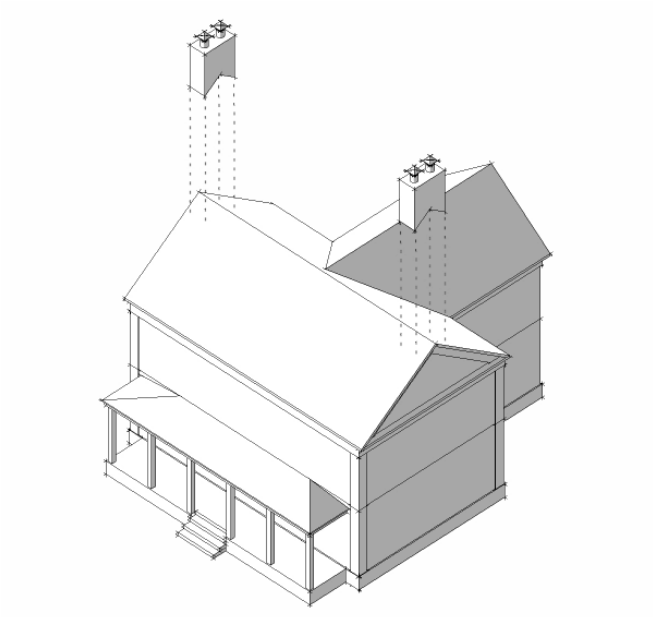


Figure 5.89 Example of chimney size, location, and articulation

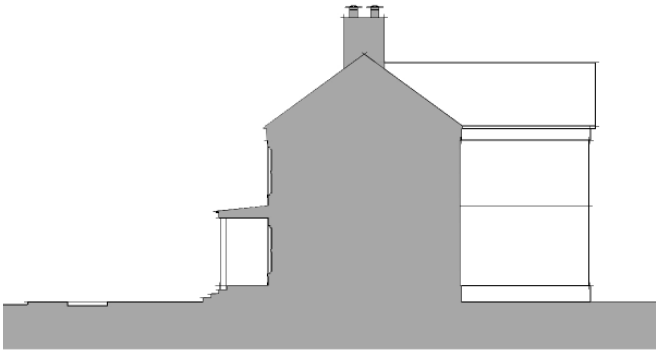


Figure 5.90 Example of chimney in section

Table 5.31 Permitted Encroachments

Front and Side-Street Yard	2 foot maximum encroachment in Side-Street yard
Side Yard	2 foot maximum encroachment
Right-of-Way	None permitted

5.6.6 Galleries

Galleries provide weather protection for a sidewalk and allow for outdoor areas for upper floor(s) of a building.

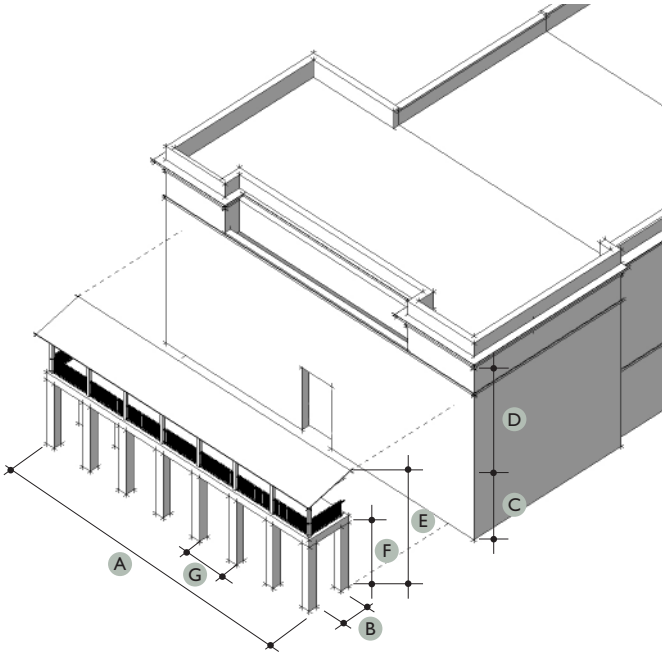


Figure 5.91 Example of gallery size, location, and articulation

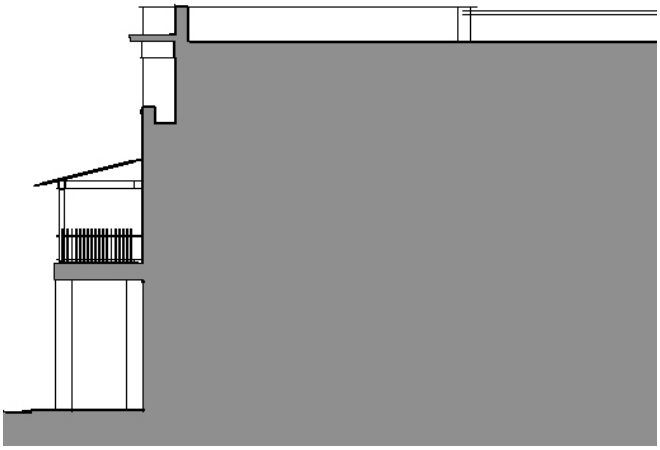


Figure 5.92 Example of gallery in section

Table 5.32 Gallery Requirements

A	Maximum Width Parallel to a Street-Facing Facade	7 articulated structural bays
B	Minimum Depth Perpendicular to Facade	8 feet
C	Minimum Ground Floor Height	12 feet
D	Minimum Upper Floor(s) Height	9 feet
E	Maximum Height	3 floors (including ground floor)
F	Minimum Ground Floor Vertical Clearance	9 feet
G	Minimum Ground Floor Horizontal Clearance	.5x Ground Floor Height

Table 5.33 Permitted Encroachments

	Front and Side-Street Yard	No restrictions
	Side Yard	2 foot maximum encroachment; minimum 8 feet (10 feet if covered) from adjacent habitable structure
	Right-of-Way	Minimum 8 feet of clearance between Gallery structural columns; minimum 10 feet vertical clearance; minimum 18 inches from face of curb

5.6.7 Lobby Entrances

Lobbies serve as the primary entrance into a non-residential or residential building. To ensure their effectiveness, the following minimum criteria shall be met:

A. Lobby entrances shall be articulated such that how and where to enter the building is clear and unobstructed from the street.

B. Commercial lobbies shall provide a minimum of 60 percent transparency into the internal lobby space. Transom and clerestory windows count toward the minimum transparency.

C. Residential lobbies shall provide a minimum of 40 percent transparency into the internal lobby space to ensure visibility and safety. Transom and clerestory windows count toward the minimum transparency.

D. Lobbies shall be appropriately accessible for persons with disabilities from locations in the rear, nearest to the reserved accessible parking.

E. Other Building Elements may combine with Lobby Entrances, such as awnings, porches, stoops, and terraces to reinforce the entry function.

F. Lobby entrances shall be well lit while not exceeding the lumen and cutoff standards set forth in Section 8.5 Building Lighting.

G. Lobbies shall clearly show the address and name of the building consistent with the signage standards set forth in Section 8.

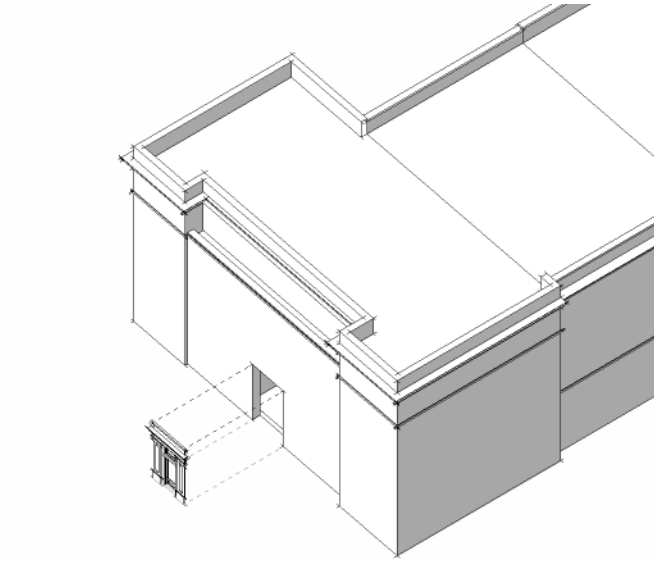


Figure 5.93 Example of lobby entrance size, location, and articulation

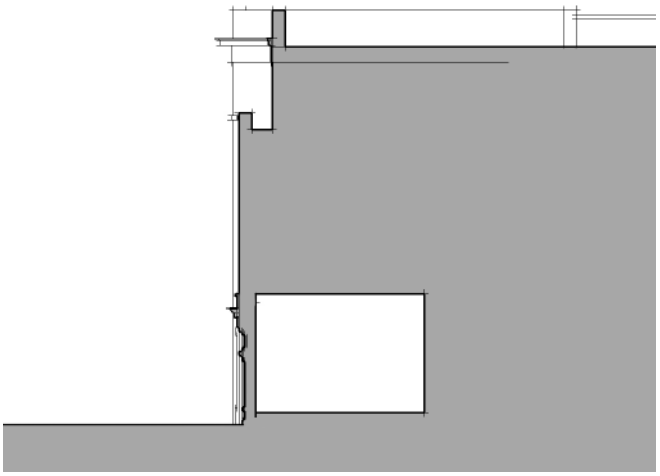


Figure 5.94 Example of lobby entrance section

5.6.8 Mechanical and Other Building Systems

A. Rooftop equipment shall not exceed a projecting height of more than 25 percent of the building type's permitted height or 20 feet, whichever is least.

B. Where feasible, the form of the roof or cornice shall hide mechanical equipment and roof penetrations, such as plumbing stacks and vents, from view from streets and sidewalks.

C. Downspouts on street-facing or public-facing facades shall be metal (with leader boxes) and oriented so as to not discharge water in a manner that hinders pedestrian areas.

D. Vents, grilles, and louvers required on building facades for mechanical systems shall be architecturally integrated into the facade design.

E. Ground-mounted mechanical equipment shall, to the extent possible, be located at the rear of the building. When visible from streets or park spaces, mechanical equipment shall be screened by a hedgerow or fence (see Section 7 for fence and hedge requirements).

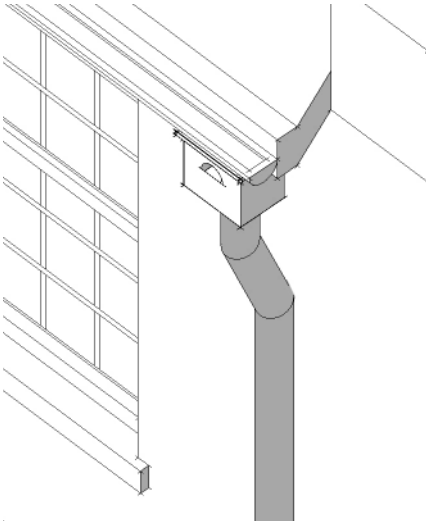


Figure 5.96 Example of downspout with leader box

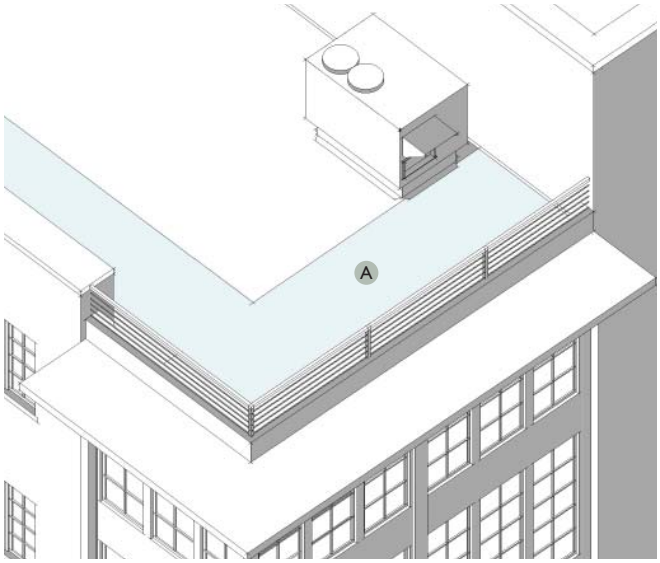


Figure 5.95 Example of screening rooftop mechanical equipment with projecting roof forms and setback requirements

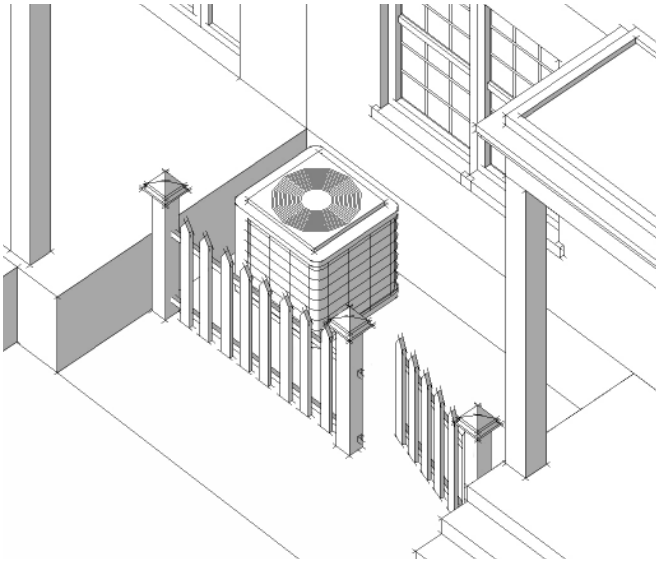


Figure 5.97 Example of screening ground mechanical equipment with architectural elements and/or landscaping

Table 5.34 Rooftop Equipment Requirements

A	Minimum Setback from Edge of Roof or Parapet	
	For Buildings 1-2 Floors	15 Feet
	For Buildings 3-4 Floors	10 Feet
	For Buildings greater than 4 Floors	5 Feet

Table 5.35 Priority of Placement of Mechanical Equipment

Rear of Building	No screening required
Side Yard of Building	Screening from street or public space required
Side-Street Yard of Building	5 foot setback from lot line and screening on all revealed sides required
Front Yard of Building	5 foot setback from lot line and screening on all revealed sides required

5.6.9 Penthouses and Towers

Penthouses and Towers provide rooftop access, view and entertainment venues, as well as visual markers within Great Pond. Penthouses generally provide rooftop access and house building mechanical equipment. Towers can range from a raised parapet on part of a building's roofline to a fully accessible vertical element. Towers need not be connected to the Main Body of the building type they accompany. If Penthouses or Towers are greater than 50 percent of the width or depth of a Main Body facing either a Front or Side-Street Yard, the Penthouse or Tower shall be stepped back a minimum of 10 feet from the building's façade.

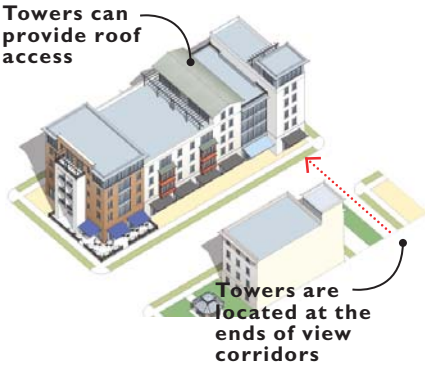


Figure 5.100 Tower locations are strategically placed at ends of streets or to provide roof access.

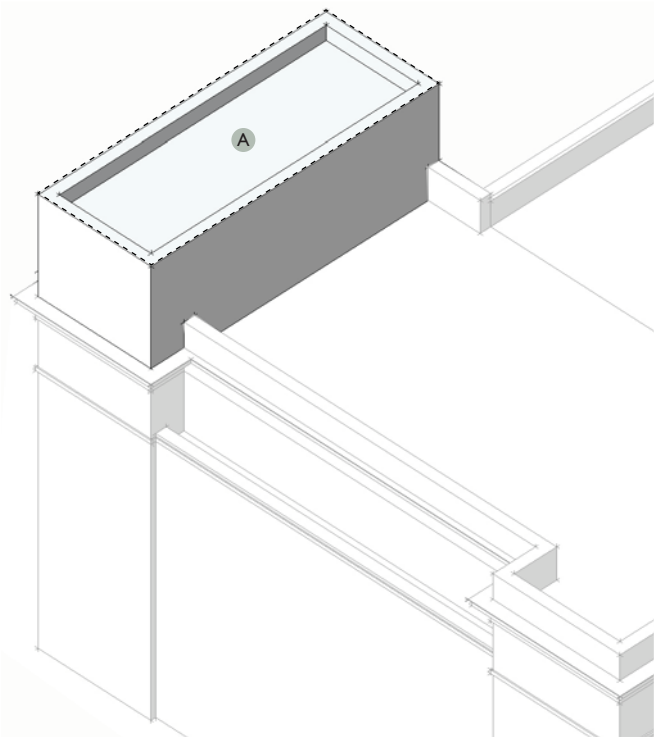


Figure 5.98 Example of tower size, location and articulation

Figure 5.99 Example of Penthouse in section

Table 5.36 Penthouse and Tower Requirements

A	Maximum Area of projecting Element before the Element is considered a half floor	2,500 square feet or 25 percent of the Main Body footprint, whichever is smaller.
B	Maximum Projecting Height above permitted height allowed by Transect Zone on Regulating Plan	30% of Permitted Height or 12 feet, whichever is greater

5.6.10 Porches

Porches are the primary public-facing outdoor space in New England towns for smaller Building Types.

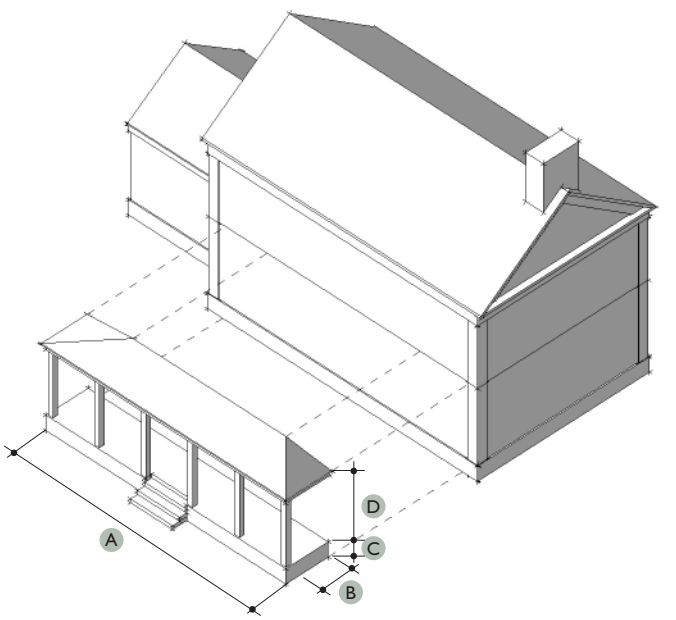


Figure 5.101 Example of porch size, location, and articulation

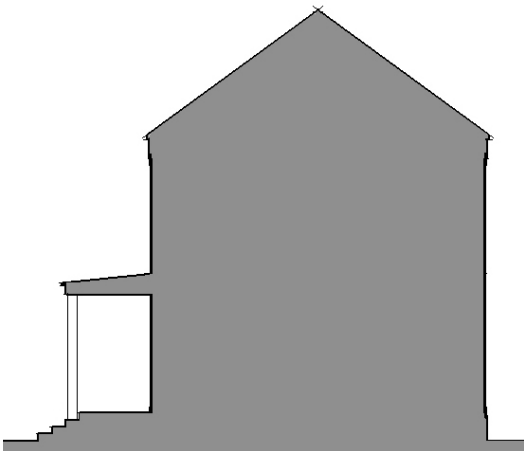


Figure 5.102 Example of porch section

Table 5.37 Porch Requirements

A	Minimum Width of Porch, Parallel to Facade	10 feet or 40% of facade, whichever is greater
B	Minimum Clear Depth of Porch, Perpendicular to Facade	8 feet
C	Minimum Height of Finished Floor of Porch Above Grade	18 inches
D	Minimum Height of Porch from Finished Floor to Ceiling	9 feet

Table 5.38 Permitted Encroachments

	Front and Side-Street Yard	5 foot maximum encroachment; steps and ramps are not permitted beyond the maximum encroachment
	Side Yard	2 foot maximum encroachment; minimum 8 feet (10 feet if covered) from adjacent habitable structure
	Right-of-Way	None permitted

5.6.11 Porte Cocheres

Porte Cocheres provide a covered pick up and drop off area and offer a prominent location for signage. Except where conditions require otherwise, Porte Cocheres shall be structurally supported on all four corners or cantilevered off the building facade.

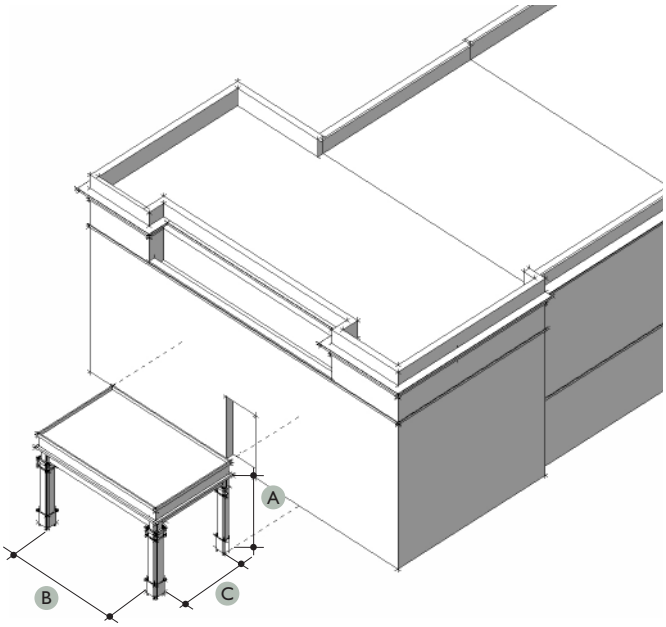


Figure 5.103 Example of porte cochere, location, and articulation

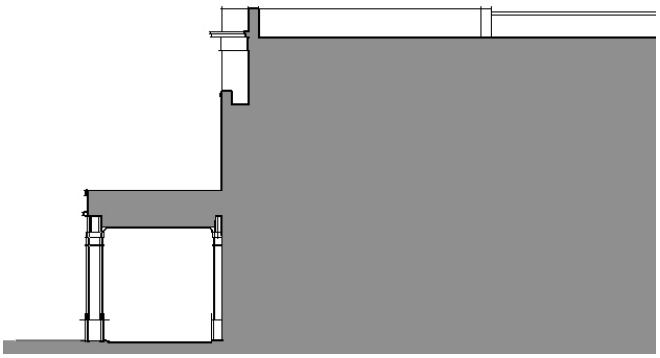


Figure 5.104 Example of porte cochere section

Table 5.39 Porte Cochere Requirements

A	Minimum Clearance from Finished Grade	13 feet
B	Maximum Width, Parallel to Building Facade	60 feet
C	Maximum Depth, Perpendicular to Building Facade	40 feet

Table 5.40 Permitted Encroachments

	Front and Side-Street Yard	No restrictions
	Side Yard	16 foot maximum encroachment; minimum 8 feet from adjacent habitable structure; cantilever structure only
	Right-of-Way	16 foot maximum encroachment; minimum 18 feet vertical clearance from finished vehicular surface; cantilever structure only

5.6.12 Shopfronts

Shopfronts are the traditional means of advertising goods, services, and enterprises along streets and public spaces. They can be applied to most building types to improve the performance of the commercial ventures within.

A. Shopfronts are typically tall with a high percentage of glazing to allow for maximum visibility and opportunities for signage.

B. Shopfronts along the ground floor of a building shall be designed to permit maximum flexibility for subdividing commercial spaces.

C. When at corners, entrances should locate at the building's corner to maximize commercial visibility from multiple directions.

D. Shopfront entrances shall be clearly distinguished from those serving floors above.

E. Shopfronts may be individualized as part of tenant fit out including, but not limited to signage, lighting, paint color, landscaping, window and door style, and detailing.

F. Within the structural framework of the shopfront, shopfronts may be composed of various types of operational doors and windows that allow the opening up of interior spaces onto the sidewalks and terraces, including French doors, glazed overhead doors, sliding doors, walk-through double and triple hung windows, and others that will support the opening up of interior spaces to the outside.

Table 5.41 Shopfront Requirements

A	Minimum Height	14 feet
B	Minimum Transparency, measured between 0 and 10 feet above grade (inclusive of opaque window stickers and signage)	50%
C	Maximum Height of Kick Plates and Sills	30 inches
D	Maximum Spacing of Operable Entrances	50 feet

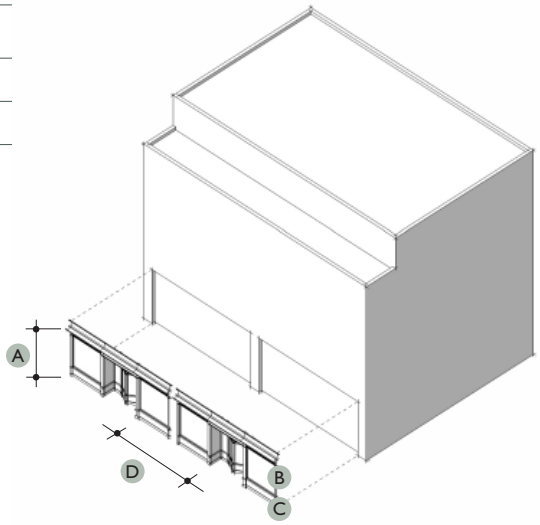


Figure 5.105 Example of a Shopfront

5.6.13 Stoops

Stoops provide a sense of arrival when entering buildings without requiring a significant amount of space in front of the building. Other building elements such as awnings are often paired with stoops.

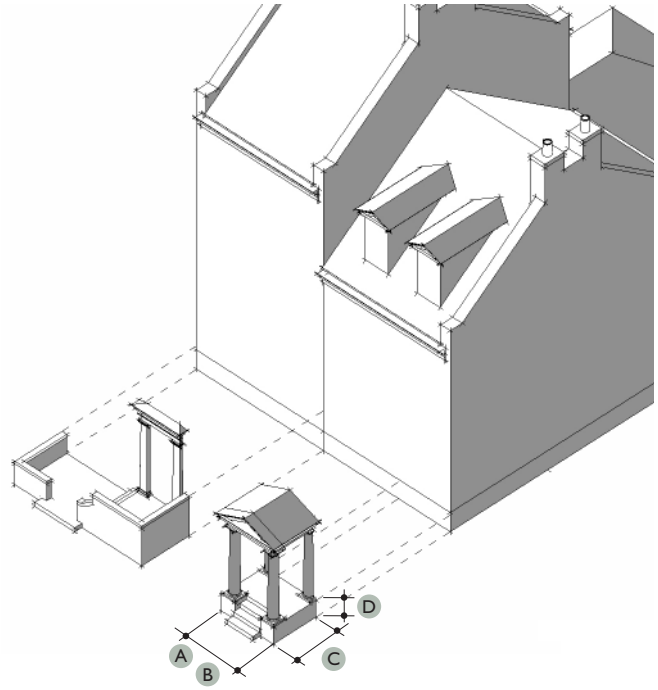


Figure 5.106 Example of stoop size, location, and articulation

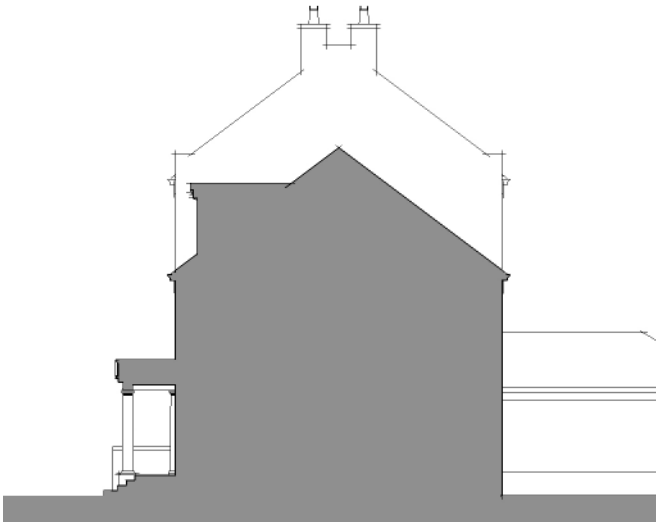


Figure 5.107 Example of stoop section

Table 5.42 Stoop Requirements

A	Minimum Width, Parallel to Facade	5 feet
B	Maximum Width, Parallel to Facade	10 feet
C	Maximum Depth, Perpendicular to Facade	5 feet
D	Minimum Height above Finished Grade	6 inches

Table 5.43 Permitted Encroachments

	Front and Side-Street Yard	5 foot maximum encroachment; steps and ramps are not permitted beyond the maximum encroachment
	Side Yard	2 foot maximum encroachment; minimum 10 feet if covered from adjacent habitable structure
	Right-of-Way	None permitted

5.6.14 Terraces

Terraces provide elevated outdoor space to allow both residential and non-residential uses to look out over a street, public space, or natural vista. Terraces are the most suitable location to connect indoor and outdoor activity through operable glazing and door systems.

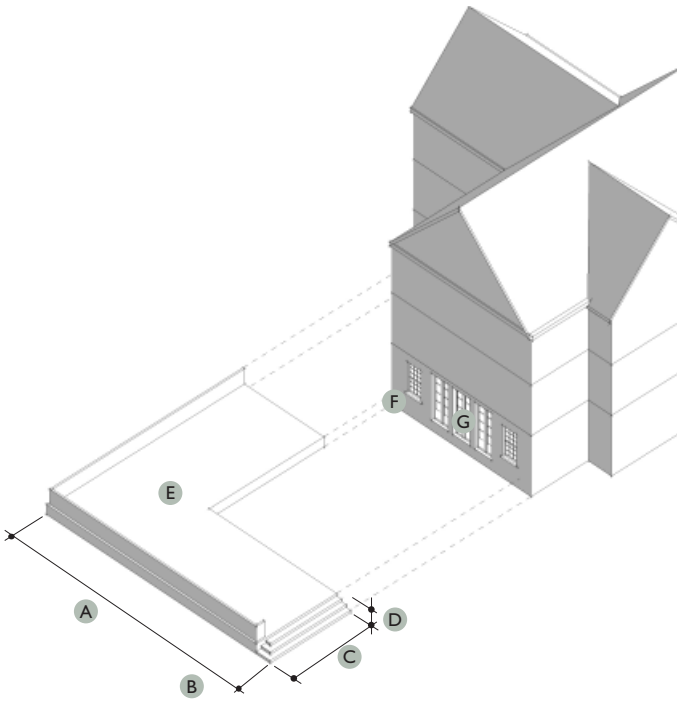


Figure 5.108 Example of terrace size, location, and articulation

Figure 5.109 Example of terrace section

Table 5.44 Terrace Requirements

A	Minimum Width, Parallel to Facade	10 feet
B	Maximum Width, Parallel to Facade	n/a
C	Maximum Clear Depth, Perpendicular to Facade	8 feet
D	Minimum Height above Finished Grade	6 inches
E	Minimum Area	80 sf
F	Minimum Transparency of Adjoining Wall(s)	50%
G	Minimum Operable Openings of Transparent Surfaces of Adjoining Wall(s)	70%

Table 5.45 Permitted Encroachments

Front and Side-Street Yard	5 foot maximum encroachment; steps and ramps are not permitted beyond the maximum encroachment
Side Yard	2 foot maximum encroachment; minimum 8 feet (10 feet if covered) from adjacent habitable structure
Right-of-Way	Terraces occupying right-of-way must maintain minimum 5 feet of unobstructed clearance at finished sidewalk grade and must be handicap accessible (from on or off-site).

5.6.15 Wings

Wings are the most common means to expanding the habitable square footage of a building's Main Body and are also used to connect buildings or articulated massing of the same building or building complex.

A. Wings are only permitted to directly attach to the Main Body of a building. Wings shall not be attached to other wings.

B. Other building elements are permitted to attach to wings.

C. Wings may connect a Main Body to another Main Body or to a garage.

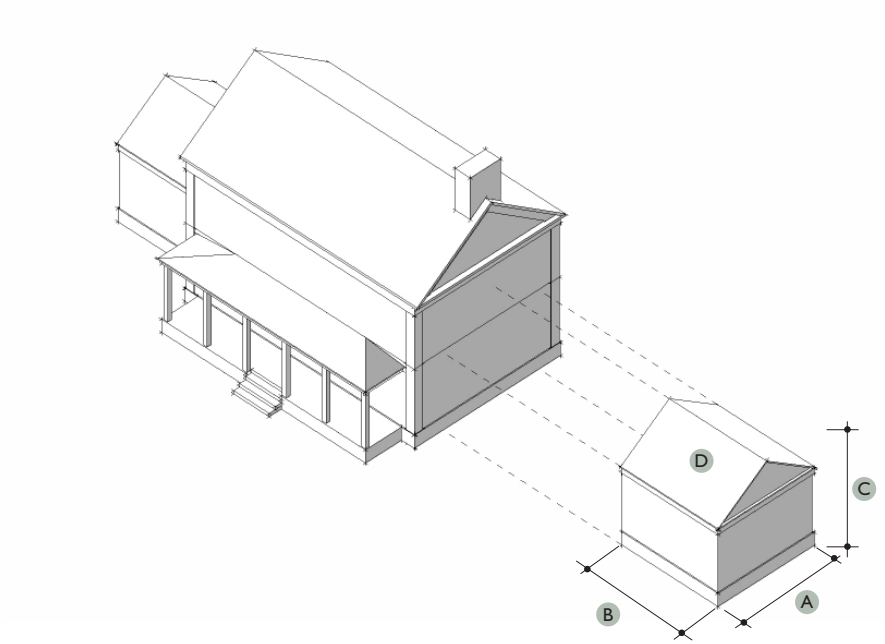


Figure 5.110 Example of wing size, location, and articulation

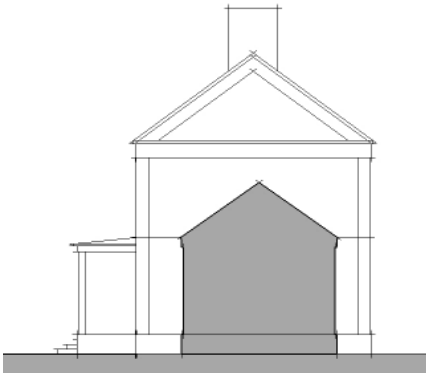


Figure 5.111 Example of wing section

Table 5.46 Wing Requirements

A	Maximum Width, Parallel to Adjoining Facade	70 percent of adjoining Main Body facade
B	Maximum Length of Street-Facing Side Wing, Perpendicular to Adjoining Facade	3x the setback from front facade of Main Body
C	Maximum Height	Must stay below ridge line or cornice height of Main Body
D	Maximum Footprint Area	60% of Main Body Footprint

Sec. 5.7 Height

Height is regulated by Transect Zone on the Regulating Plan when not otherwise limited to a lower height by Building Type (See Section 5: Building Types). In all cases, the shorter building height shall prevail.

5.7.1 Measuring Height

Height is the vertical distance measured from the average level of the finished grade along all walls of the building to the highest point of the roof for A-frame, dome, and flat roofs (including the top of any parapet); to the deck-line for mansard roofs; and to the average height between the eaves and ridgelines for gable, gambrel, hipped, saltbox, or shed roofs. Chimneys, spires, mechanical rooms, and other building elements shall not be counted towards building height, so long as they comprise no more than 25 percent of the aggregate roof area (see Section 2.2 of the Zoning Regulations for further illustration).

5.7.2 Table of Permitted Maximum Heights

Table 5.47 Height Limitations

Transect Zone	Height (Floors/Feet, whichever is shorter)
T1	2/30
T2	3.5/45
T3	3.5/45
T4	5.5/75
ED	8/120

Sec. 5.8 Encroachment

Certain Building Elements and other building details are permitted to encroach into Front, Side, and Side-Street Yards and, in some cases, into the Public or Private Right-of-Way.

5.8.1 Front and Side-Street Yard Encroachments

The following are permitted to encroach into but not beyond a building's Front or Side-Street Yard:

A. Arcades and Galleries
No restrictions

B. Awnings
No restrictions

C. Balconies
No restrictions

D. Bay Windows
3-foot maximum encroachment

E. Chimneys
2-foot maximum encroachment

F. Porches and Terraces
5-foot maximum encroachment; steps and ramps are not permitted beyond the maximum encroachment.

G. Porte Cocheres
No restrictions

H. Stoops
5-foot maximum encroachment; steps and ramps are not permitted beyond the maximum encroachment.

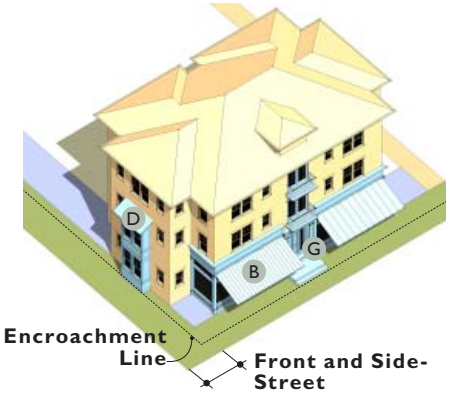


Figure 5.112 Example of various building elements (blue) that are permitted to encroach on the Front and Side-Street Yard (green)

5.8.2 Side Yard Encroachments

The following are permitted to encroach into but not beyond a building's Side Yard:

A. Arcades
0 feet or 10 feet minimum from adjacent structure but nothing in between

B. Awnings
3-foot maximum encroachment; minimum 10 feet from adjacent habitable structure

C. Balconies
2-foot maximum encroachment; minimum 10 feet from adjacent habitable structure

D. Bay Windows
2-foot maximum encroachment; minimum 10 feet from adjacent habitable structure

E. Chimneys
2-foot maximum encroachment; minimum 10 feet from adjacent habitable structure

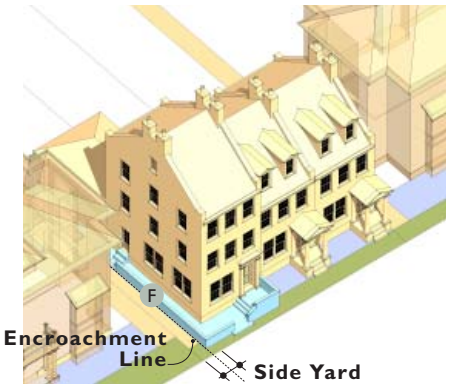


Figure 5.113 Example of various building elements (blue) that are permitted to encroach on the side yard (yellow)

F. Galleries, Porches, and Terraces
2-foot maximum encroachment; minimum 8 feet (10 feet if covered) from adjacent habitable structure

G. Porte Cocheres
16-foot maximum encroachment; minimum 8 feet from adjacent habitable structure; cantilever structure only

H. Stoops
2-foot maximum encroachment; minimum 10 feet if covered from adjacent habitable structure

5.8.3 Public and Semi-Public Right-of-Way Encroachments

The following are permitted to encroach into Public and Private right-of-ways outside of cartways:

A. Arcades
Minimum 8 feet of clearance between Arcade structural columns; minimum 10 feet vertical clearance; minimum 18 inches behind the face of curb; only permitted on Private Streets

B. Awnings
10-foot maximum encroachment; minimum vertical clearance of 8 feet above finished sidewalk in right-of-way

C. Balconies
5-foot maximum encroachment (minimum vertical clearance of 12 feet above finished sidewalk in right-of-way)

D. Galleries
Minimum 8 feet of clearance between Gallery structural columns; minimum 10 feet vertical clearance; minimum 18 inches behind the face of curb

E. Porte Cocheres
16-foot maximum encroachment; minimum 18 feet vertical clearance from finished vehicular surface; cantilever structure only

F. Terraces
Terraces occupying right-of-way must maintain minimum 5 feet of unobstructed clearance at finished sidewalk grade and must be handicap accessible (from on or off-site).

5.8.4 Other encroachments

A. Building signage, eaves, window shading fins, meter boxes, downspouts, and other similar building equipment are permitted to encroach into any yard provided that the encroachment does not exceed 3 feet and specifically that the eave is no closer than 10 feet from the nearest habitable structure. For more information about signage, refer to Section 8.

B. For landscaping and fencing structures that may occupy yards, refer to Section 7 of The Code.

Sec. 5.9 Materials and Building Details

5.9.1 Intent

To ensure that Great Pond is rooted in its regional context, the use of building materials in building facade design that are consistent with northeastern buildings and that provide proven durability in the local climate is encouraged.

5.9.2 Approved Materials

Refer to the current Great Pond Materials List found in Chapter 10: Appendix, Section 10.1.

5.9.3 Prohibited Materials

Refer to the current Prohibited Materials found in Chapter 10: Appendix, Section 10.1. Metal security screens or bars shall not cover window or door openings at any time of day or night.

5.9.4 Material Transitions

In building facades where material transitions occur from a higher to lower grade, the higher of the two grades shall be used for the street-facing facade(s).

5.9.5 Color Palette

Color schemes shall be compatible with and complementary to nearby Great Pond buildings.

5.9.6 Roofs

A. There shall be articulation and detailing where the roof meets the wall, including cornices, eaves, or rakes.

B. Flat roofs shall have a parapet wall on the building's front and sides.

C. Cornice lines and horizontal banding shall generally correspond to a building's context for continuity along a street's facade.

5.9.7 Changes to Material Requirements

Recognizing that the spectrum of available materials may change over time and that available or appropriate future uses of materials cannot be anticipated, from time to time, the Town Planner without amending The Code, may publish an updated list of prohibited and/or permitted building materials. This materials list shall apply to construction within Great Pond and may supplement or create exceptions to the materials requirements found in Section 10: Appendix.

The Commission may allow by Special Use, the use of materials not mentioned in the referenced Great Pond Materials List for accent details for the exterior walls, if it finds that for the particular site and building in question it will fit as well or better with the surrounding development. The criteria for the evaluation shall be the durability of the material and its potential for damage based on its location of the building, its visibility, and its impact on adjacent development. This material may be used on up to 10 percent of the total area of the wall involved.

Sec. 5.10 Building Performance Standards

Great Pond is intended to be a traditional community that uses energy resources wisely, capitalizes on renewable energy sources, minimizes waste, and maintains healthy living, working, and social environments. While Great Pond will be inherently sustainable as a walkable, low-energy community, the employment of energy and sustainability techniques for buildings is encouraged to meet this intent.

Sec. 5.11 Building Safety

5.11.1 All habitable and conditioned buildings in Great Pond shall have automatic fire suppression systems.

5.11.2 Building safety features shall be designed in accordance with applicable local, State, and Federal requirements. Applicable safety requirements shall apply to all buildings in addition to, or shall supersede in the event of a conflict with, the requirements set forth in The Code. At a minimum, site plans shall stipulate the type and location of all structures having automatic fire suppression systems pursuant to applicable code. Site plans shall include all information regarding type and location of automatic fire suppression systems, fire hydrants, standpipe connections, building entrances, and emergency vehicle access to buildings as may be required for evaluation of conformance with applicable fire safety codes and regulations.

5.11.3 Building safety features shall be coordinated with related site safety features.

5.11.4 The Building Standards presented in this chapter do not supersede requirements set forth in the Connecticut State Building Code.

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2010

Chapter 6. Street Standards

Sec. 6.1 Intent

Great Pond streets are intended to be pedestrian and bicyclist friendly while facilitating the safe movement of vehicular traffic at moderate speeds.

Sec. 6.2 Public and Private Streets

The Regulating Plan maps the types of streets required by The Code as Mapped Streets. Publicly Accepted Streets are referred to in The Code and on the Regulating Plan as Accepted Streets. No residential development lot shall be further than two blocks or a 3,000-foot walk, whichever is shortest, from the nearest Accepted Street. Mapped Streets that are not publicly accepted are also identified and shall be maintained as private streets.

Additional streets may be constructed in each Development Area at the discretion of the applicant, unless otherwise required by a Mid-Block Connection. These are intended to be privately installed and maintained streets or park spaces. They shall not, however, be gated or restricted other than on a temporary basis for special events.

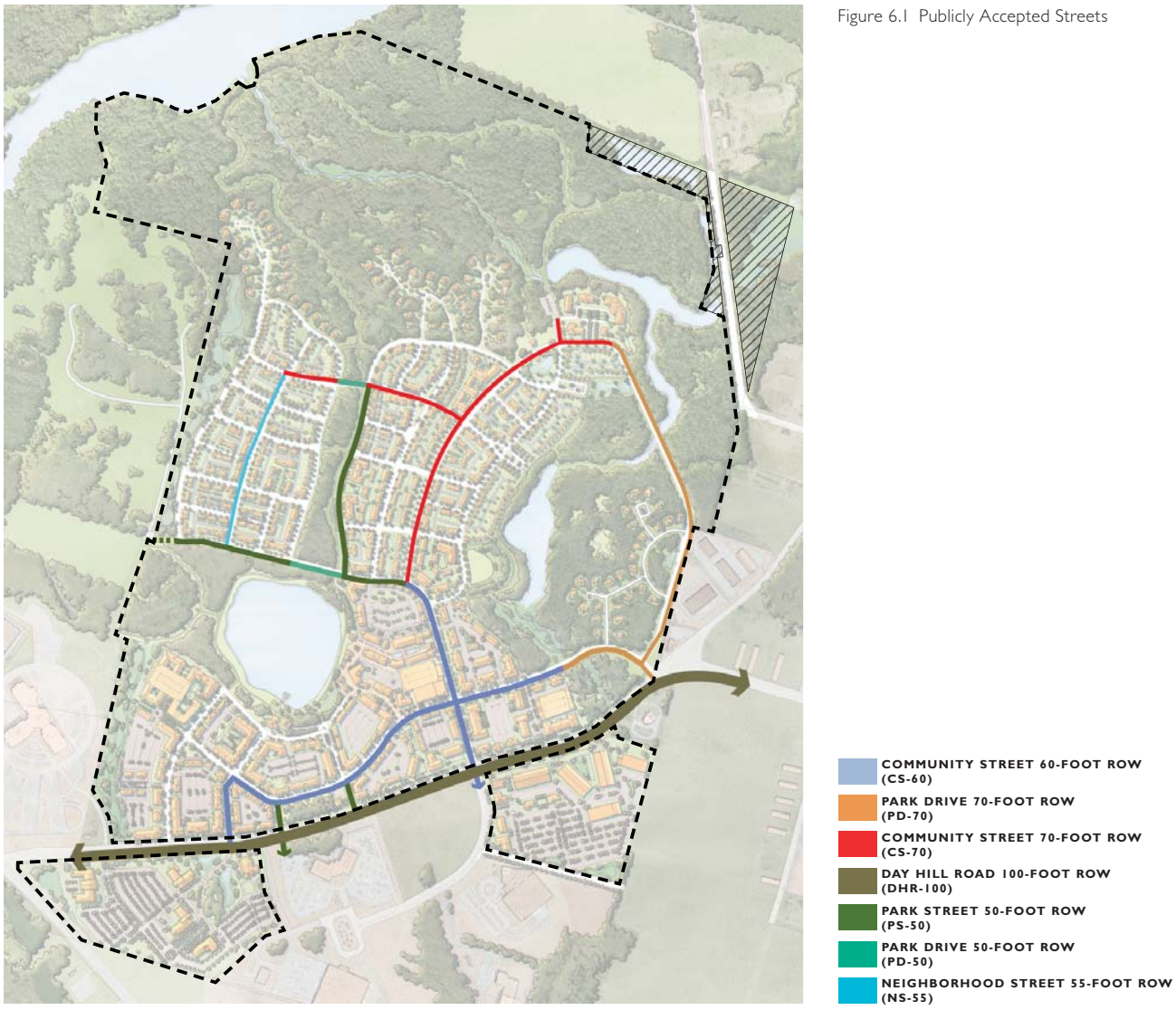


Figure 6.1 Publicly Accepted Streets

Sec. 6.3 Modifications to Mapped Streets

When necessitated by specific site constraints, modifications to the location and alignment of Mapped Streets (see Regulating Plan) are permitted as follows:

6.3.1 Any removal of Mapped Streets shall require a change to the Regulating Plan (See Section 3) and Concept Plan.

6.3.2 Relocation and realignment of Mapped Streets and Mid-Block Connections:

A. Relocation of off-site connection intersections
Unless utilizing an existing off-site intersection, intersections with off-site streets may deviate up to 50 feet in any direction without requiring modification to the Regulating Plan.

B. Relocation of on-site intersections
On-site intersections may deviate from the Regulating Plan by up to 100 feet in any direction without requiring modification to the Regulating Plan.

C. Realignment
Streets and Mid-Block Connections are permitted to be realigned insomuch as the intersection locations are located within the tolerances set in Sections 6.3.2A and 6.3.2B.

D. Changing of Street Type
An applicant may propose a change to a Street Type designated on the Regulating Plan to better accommodate traffic flow, site dimensions, access, or similar change to the Regulating Plan. Town staff may approve a change of a Street Type designation on the Regulating Plan to another approved Street Type without requiring modification to the Regulating Plan if the proposed change:

1. Maintains the alignment within the thresholds above shown in the Regulating Plan;
2. Is determined by the Town Planner, Town Engineer, and Fire Marshal to provide necessary traffic circulation and access for deliveries, parking, and emergency services (see Section 6.10); and
3. Does not alter the location, right-of-way width, intended ownership or other characteristics of a proposed street already approved by the Commission through a (re)subdivision approval.

6.3.3 Realignment of Streets or Mid-block Connections after Subdivision
Any changes to streets after a Subdivision is approved will require a Resubdivision.

Sec. 6.4 How Street Types are Regulated

Street Types are regulated through the following types of standards:

6.4.1 Dimensions and Zones

Figure 6.2 Typical Zones in a Street Type

A. Right-of-way: The total dimension (feet) of a street dedicated to public or private use for pedestrian and vehicular movement, which may also accommodate public utilities.

B. Cartway: Total dimension (feet) between face of curb and face of curb or, in the case of curbless streets, the total dimension between the edges of the surfaces intended to carry vehicles.

C. Travel Lane: Dimension (feet) of area on a street in which a vehicle is intended to travel, whether the zone is marked or left unmarked.

D. On-street Parking Zone: That portion of a street that shall contain on-street parking. This is measured both in dimension (feet) and the number of sides of the street on which it occurs.

E. Sidewalk and/or Multi-Purpose Trail: Dimension (feet) within right-of-way dedicated to pedestrian and/or bicycle travel in the case of Multi-Purpose Trails.

F. Planting Strip: The area within a right-of-way dedicated to street planting. The intent is to provide shade trees and suitable groundcover and/or protected walking surface (i.e. tree grate). The area is regulated both in width (feet) and one of two types:

    i. Contained: A planting zone that is bounded by and protected from the sidewalk on three sides to maximize sidewalk usability.

ii. Continuous: A planting zone that is mostly continuous except at intersections and pedestrian crossings.

G. Median: Dimension (feet), if applicable, of the planting zone that separates opposing directions of vehicular traffic. The intent is to provide planted medians with a variety of plant types and sizes to include ornamental trees, shrubs, and groundcover. All plantings shall adhere to Section 6.8.4.

H. Bike Lane: In designated cases, a bike lane may be installed within additional width of right-of-way. If a bike lane is requested, consult Section 6.7 of The Code for requirements pertaining to Bike Lanes.

6.4.2 Intersections and Safety

A. Minimum dimension between intersections: The shortest dimension (feet) along a street type between two full or partial street intersections.

B. Turning Lane: Specifies whether or not a left dedicated turning lane is permitted at intersections. In all cases, turning lanes will only be permitted where a traffic analysis deems them necessary. Dedicated right turn lanes are not permitted unless given approval by the Town Engineer at the request of the applicant.

C. Curb Radii: The minimum curb radius of any intersection as measured in Figure 6.4. In cases where streets with differing radii requirements meet, the smaller of the two radii shall prevail. Except for Alleys and Canal Walk, a minimum 35-foot right-turning radius shall be maintained as measured to the outside of the travel lanes, exclusive of parallel parking lanes. Alleys and Canal Walk shall maintain a 15-foot minimum right-turning radius. At intersections, a Clear Zone that meets Town of Windsor Engineering Standards shall be maintained. The 35-foot Clear Zone supersedes all screening and streetscape requirements within that zone.

D. Design Speed: The speed (miles per hour), either posted or not posted, at which vehicles are expected to travel along a street.

Figure 6.3 Measuring minimum intersection spacing

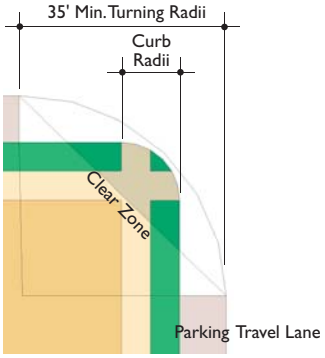


Figure 6.4 Measuring Curb Radii

6.4.3 Green Infrastructure

A. Curb Alternatives: Type(s) of curbs permitted in street type to allow for different characteristics for stormwater management.

B. Drainage Type: Type(s) of permitted stormwater drainage techniques for the street type

C. Permeable Paving: States whether or not permeable paving is permitted. Coefficients will be considered for permeable and impermeable coverage.

D. Transit Service: States whether or not the street is intended for mass transit service. Travel lanes intended for transit service shall be a minimum of 12 feet wide.

E. The use of green infrastructure that is consistent with the intent and procedures outlined in The Code may be permissible on a case-by-case basis with the approval of the Town Engineer.

6.4.4 Permitted Transect Zone

Each street type is permitted in the Transect Zone or Zones stipulated.

Sec. 6.5 Permitted Street Types

In addition to the street types identified in Section 3.8.1 of the Subdivision Regulations, the following street types are permitted in Great Pond:

6.5.1 Alley: 20-foot ROW (A-20)

Most residential neighborhoods in Great Pond will utilize an alley system. Trees will be located where they best fit between the structures. Lighting will be located either attached to the structures or on decorative light poles located throughout the Alley.

Table 6.1 20-Foot Alley (A-20)

Dimensions and Zones	
Right-of-way Width (feet)	20
Cartway Width (Feet)	16
Travel Lanes (width in feet of each lane, total number of lanes)	8, 2
On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	—
Sidewalk Width (feet)	—
Planting Strip Width (feet, type of strip)	2, continuous
Median Width (feet)	—
Bike Lanes Permitted	No
Intersections and Safety	
Minimum Dimension between Intersections (Feet)	—
Turning Lane	No
Curb Radii (feet)	5
Design Speed (miles per hour)	10
Green Infrastructure	
Curb Alternatives	None
Drainage Types	Swale, catch basin
Permeable Paving	Yes
Transit Service	No
Permitted Transect Zone(s)	T2, T3, T4, ED

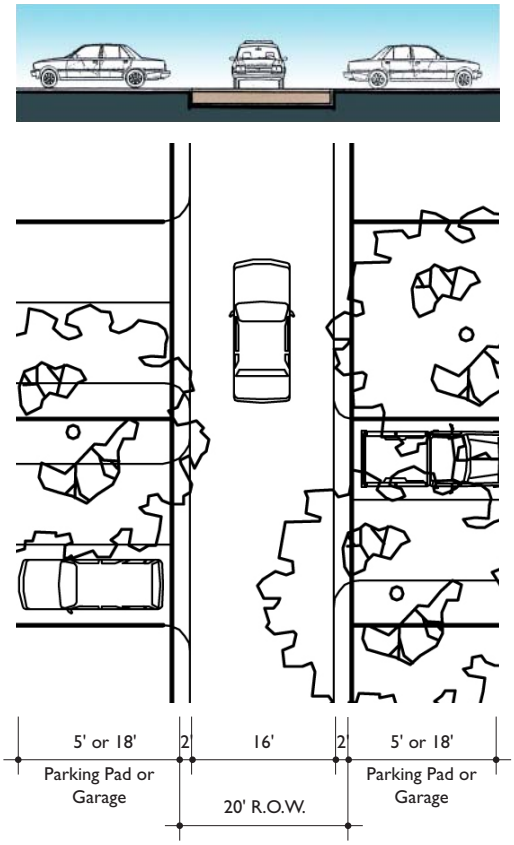


Figure 6.5 Typical Alley section

6.5.2 Canal Walk (CW)

The Canal Walk offers a pedestrian-oriented street with a central water element. Vehicular access to the Canal Walk is limited to emergency vehicles.

Table 6.2 Canal Walk (CW)

Dimensions and Zones	Minimum
Right-of-way Width (feet)	Varies
Cartway Width (Feet)	20
Travel Lanes (width in feet of each lane, total number of lanes)	18, 1
On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	—
Sidewalk Width (feet)	—
Planting Strip width (feet, type of strip)	—
Median Width (feet)	—
Bike Lanes Permitted	Yes
Intersections and Safety	
Minimum Dimension between Intersections (Feet)	—
Turning Lane	No
Curb Radii (feet)	5
Design Speed (miles per hour)	Emergency Only
Green Infrastructure	
Curb Alternatives	—
Drainage Type	Varies
Permeable Paving	Yes
Transit Service	No
Permitted Transect Zone(s)	T4, ED

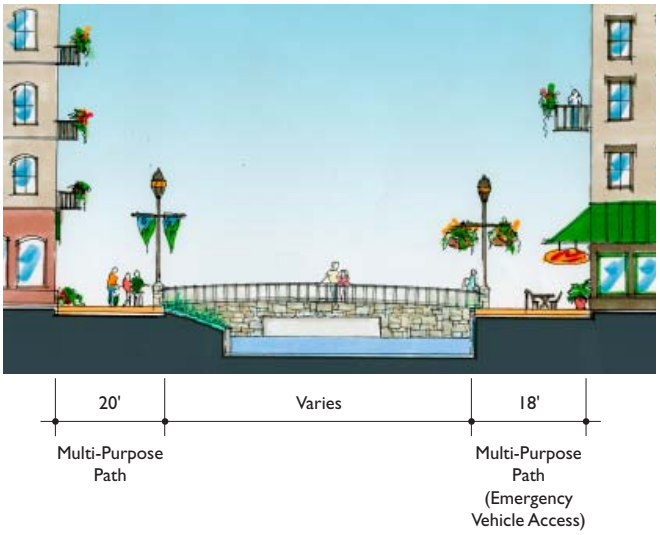


Figure 6.6 Typical Canal section

6.5.3 Community Street: 60-foot ROW (CS-60)

Community streets typically contain on-street parking on both sides and will be the main thoroughfares into the retail core of Great Pond. This street type will also carry residents into the northern residential neighborhoods.

Table 6.3 60-Foot Community Street (CS-60)

	Dimensions and Zones	
A	Right-of-way Width (feet)	60
B	Cartway Width (Feet)	40
C	Travel Lanes (width in feet of each lane, total number of lanes)	12, 2
D	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	8, 2
E	Sidewalk Width (feet)	10
F	Planting Strip Width (feet, type of strip)	Varies, Contained
	Median Width (feet)	—
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	200
	Turning Lane	No
	Curb Radii (feet)	10
	Design Speed (miles per hour)	25
	Green Infrastructure	
	Curb Alternatives	Concrete Curb
	Drainage Type	Catch Basin
	Permeable Paving	No
	Transit Service	Yes
	Permitted Transect Zone(s)	T1, T4, ED

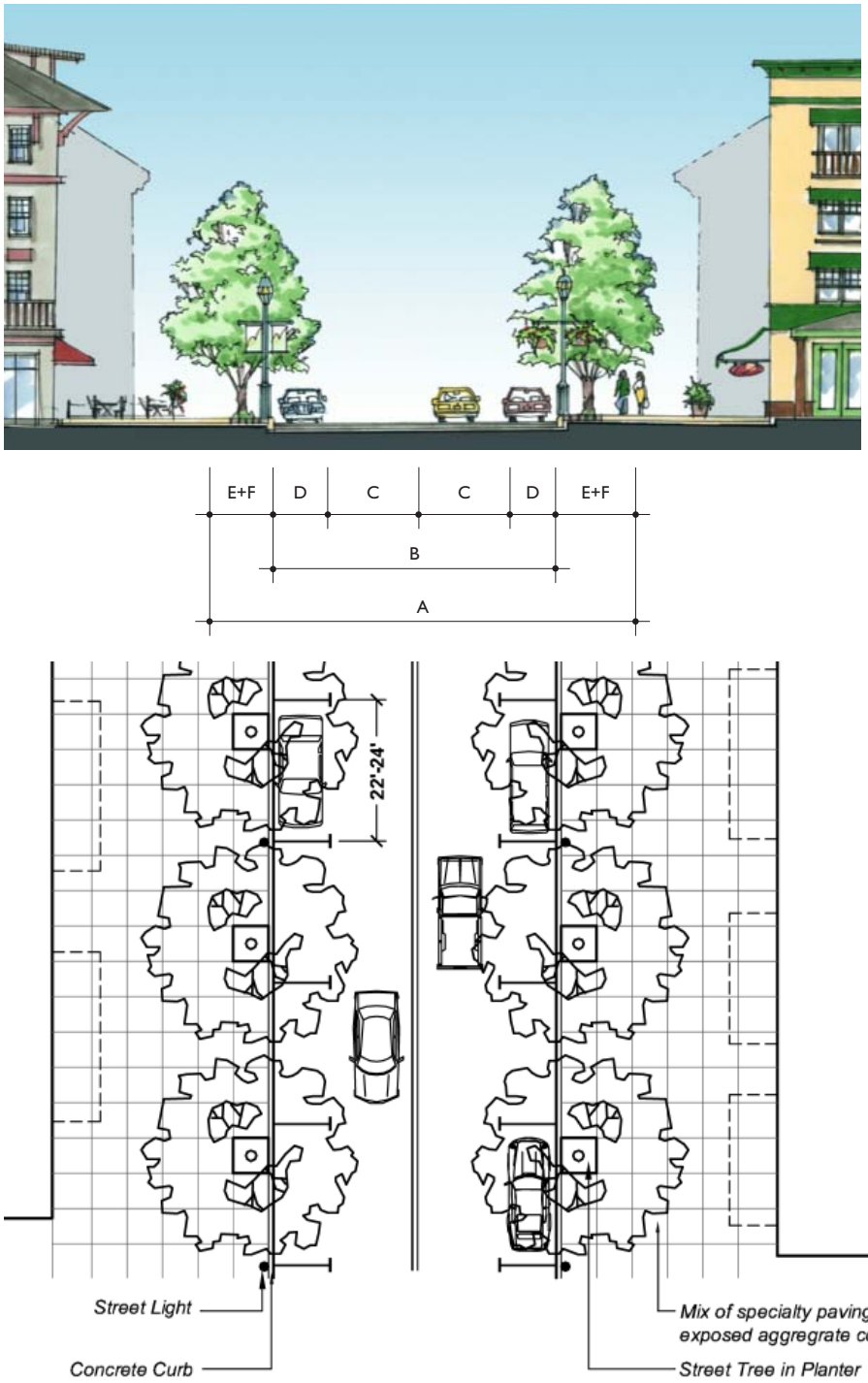


Figure 6.7 Typical 60-foot Right-of-Way Community section

6.5.4 Community Street: 70-foot ROW (CS-70)

This is the main connector throughout the residential neighborhoods and will contain a wide multi-use trail along one side.

Table 6.4 70-Foot Community Street (CS-70)

	Dimensions and Zones	
A	Right-of-way Width (feet)	70
B	Cartway Width (Feet)	40
C	Travel Lanes (width in feet of each lane, total number of lanes)	12, 2
D	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	8, 2
E	Sidewalk, Multi-Purpose Trail width (feet)	5, 10
F	Planting Strip Widths (feet, type of strip)	5 and 10, continuous
	Median Width (feet)	—
	Bike Lanes Permitted	No
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	450
	Turning Lane	No
	Curb Radii (feet)	10
	Design Speed (miles per hour)	25
	Green Infrastructure	
	Curb Alternatives	Concrete Curb
	Drainage Type	Catch Basin
	Permeable Paving	No
	Transit Service	Yes
	Permitted Transect Zone(s)	T1, T2, T3

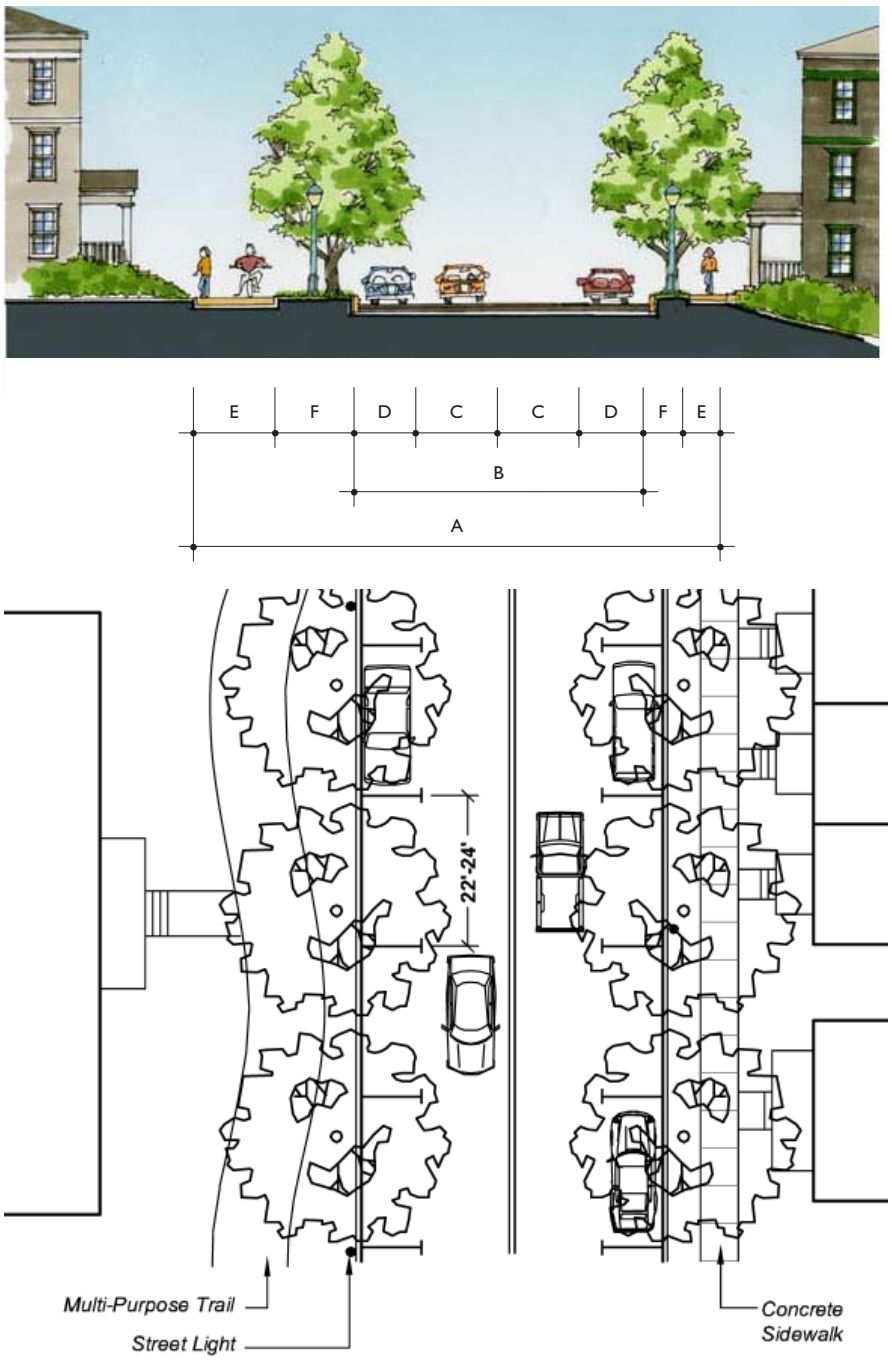


Figure 6.8 Typical 70-foot Right-of-Way Community Street section

6.5.5 Day Hill Road: 100-Foot ROW (DHR-100)

A generous green setback from this road will enable a 10-foot wide multi-use trail to be located along this frontage. Buildings in the village will be oriented towards Day Hill Road to create an inviting atmosphere.

Table 6.5 100-Foot Day Hill Road (DHR-100)

	Dimensions and Zones	
A	Right-of-way Width (feet)	100
B	Cartway Width (Feet)	72
C	Travel Lanes (width in feet of each lane, total number of lanes)	13, 4
	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	—
D	Multi-Purpose Trail Width (feet)	See Below
E	Planting Strip Width (feet, type of strip)	8 and 12, continuous
F	Median Width (feet)	20
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	400
	Turning Lane	Yes
	Curb Radii (feet)	15
	Design Speed (miles per hour)	n/a
	Green Infrastructure	
	Curb Alternatives	Concrete Curb
	Drainage Type	Catch Basin
	Permeable Paving	No
	Transit Service	Yes
	Permitted Transect Zone(s)	n/a

A. The Code shall supersede the Day Hill Road requirements set forth in Zoning Regulation Section 14.2.3 with respect to that portion of Day Hill Road within Great Pond.

B. Buildings shall not encroach closer than 20 feet from the Day Hill Road right-of-way.

C. If no deceleration lanes are provided for right turns off of Day Hill Road, curb radii of up to 35 feet may be required.

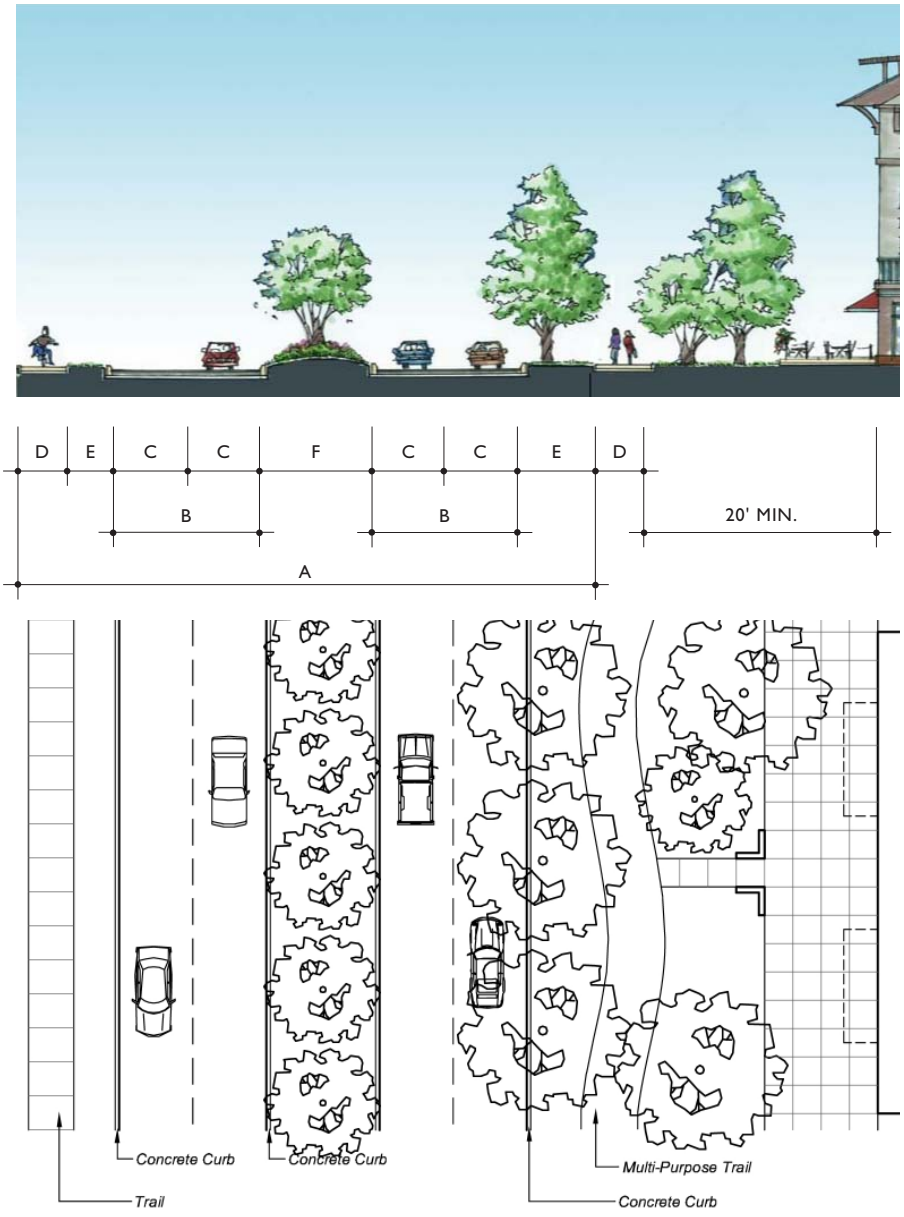


Figure 6.9 Day Hill Road section

6.5.6 Garden Court: 80-Foot ROW (GC-80)

Garden courts allow vehicles to circulate around a landscaped median or island.

Table 6.6 80-Foot Garden Court (GC-80)

	Dimensions and Zones	
A	Right-of-way Width (feet)	80
B	Cartway Width (Feet)	24
C	Travel Lanes (width in feet of each lane, total number of lanes)	12, 1
D	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	8, 1
E	Sidewalk Width (feet)	5' min.
F	Planting Strip Width (feet, type of strip)	4 min., Contained
G	Median Width (feet)	18 min.
	Bike Lanes Permitted	No
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	—
	Turning Lane	No
	Outside Curb Radii (feet)	50
	Design Speed (miles per hour)	15
	Green Infrastructure	
	Curb Alternatives	Concrete Curb
	Drainage Type	Swale or Catch Basin
	Permeable Paving	Yes
	Transit Service	No
	Permitted Transect Zone(s)	T2, T3, T4, ED

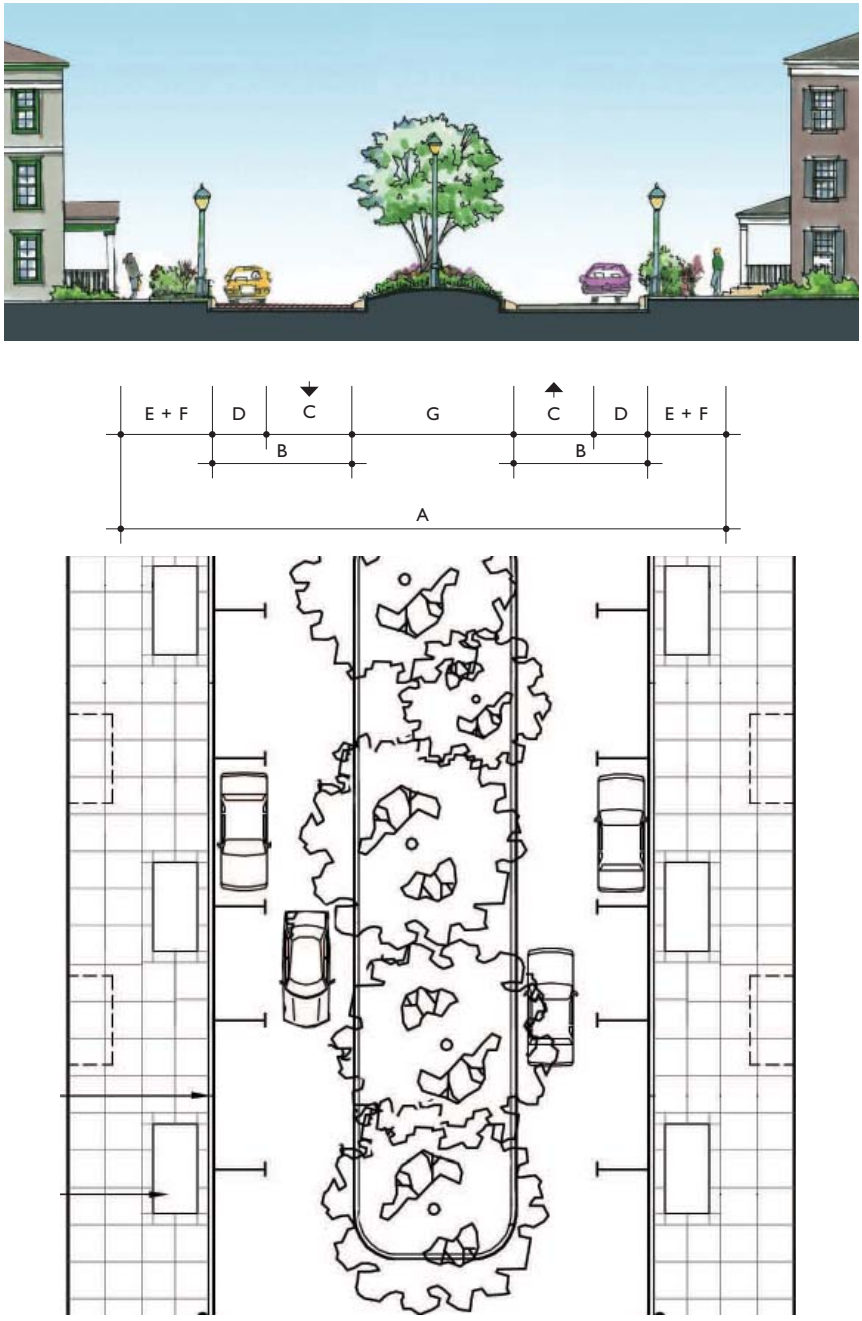


Figure 6.10 Typical Garden Court section

6.5.7 Market Street: 50-Foot ROW (MS-50)

Market Street is a specialized pedestrian area located in the Urban Core. This area will contain outdoor seating, low level plantings, and shade trees. Retail and restaurants areas will front onto the Market Street.

Table 6.7 50-Foot Market Street (MS-50)

	Dimensions and Zones	
A	Right-of-way Width (feet)	50
B	Cartway Width (Feet)	36
C	Travel Lanes (width in feet of each lane, total number of lanes)	11, 2
D	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	7, 2
E	Sidewalk Width (feet)	7 min.
F	Planting Strip Width (feet, type of strip)	4 min., contained
	Median Width (feet)	—
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	—
	Turning Lane	No
	Curb Radii (feet)	5 (with mountable curb); 10 (with standard curb)
	Design Speed (miles per hour)	15
	Green Infrastructure	
	Curb Alternatives	Mountable
	Drainage Type	Catch Basin
	Permeable Paving	Yes
	Transit Service	No
	Permitted Transect Zone(s)	T4

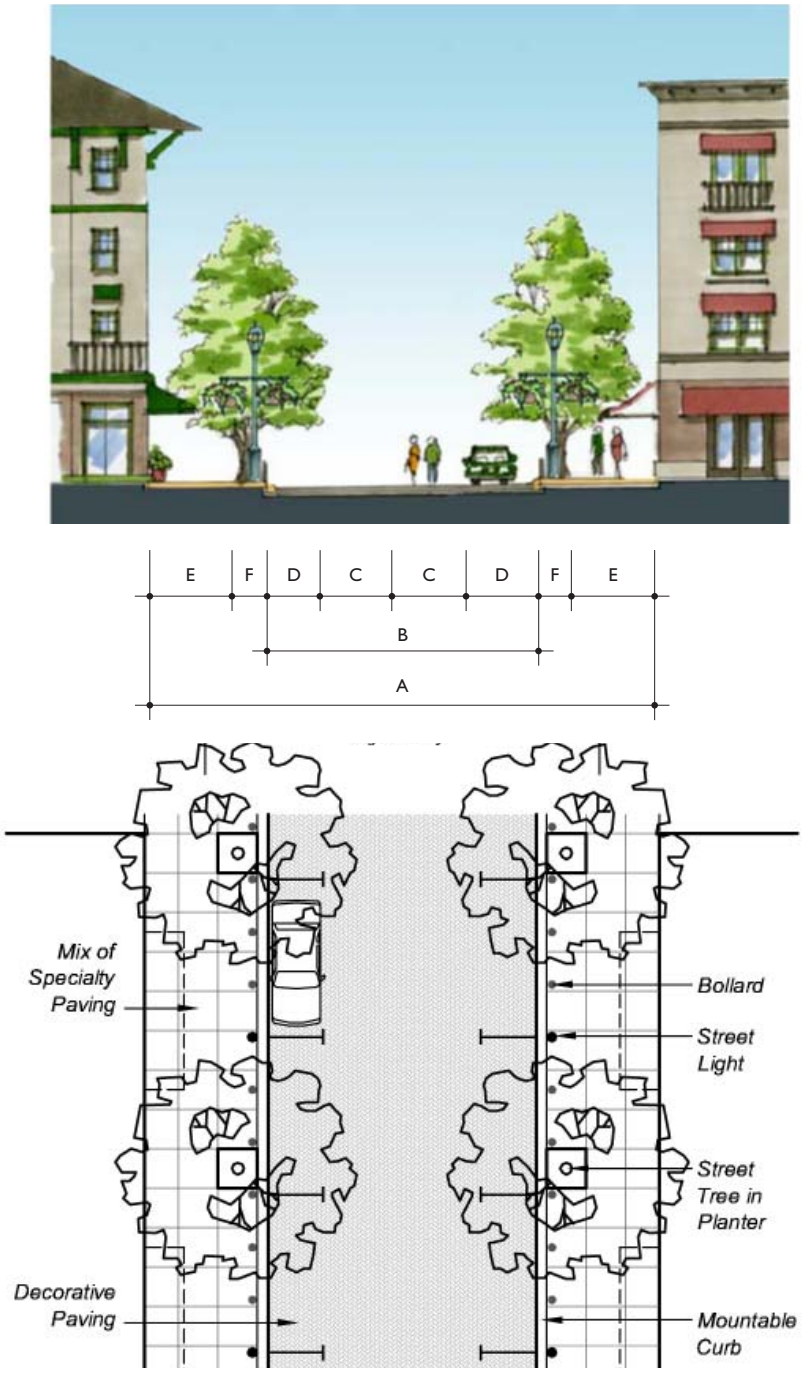


Figure 6.11 Typical Market section

6.5.8 Mews: 30-Foot ROW (MS-30)

The Mews street-type is a shared surface lane primarily intended for residential and not as a vehicular throughway. The cartway is, at a minimum, a continuous 18 feet of clearance but may be located anywhere within the ROW. Mews may have restricted access with the use of removable/retractable bollards. Areas outside of the minimum cartway should be used primarily for pedestrian amenity and may include, but are not limited to, planters, planting strips, and special pavers.

Table 6.8 30-Foot Mews (MS-30)

	Dimensions and Zones	
A	Right-of-way Width (feet)	30
B	Minimum Cartway Width (Feet)	18
C	Travel Lanes (width in feet of each lane, total number of lanes)	n/a
	On-Street Parking (minimum width in feet of parking, number of sides of the street parking occurs)	7, 0 to 2
D	Flexible Space (feet, use of space)	varies, varies
E	Minimum Overhead Clearance (feet)	16
	Bike Lanes Permitted	No
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	—
	Turning Lane	No
	Curb Radii (feet)	5
	Design Speed (miles per hour)	10
	Green Infrastructure	
	Curb Alternatives	Mountable Curb
	Drainage Type	Catch Basin, Swale
	Permeable Paving	Yes
	Transit Service	No
	Permitted Transect Zone(s)	T2, T3, T4, ED

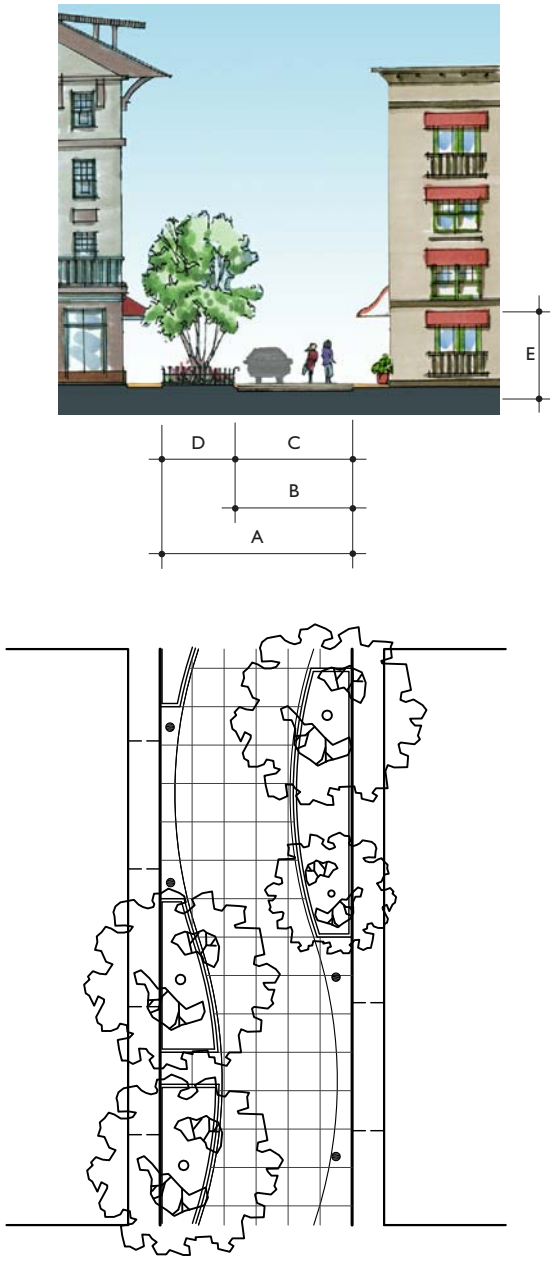


Figure 6.12 Typical 30-Foot Mews (MS-30) Section

6.5.9 Neighborhood Street: 50-foot ROW (NS-50)

These neighborhood streets will be residential streetS with on-street parking, planting strips, and sidewalks on each side of the street.

Table 6.9 50-Foot Neighborhood Street (NS-50)

	Dimensions and Zones	
A	Right-of-way Width (feet)	50
B	Cartway Width (Feet)	28
C	Travel Lanes (width in feet of each lane, total number of lanes)	10, 2
D	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	8, 1
E	Sidewalk Width (feet)	5
F	Planting Strip Width (feet, type of strip)	6, continuous
	Median Width (feet)	—
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	200
	Turning Lane	No
	Curb Radii (feet)	10
	Design Speed (miles per hour)	15
	Green Infrastructure	
	Curb Alternatives	Concrete Curb
	Drainage Type	Catch Basin
	Permeable Paving	No
	Transit Service	No
	Permitted Transect Zone(s)	T3, T4, ED

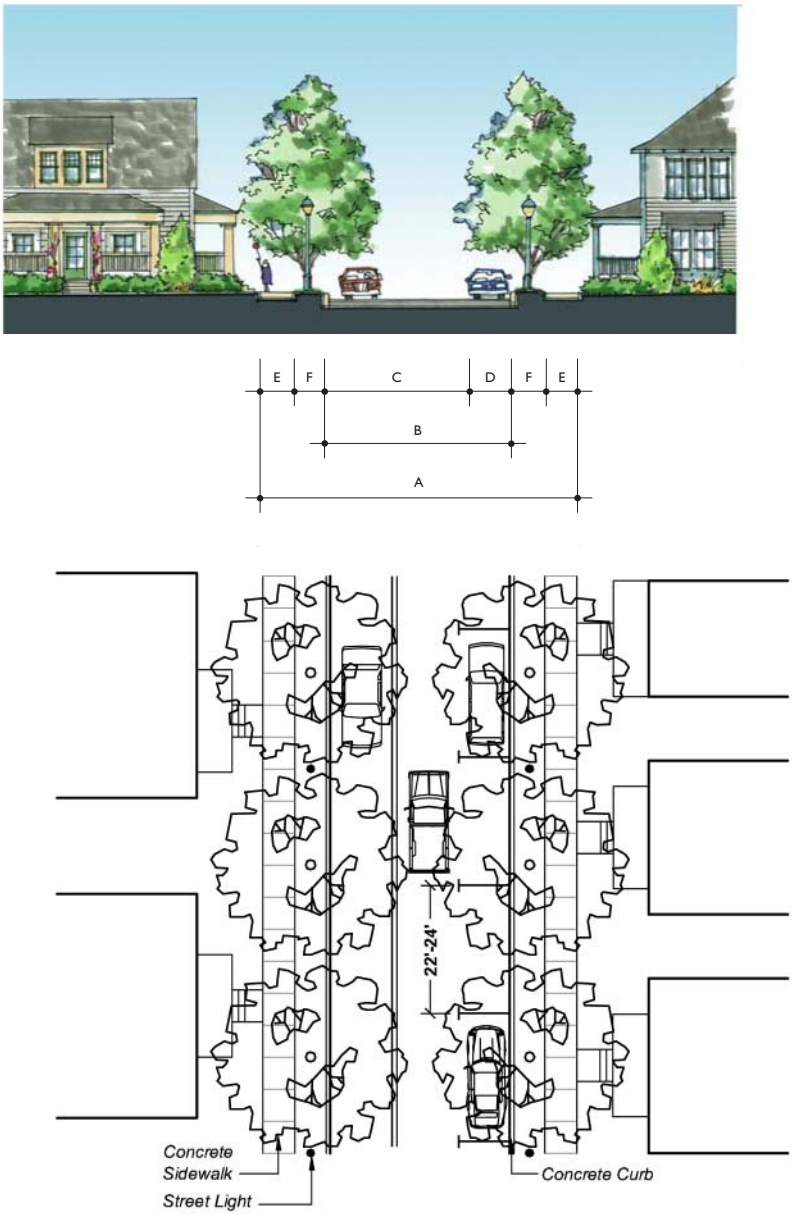


Figure 6.13 Typical 50-foot Right-of-Way Neighborhood section

6.5.10 Neighborhood Street: 50-foot ROW with Swale (NS-50s)

These streets will service the residential neighborhoods and contain on-street parking only on the house side of the street. Stormwater management will be handled through swales on the park-side of the street.

Table 6.10 50-Foot Neighborhood Street with Swale (NS-50s)

	Dimensions and Zones	
A	Right-of-way Width (feet)	50
B	Cartway Width (Feet)	28
C	Travel Lanes (width in feet of each lane, total number of lanes)	10, 2
D	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	8, 1
E	Sidewalk Width (feet)	5
F	Planting StripWidth (feet, type of strip)	8, continuous
	Median Width (feet)	—
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	500
	Turning Lane	No
	Curb Radii (feet)	10
	Design Speed (miles per hour)	15
	Green Infrastructure	
	Curb Alternatives	Concrete, None
G	Drainage Type	Swale
	Permeable Paving	No
	Transit Service	No
	Permitted Transect Zone(s)	T2, T3, T4, ED

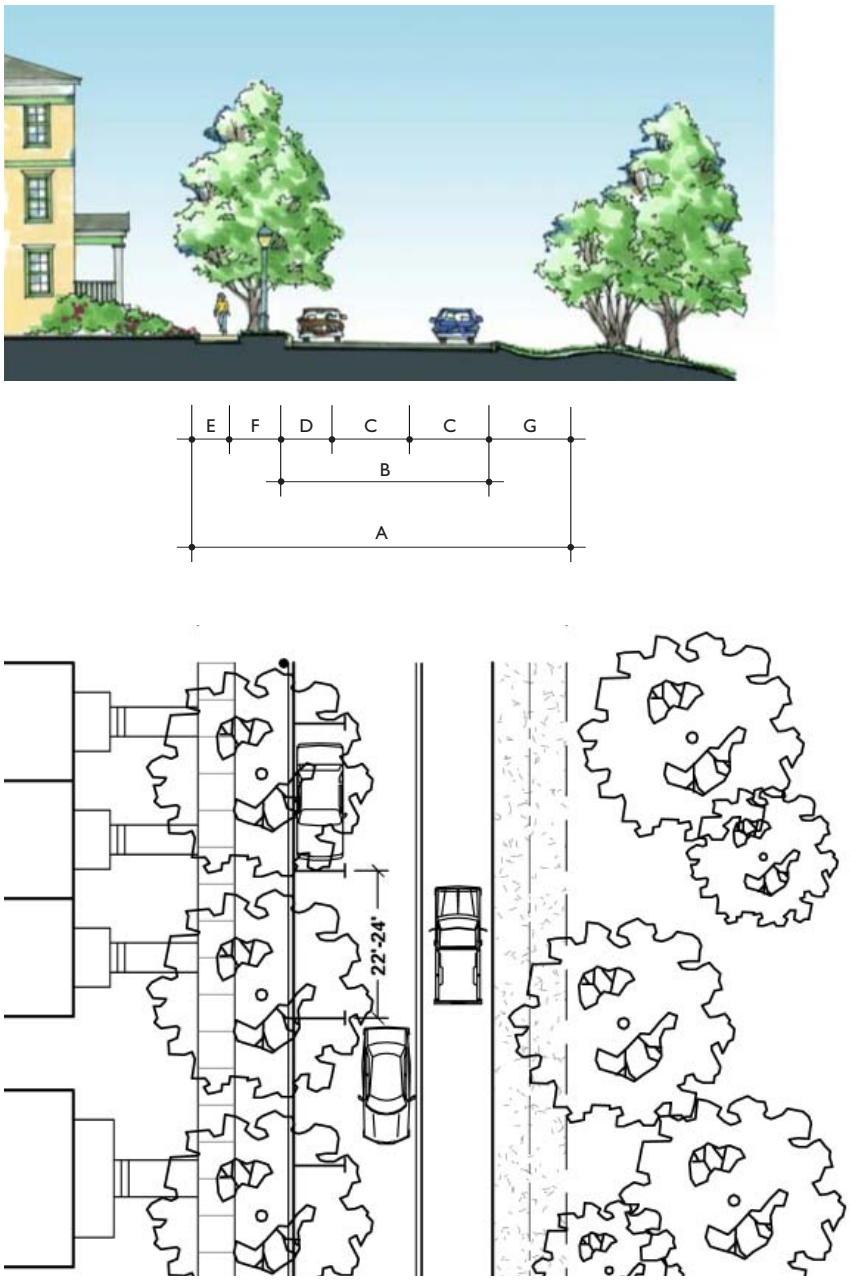


Figure 6.14 Typical 50-foot Right-of-Way Neighborhood Street section with swale

6.5.11 Neighborhood Street: 55-foot ROW (NS-55)

These neighborhood streets will be residential streetS with on-street parking, planting strips, and sidewalks on each side of the street.

Table 6.11 55-Foot Neighborhood Street (NS-55)

	Dimensions and Zones	
A	Right-of-way Width (feet)	55
B	Cartway Width (Feet)	34
C	Travel Lanes (width in feet of each lane, total number of lanes)	10, 2
D	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	7, 2
E	Sidewalk Width (feet)	5
F	Planting Strip Width (feet, type of strip)	5.5, continuous
	Median Width (feet)	—
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	200
	Turning Lane	No
	Curb Radii (feet)	10
	Design Speed (miles per hour)	15
	Green Infrastructure	
	Curb Alternatives	Concrete Curb
	Drainage Type	Catch Basin
	Permeable Paving	No
	Transit Service	No
	Permitted Transect Zone(s)	T3, T4, ED

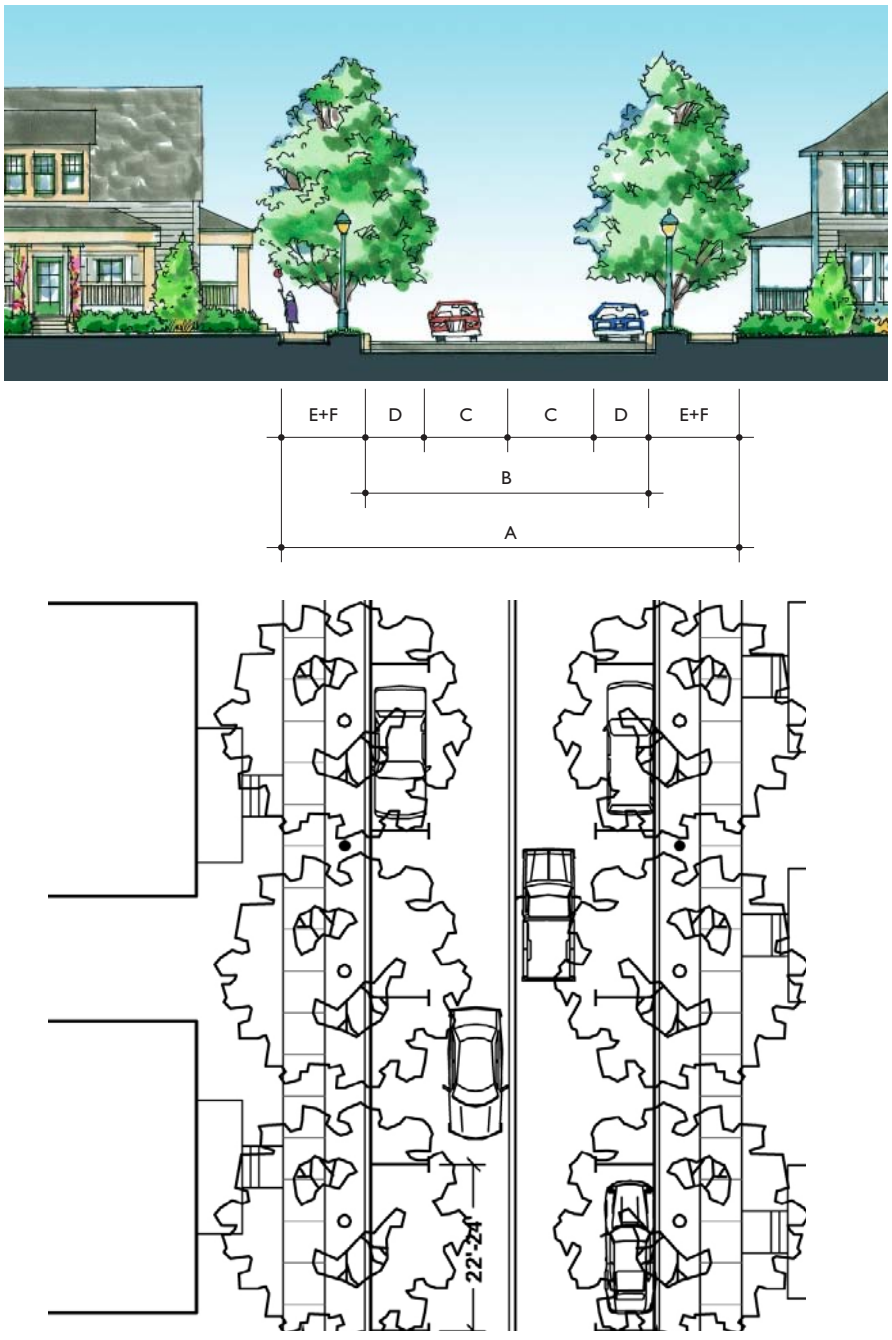


Figure 6.15 Typical 55-foot Right-of-Way Neighborhood Street section

6.5.12 Park Street: 50-Foot ROW (PS-50)

This street type is permitted to occur wherever the street is adjacent to a naturalized park. The traditional concrete curb will be replaced by a swale that ties into the natural drainage system. On-street parking shall occur only along the opposite side of the street from the natural area.

Table 6.12 50-Foot Park Street (PS-50)

	Dimensions and Zones	
A	Right-of-way Width (feet)	50
B	Cartway Width (Feet)	28
C	Travel Lanes (width in feet of each lane, total number of lanes)	10, 2
D	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	8, 1
E	Sidewalk, multi-purpose path width (feet)	5, 10
F	Planting Strip Width (feet, type of strip)	6, continuous
	Median Width (feet)	—
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	450
	Turning Lane	No
	Curb Radii (feet)	10
	Design Speed (miles per hour)	25
	Green Infrastructure	
	Curb Alternatives	Concrete Curb/ None
	Drainage Type	Swale
	Permeable Paving	No
	Transit Service	Yes
	Permitted Transect Zone(s)	T3, T4, ED

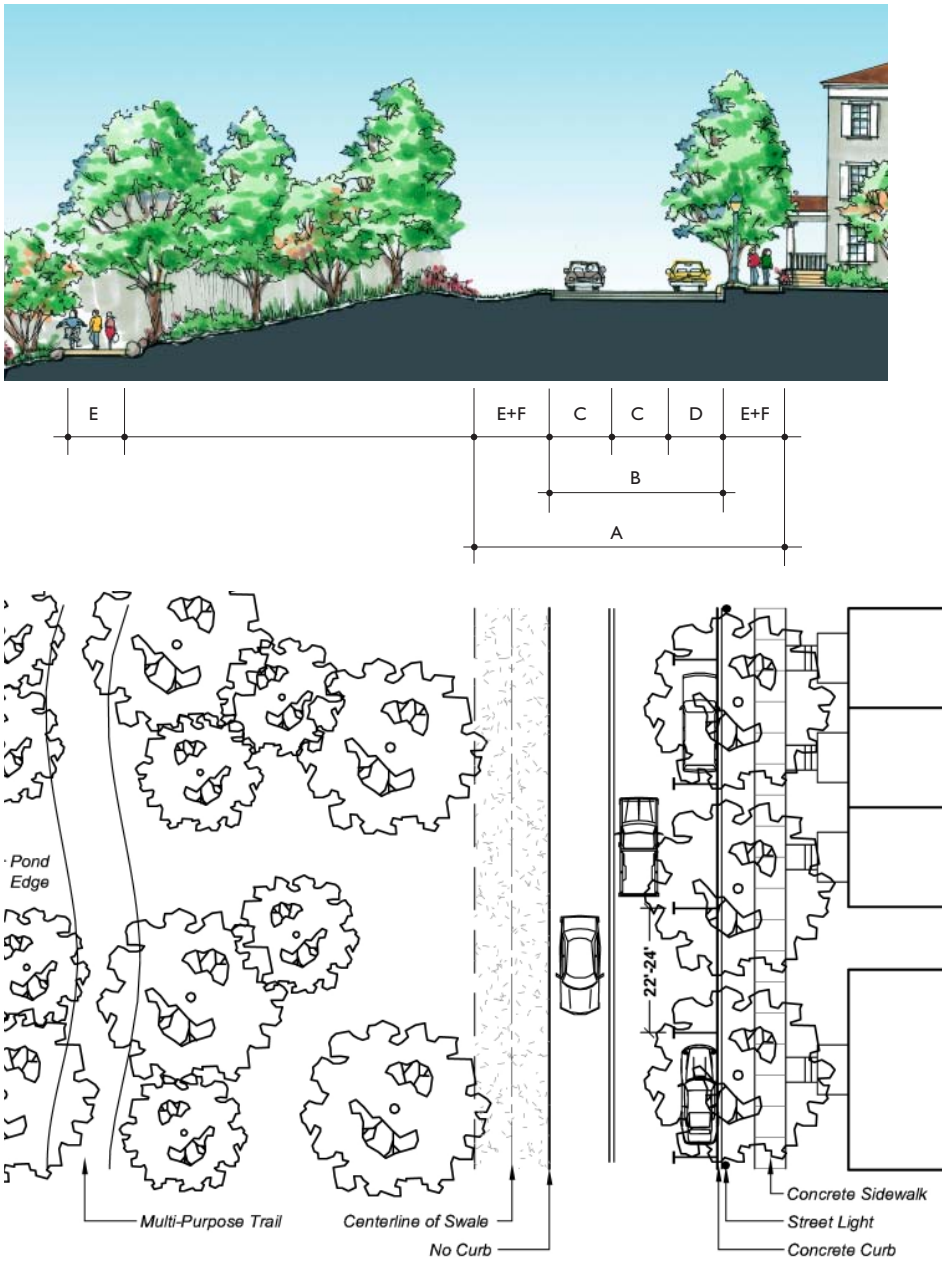


Figure 6.16 Typical 50-foot Right-of-Way Park Street section

6.5.13 Preserve Drive: 50-Foot ROW (PD-50)

The Preserve Drive is a two-way, naturalized roadway that takes advantage of its setting throughout the T2 Transect neighborhoods. This road type is designed with swales for drainage on each side. Where culverts are required for lot access, they shall be privately maintained.

Table 6.13 50-Foot Preserve Drive (PD-50)

	Dimensions and Zones	
A	Right-of-way Width (feet)	50
B	Cartway Width (Feet)	24
C	Travel Lanes (width in feet of each lane, total number of lanes)	12, 2
	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	—
	Sidewalk Width (feet)	—
	Planting Strip Width (feet, type of strip)	—
	Median Width (feet)	—
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	200
	Turning Lane	No
	Curb Radii (feet)	25
	Design Speed (miles per hour)	15
	Green Infrastructure	
	Curb Alternatives	None
D	Drainage Type	Swale
	Permeable Paving	Yes
	Transit Service	No
	Permitted Transect Zone(s)	T1, T2

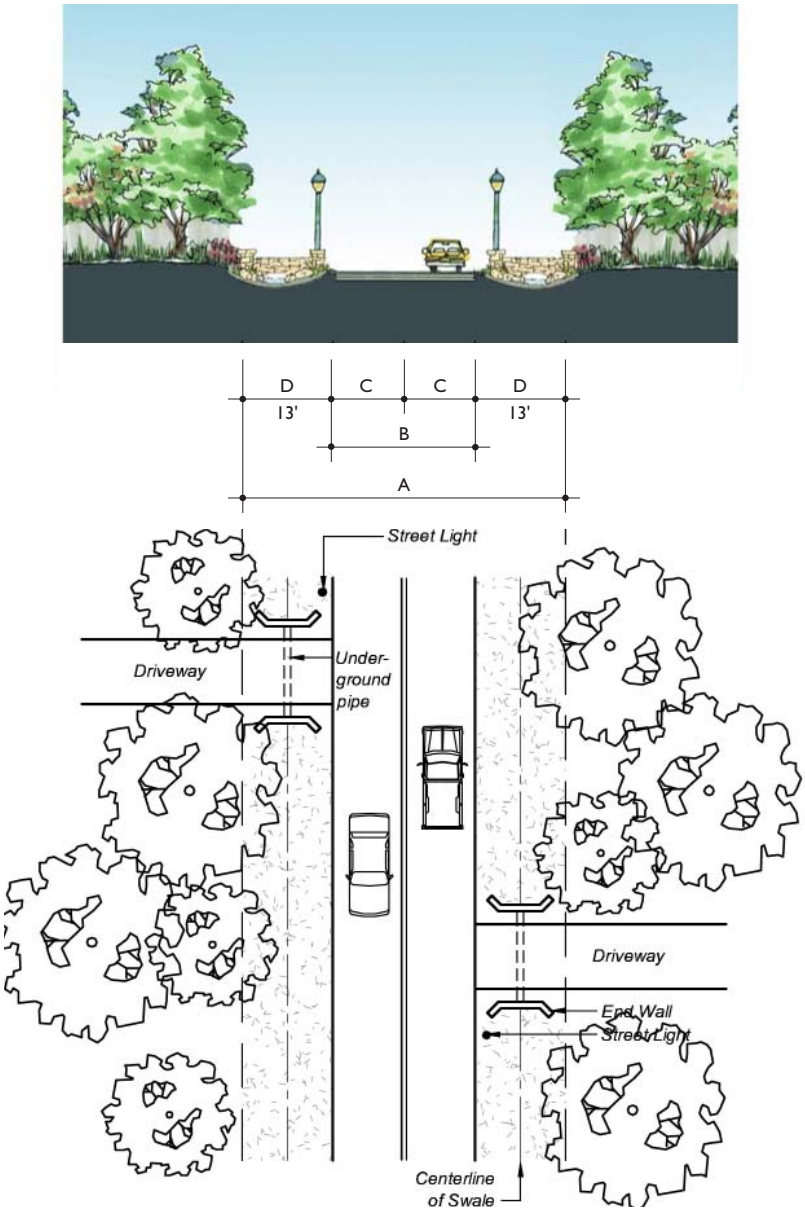


Figure 6.17 Typical 50-Foot Preserve Drive (PD-50) Section

6.5.14 Preserve Drive: 70-Foot ROW (PD-70)

This street is a naturalized roadway that takes advantage of its proximity to the open space corridors. The roadway will be designed with swales for drainage on each side. A multi-use trail shall be located to one side. Minimal tree planting and street lighting is required along this road type.

Table 6.14 70-Foot Preserve Drive (PD-70)

	Dimensions and Zones	
A	Right-of-way Width (feet)	70
B	Cartway Width (Feet)	24
C	Travel Lanes (width in feet of each lane, total number of lanes)	12, 2
	On-Street Parking (width in feet of parking, number of sides of the street parking occurs)	—
D	Multi-purpose path Width (feet)	10
E	Planting Strip Width (feet, type of strip)	6, continuous
	Median Width (feet)	—
	Bike Lanes Permitted	Yes
	Intersections and Safety	
	Minimum Dimension between Intersections (Feet)	400
	Turning Lane	No
	Curb Radii (feet)	35
	Design Speed (miles per hour)	15
	Green Infrastructure	
	Curb Alternatives	None
F	Drainage Type	Swale
	Permeable Paving	Yes
	Transit Service	No
	Permitted Transect Zone(s)	T1

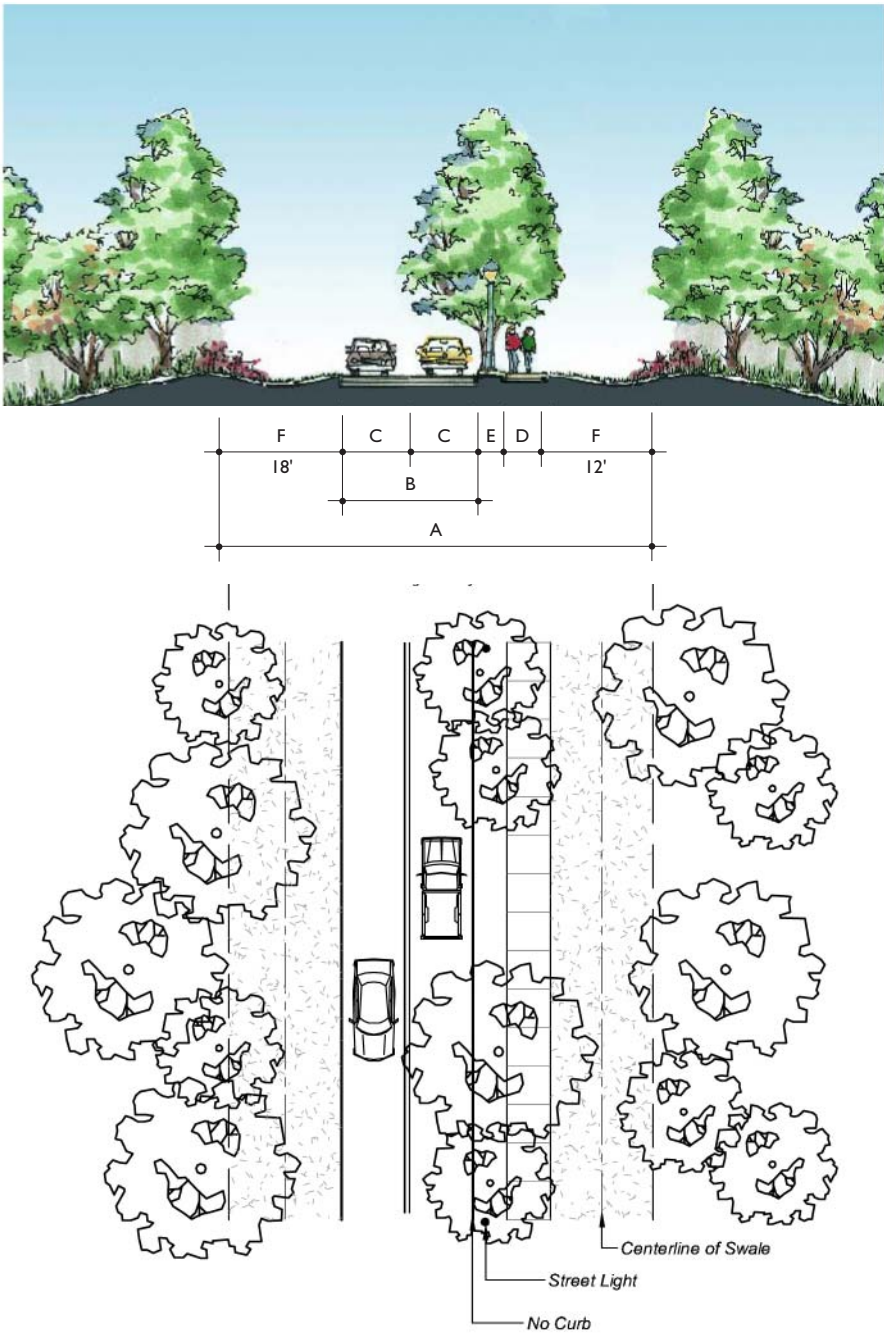


Figure 6.18 Typical 70-Foot Preserve Drive (PD-70) Section

Sec. 6.6 Bike Lanes

Bicycles are intended to travel primarily within the cartway on each street type where off-street trails are not otherwise provided. In the cases where the applicant requests to include a dedicated bike lane within the cartway, an additional striped 5 feet per bike lane may be accommodated in addition to the right-of-way stipulated for the desired street type, if approved by the Town Engineer. The bike lane shall be located to the outside of each travel lane. For more information regarding the accommodation of bicycles, refer to the most recent version of the Institute of Transportation Engineers (ITE) Design Walkable Urban Thoroughfares: A Context Sensitive Approach.

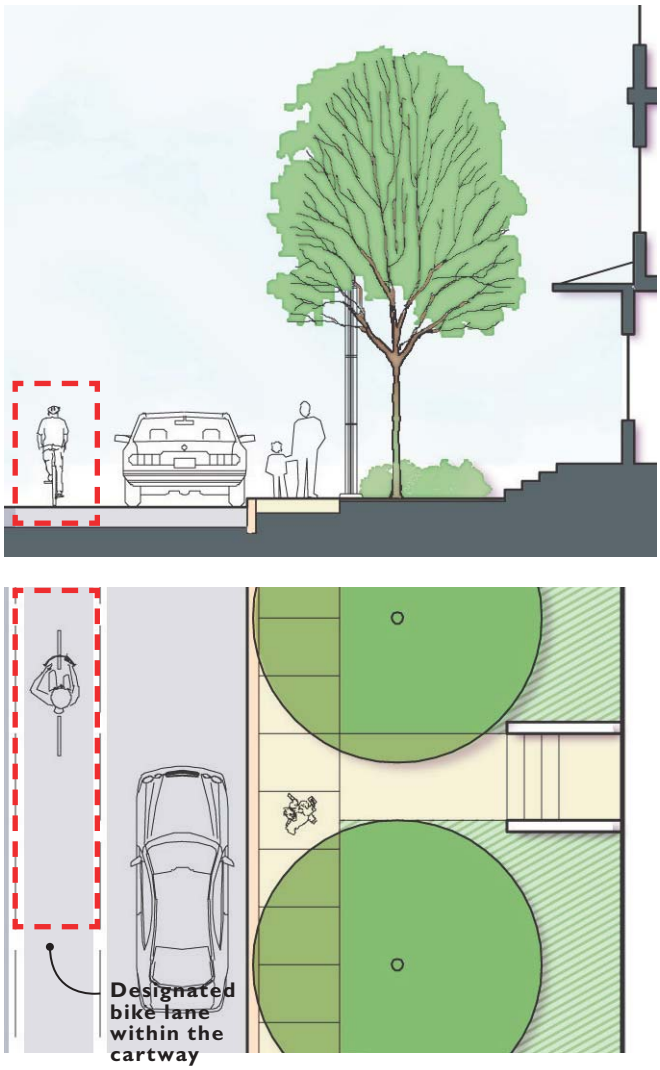


Figure 6.19 Bike lane adjacent to travel lanes in cartway

Sec. 6.7 Streetscape Standards

6.7.1 Street Signage

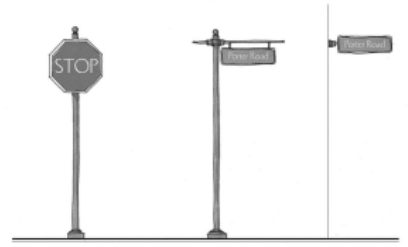


Figure 6.20 Examples of permissible Street Signage

A. Street signage shall:
   1. be legible and easily understood;
   2. contribute positively to the character of Great Pond;
   3. provide for efficient movement throughout streets and parking areas;
   4. be oriented to pedestrian, bicycle, and vehicular traffic; and
   5. reflect proper purpose, context, and location.

B. Sign Types Permitted in Right-of-Ways
   1. Regulatory street signs
   2. Wayfinding signs noting the relative location of different uses and destinations (logos and business branding prohibited on Wayfinding Signs), neighborhoods, parking, and parks. Wayfinding signage shall not count toward permitted building signage described in Section 8.5: Signage.

Figure 6.21 Example of Wayfinding Sign

C. General Requirements
   1. Regulatory and street signage must comply with state and local law, including the Zoning Regulations (Section 3.7).
   2. The street signage system shall be hierarchical in nature, proceeding through gradually more detailed information to guide visitors towards noted destinations.
   3. Street signage may include both regulatory street signs and informational kiosk signs to provide clear instruction to visitors.
   4. Building-mounted street signs are encouraged as a supplement to pole mounted street signs.
   5. Wayfinding signs shall be located prior to decision-making points, such as intersections, to allow the vehicle or pedestrian time to react.
   6. Signs and sign letters shall be scaled in proportion with the environment in which they are located.
   7. Signs shall be designed and located for easy visibility and legibility.
   8. Informational kiosk signs shall be articulated to complement the adjacent architecture and should include directional maps for the entire community.
   9. Light post banners are acceptable if the support structure is integral to the design of the light post and the banner design advertises the community as a whole without mention of a specific business or sales establishment.
   10. “Box” or “can” letters or signs (internally-lit boxes with translucent covers) are prohibited.
   11. Entry signage along Day Hill Road shall be located within the setback provided on the Regulating Plan.

6.7.2 Street Lighting

Fixtures shall be selected for lighting capacity, architectural detailing, and energy efficiency. To the maximum extent possible, they should be consistent throughout all Great Pond neighborhoods, streets, and public spaces.

A. Street lighting shall be pedestrian-scaled and architecturally compatible with the character of the Great Pond neighborhoods.

B. Lighting shall be limited to the amount and intensity necessary for safety and security and to complement architectural character.

C. Lighting that is visible from adjacent properties or roads shall, to the extent feasible, be indirect or incorporate full shield cut-offs.

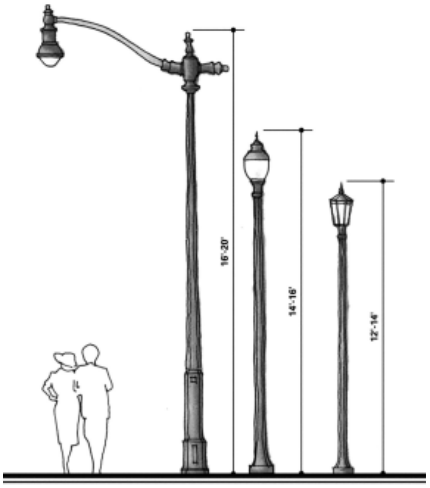


Figure 6.22 Examples of permissible Great Pond street lighting. Fixtures shall utilize a consistent traditional appearance while achieving maximum energy efficiency and with minimal disturbance of night sky or impacts resulting from excessive glare.

Table 6.15 Street Lighting

	Pole Height	Min. Spacing	Location	Illumination Value (footcandles)
Roadway Lighting	16'–20'	60' o.c.	Roadways	.5 to .9
Pedestrian Lighting	14'–16'	20' o.c.	Sidewalks/Trails	.3 to .5
Residential Pole Lighting	12'–14'	15' o.c.	Residences	.3 to .7

* All light poles shall be placed according to professionally prepared photometric plans that recommend proper light pole placing, taking into consideration lamp type and voltage, pole height, adjacent plant material, etc.

6.7.3 Street Furniture and Surface Treatments

Benches, bike racks, trash and recycling receptacles, bollards, and the furniture associated with street front outdoor dining distinguish the outdoor space of Great Pond. Combined with site lighting and signage, these components define the character of the pedestrian experience throughout the Great Pond neighborhoods.

A. Street lighting, benches, trash receptacles, and bike racks shall be coordinated for a coherent character in any particular neighborhood. Consistent themes in the use of specified types should help create coherency.

B. Benches, trash receptacles, and bike racks shall be located regularly throughout the T4 Transect Zone. Selected furnishing shall have sturdy designs intended for heavy use.

C. Benches shall be constructed of metal and/or wood or wood composite.

D. Trash and recycling receptacles shall be located throughout the development, affixed to the ground, easily serviceable, and designed for heavy use. Styles and colors shall be coordinated throughout and shall complement bench styles.

E. Bike racks shall be located at convenient and easily accessible locations throughout Great Pond.

F. Iron, concrete, or stone bollards may be used to protect and define important pedestrian-oriented areas or to isolate walk areas from streets where flush curbs are used. They shall be removable by emergency personnel where necessary.

G. Hardscape surface treatments shall be durable to wear, meet Town of Windsor Engineering drainage standards, and be constructed from concrete or masonry.

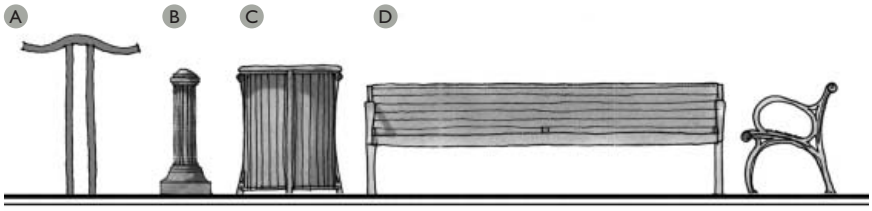


Figure 6.23 Examples of pedestrian amenities such as (a) bicycle racks, (b) bollards, (c) trash receptacles, and (d) benches that shall be designed to be durable and consistent with the street lighting fixtures.

6.7.4 Street Landscape

The following categories of plantings apply to Great Pond:

A. Deciduous Street Trees

1. Width of street tree canopy shall be proportional to the average width of a sidewalk in a particular neighborhood or zone as shown in Figure 6.23.
2. Height of the street tree canopy shall be related to the ground floor uses.
    a. Height of the bottom of the tree canopy where ground floor uses are non residential shall be 9 to 12 feet above the sidewalk to ensure proper clearance for the pedestrian zone and to provide clear sight lines to building signage.
    b. Streets with residential ground floor uses may have a canopy as low as 8 feet to provide more intimate streetscapes.
    c. Trees are to be planted with no smaller than a 3.5 to 4-inch caliper, measured at 4.5 feet from the bottom of the trunk.
    d. Street trees shall be placed at a maximum of 40 feet on center or, when driveways, hydrants, or other similar site features prohibit such a regular spacing, there shall be a minimum of five trees per 200 feet of block frontage along a single block face.
    e. See Plant Palette in Section 10: Appendix for Recommended Street Tree Species..

B. Ornamental Trees: Shall be judiciously planted for visual accents.

C. Evergreen and Coniferous Trees and Shrubs: Shall be judiciously planted for screening and buffering, in clusters and selected from native species. Minimum size for low level shrubs at the time of maturity is 2'-6" to 4'-6" in height.

D. Deciduous Shrubs: Shall be used as accents and maintained with either a natural or formal growth habit depending upon location on the Transect Map. They shall not be used for screening, however they may be used for demarcating private lots where 100 percent opacity is not required. Minimum size for low level shrubs at maturity: 18" to 24" spread. When used as hedges, minimum preferred size is 2'-6" to 4'-6" in height.

E. Ground Cover: Shall be used where clear visibility is required and on slopes steeper than 20 percent.

F. Lawns: Lawns and planting strips within the right-of-way shall be used in combination with other methods of bio-filtration.

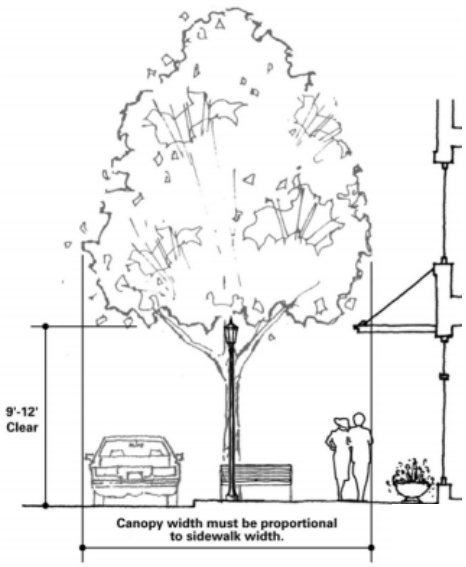


Figure 6.24 Width of deciduous street tree canopy shall be proportional to the average width of a sidewalk in a particular neighborhood or transect zone and shall be 9 to 12 feet above the sidewalk to ensure proper clearance for the pedestrian unless in a residential area, where a canopy of 7 feet is permitted.

Sec. 6.8 Transit

CT Transit currently serves the Day Hill Road corridor. CT Transit or the Town shall maintain all bus stops unless agreed to otherwise. To the extent possible, bicycle parking shall be included proximate to transit stops.

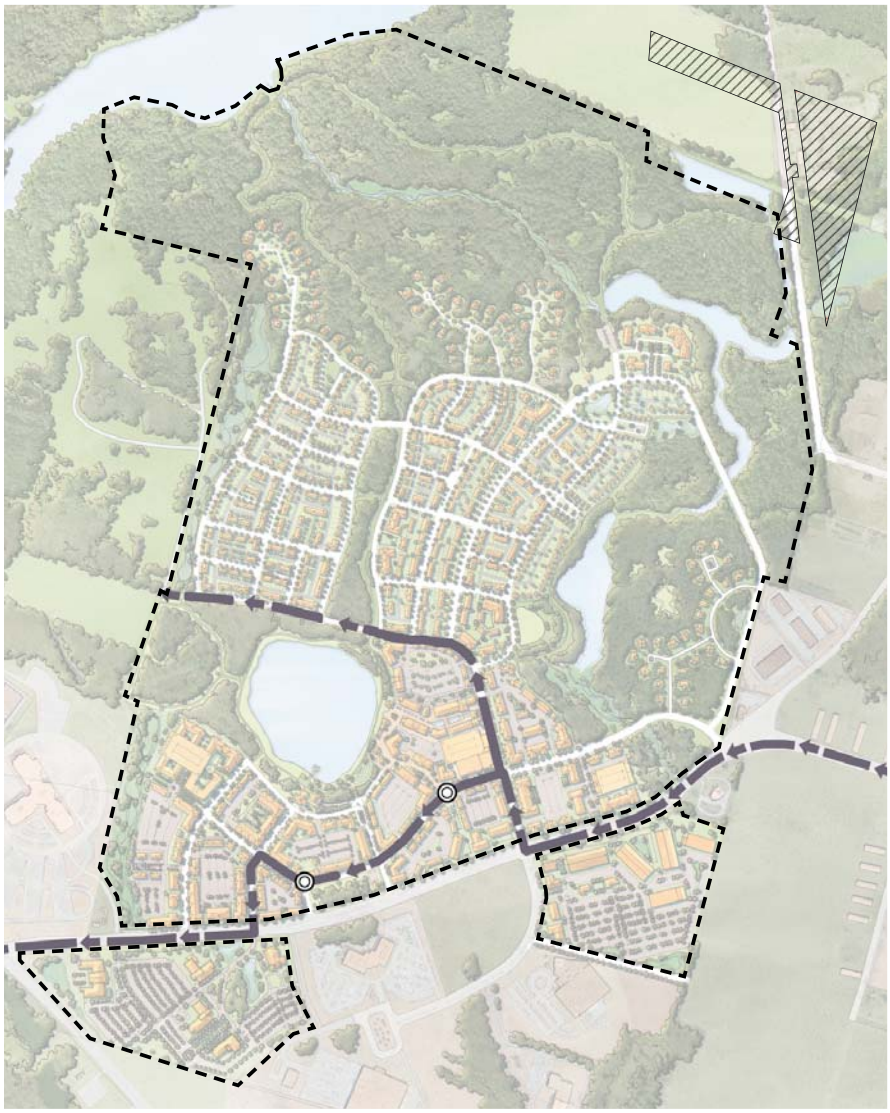


Figure 6.25 Possible future transit routes. Until the time that CT Transit finds it beneficial to realign its current Day Hill Road corridor route into the site, transit stops along Day Hill Road shall be negotiated between the Master Developer and CT Transit.

Sec. 6.9 Snow Removal

6.9.1 A snow removal plan shall be submitted with Site Plan Applications, which plan may include removing snow to an off-site location.

6.9.2 On-street parking on Publicly Accepted Streets shall be regulated by the Town of Windsor Ordinance 16-33.

6.9.3 Planting Strips and certain parks shall be used in conjunction with dedicated storage areas to accommodate snow accumulation. Salt-tolerant planting shall be used where snow storage is intended. Runoff quality and quantity must be consistent with Inland Wetlands and Watercourses Commission (IWWC) requirements.

6.9.4 Holding areas for snow collection may be created near alleys. When parking stalls are used as part of the snow removal plan, the total number of stalls remaining shall not be less than the minimum off-street parking spaces required in Section 7.

6.9.5 For more information regarding snow removal, consult the most recent version of the Institute of Transportation Engineers (ITE) Design Walkable Urban Thoroughfares: A Context Sensitive Approach, Chapter 9 (ISBN-10: 1-933452-52-8).

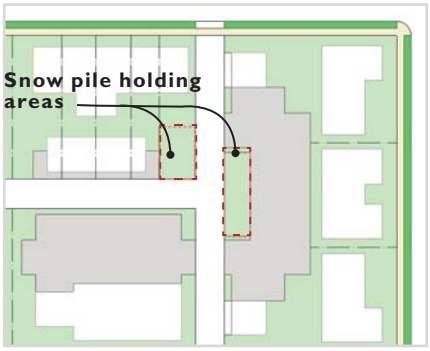


Figure 6.27 Snow removal areas off an alley may be an easement on a lot or a designated area covering part of an expanded Alley right of way.

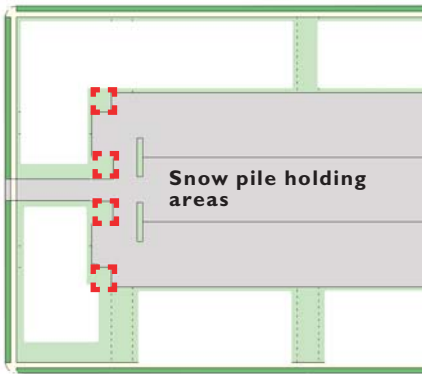


Figure 6.28 Snow removal areas within a parking lot may be a parking lot swale or a temporary holding area covering designated parking spaces.

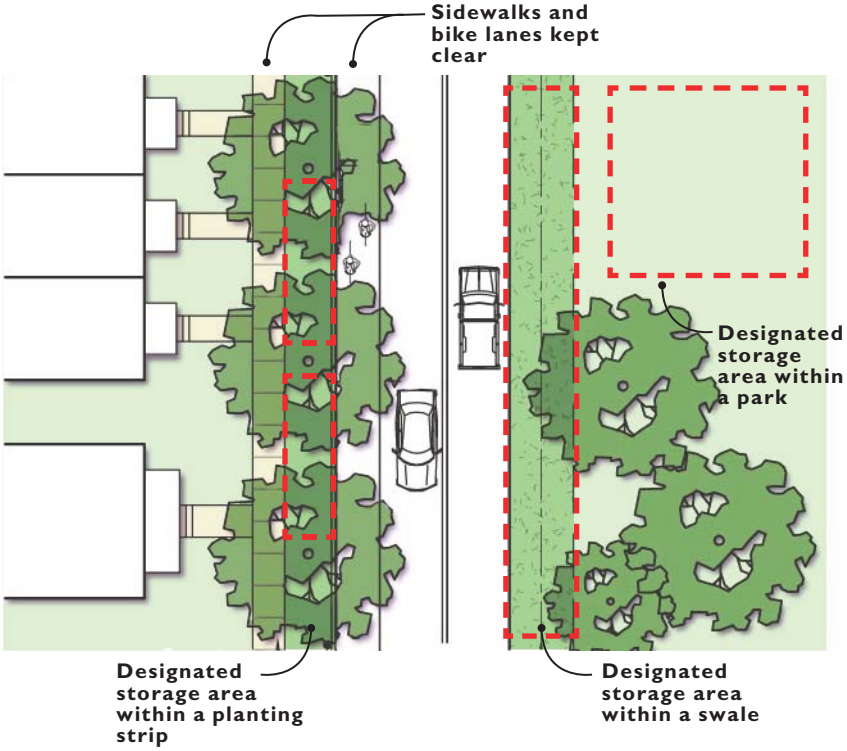


Figure 6.26 Snow removal along streets and parks

Sec. 6.10 Emergency Vehicle Access

6.10.1 Emergency Service Vehicles shall have access to all buildings through the following types of routes:

A. Streets and Alleys per this Section.

B. Mountable surfaces capable of carrying 3,000 psi apparatus and containing a minimum of 18 feet clearance throughout the whole route, and such surfaces must either have continuous exit to a street for emergency vehicles or have a turn around sufficient to meet the Subdivision Regulations.

6.10.2 For residential structures of up to two and a half floors, emergency vehicle access must have the ability to come within 120 feet of any habitable structure using, but not limited to, the above-stated means.

6.10.3 Emergency Vehicle Access routes, when not streets, may be access-controlled by emergency responders.

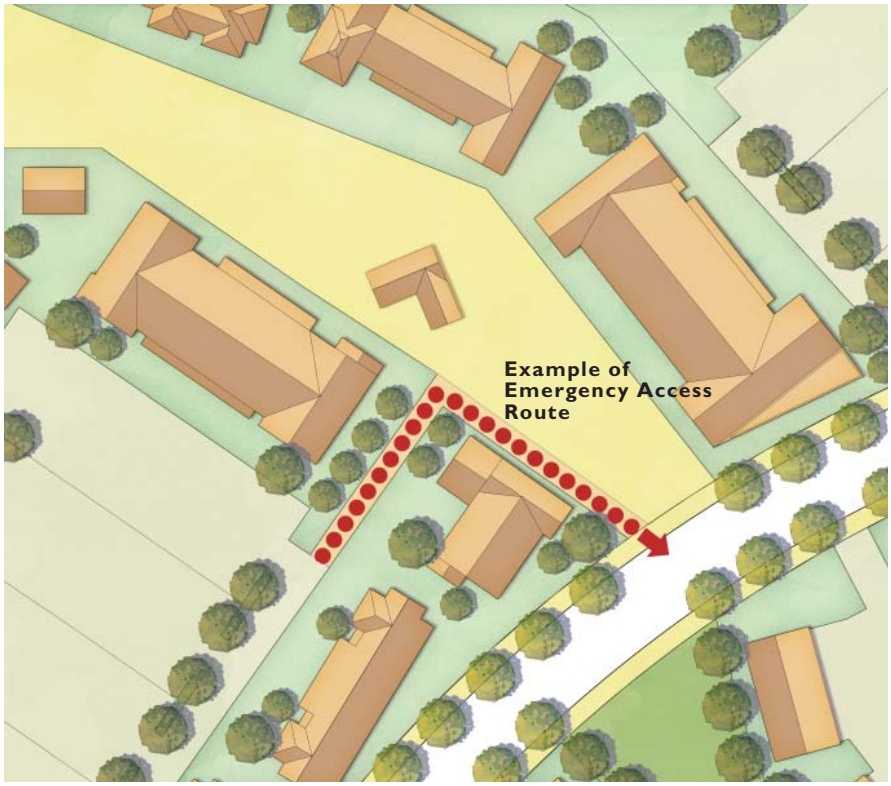


Figure 6.29 Emergency vehicle access (highlighted in red) may be required in some locations to provide emergency access and servicing. Depending on the location of these routes, each can be treated with a change in pavement and elements such as removable bollards and signage to clearly define it as a designated access route.

Sec. 6.11 Service Locations and Loading Zones

6.11.1 Intent

Servicing and loading in Great Pond is intended to integrate with the urban nature of the development. As an active, mixed-use place, the servicing and loading will necessarily come in a variety of forms based on the needs of tenants and operators. This section identifies the minimum parameters to be met across all forms of multi-family and non-residential development in the T3, T4, and ED Transect Zones.

6.11.2 Location of Servicing

Loading zones and service locations are generally one of two types:

A. On-Street Loading Zone
Loading Zones are located along curbs in marked locations and are for establishments with no or limited rear access. In T4 Transect Zones, each block face shall have one on-street Loading Zone.

B. Center of Block Loading and Servicing
Servicing Locations and Loading Zones are accessed to the rear of buildings toward the center of the block. There shall be a minimum of one per each Common Block.

6.11.3 Dimension of Loading Zone

Loading Zones for commercial vehicle parking shall be, at a minimum, 10 feet wide by 40 feet long.

6.11.4 Hours for On-Street Loading Zones

Hours for servicing and loading shall be posted and shall not be enforced between 7 and 10 AM, 12 and 2 PM, and after 4 PM.

6.11.5 Screening of Loading and Service Areas

Loading docks, dumpsters, and other “back-of-house” requirements shall be screened from direct view from streets. Acceptable screening devices include, but are not limited to, a hedgerow, wall and gate, fenced enclosure (see Section 7.5 Landscape Requirements), or garage door(s) when not otherwise screened by a building. These areas should also be screened from view of block tenants and occupants to the extent possible.

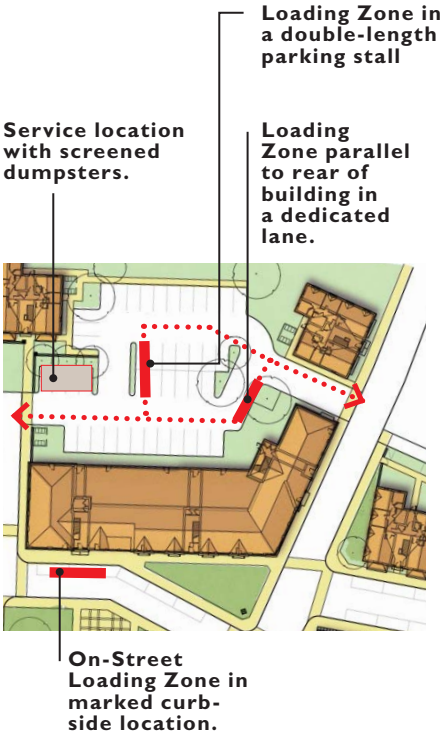
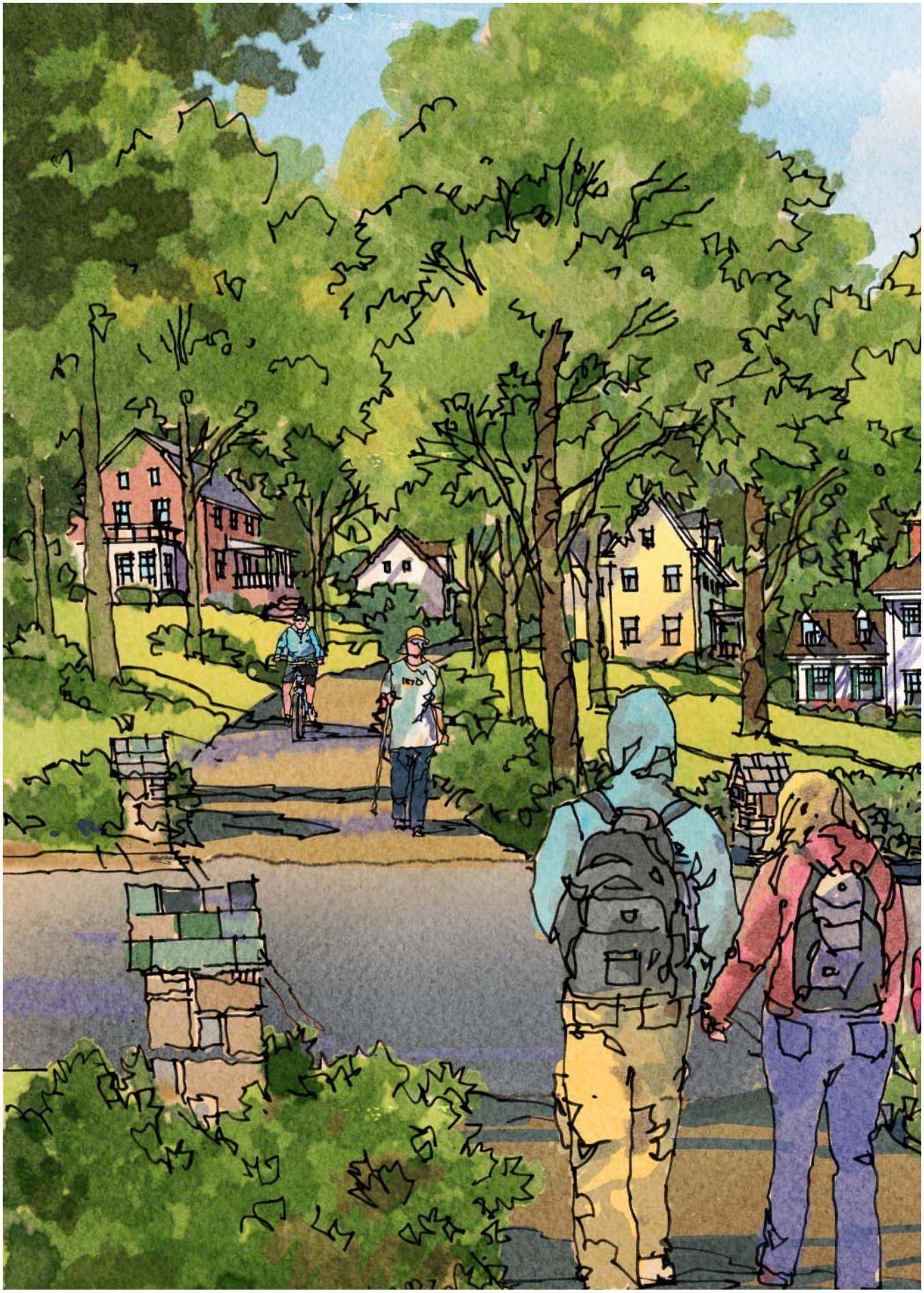


Figure 6.30 Location of example Loading Zones, Service Locations, and Access Route



Chapter 7. Site Development Standards

Sec. 7.1 Intent

Site Development Standards regulate how development shall be serviced, accessed, parked, and landscaped.

Sec. 7.2 Block Types

Great Pond shall have blocks that are of a dimension that permits walking and multiple routes to access buildings, parking, and open spaces. Blocks shall be laid out in order to orient buildings to the street and public realm while concentrating "back-of-house" elements such as utility meters, parking, transformers, and refuse collection in the centers of blocks, at the rear of buildings.

7.2.1 How Block Types are Regulated

Block Types are regulated in the five following categories:

A. Size and Dimension

1. Minimum Block Depth: Shortest permitted length (feet) of the shortest dimension of a block.
2. Maximum Block Depth: Longest permitted length (feet) of the shortest dimension of a block.
3. Minimum Block Length: Shortest permitted length (feet) of the longest dimension of a block.
4. Maximum Block Length: Longest permitted length (feet) of the longest dimension of a block.
5. Maximum Block Area: Largest permitted area (acreage) of a development block.

Figure 7.1 Example Block Dimensions

B. Impervious Coverage

On-block impervious coverage is regulated to ensure that stormwater is managed as much as possible at the source in context with the urban qualities of Great Pond.

1. Maximum impervious coverage: the percentage of a development block area that may be impervious to stormwater.
2. Maximum impervious surface coverage with structured parking: the percentage of block area that may be impervious to stormwater when part or all of the development block includes structured parking that accounts for a minimum of 50 percent of the parking needs for that development block.
3. If approved by the Town Engineer, maximum green roof exemption: the percentage of block that may be exempted from the impervious surface coverage when the same percentage is covered by one or more upper-story green roofs.
4. If approved by the Town Engineer, impervious coverage exemption pertaining to all Block Types: up to 20 percent of an approved permeable or semi-permeable hardscape may be exempted from a block's maximum impervious surface coverage. Additional credit may be considered if exceptional on-site stormwater management performance can be exhibited.
5. Total development south of Day Hill Road shall not exceed 50 percent impervious surface.

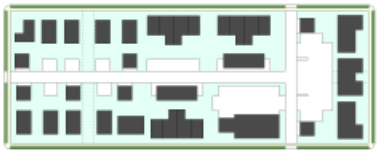


Figure 7.2 Example lot coverage

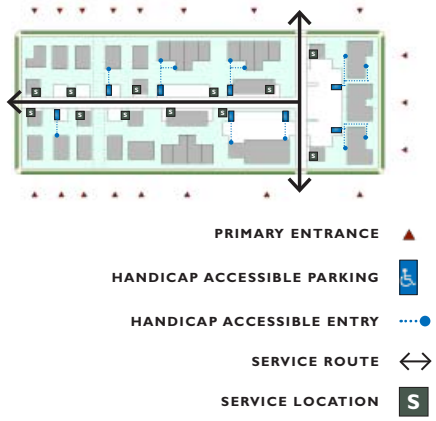


Figure 7.3 Diagram of typical points of entry and service routes

C. Access and Service
   1. Primary entry locations: Indicates where primary entries to buildings shall orient.
   2. Service route type: Indicates the intended location for utility meters, parking, and service access.
   3. Additional requirements for Loading Zones and Service Locations can be found in Section 6.11: Service Locations and Loading Zones.

D. Permitted Transect Zones: Indicates which Transect Zone or Zones the Block Type is permitted to be used within.

7.2.2 Permitted Block Types

There are 5 Block Types:

1. Common Blocks
2. Neighborhood Blocks
3. Campus Blocks
4. Perimeter Blocks
5. Flex Blocks

A. Common Block

Common Blocks are those in which the parking and service areas are shared among several buildings and, in some cases, lots. Buildings on Common Blocks have their primary access from the street with secondary and service entries in the rear. For more information regarding parking for Common Blocks, refer to Section 7.3.2 of The Code.

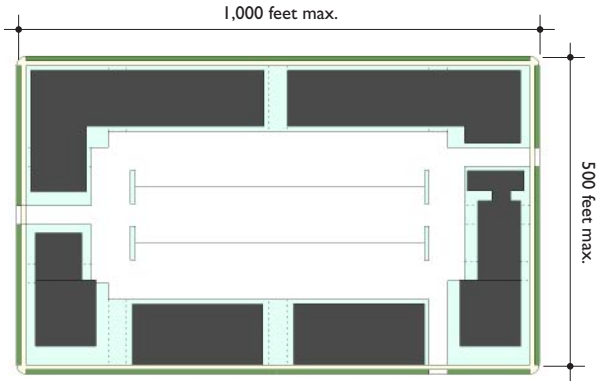


Figure 7.4 Example of common block coverage

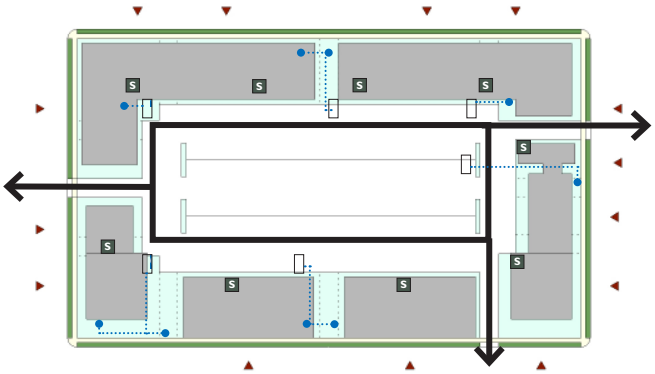


Figure 7.5 Example of common block access

Table 7.1 Common Block Requirements

Size and Dimension	
Minimum Block Depth (feet)	270
Maximum Block Depth (feet)	500
Minimum Block Length (feet)	340
Maximum Block Length (feet)	1,000
Maximum Block Area (acres)	11.5
Coverage	
Maximum Impervious Surface Coverage (% of total block area)	80
Maximum Impervious Surface Coverage with structured parking (% of total block area)	90
Maximum Green Roof Exemption (% of total block area)	5
Access and Service	
Primary Entry Locations	Street
Service Route Type	Center of Block
Permitted Transect Zone(s)	T4, ED

B. Neighborhood Blocks

Neighborhood Blocks may contain lots with both attached and detached structures that address streets. Neighborhood Block Parcels are typically served by an alley or can be serviced without an alley when required by topographic or other exceptional site conditions.

Figure 7.6 Example of neighborhood block coverage

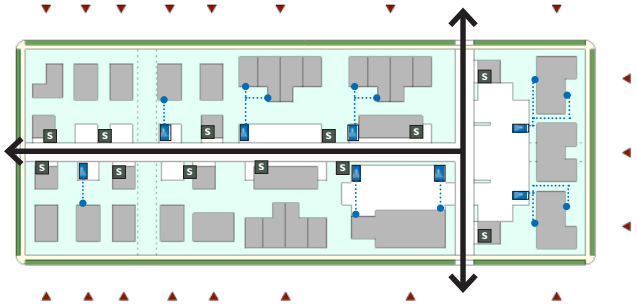


Figure 7.7 Example of neighborhood block access

Table 7.2 Neighborhood Block Requirements

Size and Dimension	
Minimum Block Depth (feet)	200
Maximum Block Depth (feet)	320
Minimum Block Length (feet)	200
Maximum Block Length (feet)	725
Maximum Block Area (acres)	5.3
Coverage	
Maximum Impervious Surface Coverage (% of total block area)	70
Maximum Impervious Surface Coverage with structured parking(% of total block area)	80
Maximum Green Roof Exemption (% of total block area)	10
Access and Service	
Primary Entry Locations	Street
Service Route Type	Alley
Block	T3, T4

C. Campus Blocks

Campus Blocks allow for a central green or open space to be the primary address for buildings. Relationships from the internal courtyard space to the street pass through open spaces and building lobbies. Campus Blocks also may serve as the development block for large corporate users around which large urban buildings locate.

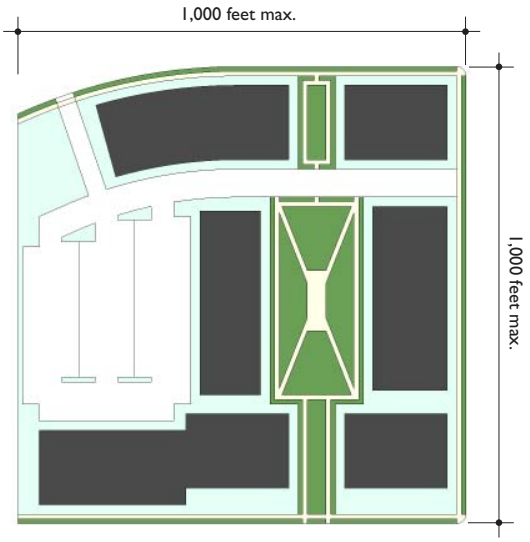


Figure 7.8 Example of campus block coverage

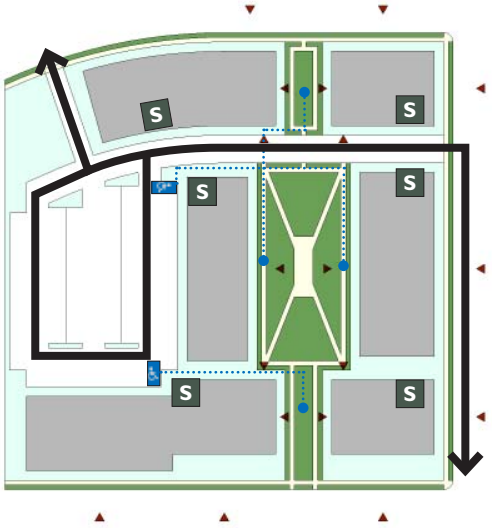


Figure 7.9 Example of campus block access

Table 7.3 Campus Block Requirements

Size and Dimension	
Minimum Block Depth (feet)	250
Maximum Block Depth (feet)	1,000
Minimum Block Length (feet)	n/a
Maximum Block Length (feet)	1,300
Maximum Block Area (acres)	29.8
Coverage	
Maximum Impervious Surface Coverage (% of total block area)	70
Maximum Impervious Surface Coverage with structured parking (% of total block area)	75
Maximum Green Roof Exemption (% of total block area)	5
Access and Service	
Primary Entry Locations	Varies
Service Route Type	Varies
Permitted Transect Zone(s)	T3, T4, ED

D. Perimeter Blocks

Perimeter Blocks are for those areas that border T1 Natural Zones or abutting parcels south of Day Hill Road. They typically consolidate site disturbance tight to the street and establish development in the least sensitive areas.

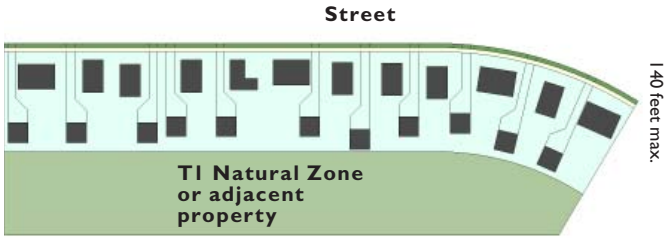


Figure 7.10 Example of perimeter block coverage

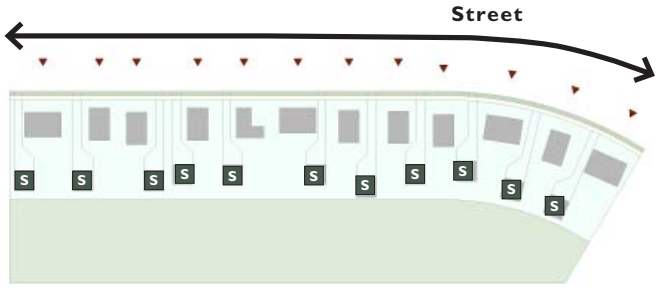


Figure 7.11 Example of perimeter block access

Table 7.4 Perimeter Block Requirements

Size and Dimension	
Minimum Block Depth (feet)	100
Maximum Block Depth (feet)	250
Minimum Block Length (feet)	n/a
Maximum Block Length (feet)	n/a
Maximum Block Area (acres)	n/a
Coverage	
Maximum Impervious Surface Coverage (% of total block area)	60
Maximum Impervious Surface Coverage with structured parking (% of total block area)	80
Maximum Green Roof Exemption (% of total block area)	10
Access and Service	
Primary Entry Locations	Street
Service Route Type	Street
Maximum Distance between intersections or trailheads (Feet)	1,000
Permitted Transect Zone(s)	T2, T3, ED

E. Flex Blocks

Flex Blocks allow for more informal placement of larger buildings with associated parking fields south of Day Hill Road. Flex blocks are oriented towards adjacent streets. Trails and parking drives provide access to fronts of buildings. Primary access to parking is from the adjacent streets and secondary access branches from shared parking drives.

Figure 7.12 Example of flex block coverage

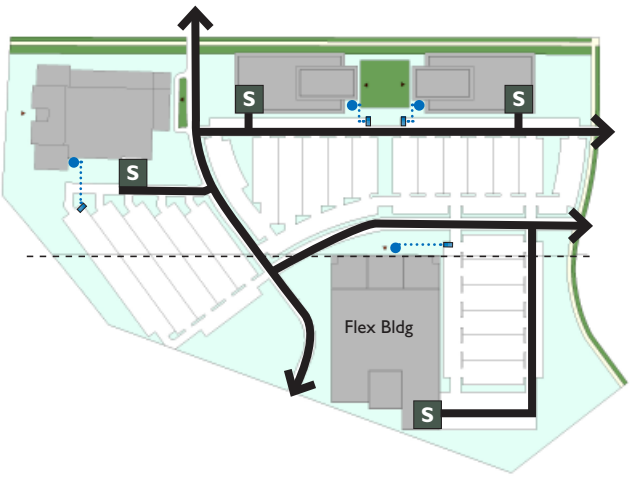


Figure 7.13 Example of flex block access

Table 7.5 Flex Block Requirements

Size and Dimension	
Minimum Block Depth (feet)	n/a
Maximum Block Depth (feet)	1,000
Minimum Block Length (feet)	n/a
Maximum Block Length (feet)	1,500
Maximum Block Area (acres)	34.4
Coverage	
Maximum Impervious Surface Coverage south of Day Hill Road (% of total block area)	50
Access and Service	
Primary Entry Locations	Varies
Service Route Type	Varies
Permitted Transect Zone(s)	ED

7.2.3 Blocks used solely for parking

Development Blocks may be used solely for parking in interim phases or to serve adjacent blocks with Town Planner approval. To ensure the block's future developable potential and to create streets that do not present a hindrance to pedestrians, the following conditions shall be met when parking is the sole use on a block:

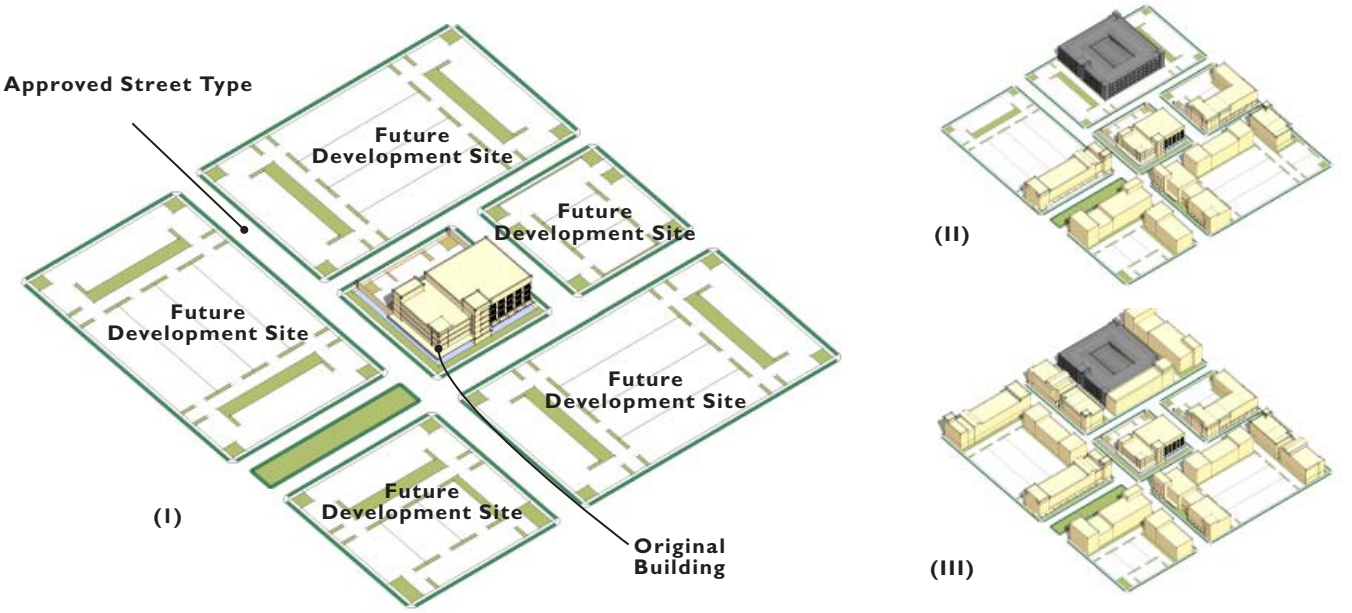


Figure 7.14 When a large parking field is required, it shall be divided into future development blocks to permit maximum flexibility for denser development to take place. Tree-lined streets and buffered landscape edges will create a protected environment for pedestrians to access buildings served by the parking.

A. All block dimensions and areas shall adhere to the block dimension requirements set forth in this Section 7.2.3.

B. 50 percent of Build-To Zone Occupancy requirements for the block shall be temporarily waived until the block's frontage is over 60 percent occupied. For more information regarding frontage occupancy, refer to Section 5: Building Types and to the Regulating Plan for any overriding Build-To Zone Occupancy requirements.

C. No parking shall encroach into any setback requirements, if present, that exist in the Regulating Plan or in the Parking Standards (Section 7.3) for the type of parking planned for the block. For more information regarding setbacks, refer to Section 3: The Regulating Plan for any superseding frontage setback requirements.

D. Parking shall be designed so that building pads can be accommodated incrementally over time and driveways for parking shall run approximately parallel to the street frontage(s).

E. Access into blocks shall correspond with the service requirements of the Block Type.

F. Streetscapes shall be installed per the requirements set forth in Section 6.8: Streetscape Standards.

Sec. 7.3 Parking Standards

Walking and bicycling as a means of locomotion are preferred over multiple vehicle trips within Great Pond. Great Pond is intended to be a "park-once" environment where visitors, residents, and employees may engage in many activities throughout the day without resorting to their automobile. Uses will have alternating peak parking demand, permitting shared parking in most ED and T4 Transect Zones. Rather than parking minimums based on use, The Code establishes maximum parking ratios for the use categories established in Section 4: Use.

7.3.1 Parking Ratios and Shared Parking

The following range of parking ratios supersede the parking ratios set in Section 3.3.5 of the Zoning Regulations:

Table 7.6 Minimum and Maximum Parking Ratios

Residential Uses	Minimum (spaces/unit)	Maximum (spaces/unit)
Single-Family Detached	2	3 (enclosed only)
Single-Family Attached	1	2 (enclosed only)
Multi-Family for Sale	1	2
Multi-Family for Rent	1	1.7
Elderly Housing, Assisted Living, and Nursing Home	.6	.8
Retail, Community, and Commercial Uses	**Minimum**	**Maximum**
Retail	1 per 500 sf	1 per 250 sf
Office and Light Industrial	1 per 1,000 sf	1 per 250 sf
Hospitality	.5 per room	1 per room
Community	n/a	1 per 250 sf

A. Shared Parking

In cases where parking is shared on a common block (see Section 7.2: Block Types) or in proximity to a central parking facility, the total parking provided shall not exceed the aggregate maximum parking for all the uses the facility serves unless an increased parking need can be demonstrated.

B. Relief from parking maximums

A warrant may be issued to modify parking ratios in any situation where the user/applicant demonstrates a greater need using similar regional mixed-use neighborhoods as examples.

C. The use of on-street parking to satisfy parking requirements

Most Great Pond Street Types (see Section 6: Street Standards) permit on-street parking, providing an additional parking resource. On-street parking can contribute to the parking requirements in the following ways:

1. On-street parking provided on Publicly Accepted Streets may contribute no more than 10 percent of the total parking required to meet The Code.
2. On-street parking provided on all other streets and drives may be allocated to satisfying parking demand.
3. On-street parking shall be between 22 and 24 feet for parallel spaces.

7.3.2 How Parking is Regulated

The design of parking lots and garages is regulated in the following ways:

A. Location on Block

1. Location: indicates general location of where parking occurs on a development block.
2. Maximum encroachment of parking into Minimum Setback: maximum width (feet) of parking, parallel to the street that parking can encroach into the Minimum Setback.
3. Minimum setback from intersections with Mapped Street right-of-way: minimum setback (feet), in either direction along intersecting streets, that a parking facility must be setback if one of the streets is a Mapped Street.
4. Unless a warrant is administered, in no cases within the T3 and T4 Transect Zones shall parking come between the building and edge of sidewalk.

B. Screening and Visibility

1. Minimum level of screening required parallel to Mapped Street right-of-way: Indicates the type of screening required of facilities depending on its location within Great Pond.
2. Minimum level of screening required at intersection with Mapped Street right-of-way: Indicates the type of screening required of facilities depending on its location within Great Pond at intersections with Mapped Streets.
3. Shade Trees and Parking Lot Landscaping shall meet the minimum area requirements in Section 3.1.2C of the Zoning Regulations but may be redistributed around the lot as desired to intensify screening or create a landscape feature.

C. Permitted Transect Zone(s): Indicates in which Transect Zone or Zones the parking type can locate.

D. Except as otherwise provided by The Code, the off-street parking requirements of Section 3.3 of the Zoning Regulations shall be met.

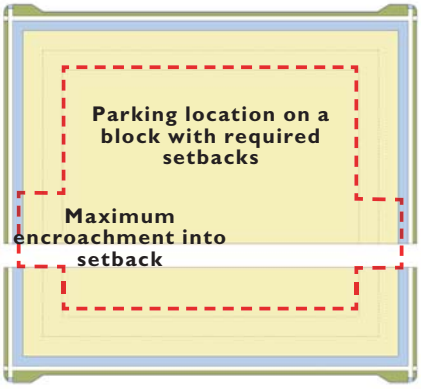


Figure 7.15 Location on the block and a parking facility's minimum setback generally positions where parking shall go in relation to the edge of the block.

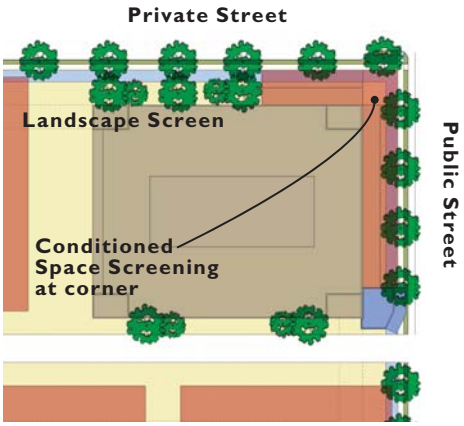


Figure 7.16 Screening of a parking garage along a street and from a street corner

7.3.3 Parking Requirements and Change of Use

From time to time, uses of buildings may change. No change to parking requirements shall be required when uses change within a Use Category. For more information on uses, refer to Section 4: Uses.

7.3.4 Permitted Parking Types

A. Surface Parking Lots

Surface parking lots are permitted in the center of blocks and, with restrictions, to the sides of buildings. When visible from the street, they are to be screened with low walls/fences, or landscaping.

1. No parking lot may exceed 6,500 square feet of impervious surface in the T1 and T2 Transect Zones.
2. Surface parking is permitted in T3, T4, and ED zones.

Table 7.7 Surface Parking Lot Requirements

Location On Block	
Location	Center of block or to side of building
Minimum Setback from Mapped Street right-of-way (feet), except if parking is the primary use of the block	30
Maximum Encroachment of parking into Minimum Setback (feet)	60
Minimum Setback from Intersections with Mapped Street right-of-way (feet)	30
Screening and Visibility	
Minimum level of screening required parallel to Mapped Street right-of-way	
In T1, T2, and ED Zones	Landscape/ 36" hedgerow
In T3 and T4 Zones	Low wall/fence
Minimum level of screening required at intersection with Mapped Street right-of-way	
In T1, T2, and ED Zones	Landscape/hedgerow
In T3 and T4 Zones	Low wall/fence
Shade Trees and Parking Lot Landscape	See 7.3.2D
Permitted Transect Zone(s)	See above

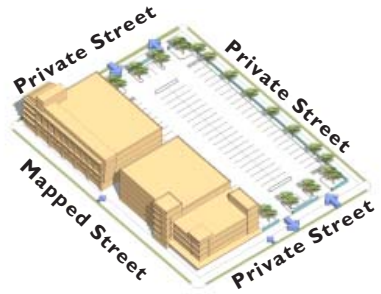


Figure 7.17 Surface parking is to locate generally at the rear or to the side of buildings.

B. Parking Garage Requirements

Parking garages are permitted to the height allowed in the corresponding Transect Zone. Parking garages shall be screened from Mapped Street right-of-ways or, in those instances where screening is not possible, the parking garage shall be given an architecturally articulated street edge with clearly defined openings.

Table 7.8 Parking Garage Requirements

Location On Block	
Location	Center of the block
Minimum Eetback from Mapped Street right-of-way (feet): architectural facade	10
Maximum Encroachment of parking into Minimum Setback (feet): ground floor	30
Maximum Encroachment of parking into Minimum Setback (feet): upper floors	180
Minimum Setback from Intersections with Mapped Street right-of-way (feet)	30
Screening and Visibility	
Minimum Level of Screening required parallel to Mapped Street right-of-way (if garage is visible)	Landscape/hedgerow
Minimum Level of Screening required at Intersection with Mapped Street right-of-way	Conditioned Space
Permitted Transect Zone(s)	T3, T4, ED

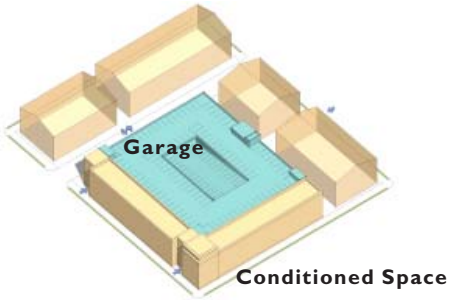


Figure 7.18 Parking garage screened by conditioned space in liner buildings

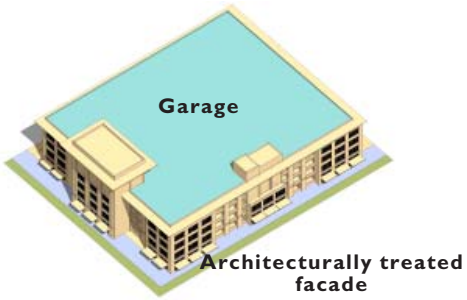


Figure 7.19 Parking garage revealed to the street with architecturally articulated facade and, in some cases, ground floor uses

C. Basement or Podium Parking Requirements

Podium parking may be used in those locations where either topography or density encourages siting parking beneath one or more buildings. Basement or podium parking is intended to have minimal reveal along mapped frontages except at vehicular entry points and shall have either buildings or active uses atop the structure except where circumstances deem such uses unfeasible, as determined by the Town Planner.

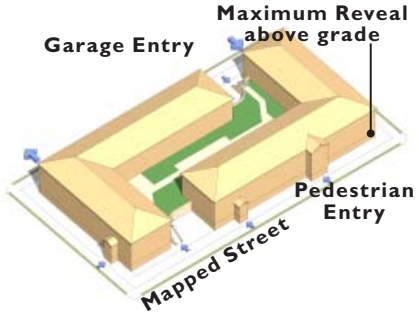


Figure 7.20 Basement or Podium parking provides a hidden or minimally revealed plinth on top or next to which building types locate facing the street. Terraces or conditioned space sit atop the podium structure.

Table 7.9 Basement or Podium Parking Requirements

Location On Block	
Location	Below grade
Minimum setback from Mapped Street right-of-way (feet)	0
Maximum encroachment of parking into Minimum Setback (feet)	n/a
Minimum setback from intersections with Mapped Street right-of-way (feet)	25
Screening and Visibility	
Maximum reveal above-grade along Mapped Street right-of-way (feet)	5
Permitted Transect Zone(s)	T2, T3, T4, ED

D. Tuck-Under Parking Requirements

Tuck-Under parking occurs in buildings where enclosed parking is desired underneath a building. Tuck-under parking facilities are not permitted to be visible or accessible from the addressing street and shall be accessed from only the alley or interior of the block.

1. Buildings incorporating Tuck-Under Parking shall either be 5 feet from the rear property line or 18 feet but nothing above or in-between.
2. Garage entries are not permitted onto any street type other than an Alley.
3. Garages shall be screened from view along any Mapped Street.

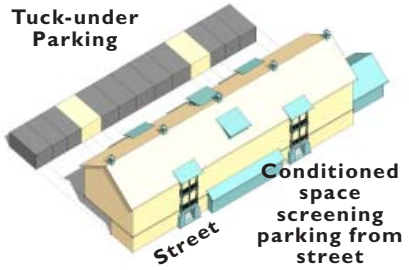


Figure 7.21 Tuck-under parking is positioned to the rear of buildings, with conditioned space screening the parking from the street onto which the building faces.

Table 7.10 Tuck-Under Parking Requirements

Location On Block	
Location	Facing interior of block
Minimum Setback from Mapped Street right-of-way (feet)	20
Maximum Encroachment of parking into Minimum Setback (feet)	0
Minimum Eetback from Intersections with Mapped Street right-of-way (feet)	10
Screening and Visibility	
Minimum Level of Screening required parallel to Mapped Street right-of-way	Conditioned Space
Minimum Level of Screening required at Intersection with Mapped Street right-of-way	Conditioned Space
Permitted Transect Zone(s)	T2, T3, T4

E. Private Garage Requirements

Private garages are an accessory building to a permitted Building Type. Private garages may either be attached or detached from the Building Type. Private garages shall face the alley or, in cases involving Perimeter Block Types, locate at the rear property line with access from a slip-by driveway from the street.

1. Private Garages must locate no further than 5 feet from the rear property line at the intersection of alleys and a Public or Private Street.
2. Garages located on the interior of blocks and oriented toward an alley shall either be 5 feet or 20 feet from the rear property line but nothing above or in-between.

Figure 7.22 Garages oriented toward alleys

Table 7.11 Private Garage Requirements

Location On Block	
Location	At rear property line
Minimum Setback from Rear Property Line (feet)	5
Maximum Setback from Rear Property Line (feet)	20
Minimum Setback from Side-Street	In line with building type
Screening and Visibility	
Minimum Level of Screening required parallel to Mapped Street right-of-way	Behind building type
Minimum Level of Screening required at Intersection with Mapped Street right-of-way	Behind building type
Permitted Transect Zone(s)	T2, T3, T4

Figure 7.23 Garages accessed from a driveway around the primary building

F. Bicycle Parking

Bicycle parking is encouraged throughout Great Pond and shall be evaluated based on the following standards:

1. Bicycle parking shall be located in areas conveniently reached from the street and other bicycling facilities.
2. At a minimum, bicycle parking shall be located at all trailheads, near bus stops, and on the premises of all public or semi-public uses.
3. Bicycle racks shall not position bicycles in a manner that obstructs a minimum 5-foot clearance along walks.

G. Electric Vehicle Charging

Refer to the State of Connecticut requirements for Electric Vehicle recharging stations.

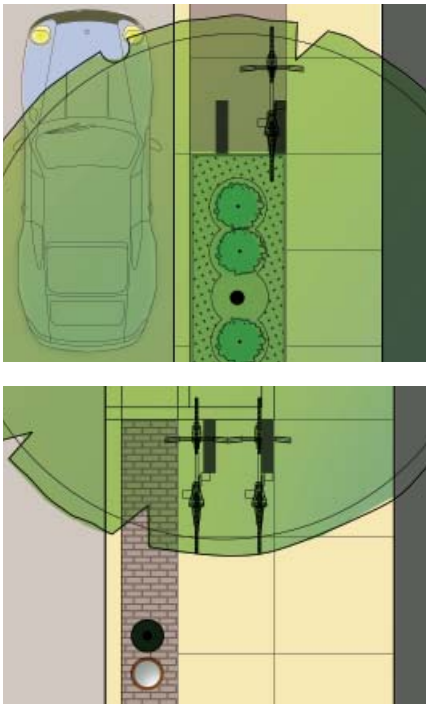


Figure 7.24 Bicycle parking options that are convenient and not obstructive for pedestrians

Sec. 7.4 Stormwater Management

7.4.1 Applicants shall apply for a Stormwater Management Permit, Erosion and Sediment Control Permit, and all other applicable Town Permits.

7.4.2 Permitted Stormwater Management Practices

Site Plan and Subdivision applications shall meet the requirements of the Stormwater Permit, when required. Techniques, such as those shown in the most current Table of Stormwater Management Practices (found in Chapter 10: Appendix, Section 10.2), may be used if the applicant can show such techniques to be effective in meeting town standards. Site Plans that are utilizing community-wide stormwater management facilities shall be identified and shown to have sufficient capacity to support the application.

7.4.3 Developments shall meet the minimum performance criteria set forth in the Town of Windsor Stormwater Manual, as amended.

7.4.4 Low Impact Development (LID) devices and Best Management Practice (BMP) measures shall be based on acceptable industry standards including the Town of Windsor Stormwater Manual and the Connecticut Department of Environmental Protection Stormwater Quality Manual. Details of stormwater and collection design elements shall be reviewed and approved by the Town of Windsor Engineering Department.

Figure 7.25 Rain garden along an urban street that collects rain water from abutting rooftop down spouts

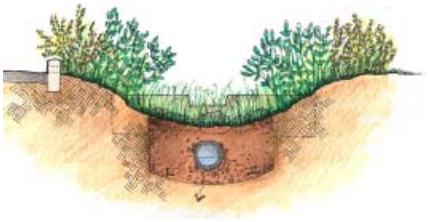


Figure 7.27 Typical bioswale section

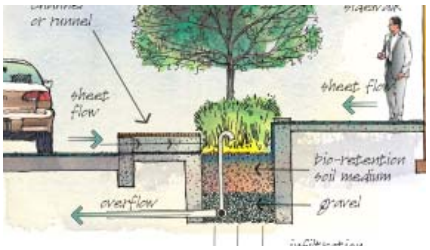


Figure 7.26 Infiltration beds

Sec. 7.5 Landscape

7.5.1 Intent

Landscaping will vary significantly across the site based on use, location, drainage requirements, and desired character. This section identifies the minimum requirements for landscape that occurs on private property.
For public and Home Ownership Association landscape and open space requirements, refer to Section 8: Public Space Standards and to Section 6.8: Streetscape Standards.
In addition to providing shade, limiting erosion, and helping slow and clean water runoff, Great Pond landscape will greatly impact the quality of public spaces. As such, the following general principles apply to all development:

A. Landscape shall assist in clearly defining the separation of public and private realms and in the locating of public and private entries into buildings.

B. Landscape shall support the public, semi-public, or private uses that the ground and upper floors contain.

C. Tree canopies shall shade the development lot(s), the sidewalk, and the street.

D. Landscape shall not be a monoculture but will feature a diverse range of plantings in accordance with the Great Pond Plant Palette found in Chapter 10: Appendix, Sect. 10.1.

E. For landscape treatments in parking facilities, see Section 7.3 Parking Standards.

7.5.2 Landscape Standards

Private landscape is regulated in the following categories:

A. Planting structure options for Yards

1. Yard planting shall be a mixture of deciduous and evergreen material (refer to the approved Plant Palette). At a minimum, 60 percent of the front yard and 40 percent of all other non-lawn yard planting shall be evergreen except in the T1 zone. Canopy trees and understory trees shall be placed in a manner that complements existing trees and the features of the buildings.
2. Understory shrub plantings in the front yard shall accent the main features of the house or building, such as porches, walks, and windows. Larger, evergreen shrubs will be used to frame the porch as it meets the Main Body of the house. Smaller shrubs can border walks and steps. Building corners shall be softened with medium to large shrubs.
3. Ground covers shall be used to unify planter beds across the front of the house. Evergreen ground covers shall be placed on slopes greater than 2:1 and between the public sidewalks and fences or walls.
4. Perennials and annual flower beds shall be integrated into all plantings.
5. All lots shall be graded to maintain a 2 percent minimum slope away from the house to proper drainage collection points such as, but not

Table 7.12 Setback Turf Planting

Total Setback (Feet)*	Max % Planted with Turf
0 to 5	0
5 to 20	50
Greater than 20	30

* Total Setback is the distance from the edge of property to the foundation line of a building's conditioned space.

Table 7.13 Shrub sizes

Small Shrub	Less than 18" tall
Medium Shrub	18" to 36" tall
Large Shrub	Greater than 36" tall

limited to, rain gardens, bioswales, channels, and other means to protect natural waterways.

6. Recommended soil depth: 6 inches in lawn areas and 12 inches in planter beds.
7. Recommended Seed Mix for Connecticut: Refer to the Connecticut Department of Transportation Form 815, Section M.13.04 – Seed Mixtures in the Materials Section.

B. Fencing requirements for Yards

1. Walls, fences, and hedges ranging from 24 to 36 inches in height shall define the transition from the street to the yard. Walls shall be stone. Fences shall be wood, wrought iron, or composite material. Although permitted and encouraged on all lots, the Town Planner may require low front yard retaining walls on some lots to address grading concerns. Stone and wood piers with or without lights are permitted within front yard zones to denote entry walks and entry drives.
2. Rear Yards generally face alleys and provide access to the garages and parking areas of each house or building. Screen fencing is suggested for the Rear Yard setback line. Materials may include wood fencing (or an approved composite material), stone walls, or hedgerows.
3. In the T3 and T4 Transect Zones, privacy fencing 72 inches in height should be provided at side property lines in order to define individual lots. Corner lots shall construct a privacy fence along the side street from the main body of the house back to the garage.
4. For Side-Street Yards, fences shall have a maximum height of 48 inches and extend from the main body of the house to the garage.

Table 7.14 Recommended Fence Height in The T3 and T4 Transect Zones

Front	24"–36"
Side/Rear	36"–48"
Privacy	72" with the top 24" at 50% opacity

C. Paving Types: Permitted types of paving

Concrete, including exposed aggregate concrete, is the minimum standard for surface paving of walkways. Porous or bituminous concrete paving may be used as access from the alley and for the parking zones.

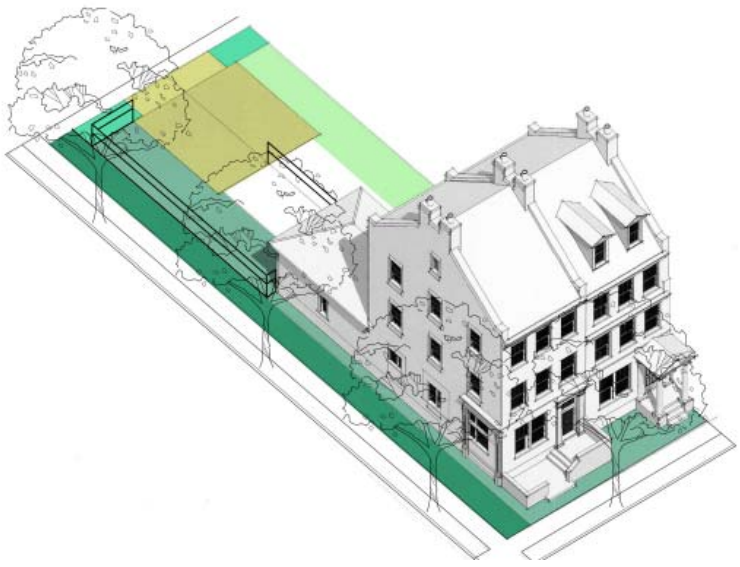


Figure 7.28 Typical Landscaping Zones on a Lot

7.5.3 Front Yard and Side-Street Yard Requirements

Each Building Type (Section 5) includes provisions for a Front Yard and, in the case of corner lots, a Side-Street Yard. This section regulates the landscaping of the Front and Side-Street Yard. Each Yard contains a Private Zone and a Public Zone. The Private Zone is the planting area most adjacent to the building footprint in the Front and Side-Street Yards. The Public Zone is the area between the Private Zone and the edge of lot.

A. Front Yard and Side-Street Yard Requirements in T2 and T3 Zones

The Front Yard in the T2 and T3 Transect Zones shall include a continuous 36-inch fence and entry gate or a continuous evergreen hedge with a 12 to 18-inch planting strip between the fence and the walk. Where fencing is used, the use of wood rail fencing or wood picket fencing in the Side-Street Yards of corner lots within the T2 and T3 Transect Zones is required. The use of pavers or concrete is required on individual walkways and sidewalks.

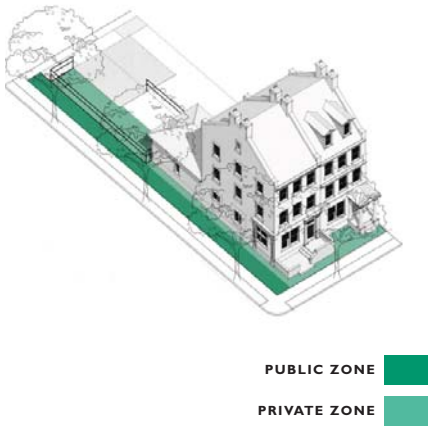


Figure 7.29 Typical location of Front Yards and Side-Street Yards

Figure 7.30 Front Yard and Side-Street Yard Zones in T2 and T3 Zones with Non-Residential uses predominating the ground floor of the building(s)

Figure 7.31 Front Yard and Side-Street Yard Zones in T2 and T3 Zones with Residential uses predominating the ground floor of the building(s)

Table 7.15 T2 and T3 Front Yard and Side-Street Yard Landscape Standards: Non-Residential Ground Floor

Paving Materials
Permeable Pavers
Concrete (smooth or stamped)
Crushed Stone
Fencing Types
Low Walls
Hedgerows
Iron or similar open-lattice fencing
Planting Types
Planter Beds
Terraced Gardens
Turf
Rain Gardens
Window Boxes

Table 7.16 T2 and T3 Front Yard and Side-Street Yard Landscape Standards: Residential Ground Floor

Paving Materials
Permeable Pavers
Stamped Concrete
Crushed Gravel
Fencing Types
Walls
Hedgerows
Iron or similar open-lattice fencing
Planting Types
Planter Beds
Terraced Gardens
Window Boxes
Rain Gardens
Turf
Edible Gardens

B. Front Yard and Side-Street Yard Requirements in T4 and ED Zones

Each developer is required to landscape the Private Zone with native and appropriate planting material from the approved Great Pond Plant Palette found in Chapter 10: Appendix, Sect. 10.1. The type of planting will depend on the uses in the ground floor of the building.

The Public Zone in buildings with ground floor non-residential uses is appropriate for seating or non-residential entryways. Where fencing is used, residential uses shall use iron or wood picket (or composite material) fencing in the Side-Street Yard of corner lots in the T4 and ED Zones. The use of pavers or concrete is required on individual walkways and sidewalks.

Figure 7.32 Front Yard and Side-Street Yard Zones in T4 and ED Zones with Non-Residential uses predominating the ground floor of the building(s)

Figure 7.33 Front Yard and Side-Street Yard Zones in T4 and ED Zones with Residential uses predominating the ground floor of the building(s)

Table 7.17 T4 and ED Front Yard and Side-Street Yard Landscape Standards: Non-Residential Ground Floor

Paving Materials
Permeable Pavers
Concrete (smooth or stamped)
Decomposed granite or stone with stabilizer additive
Fencing Types
Low Walls
Hedgerows
Iron open lattice fencing
Planting Types
Moveable and fixed planter boxes or containers
Rain Gardens
Tree Grates

Table 7.18 T4 and ED Front Yard and Side-Street Yard Landscape Standards: Residential Ground Floor

Paving Materials
Permeable Pavers
Concrete (smooth or stamped)
Crushed Gravel
Fencing Types
Low Walls
Hedgerows
Wood, Iron or similar open-lattice or wood picket fencing
Planting Types
Planting Boxes and Beds
Turf
Window Boxes
Rain Gardens

7.5.4 Side and Rear Yards Requirements

A. Side and Rear Yard Requirements in T2 and T3 Zones

The Side and Rear Yards shall be used, where applicable, to provide sufficient buffer between adjacent lots. For some lots, alleys will define the rear property line. Alley edges shall be landscaped with a rich palette of plantings, fencing, and lighting to enhance their appearance. Each home is required to have a screen fence along the alley with an entry gate for access. Shrubs, groundcovers, and perennials are required at the base of the fence or wall to the alley right-of-way line. To maintain a clear zone for emergency and service vehicles, lawn is the only permitted landscaping in the Alley right-of-way. 50 percent of the Rear Yard on the lot shall be planted in materials other then lawn. Where fencing is used, the use of wood rail fencing or wood picket fencing in the side yards of the corner lots within the T2 and T3 landscape type is required. The use of pavers or concrete is required on individual walkways and sidewalks.

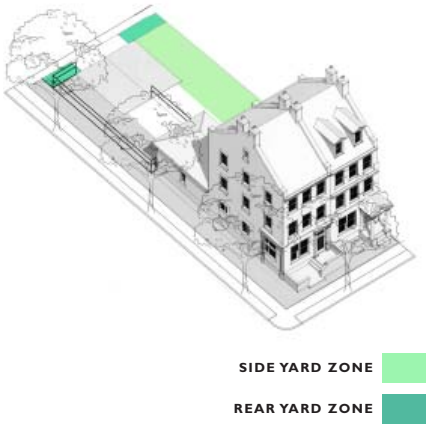


Figure 7.34 Typical location of Side and Rear Yards

Figure 7.35 Side and Rear Yard Zones in T2 and T3 Zones with Non-Residential uses predominating the ground floor of the building(s)

Figure 7.36 Side and Rear Yard Zones in T2 and T3 Zones with Residential uses predominating the ground floor of the building(s)

Table 7.19 T2 and T3 Side and Rear Yard Landscape Standards: Non-Residential Ground Floor

Paving Materials
Permeable Pavers
Concrete (smooth, stamped, or exposed aggregate)
Decomposed granite or stone with stabilizer additive
Fencing Types
Walls
Hedgerows
Metal or Wood fencing
Planting Types
Planter Beds
Reinforced Turf
Rain Gardens

Table 7.20 T2 and T3 Side and Rear Yard Landscape Standards: Residential Ground Floor

Paving Materials
Permeable Pavers
Concrete (smooth, stamped, or exposed aggregate)
Crushed Stone
Fencing Types
Walls
Hedgerows
Metal or Wood fencing
Planting Types
Planting Boxes and Beds
Turf
Window Boxes
Rain Gardens

B. Side and Rear Yard Requirements in T4 and ED Zones

If adequate space exists within the Side Yard and Rear Yard in the T4 and ED Transect Zones, a minimum of a 5-foot-wide planting area will be provided and planted with a variety of deciduous and evergreen plant material. In instances where the building has a ground floor non-residential use, pots and planters shall suffice to soften the building edge. Where fencing is used, the use of wrought iron or wood picket (or approved composite material) fencing in the Side Yard of corner lots in the T4 and ED landscape types is required. The use of pavers and concrete is required on individual walkways and sidewalks.

Figure 7.37 Side and Rear Yard Zones in T4 and ED Zones with Non-Residential uses predominating the ground floor of the building(s)

Figure 7.38 Side and Rear Yard Zones in T4 and ED Zones with Residential uses predominating the ground floor of the building(s)

Table 7.21 T4 and ED Side and Rear Yard Landscape Standards: Non-Residential Ground Floor

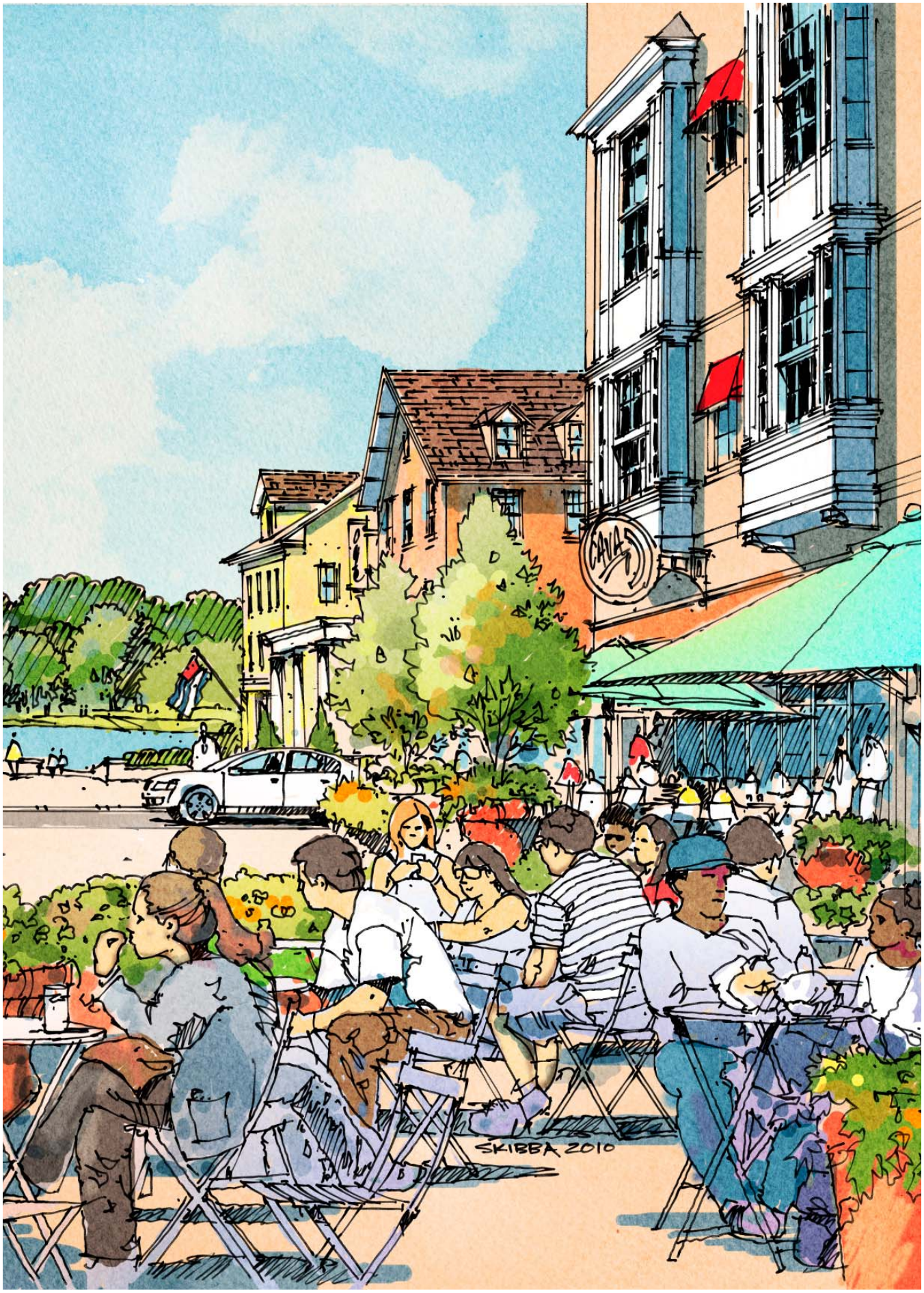
Paving Materials
Permeable Pavers
Concrete (smooth, stamped, or exposed aggregate)
Decomposed granite or stone with stabilizer additive
Fencing Types
Low Walls
Hedgerows
Metal or Wood fencing
Planting Types
Moveable and fixed planter boxes or containers
Rain Gardens
Reinforced Turf

Table 7.22 T4 and ED Side and Rear Yard Landscape Standards: Residential Ground Floor

Paving Materials
Permeable Pavers
Concrete (smooth, stamped, or exposed aggregate)
Crushed Gravel
Fencing Types
Walls
Hedgerows
Metal or Wood fencing
Planting Types
Planting Boxes and Beds
Turf
Window Boxes
Edible Gardens
Rain Gardens

Sec. 7.6 Alternative Energy

See Sections 14.1.20 and 14.2.19 of the Zoning Regulations.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Chapter 8. Public Space Standards

Sec. 8.1 Intent

Great Pond will have a variety of parks and open spaces designed to conserve natural resources and provide recreation and social gathering places for residents and visitors to the community. The Concept Plan provides for a large conservation area in the north of the site that is intended to connect to Northwest Park and the Farmington River through publicly accessible pedestrian and multi-use trails. There are three primary water bodies included in the designated conservation area: Perkins Brook, Goodwin Pond, and the Farmington River shore line. These areas will have limited access through pedestrian trails and walkways with minimal disturbance to the natural habitats. This area is defined by an adopted boundary.

Community Parks are intended to serve community residents, visitors, and the general public, while Neighborhood Parks may be more private in nature. These parks will have a mix of active and passive recreational uses.

Sec. 8.2 Open Space Area Requirements

The parks and open space requirements are established in the Concept Plan. Specific allocations of open space by phase will be established in subdivision applications to the Town of Windsor. These allocations may include a mix of different open space types — conservation, Neighborhood Parks, and Community Parks. Minimum requirements by phase will apply to Community Parks and Neighborhood Parks. The minimum requirement for total Community and Neighborhood Park area at any point in time shall be greater than or equal to fifty percent of the total developed (i.e., not park or open space) area, or one-third of the total of developed and park or open space area. For example, if the total developed area at a particular point in time is 20 acres, the total park or open space area at such time must be at least 10 acres. Submitted Site plans propose to increase the total developed area to greater than twice the area of established Community and Neighborhood Parks shall provide, as part of the application, sufficient park space to meet this requirement. All structures north of Day Hill Road must be within a 5-minute walk or 1,400 feet of a park. Great Pond lots south of Day Hill Road are exempt from the above open space requirements.

Figure 8.1 How to measure 5-minute walk

Figure 8.2 Conceptual Open Space Plan showing Conservation Land and Parks

Sec. 8.3 Park Types

8.3.1 There are three types of parks in Great Pond:

A. Neighborhood Parks
Typically 1/4 to 1/2 acre in size and typically only serve a subset of the community within close proximity.

B. Community Parks
Community Parks are intended to serve the community as a whole with trailheads and amenities scaled for widespread use.

C. Conservation Land
Areas of protected habitat and plant ecology which are accessed primarily by pedestrian trails.

8.3.2 Parks may serve any number of functions including passive recreation, relaxation, and neighborhood aesthetics.

Figure 8.3 Example of Neighborhood Park

Figure 8.4 Great Pond

Figure 8.5 Small Pond

Figure 8.6 Example of Neighborhood Park locations

Figure 8.7 Community Parks

Figure 8.8 Conservation Land

Sec. 8.4 Signage

8.4.1 Intent

Signs act as important elements of buildings to identify the presence and nature of various types of residential and commercial establishments. Signs shall:

A. Express quality and unique characteristics in their design.

B. Be legible and easily understood.

C. Contribute positively to the sense of place and the character of Great Pond.

D. Communicate the nature of the corresponding use.

E. Reinforce pedestrian scale in size and mounting height.

Figure 8.9 Example of a Projecting Sign

8.4.2 General Signage Requirements

The following shall apply generally to all signs permitted on lots and buildings:

A. All signage requires a building permit.

B. Except where the same requirement is otherwise addressed in The Code, all signage shall conform to the requirements set forth in Section 3.7 of the Zoning Regulations.

C. The installation of signs shall conform to the requirements of the Connecticut State Building Code.

D. All signage shall remain clear of the Clear Zone as established in Section 6.5.2 of The Code between 3 and 12 feet above the ground.

E. Nothing in Section 8.5 shall prohibit or regulate the installation of emergency, street, public interest, or public warning signs.

F. Signs located further than 3 feet inside a building shall not count as signage.

G. Nothing in these Regulations shall prohibit signs intended for viewing principally from within a building or signs temporarily attached to the inside face of a display window, announcing a sale or similar feature, provided that the latter shall not occupy more than 25 percent of the total display window area, exclusive of permanent Window Signs.

H. Decorative painting of windows that does not include the brand or identity of the establishment and does not advertise a product offered by the establishment within the building shall be considered part of the building's architecture and does not count toward signage so long as it does not exceed 35 percent of the glazing area.

I. There shall be no signage setback requirements provided that the signage does not obscure street signage, traffic signals, or pedestrian and vehicular street signs.

J. String lights are permitted year-round over streets so long as a minimum of 18 feet clearance is maintained and between buildings so long as a minimum of 8 feet clearance is maintained. String lights must adhere to all applicable building and safety codes.

K. Non-residential signage that faces or is embedded in a wholly residential neighborhood is limited to 10 square feet of area and may only be indirectly illuminated.

Figure 8.10 Typical Marquee and Canopy signs

Figure 8.11 Example of Umbrella Signs

L. Address signage shall be excluded from maximum signage area calculations.

M. Signage is permitted to encroach into Front Yards, Side Yards, Side-Street Yards, and public right-of-ways to the extent that the sign does not exceed the maximum allowable area or encroach into the cartway.

N. For information regarding street signage, refer to Section 6.8: Streetscape Standards.

8.4.3 Maximum Signage Area

A. The combined area of Wall-Mounted Signs, Nameplates, Projecting signs, and Window Signs shall not exceed 1 square feet for every foot of frontage within a Build-To Zone. If no Build-To Zone is present, the maximum area shall be determined by the total length of the facade in which the main entry is located.

B. Signage area is measured by the smallest rectangle or rectangles (no more than four rectangles shall be used) that can surround the sign.

C. Both sides of a two-sided sign count toward maximum signage area.

Table 8.1 Permitted Sign Types and Maximum Areas	T1	T2	T3	T4	ED	Comments
Arcade Signs (from awnings, arcades, etc)	4 SF	4 SF	4 SF	4 SF	4 SF	See above for permitted combined max area
Directory Signs	24 SF	24 SF	24 SF	32 SF	50 SF	See above for permitted combined max area
Menu Board Signs	NP	NP	3 SF	4.5 SF	4.5 SF	
Nameplate Signs	2 SF	2 SF	2 SF	4 SF	4 SF	
Parks, Open Space, and Trailhead Signs	24 SF	24 SF	24 SF	32 SF	32 SF	
Projecting, Blade, and Marquee Signs	6 SF	6 SF	8 SF	30 SF	50 SF	See above for permitted combined max area
Sandwich Board Signs	6 SF	6 SF	6 SF	12 SF	12 SF	
Site and Neighborhood Entry Signage	6 SF	24 SF	32 SF	100 SF	100 SF	
Special Event Signs	P	P	P	P	P	See Zoning Regulations for size and time of use requirements
Wall-Mounted Signs	12 SF	12 SF	12 SF	32 SF	100 SF	See above for permitted combined max area
Window Signs (permanently hung, painted, or stickers)	NP	NP	10%	25%	25%	Shown in percentage of glazing occupied

P = Permit required, NP = Not Permitted

8.4.4 Permitted Signage Types

The following sign types are permitted:

A. Arcade Signs are characterized by the need in certain instances to suspend a sign from the overhead structure above a pedestrian walkway or underneath an arcade.
   1. Oriented perpendicular to the face of the building, the maximum sign area is two square feet per side from the building facade.
   2. The minimum clearance above a pedestrian passage area is 8 feet.

B. Directory Signs provide a site development containing three or more tenants a common sign to identify tenants within the development.

C. Menu Board Signs are signs with a cleanly presented menu for the adjacent eating establishments.
   1. Menu Board Signs must be mounted at approximately 5 feet 6 inches above the finished sidewalk.
   2. The actual menu may be posted if cleanly and neatly mounted to the Menu Board Sign. Chalk boards may also be used in the traditional fashion as Menu Board Signs.
   3. The menu may be subtly down-lit for evening legibility.

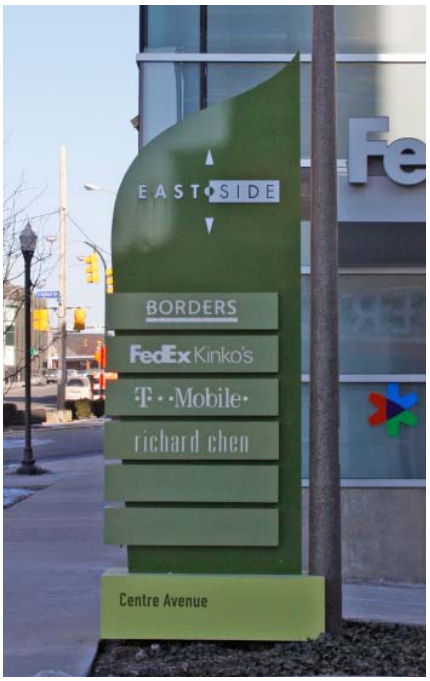


Figure 8.13 Example of Directory Sign

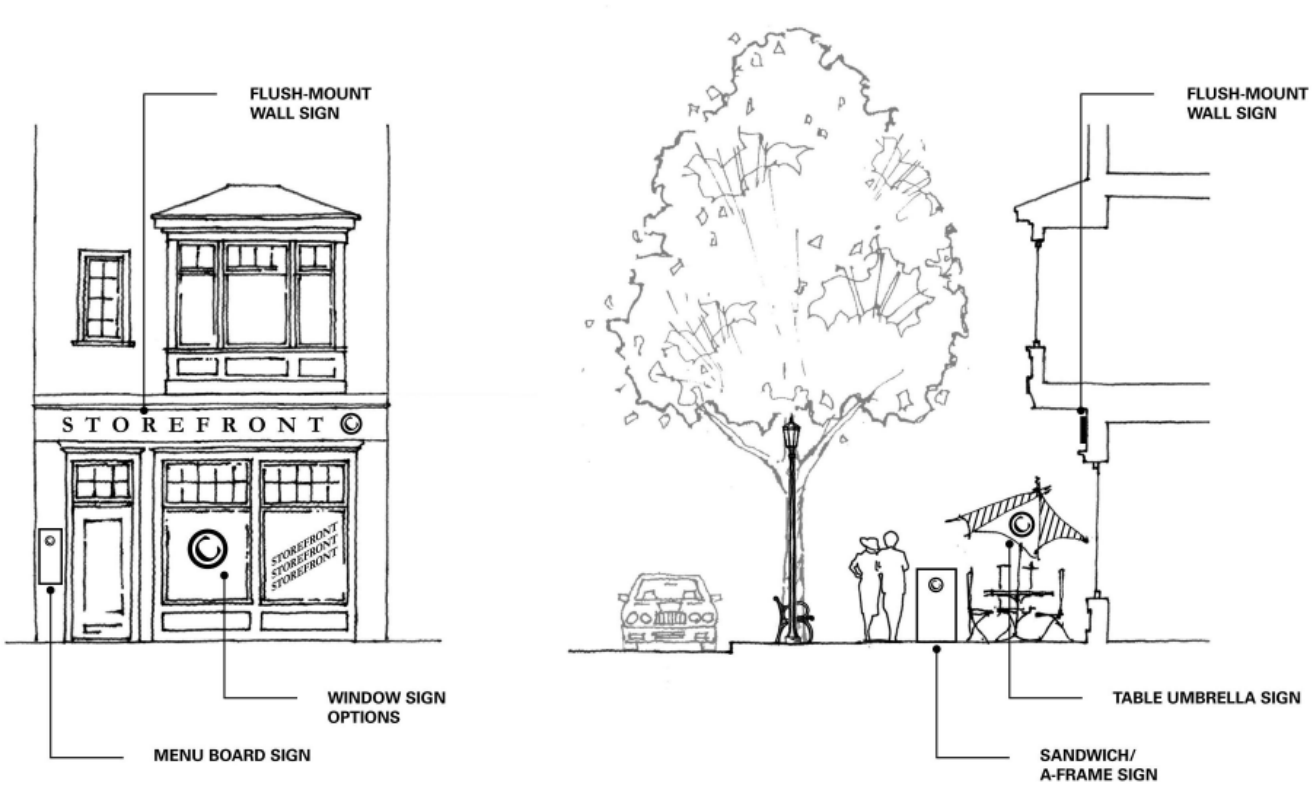


Figure 8.12 Example of allowable sign type options

D. Nameplate signs describe a single use contained within a building. They may either be attached to the building or exist as a stand alone structure.

E. Parks, open space, and trailhead signs describe the name, location, donor, or function of a park or trailhead. They may either be attached to a building or exist as a stand alone structure within the park. Parks, open space, and trailhead signs shall:

1. Be visible from the street if advertising the name of the park or trail to visitors.
2. Be constructed of durable, low maintenance materials.

F. Projecting signs are those signs that project from the facade of a building. For example, marquees, awnings (canopy), and blade signs all constitute a projecting sign.

1. Projecting signs shall not encroach farther than 6 feet into any right-of-way.
2. Awnings shall be indirectly illuminated and attached to the building structure.
3. Awnings must be made of a sturdy, flame-retardant fabric. NOTE: Translucent materials, metals, and plastics are not permitted as awning materials.
4. Lettering, emblems, or logos are permitted on the upper awning surface itself or on the awning flap, provided an awning flap may be no greater than 10 inches in height.
5. Sign face area shall be measured as the single continuous perimeter that encloses the limits of any lettering, emblem, or logo to set it apart from the background upon which it is placed. An awning alone does not constitute a sign.
6. A marquee may not exceed one foot in thickness.
7. Signage lettering shall not project more than 4 inches from the surface of the marquee.
8. Projecting signs shall not contain any advertising except for the name of a business in the building or the name of the building itself.
9. The minimum clearance above a pedestrian passage area is 8 feet.
10. Brackets for sign support shall be metal and must be strong enough to support the sign without deformation.

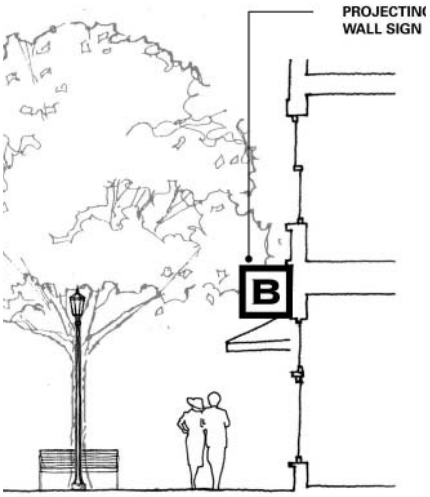


Figure 8.14 Example of Projecting Sign

G. Sandwich board signs are characterized as double faced, freestanding signs which may have permanent or erasable information on both sides. Sandwich or A-Frame Signs are designed as a place to identify daily specials or special items.

1. First-floor businesses located in alleyways or in courtyards are permitted one A-Frame Sign at the entry to the alley or court to help identify the location and type of business.
2. Sign shall be stabilized to withstand wind gusts.

3. If sign information is to be erasable and modified regularly, a chalkboard format, framed in wood, shall be utilized.
4. Sign shall not be placed in locations that impede pedestrian or vehicular traffic flow, nor shall they be located in front of commercial establishments other than that which they are serving.
5. Signs with dry marker or erasable marker surfaces are prohibited.

H. Site and Neighborhood Entry Signage demarcate Great Pond and neighborhoods and districts within Great Pond. They shall be consistent in image and character with the neighborhood that they represent and locate at the primary entrance or entrances into the neighborhood. Great Pond entry signage along Day Hill Road shall be located within the setback provided on the Regulating Plan.

I. Special event signs advertise limited time-frame events within the community and are subject to the regulations set forth in Section 3.7.9H of the Zoning Regulations.

J. Wall-mounted signs are characterized by their parallel relationship with the facade. They include individually designed signs that are attached flat to the wall and signs that become an integral part of the architectural detailing of the building. Wall-mounted signs shall:

1. Be positioned within logical architectural features of the building, such as transom panels above entryways, signage bands above storefronts, or wall panels next to storefront windows.
2. Typically be located between 4 to 6 feet above the adjacent walking surface or in the architectural sign band located above the establishment's doors. Signs located within a band for first floor occupants should not typically be mounted higher than 12 feet to 14 feet above the adjacent walking surface. NOTE: Sign bands can be mounted higher for special stores, such as anchor stores, large stores, or stores with mezzanines or commercial levels.
3. Lettering should not occupy more than 75 percent of the sign face area or the area of the architectural feature containing the sign.
4. Signs must fit within the architectural divisions of the building and should not span across structural bays or columns.
5. The signage band must be incorporated into the design of the facade and situated above storefront clerestory and below the second story windows.
6. Signs incorporated by cornices or parapets must be limited in size and be made an integral part of the architecture.
7. Wall-mounted signs shall be indirectly illuminated.

K. Window Signs are characterized by the direct application of vinyl or paint to the window or door glass of a nonresidential storefront. The application of the paint or vinyl must be of a high quality, professional installation and shall not exceed 25% of the glazed area.

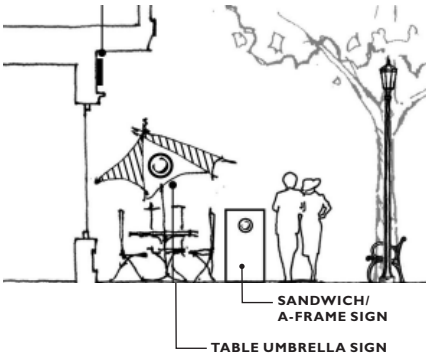


Figure 8.15 Example of Sandwich Board and Umbrella design and location

Figure 8.17 Example of site entry signage

Figure 8.16 Typical "Sandwich" or A-frame signs

8.4.5 Prohibited Signs

The following signs are prohibited in Great Pond

A. Any "box" or "can" letters or signs (internally-lit boxes with translucent covers).

B. Any sign illuminated by bare floodlight, blinking or flashing bulbs or that otherwise poses a distraction to drivers.

C. Any sign that extends above the roof line or parapet wall.

D. Any sign erected, painted, or maintained upon fences, rocks, trees, or any natural feature.

E. Electronic message signs with changing text or graphics generated by electronic components.

Figure 8.19 Example of Wall-Mounted Sign

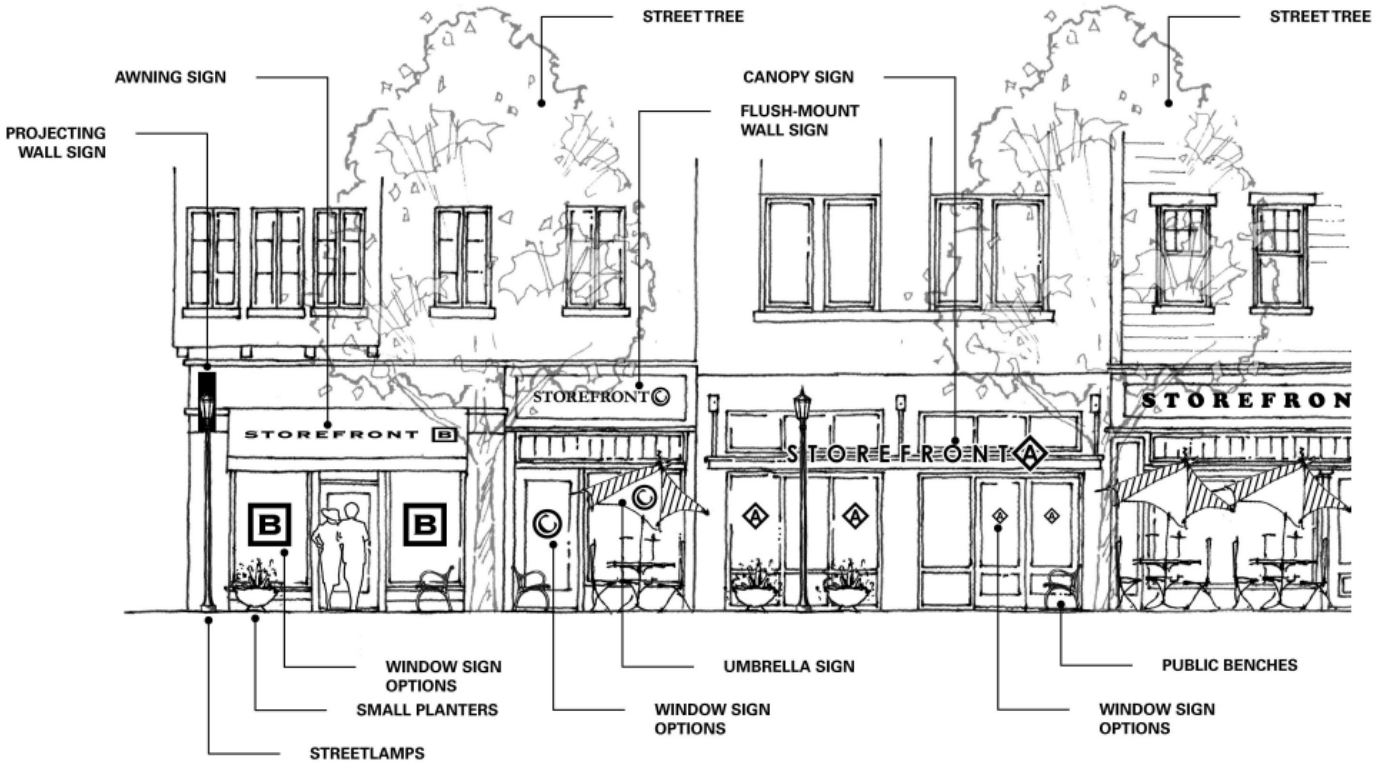


Figure 8.18 Typical composite elevation

Sec. 8.5 Building Lighting

Directed lighting should be provided to illuminate the building facade, signs, architectural elements/ornamentation, storefront displays, public sidewalks, and entrances to enhance interest, security, and the comfort of pedestrians at nighttime.

A. Traditionally styled fixtures or appropriately scaled contemporary fixtures are recommended. Allowable configurations include gooseneck fixtures attached to the facade, sconces, and pendant lamps, which shall be coordinated with the building design for consistency of architectural language.

B. 'After-hours' lighting that illuminates the storefront while contributing to a comfortable nighttime pedestrian experience is encouraged.

C. Fixtures used for architectural lighting, such as facade, feature, and landscape lighting, shall be aimed or directed to preclude unnecessary light projection beyond immediate objects intended to be illuminated. Light sources shall be shielded or arranged in a manner that minimizes unnecessary glare for pedestrians and cars.

D. Visible fluorescent bulbs, exposed exterior neon lighting, colored bulbs (except for seasonal decoration), and internally lit awnings are prohibited.

E. Electric boxes, transformer utilities, and conduits shall be concealed from view.

F. Attached building or wall pack lighting shall be screened by the building's architectural features or should contain a thirty-five (35) degree cut-off shield.

G. Ground-oriented, pedestrian-scale lighting shall be considered as an alternative to pole-mounted fixtures along pedestrian walkways.

H. Luminaries shall not have any blinking, flashing, or fluttering lights or other illuminating device which has a changing light intensity, brightness or color; nor is any beacon light permitted, except those required for fire alarm and/ or emergency systems.

Figure 8.20 Photograph of appropriate architectural lighting for shopfronts

Sec. 8.6 Site Lighting

Site lighting is a key part of the articulation of the public realm. Lighting fixtures not only provide for the safety and accessibility of the outdoor spaces at night but are a key aspect of the street furnishings that give scale and dimension to the streetscape. Fixtures should be selected for lighting capacity as well as for architectural detailing that will lend a sense of quality and articulation to the public realm.

A. Site lighting shall be pedestrian-scaled and architecturally compatible with lighting installed in adjoining areas.

B. Lighting shall be limited to the amount and intensity necessary for safety, and security and to complement architectural character. Lighting that spills onto or interferes with the character of the surrounding neighborhoods is prohibited.

C. Lighting that is visible from adjacent properties or roads shall, to the extent feasible, be indirect or incorporate full shield cut-offs.

D. Service area lighting shall be designed to avoid spill-over onto adjacent areas.

E. Site lighting fixtures shall be selected and designed with “Dark Sky” features to focus lighting downward into the zone of pedestrian activity without excessive illumination of the upper residential stories of buildings or of the night sky.

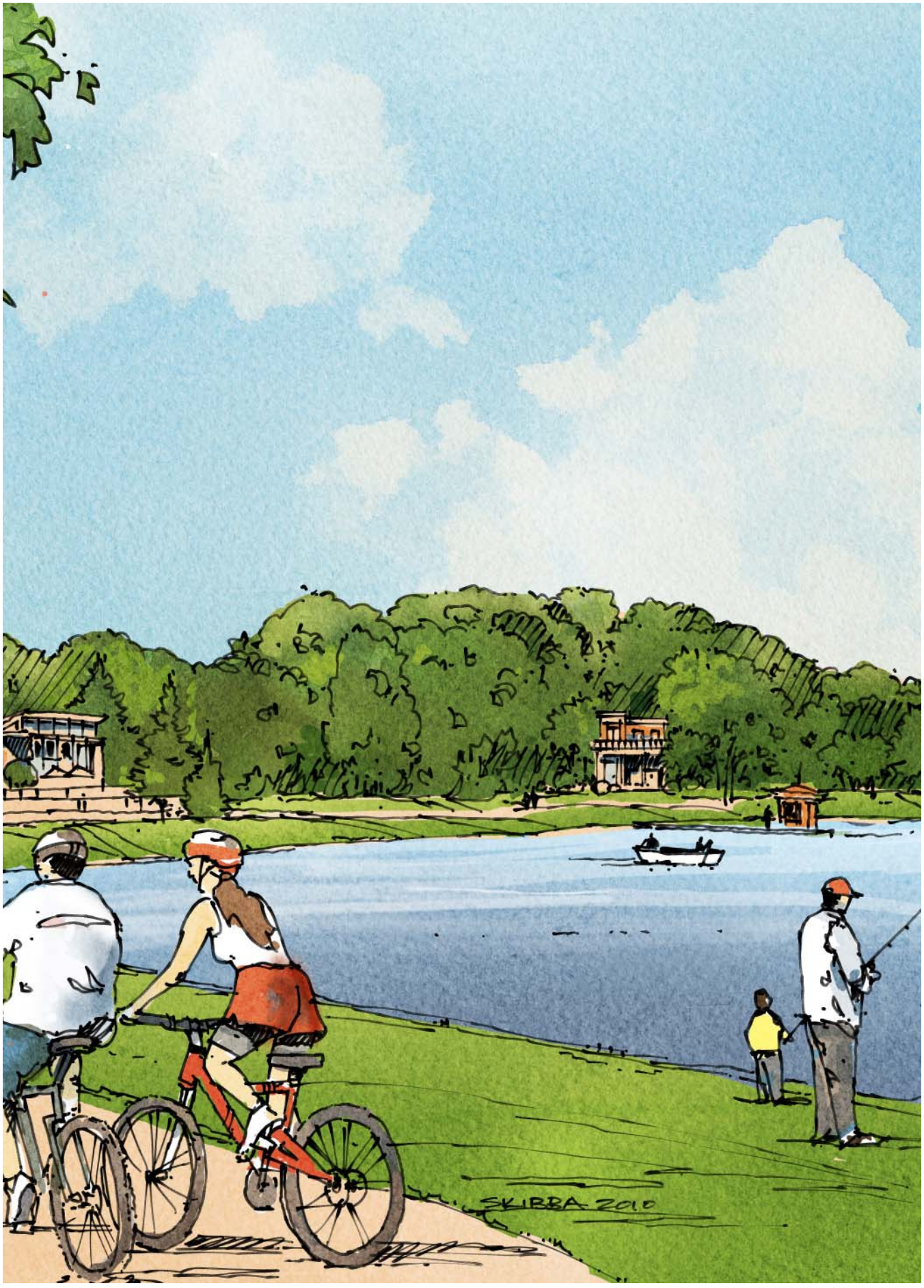
F. In residential areas, site lighting shall be achieved through the use of building mounted fixtures where appropriate, supplemented only as needed by the requisite amount of free standing fixtures to achieve the necessary levels of illumination.

G. Photometric charts shall be prepared and submitted with all site plan applications.

H. Photometrics shall be supplied prior to any installation to ensure uniform lighting levels and to discourage deep shadows.

Sec. 8.7 Plant Palette

Refer to the current Plant Palette found in Chapter 10: Appendix, Sect. 10.1 for list of approved plant types.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Chapter 9. Definitions

Sec. 9.1 Word Usage

2007 Public Act (PA 07-242)
State legislation that requires certain types of construction to meet the silver rating of the Leadership in Energy and Environmental Design's rating system established by the United States Green Building Council

Accessory Building
Refer to the Zoning Regulations

Accessory Apartment
An apartment either for rent or for relatives of the property owner that is separate from the primary use. For example, an Accessory Apartment may be located over a garage or in a separately-accessed basement or wing.

Accessory Use
Refer to the Zoning Regulations

Address Signage
Signifies the address of a building

Alley
Alleys serve the parking and service functions of development blocks and lots.

Americans with Disabilities Act (ADA)
Federal law that establishes design standards for accessibility

Arcade
Covered walkways with conditioned space in the floors above them

Arcade Sign
Signs that hang from the overhead structure above a pedestrian walkway or underneath an arcade

Articulate
To emphasize a building or building element

Attached Building
A building that shares a wall with an adjacent building

Awning
A protective covering over a window, door, or opening

Back-of-House
All of the service-related functions of a building or collection of buildings including service locations, loading zones, loading docks, utility meters, and exhaust vents that typically locate at the non-street-facing side of the building

Balcony
An unenclosed platform that protrudes from the face of a building

Bay Width
The percentage or length (feet) of a Main Body's facade that is vertically articulated as a structural bay

Bay Window
A window assembly that protrudes from the face of a building

Bike Lane
A section of the right of way designated for bicycle use

Block Face
The side of a street between two intersections

Block Type
Classification of blocks based on use, organization, location and access

Building Element
Component of a building that is not its main body

Building Envelope
The horizontal and vertical boundaries that a building is permitted to either partially or wholly occupy

Building Façade
A side of a building: often the front

Building Height
See definition in Section 2.2 of the Zoning Regulations.

Building Signage
Signage that is used to identify or convey information about a residence or establishment

Building Type
Classification of a building based on form and lot placement

Build-To Zone
The maximum distance from a yard that the outermost foundation of a Main Body's conditioned space is permitted to sit, as measured from the back of the front yard and Side-Street yard lines

Build-To Zone Occupancy
The percentage of the Build-To Zone that a building's facade is required to occupy within the Build-To Zone

By-Right Uses
A use that is specifically permitted under The Code in a Transect Zone without further approval

Carriage House
A traditional Building Type that either occurs at the rear of a lot or along an alley or green space. Carriage Houses exist in two forms in Great Pond: as additional living or working space above a garage or as the primary structure on a fee-simple lot.

Cartway
The total dimension between the edges of the surfaces intended to carry moving vehicles

Chimney
An articulated element that extends through the roof to carry smoke away from a fireplace

Clear Zone
Zone created by the line between the two tangents of a turning radius

Community Building
Public or semi-public buildings built and maintained for public or membership use

Concept Plan
The approved plan document that illustrates and describes the proposed development and its physical impacts on surrounding areas, facilities, and systems for Great Pond

Conditioned Space
A space in which the environment is controlled for human comfort

Contained Planting Strip
An intermittent planting zone bounded by the sidewalk or curb on four sides

Continuous Planting Strip
A planting zone broken only at intersections and pedestrian crossings

Corner Lot
A parcel of land abutting two streets that meet at an intersection

Cornice
A protrusion from the top of a ceiling or pediment, or at the bottom of a roof

Cutoff Standards
Regulations that restrict the light distribution of outdoor light fixtures

Dark Sky
The desire to limit light pollution from exterior lighting

Design Speed
The highest vehicular speed (miles per hour) that vehicles are expected to travel along a street

Development Area
The land area identified in the approved Concept Plan created by Mapped Streets

Development Block
The area defined by streets or opened spaces intended for the development of parks or buildings

Development Lot
A designated piece of land with defined boundaries on which development sits

Directory Sign
Signs that provide a site development containing three or more tenants a common sign to identify tenants within the development.

District Energy
Central, on-site system that produces steam, hot water, or chilled water at a central plant. The steam, hot water, or chilled water is then piped underground to individual buildings for space heating, domestic hot water heating, and air conditioning.

District-Wide Use
Any facility, amenity, or design criteria that is to be shared in a neighborhood or collection of neighborhoods

Encroachment
Building or other elements of a structure extending into a setback, yard, right-of-way, or other area designated as being restricted in its use

Energy Capture Devices
Devices used to draw energy from renewable sources

Entry Spacing
The distance between the entrances within a building or on two neighboring buildings

Establishment
A non-residential entity or use

Facade Composition
The arrangement of doors, windows, and building elements on a building

Finished Floor Elevation (FFE)
The typical height above grade measured along a right-of-way line that the finished floor of a structure must be located

Flat Roof
A roof without a pitch, including mono-pitch or parapet roofs

Front Parking Setback
The minimum length (feet) to the rear of a street-facing Main-Body facade that any form of vehicular parking is permitted to locate

Front Yard
Minimum length (feet) from the front lot line that the above-grade foundation line of conditioned space may locate

Frontage
Part of a building that is adjacent to a street, path, or body of water

Gallery
A building element that provides weather protection for a sidewalk and allows for outdoor living areas for upper floor(s)

Great Pond Application Checklist
A checklist outlining the necessary site plan application materials

Great Pond Architect
The person, organization, review board, or similar body responsible for ensuring design conformity to the private design standards of the community

Great Pond Master Developer
Great Pond Village, LLC, or any successor or assign that assumes responsibility for the overall development of Great Pond

Ground Floor
The first floor that sits above the average grade of a site

Ground Floor Height
The floor-to-floor height, in feet, of the ground floor of a building

Ground Floor Use
The use of the ground floor of a building

Ground-Floor Transparency
Percentage of a building's ground floor facade within the Build-To Zone that must be glazed

Habitable Space
A space within a building appropriate for living, eating, or sleeping

Kick Plate
A protective plate placed at the bottom of a door

Impervious Coverage
Percentage of a surface area that does not allow the percolation of stormwater into the ground

LED
An efficient source of light used for general lighting and digital displays

Loading Zone
A marked space adjacent to a curb or specified in a parking facility that is reserved for the exclusive use of vehicles during the loading or unloading of passengers and materials during posted hours of the day

Lobby Entrance
The primary entrance of a building that leads into a common space

Lot Area
The Lot Depth multiplied by the Lot Width

Lot Depth
Distance (feet) between front and rear lot lines

Lot Width
Distance (feet) between side lot lines

Low-Impact Development Standards
A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds

Lumen
Measurement of visible light from a source

Main Body
The primary mass of a building

Main Body Depth
Length of the Main Body more or less perpendicular to the right-of-way (or right-of-ways in the case of corner lots) from the street-facing facade to its rear wall

Main Body Footprint
Area of the Main Body's footprint

Main Body Height
Total height of habitable floors, in feet or number of stories, of a building's Main Body

Main Body Width
Length of the frontage of a building's Main Body

Mapped Street
Streets that appear on The Great Pond Regulating Plan

Median
The articulated zone that separates opposing directions of vehicular traffic

Menu Board Sign
A sign on which products of an eating establishment are clearly presented

Mid-Block Connection
Any pedestrian, vehicular, or other publicly-accessible route that divides a Development Area into one or more blocks

Minimum Ground Floor Horizontal Clearance
The least amount of space needed between two finished surfaces on a ground floor

Minimum Ground Floor Vertical Clearance
The least amount of space needed between the floor and finished ceiling of the ground floor

Mono-Pitch Roof
Roof that pitches in a single direction

Nameplate Sign
A sign that describes a single use contained within a building

Non-Permitted Use
Any use not permitted in the Uses Table

On-Street Parking Zone
Area that contains parking along the street

Painted Signage
Large sign that is painted on an exterior wall

Parks and Open Space Sign
Signs that describe the name, location, donor, or function of a park or trailhead

Pedestrian Scale
The relationship of a built environment to human proportion and comfort

Penthouse
An articulated mass on the roof of a building used for roof access or to house mechanical equipment

Planting Strip
Strip within a right-of-way intended for vegetation

Podium Parking
Parking situated under a building and acting as the base of the building

Porches
A covered platform at the entrance of a building

Porte Cocheres
A covered pick-up and drop-off portal accessible to vehicles

Primary Frontage
Facade in which a building's main entrance is located

Principal Use
Primary permitted use or uses that may occupy a building

Private Design Guidelines
Design standards administered by the community that relate to the design of the community above and beyond what is regulated in The Code

Private Street
A street maintained by a private entity such as an owners association

Projecting Height
The vertical dimension of an element extending above the height of a building

Projecting Sign
Signs that project from the facade of a building. For example, marquees, awnings (canopy), and blade signs all constitute a projecting sign.

Public
Open to or owned by the public

Publicly Accepted Street
A street owned and maintained by the Town of Windsor, the Great Pond Improvement District, or any other governmental entity

Rear Yard
Minimum length (feet) from rear lot line to foundation line of structure

Recycling Collection Station
Location of intake for recyclable materials

Regulating Plan
Refer to the Windsor Traditional Neighborhood Design Development Regulations, as amended–Section 2.2 Definitions

Regulatory Sign
Signage that denotes street names and addresses installed according to State and Local standards that is used for emergency access

Residential
Attached and detached single-family and multi-family dwelling units, whether for rental or ownership

Ribbon Window
Continuous narrow bands of glass that wrap around a building

Right-of-Way
Refer to the Zoning Regulations

Roof-mounted Sign
A sign that is mounted to the roof of a structure

Roof Pitch
The ratio of the rise of the roof to its length

Sandwich or A-Frame Sign
Two boards facing opposite directions hinged at the top to create a self-supporting advertisement

Semi-public
Partially accessible or visible to the public

Service Location
Location for dumpsters, compactors, or any other service function that requires regular access from service providers

Shopfront
A traditional means of advertising goods, services, and enterprises along streets and public spaces

Side Yard
Minimum length (feet) from the side lot line that the above-grade foundation line of conditioned space may locate

Side-Street Parking Setback
The minimum length (feet) from a side-street facade that any form of vehicular parking is permitted to locate

Side-Street Yard for Corner Lot
Minimum length from a corner lot's side street right-of-way to the Build-To Zone

Significantly Different Floor Plan
A result of significant variation in floor plan shape, massing, and garage location

Slip-By Driveway
A driveway located to the side of a building intended to access parking to the rear of the building

Site Plan
A drawing that expresses the layout of a building or buildings and its immediate context

Special Use
Use identified in accordance with the Zoning Regulations that requires approval from the Commission

Special Event Sign
Signs that advertise limited time-frame events within Great Pond

Special Use Permit
Administered by the Commission for those uses identified in The Code as Special Uses in accordance with the Zoning Regulations

Stoop
A small exterior entrance outside of a door

Stormwater Management
The regulation of the amount and quality of stormwater that is held on site and either released, stored, or infiltrated into the ground

Street Network
The organization of interconnected streets

Street Type
Classification of streets based on dimension and design characteristics

Structural Bay
Vertical organization of a building's facade along structural elements such as a wall, pilaster, column, or other vertical structural device. Structural Bays organize window and door placement as well as signage and lighting locations.

Terrace
An open platform that extends from a building

Tower
Part of a building that is articulated and taller than the rest of the building; may also stand alone

Town of Windsor Engineering Standards and Specifications
The document prepared by the Town Engineer that establishes the standards for infrastructure development such as streets and stormwater management

Town of Windsor Subdivision Regulations
The document prepared by the Town Planning and Zoning Commission that regulates the subdivision of property

Town of Windsor Zoning Regulations
The document prepared by the Town Planning and Zoning Commission that regulates land use and site development

Town Planning and Zoning Commission
The entity that is responsible for prescribing and enforcing development and zoning regulations

Traditional Neighborhood Design Development (TNDD)
Refer to the Zoning Regulations, as amended–Section 2.2 Definitions

Transect
Refer to the Zoning Regulations, as amended–Section 2.2 Definitions

Transparency
The glazing of a window or door independent of sill, sash, surround, decals, or any other non-transparent feature of the window or door

Travel Lane
The section of a street intended for vehicular circulation

Tree Clearance Zone
A limited zone on T2 lots for clearing which is intended to preserve existing foliage and grade

Tuck-Under Parking
Parking that occurs in buildings where enclosed parking is desired underneath a building accessed at rear garage doors

Umbrella Sign
Signs used to shade tables and that are used by eating establishments to add vibrant color to outdoor spaces and to create attractive outdoor seating areas

Upper Floor Height
Floor-to-floor height in feet of any non-ground floor of the Main Body

Upper Floor Transparency
Percentage of a building's facade on its upper floors that must be glazed within the Build-To Zone

Upper Floor Use
The permitted uses of any floor above the ground floor

Use Category
Classification of permitted uses. There are four Use Categories in Great Pond: Residential, Retail, Community, and Office and Hospitality.

Vista Terminus
A framed view ending at an iconic feature or building

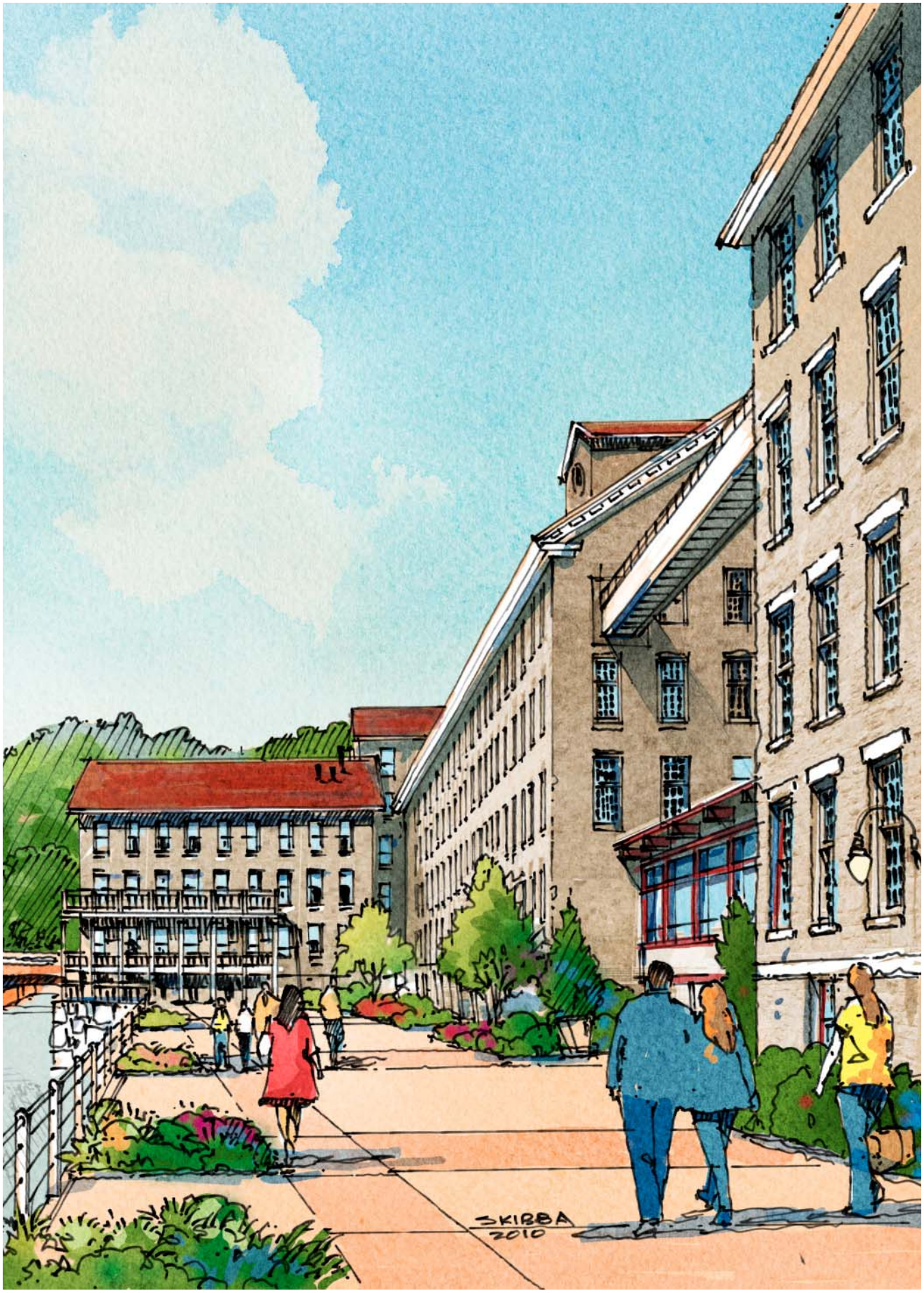
Wall-Mounted Sign
Signs that are attached flat to the wall or signs that become an integral part of the architectural detailing of the building

Wayfinding
The orientation of users in an environment

Wayfinding Sign
A sign noting a relative location of different uses and destinations including businesses, parks, and landmarks

Window Signage
Any form of identification of a building or its use applied directly to its windows

Wing
A section of a building that extends out from the Main Body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Chapter 10. Appendix

Sec. 10.1 Great Pond Plant Palette

Scientific Name	Common Name
Shade Trees	
Acer rubrum 'Autumn Flame' ⌘	Autumn Flame Red Maple
Acer saccharum	Sugar Maple
Acer x freemanii	Freeman Red Maple
Acer x freemanii 'Autumn Blaze' ⌘	Autumn Blaze Maple
Betula lenta	Black/Sweet Birch
Betula nigra	Black Birch
Carya ovata ⌘	Shagbark Hickory
Celtis occidentalis	Hackberry
Cladrastis kentukea (lutea)	American Yellowwood
Fagus grandifolia	American Beech
Fagus sylvatica 'Asplendifolia'	Fernleaf Beech
Fagus sylvatica	European Green Beech
Fagus sylvatica 'Purpurea'	Copper Beech
Fraxinus americana	White Ash
Fraxinus americana 'Junginger' ⌘	Junginger Ash
Fraxinus pennsylvanica	Green Ash
Fraxinus pennsylvanica 'Patmore' ⌘	Patmore Green Ash
Gleditsia triacanthos inermis	Honeylocust
Ilex opaca	American Holly
Larix laricina ⌘	American Larch
Liquidambar styraciflua	Sweetgum
Liriodendron tulipfera	Tulip Poplar
Nyssa sylvatica	Blackgum
Platanus occidentalis ⌘ (if large space)	American Sycamore
Platanus x acerifolia	London Planetree
Prunus serotina	Black Cherry
Prunus triloba v. multiplex	Flowering Almond
Prunus xyedoenis ⌘	Flowering Cherry
Quercus alba	White Oak
Quercus bicolor	Swamp White Oak
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Quercus prinus ⌘	Chestnut Oak
Quercus rubra ⌘ (if large space)	Northern Red Oak
Sciadopitys verticillata ⌘	Japanese Umbrella Pine
Thuja occidentalis	No. White Cedar/Eastern Arborvitae
Tilia americana	Basswood
Tilia cordata	Little Leaf Linden
Ulmus americana 'Princeton' ⌘♌	Princeton American Elm
Ulmus american 'Valley Forge' ⌘	Valley Forge American Elm
Ulmus carpinifolia ⌘	Frontier Elm
Ulmus rubra ⌘	Slippery Elm
Zelkova serrate	Zelkova

Scientific Name	Common Name
Evergreen Trees	
Abies concolor	White Fir
Abies fraseri	Fraser Fir
Ilex opaca	American Holly
Juniperus virginiana	Eastern Red Cedar
Larix laricina	American Larch
Metasequoia glyptostroboides	Dawn Redwood
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea omorika	Serbian Spruce
Picea pungens	Colorado Blue Spruce
Pinus strobus	Eastern White Pine
Sciadopitys verticillata	Japanese Umbrella Pine
Taxodium distichum	Bald Cypress
Thuja plicata 'Green Giant'	Green Giant Arborvitae
Tsuga canadensis	Canadian Hemlock
Ornamental Trees	
Amelanchier canadensis	Shadblow Serviceberry
Amelanchier grandiflora	Apple Serviceberry
Betula x 'Royal Frost'	Royal Frost Birch
Betula alleghaniensis	Yellow Birch
Betula lenta	Black Birch
Betula papyrifera	Paper Birch
Cercis canadensis	Eastern Redbud
Chionanthus virginicus	White Fringe Tree
Cornus alternifolia	Pagoda Dogwood
Cornus florida	Flowering Dogwood
Cornus kousa	Kousa Dogwood
Crataegus laevigata	Flowering Hawthorn
Hamamelis virginiana ♌	Witchhazel
Magnolia stellata	Star Magnolia
Magnolia virginiana	Sweetbay Magnolia
Malus coronaria	Sweet Crabapple
Malus species	Crabapple
Ostrya virginiana ♌⌘	American Hophornbeam
Oxydendrum arboretum	Sourwood
Prunus cerasifera 'Thundercloud'	Thundercloud Flowering Plum
Prunus serrulata	Flowering Cherry
Pyrus calleryana	Flowering Pear
Pyrus malus	Apple (domestic)
Syringa reticulata	Japanese Tree Lilac

Scientific Name	Common Name
Deciduous Shrubs	
Aronia arbutifolia	Chokeberry
Aronia melanocarpa	Black Chokeberry
Clethra alnifolia	Summersweet
Cornus sericea	Red Osier Dogwood
Cotoneaster apiculatus	Cranberry Cotoneaster
Cotoneaster horizontalis	Rockspray Cotoneaster
Deutzia gracilis 'Nikko'	Nikko Deutzia
Enkianthus campanulatus	Red Vein Enkianthus
Forsythia x intermedia	Forsythia
Fothergilla x Mt. Airy	Mt. Airy Fothergilla
Hamamelis intermedia	Witchhazel
Hamamelis virginiana	Common Witchhazel
Hibiscus syriacus	Rose of Sharon
Hydrangea macrophylla	Big Leaf Hydrangea
Ilex verticillata	Winterberry (1 male : 3 females)
Leucothoe axillaris	Coast Leucothoe
Leucothoe fontanesiana	Drooping Leucothoe
Lindera bensoin	Spicebush
Myrica pensylvanica	Northern Bayberry
Potentilla fruticosa	Bush Cinquefoil
Prunus x cistena	Purple Leaf Sand Cherry
Rosa 'Knock Out'	Knock Out Rose
Rosa virginiana	Virginia Rose
Rhus aromatic	Fragrant Sumac
Salix discolor	Pussy Willow
Salix gracilistyla 'Melanostachys' ♌	Black Pussy Willow
Sambucus canadensis ♌	American Elder
Spiraea alba	Meadowsweet
Spirea nipponica	Nippon Spirea
Vaccinium corymbosum	Highbush Blueberry
Viburnum carlesii	Korean Spice Viburnum
Viburnum dentatum	Arrowwood
Viburnum lantana	Wayfaring Treet
Viburnum lentago	Nannyberry
Viburnum plicatum tomentosum	Doublefile viburnum
Viburnum prunifolia	Blackhaw Viburnum
Viburnum trilobum	American Cranberrybush

Scientific Name	Common Name
Evergreen Shrubs	
Azalea species	Azalea
Buxus microphylla	Little Leaf Boxwood
Gaultheria hispidula	Creeping Snowberry
Ilex crenata	Japanese Holly
Ilex glabra	Inkberry
Juniperus chinensis	Chinese Juniper
Juniperus communis	Common Juniper
Juniperus horizontalis	Creeping Juniper
Juniperus procumbens	Japanese Garden Juniper
Juniperus sabina	Savin Juniper
Juniperus scopulorum	Rocky Mountain Juniper
Kalmia angustifolia	Sheep Laurel
Kalmia latifolia	Mountain Laurel
Ledum groenlandium ♌	Labrador Tea
Microbiota decussata	Siberian Cypress
Rhododendron species	Rhododendron
Taxus canadensis	Canada Yew
Taxus x media	Yew
Thuja occidentalis	Arborvitae
Ferns	
Adiantum pedatum	Maidenhair Fern
Athyrium species	Lady Fern
Dennstaedtia punctilobula	Hay-scented Fern
Dryopteris species	Wood Fern
Matteucia species	Ostrich Fern
Osmunda species	Cinnamon/Royal Fern
Onociea species	Sensitive Fern
Polystichum acrostichoides	Christmas Fern

♌ Indicates a wetland/bog-friendly plant
⌘ Indicates a recommended street tree

NOTES

1. Prior to completing any planting plans, consult the *State of Connecticut List of Invasive Plants – Public Act #04-203*.
2. A review of plant material will be conducted to ensure survivability
3. All plants should be selected with soil type, sun exposure, and root condition taken into consideration.
4. A 5-year maintenance program is required, which covers three (3) growing seasons.

Scientific Name	Common Name
Grasses	
Acorus species	Sweet Flag
Andropogon gerardii	Big Bluestem
Calamagrostis species	Feather Reed Grass
Chasmanthium latifolium	Northern Sea Oats
Deschampsia cespitosa	Tufted Hair Grass
Eragrostis spectabilis	Purple Lovegrass
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue Grass
Hakononechloa species	Japanese Forest Grass
Helictotrichon sempervirens	Oat Grass
Imperata cylindrical	Japanese Blood Grass
Molina arundinacea	Moor Grass
Muhlenbergia capillaris	Muhly Grass
Panicum species	Switchgrass
Pennisetum species	Fountain Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Yellow Indian Grass
Sorghastrum species	Indian Grass
Spartina pectinata	Prairie Cordgrass
Sporobolus heterolepsis	Prairie Dropseed
Tridens flavus	Tall Redtop
Groundcover	
Arctostaphylos uva-ursi (6"–12") ♌	Bearberry
Asarum canadense (6"–12") (12"–18")	Wild Ginger
Cornus canadensis (3"–6") ♌	Bunchberry
Dennstaedtia punctiloba (12"–18")	Hay-scented Fern
Dryopteris marginalis	Leatherwood Fern
Gaultheria hispidula	Creeping Snowberry
Gaultheria procumbens	Winterberry
Liriope muscari	Lilyturf
Juniperus horizontalis	Bar Harbor Juniper
Pachysandra procumbens (6")	Allegheny Spurge
Pachysandra terminalis	Pachysandra/Spurge
Phlox divaricata (8"–18")	Canadian Phlox
Sedum ternatum Larinem Park	Stonecrop
Tiarella cordifolia (6"–12")	Foamflower
Trifolium repens	White Clover

Scientific Name	Common Name
Perennials	
Achillea species	Yarrow
Aconitum species	Monkshood
Agastache species	Anise Hyssop
Alchemilla mollis	Lady's Mantle
Amsonia species	Blue Star
Anemone canadensis	Roundleaf Thimbleweed
Anemone species	Windflower
Anemone quinquefolia	Wood Anemone
Aquilegia canadensis	Wild Columbine
Aquilegia species	Columbine
Asclepias syriaca	Common Milkweed
Artemisia species	Wormwood
Aruncus species	Goatsbeard
Asclepias species	Butterfly Weed
Asclepias tuberosa	Butterfly Weed
Aster novae-angliae	New England Aster
Aster species	Aster
Astible species	False Spirea
Baptisia australis	False Indigo
Bergenia species	Heartleaf Bergenia
Boltoni asteroids	False Aster
Brunnera species	Siberian Bugloss
Campanula species	Bellflower
Caulophyllum thalictroides	Blue Cohosh
Centaurea montana	Bachelor's Button
Centranthus ruber	Red Valerian
Cerastium tomentosum	Snow in Summer
Ceratostigma plumbaginoides	Plumbago/Leadwort
Chelone species	Turtlehead
Cimicifuga species	Bugbane
Coreopsis species	Tickseed
Cypripedium reginae	Showy Lady's Slipper
Delosperma species	Ice Plant
Delphinium species	Larkspur
Dendranthemum species	Hardy Mum
Dianthus species	Pinks
Dicentra species	Bleeding Hart
Digitalis species	Foxglove
Echinacea species	Cone Flower
Epimedium species	Barrenwort
Eupatorium species	Joe Pye Weed
Filipendula rubra	Meadowsweet
Gaillardia species	Blanket Flower
Gentiana species	Gentian
Gaura species	Wand Flower
Geranium species	Cranesbill
Gypsophila species	Baby's Breath
Helenium species	Sneezeweed
Heliopsis species	False Sunflower

Scientific Name	Common Name
Perennials, continued	
Helleborus species	Lenton Roase
Hemerocallis species	Daylily
Heuchera pecies	Coral Bells
Hosta species	Plantain Lily
Iberis sempervirens	Candytuft
Impatiens capensis	Orange Jewelweed
Iris species	Iris
Kalimeris incise	Blue Star Aster
Kniphofia uvaria	Red Hot Poker
Lamiastrum galeobdolon	Yellow Archangel
Lamium species	Spotted Dead Nettle
Lavandula species	Lavender
Leucanthemum species	Shasta Daisy
Liatris species	Gayfeather
Ligularia species	Golden Ray
Lobelia species	Cardinal Flower
Lupinus perennis	Lupine
Monarda species	Bee Balm
Nepeta species	Catmint
Nipponanthemum nipponicum	Montauk Daisy
Paeonia species	Peony
Penstemon digitalis	Foxglove Beardtongue
Penstemon species	Beard Tongue
Perovskia species	Russian Sage
Phlox species	Phlox
Physostegia virginiana	Obedient Plant
Platycodon species	Balloon Flower
Polemonium reptans	Jacob's Ladder
Pulmonaria species	Lungwort
Rodgersia pinnata	Rodger's Flower
Rudbeckia species	Black-Eyed Susan
Salvia species	Meadow Sage
Scabiosa species	Pincushion Flower
Sedum species	Stonecrop
Sempervivum tectorum	Hens and Chicks
Spigelia marilandica	Woodland Pinkroot
Stachy bysantina	Lamb's Ears
Stokesia species	Stoke's Aster
Teucrium chamaedrys	Germander
Thalictrum rochebrunianum	Meadow Rue
Tiarella species	Foamflower
Tricyrtis hirta	Toad Lily
Verbena hastata	Blue Vervain
Verbena species	Verbena
Veronica species	Speedwell
Veronicastrum virginicum	Culver's Root
Veronia noveboracensis	Ironweed
Viola labradorica	Labrador Violet

Scientific Name	Common Name
Vines	
Clematis occidentalis	Purple Clematis
Clematis virginiana	Wild Clematis
Hydrangea anomala subsp. petiolaris	Climbing Hydrangea

♌ Indicates a wetland/bog-friendly plant
⌘ Indicates a recommended street tree

NOTES

1. Prior to completing any planting plans, consult the *State of Connecticut List of Invasive Plants – Public Act #04-203*.
2. A review of plant material will be conducted to ensure survivability
3. All plants should be selected with soil type, sun exposure, and root condition taken into consideration.
4. A 5-year maintenance program is required, which covers three (3) growing seasons.

Sec. 10.2 Stormwater Management Practices

Stormwater Management Practices	T1	T2	T3	T4	ED
Bioswales	●	●	●		●
Catch basins	●	●	●	●	●
Cisterns (above or below grade)			●	●	●
Collection channels			●	●	●
Detention basins	●	●	●		●
Filter strips			●	●	●
Infiltration beds	●	●	●	●	●
Grass treatment swales	●	●	●		●
Green roofs	●	●	●	●	●
Permeable paving	●	●	●	●	●
Rain barrels	●	●	●	●	●
Rain gardens	●	●	●	●	●
Retention ponds	●	●	●		●
Sediment forebays	●	●			●
Vegetated swales	●	●	●		●

Sec. 10.3 Great Pond Materials List

10.3.1 Windows and Doors

A. Windows and doors shall be framed with wood, vinyl clad wood or aluminum, or anodized aluminum (for shopfronts).

B. "Wide stile" metal frames with a powder coat painted finish are acceptable; however, painted or varnished wood is preferable.

C. In cases where shutters are used, they must appear to be operable and sized to cover the window entirely.

D. Individual windows and windows within multiple window assemblies shall generally be vertically proportioned to allow deep penetration of natural light and maximum functionality. Exceptions will be made for those types of windows that are traditionally configured differently, such as clerestories.

E. "Ribbon" windows shall not be used.

F. Glazing shall be clear or slightly tinted glass (not opaque nor highly reflective).

G. For non-residential buildings, the following are permitted:

1. Clear glazing spandrel glass
2. Aluminum window systems
3. Pre-finished window systems
4. Pre-finished metal spandrel panels

10.3.2 Shopfronts

A. Brick, stone, cast stone, ceramic tile, hard coat stucco (30 inches minimum above finished grade), wood, wood substitute (smooth finish, cementitious planks and panels or cellular PVC) or pre-finished heavy gauge metal panels are preferred.

B. Entrance doors shall generally be clear glass in wood or metal frames.

C. Shopfront windows typically consist of large, transparent plate glass set in wood, clad wood, or metal frames. Display windows must be high transparency.

10.3.3 Prohibited Materials

The following materials are prohibited as external applications:

A. Facades: EIFS (except for greater than 500 feet south of Day Hill Road), vinyl (except in window cladding), corrugated fiberglass, unfinished concrete block, imitation stone, exposed concrete, mirrored glass, or glass block

B. Windows and doors (except on office buildings): steel, “shiny” aluminum; exposed anodized metal, bright aluminum, or stainless steel frames, or fully glazed (frameless) doors

C. Trim: vinyl

D. Visible roofing: clay tile, concrete tile, roll roofing, bitumen, plastic, exposed fiberglass

E. There shall be no pre-engineered metal buildings.

F. There shall be no fabric or membrane structures on private lots.

Sec. 10.4 Great Pond Market Study

Table 10 Page 1 of 2

Optimum Market Position
Great Pond
Town of Windsor, Hartford County, Connecticut
April, 2011

Percent of Units	*Housing Type*	*Unit Configuration*	*Unit Mix*	*Base Rent/Price Range*	*Average Unit Sizes*	*Base Rent/Price Per Sq. Ft.*	*15-year Average Annual Absorption*
48.1%	**Multi-Family For-Rent**						**128**
1,929	Lofts/Apts.	Studio	15%	$950	600	$1.58	
		1br/1ba	25%	$1,050	700	$1.50	1st 10 Years
		1br/1.5ba/office*	25%	$1,400	900	$1.56	**144**
		2br/2ba	20%	$1,600	1,100	$1.45	
		2br/2ba/office	10%	$1,700	1,200	$1.42	Last 5 Years
		3br/2.5ba*	5%	$2,100	1,350	$1.56	**96**
		Weighted Averages:		$1,350	898	$1.50	
28.5%	**Multi-Family For-Sale**						**75**
1,138	Lofts/Apts.	Studio	10%	$125,000	700	$179	
		1br/1ba	25%	$160,000	900	$178	1st 10 Years
		1br/1.5ba/office*	10%	$215,000	1,150	$187	**84**
		2br/2ba	25%	$230,000	1,300	$177	
		2br/2.5ba*	15%	$260,000	1,400	$186	Last 5 Years
		2br/2.5ba/office*	10%	$305,000	1,650	$185	**56**
		3br/2.5ba Penthouse	5%	$350,000	1,750	$200	
		Weighted Averages:		$218,500	1,198	$182	

*Two-story unit

NOTE: Base rents/prices are in year 2009 dollars and do not include premiums, consumer options, or upgrades.

Table 10 Page 2 of 2

Optimum Market Position
Great Pond

Town of Windsor, Hartford County, Connecticut

April, 2011

Percent of Units	*Housing Type*	*Unit Configuration*	*Unit Mix*	*Base Rent/Price Range*	*Average Unit Sizes*	*Base Rent/Price Per Sq. Ft.*	*15-year Average Annual Absorption*
15.5%	**Single-Family Attached For-Sale**						**43**
619	Rowhouses	2br/1.5ba	15%	$200,000	1,100	$182	
		2br/2.5ba	30%	$225,000	1,250	$180	1st 10 Years
		2br/2.5ba/office	20%	$255,000	1,450	$176	**48**
		3br/2.5ba	20%	$295,000	1,700	$174	
		3br/2.5ba/office	15%	$375,000	2,150	$174	Last 5 Years
							32
		Weighted Averages:		$263,750	1,493	$177	
7.9%	**Single-Family Urban Detached For-Sale**						**21**
314	Urban Houses	3br/2.5ba	25%	$275,000	1,500	$183	
		3br/2.5ba/office	35%	$325,000	1,800	$181	1st 10 Years
		4br/2.5ba	20%	$365,000	2,050	$178	**24**
		4br/2.5ba/office	20%	$425,000	2,400	$177	
							Last 5 Years
		Weighted Averages:		$340,500	1,895	$180	**16**
100.0%							
4,000	**dwelling units**						**267 dwelling units**

1st 10 Years
300
dwelling units

Last 5 Years
200
dwelling units

NOTE: Base rents/prices are in year 2009 dollars and do not include premiums, consumer options, or upgrades.

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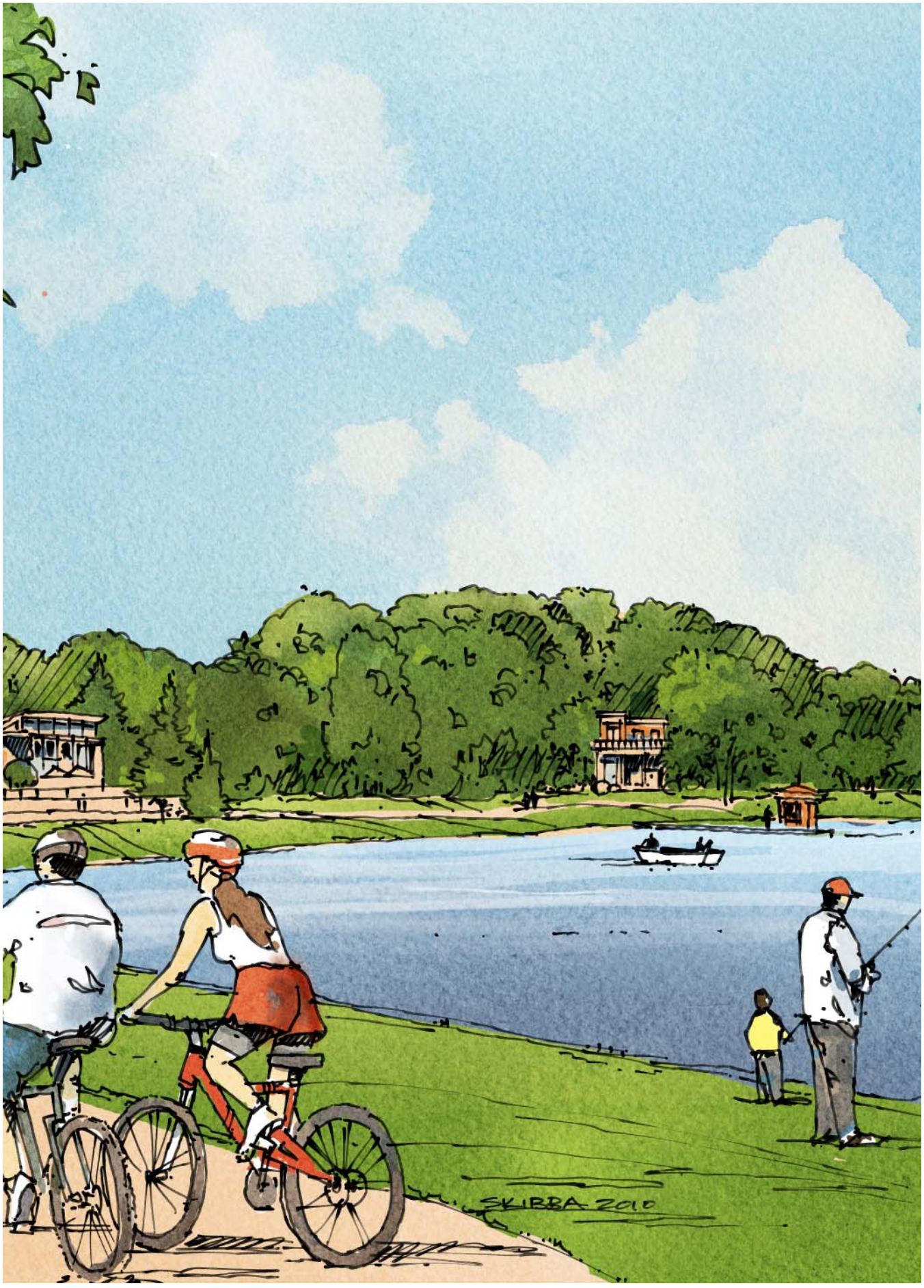
SKIBBA 2010