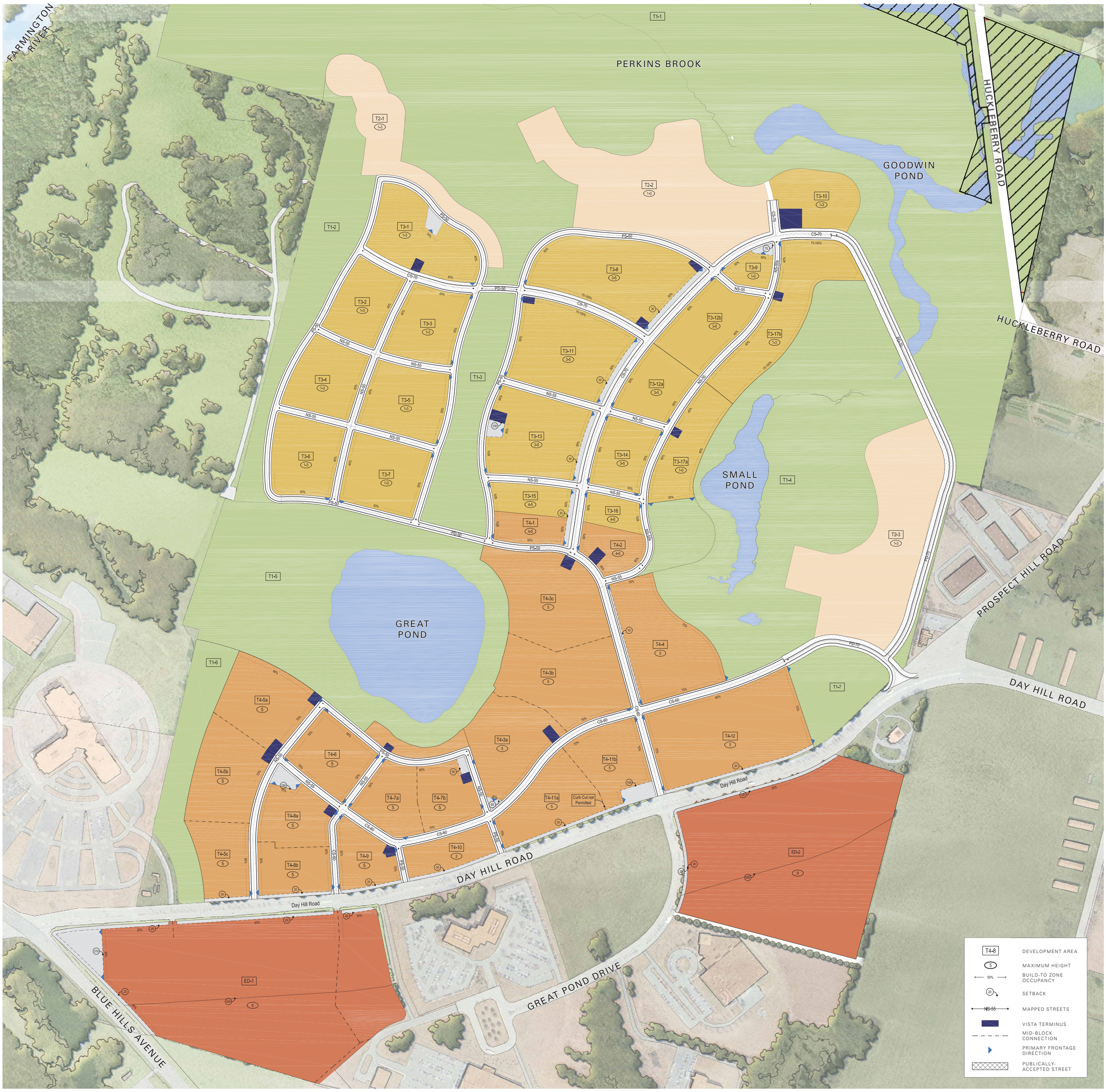

The Transect

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

Development Area Number T4-8

A Development Area is a developable site or sites created by and accessed from a planned 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.

Mapped Street NS-55

Each of the mapped street right-of-ways is identified. Many of these streets are Publically-Accepted Streets. Mapped Streets that are not Publically-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.

Publically-Accepted Street

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. Public Streets are subject to the limits of variance established in Section 6.3 Modifications to Public Streets.

Build-To Zone Occupancy Requirements ⟵ 50% ⟶

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 supercedes 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.

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 rights-of-way 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.

Setback (20)

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.

Maximum Height (5)

The maximum height of buildings in each development area is indicated. For more information about height requirements, refer to Section 7: Site Development Standards or to Section 5: Building Type Standards for building type-specific height requirements.

Vista Terminus

In order to give landmark visual orientation markers in the plan, areas in the plan are regulated to accentuate elements in the massing of buildings. These marked on the Regulating Plan as requiring either a vertical Building Element (such as a tower or lobby entry) or 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.

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.

Regulating Plan

Great Pond Form-Based Code

200 0 200 400 800 feet

N

PREPARED FOR:
THE TOWN OF WINDSOR, CONNECTICUT

WINSTANLEY ENTERPRISES
WWW.GREATPONDINWINDSOR.COM

DATE: DECEMBER 5, 2011

SHEET: 1 OF 1

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