



GREAT
POND

GREAT POND FORM-BASED CODE

ADOPTED : 9/22/2020
DRAFT AMENDMENTS: 5/30/2023



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1: INTRODUCTION



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.

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 (the “Commission”) on [September 20, 2020]. The Great Pond Code (“Code”) applies to all property covered by the Concept Plan.

1.2.2 THE ROLE OF THE GREAT POND CODE

- A. The Code is a hybrid that combines elements of a form-based code (as defined in Section 2.2 of the Zoning Regulations) that prescribe walkable, mixed-use development that emphasize the form of buildings and their relationship to the street and conventional regulations that combines conventional use-based standards that regulate large-scale, vehicle-oriented development.
- B. The applicability of the regulations set forth in this Code to particular portions of Great Pond is established and governed by the Regulating Plan, which is incorporated in and made a part of this Code. The Regulating Plan supersedes the Zoning Map in Section 1.2 of the Zoning Regulations for all lots governed by this Code.
- C. 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.



Image 1.1 Existing lakes and wetlands on the Great Pond site form the central features of the open space network.



Image 1.2 Building types are based on regional precedents. (Image Credit: Crissypan, Wikimedia Commons)



Image 1.3 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.



Image 1.4 Great Pond will celebrate the waterfront with public access and activities



Image 1.7 Active public places have a mix of retail, dining, community, and residential uses.



Image 1.5 Great Pond will consist of a variety of building types, mixed-uses, walkable streets, and connected open spaces.



Image 1.8 Streetscapes are coded to ensure appropriate placement of tree plantings and street furniture.



Image 1.6 Concord Road will be Great Pond's main street - full of vibrant activity that leads to the waterfront



Image 1.9 The design of Great Pond is inspired by New England villages and town centers like Windsor, Simsbury Center, Enfield, Amherst, and Northampton (Image Credit: John Phalen, Wikimedia Commons)



Image 1.10 The Great Pond Concept Plan



2: ADMINISTRATION

2.1. GENERAL PROVISIONS

2.1.1 TITLE

This regulation is the Great Pond Code and referred to as the Code.

2.1.2 EFFECTIVE DATE

The Concept Plan underlying the Code and the Code were approved and became effective on [Month Date, 2020].

2.1.3 MINIMUM REQUIREMENTS

This 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 is an integral part of the Windsor Zoning Regulations, which are referred to herein as the “Zoning Regulations.”

2.1.6 ARTIST RENDERINGS AND PHOTOGRAPHS

Artist renderings and photographs used in the Code are for illustrative purposes only and are not intended to require the construction of the improvements exactly as depicted. Where actual development designs vary from these images, the minimum standards of the Code shall prevail.

2.2. APPLICABILITY

2.2.1 APPLICABILITY

This 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.

2.2.2 RELATIONSHIP TO OTHER LAWS; CONFLICTING OR OMITTED PROVISIONS

In accordance with the TNDD requirements in Section 13.2.8 of the Windsor Zoning Regulations (“Zoning Regulations”), this Code serves as the principal zoning document governing site and building development within Great Pond only and shall supersede all other provisions of the Zoning Regulations and all comparable provisions of the Windsor Subdivision Regulations (“Subdivision Regulations”). Further, whenever this Code imposes a different requirement or standard than is required by other ordinances or regulations (regardless of whether the corresponding standards are referred to specifically), the requirement or standard set forth in this Code shall govern. Standards or requirements in the Subdivision Regulations, Engineering Standards and Specifications, and Code of Ordinances that are not otherwise addressed in this Code or Regulating Plan shall continue to apply to Great Pond. Modifications to the Subdivision Ordinance or the Engineering Standards and Specifications that are consistent with the intent outlined in this Code are permissible on a case-by-case basis with the approval of the Town Engineer.

2.3 DEVELOPMENT REVIEW PROCESS

2.3.1 GREAT POND DESIGN MANAGER

- A. Appointment and Duties The Great Pond Master Developer shall appoint and provide funding for a Great Pond Design Manager, who shall assist applicants with conformity with this code prior to their submission to the Planning Department.
- B. Assignment to Property Owners Association: At any time, the master developer may assign the right to appoint the Great Pond Design Manager 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 Design Manager.

2.3.2 ADMINISTRATION BY THE PLANNING DEPARTMENT

- A. Filing Fees: 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.
- B. Site Plan/Subdivision Applications: As provided in Section 16.7.2.C of the Zoning Regulations, the Planning Department and other relevant Town departments shall administer the review and approval of Site Plan and Subdivision Applications and other development activity for property governed by the Code only after review and approval by the Great Pond Design Manager. The administrative review process shall be as set forth in this Section.
 1. 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 the Great Pond Design Manager and Town Staff to review, approve, modify and approve, or deny site plan applications.
 2. 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. Subdivisions shall comply with the Subdivision Regulations.

3. After comprehensive review by the Great Pond Design Manager and subsequent 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. Site plan and subdivision applications that are shown to be in compliance with the Code and the Regulating Plan shall be approved.

2.3.3 GREAT POND DIGITAL MODEL

All applicants in T3, T4 Zones, and ED Districts (see Regulating Plan) shall submit digital three-dimensional models of the proposed buildings for inclusion in the Great Pond digital model. The requirements for this model are included on the Great Pond Application Checklist. The Great Pond Model is available from the Design Manager.

2.3.4 SPECIAL USE PERMITS/SUBDIVISION PLATS

- A. Special Use Permits: Special Use Permits are subject to review and approval as provided in Section 16.3 of the Zoning Regulations.
- B. Subdivision Plats: 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, this Code shall supersede provisions in the Subdivision Regulations. If the Code does not specify an alternate standard, the Subdivision Regulations shall continue to apply.

2.3.5 DESIGN MODIFICATIONS

- A. **Design Modification Process:** Minor modifications to design standards in Sections 3-10 of this Code (except for the Use Provisions in Table 4.1) and minor adjustments to the Regulating Plan may be approved by Special Use in accordance with Section 16.3 of the Zoning Regulations. The applicant shall demonstrate and the Commission find that:
 1. the request constitutes a minor change that does not significantly alter the character or intensity of the proposed development;
 2. the result of the proposed modification is equivalent or superior to the original regulatory intent through mitigation measures and/or enhancements, where necessary; and
 3. the request, if granted, will not negatively impact public health, safety, or welfare.
- B. **Note on Record Plan Required:** When a Design Modification is granted, the Town Planner shall place a note on the record plan identifying the reason(s) why an exception was granted.

- C. **Variations:** For Variance procedures, refer to Section 16.9.4 of the Zoning Ordinance.
- D. **No Precedents:** Design Modifications and Variations shall be considered unique and shall not set precedent for similar requests for regulatory relief.

2.4 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 Design Manager under applicable private design and architectural guidelines prior to approval by the Town.

2.5 ENFORCEMENT

The Code shall be enforced in accordance with Section 16.8.3 of the Zoning Regulations.

2.6 AMENDMENTS

2.6.1 TEXT AMENDMENT PROCESS

The Code may be amended in the manner provided for text amendments in Section 16.4 of the Zoning Ordinance in consultation with the Great Pond Master Developer. The approval of any amendment to the Code shall take into account the vision for Great Pond, as articulated in 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.

2.6.2 CONCEPT PLAN AMENDMENTS

A proposed site plan may deviate from the Adopted Concept Plan so long as it is consistent with the vision outlined in Section 1.1, maintains the general block and open space patterns of the Adopted Concept Plan, and utilizes building types that are otherwise permitted in the Transect Zone. In those cases where the Planning Department determines that a site plan application deviates from those criteria, the applicant may apply to amend the Concept Plan in the manner outlined in 2.6.1 above.

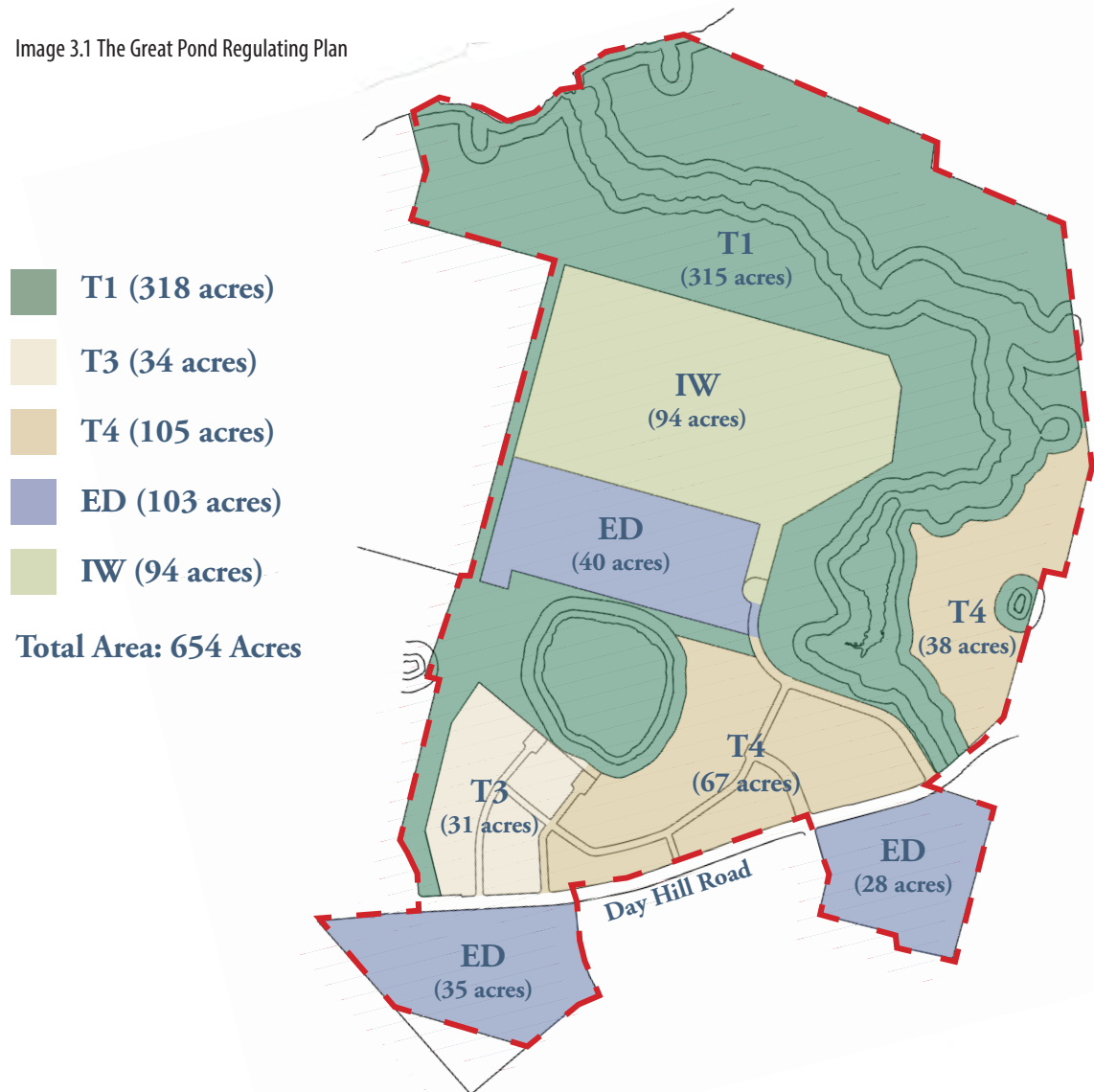
3: THE REGULATING PLAN



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 or Special Districts, 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.

Image 3.1 The Great Pond Regulating Plan



3.2 THE GREAT POND TRANSECT

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

GP-T1



3.2.1 TRANSECT 1 - NATURAL ZONE (GP-T1)

The Natural Zone contains minimal development aside from those functions related to infrastructure, recreation and community gathering. T1 is intended to ensure public access to the Farmington River and protect the most sensitive landscapes, ecosystems, and habitats within Great Pond.

GP-T2



3.2.2 TRANSECT 2 - RURAL NEIGHBORHOOD ZONE (GP-T2)

The Rural Neighborhood Zone clusters residential development onto land that requires minimal site clearance and mass grading. Sites are connected to natural areas and water networks, incorporating low-impact development standards and stormwater management techniques. **This Transect is not used in the Great Pond Code.**

GP-T3



3.2.3 TRANSECT 3 - MIXED-USE NEIGHBORHOOD ZONE (GP-T3)

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

GP-T4



3.2.4 TRANSECT 4 - VILLAGE CENTER ZONE (GP-T4)

The Village Center Zone consists of a mix of uses in a wide array of building types. It is the most compact and mixed-use form of development within Great Pond and is intended serve as a center of activity for the entire community.

GP-ED



3.2.5 SPECIAL EMPLOYMENT DISTRICT (GP-ED)

The Employment District lots are located south of Day Hill Road and in other areas designed on the Regulating Plan. Only non-residential uses are permitted in the Employment District.

GP-IW



3.2.6 SPECIAL INDUSTRIAL/WAREHOUSING DISTRICT (GP-IW)

The Industrial/Warehousing Districts provides for large scale office, warehousing, industrial, and research and development uses north of Great Pond. Only non-residential uses are permitted in the Industrial/Warehousing District.

3.3 PARKS AND CONSERVATION AREAS

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.

3.3.1 RESERVED OPEN SPACE AREAS

- A. **Concept Plan Size and Location:** The size and location of parks and open space areas are established in the Concept Plan and may include a mix of different open space types Conservation Land, Community Parks, and Neighborhood Parks. Specific allocations of open space by phase will be established in subdivision applications to the Town of Windsor.
- B. **Modifications and Variations:** Aside from T1 areas, the specific location of such spaces shall be identified/refined during the site plan/subdivision process. Such designated open spaces may be moved so long as the total area is not decreased and the new location/configuration is comparable in prominence, usability and accessibility.
- C. **Accessibility:** 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.

3.3.2 REQUIRED OPEN SPACE DEDICATION/CONSERVATION

- A. **Required Total Open Space for entire Development:** 1/3 of total area
- B. **Open Space Dedication Phasing:** This minimum requirement shall be satisfied on a phase by phase basis. 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 that 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.

- C. **Minimum Open Space per Phase/Project:** To ensure usable open space within walking distance of every residence, a minimum of 5% of every development phase/project shall be in the form of on-site or adjacent Community or Neighborhood Parks subject to 3.3.1.B above. The total open space in 3.3.2.A above is inclusive of this requirement.

3.3.3 PARK TYPES

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

Image 3.2 The Great Pond Open Space Plan



- T1/Conservation Area
- Community Parks
- Neighborhood Parks/Open Space
- Trails
- P Public Parking
- Public Trail Access

Image 3.3 The Great Pond Open Space Plan-Detail Plan



- T1/Conservation Area
- Community Parks
- Neighborhood Parks/Open Space
- Trails
- P Public Parking
- Public Trail Access

3.4 ZONE BOUNDARY MODIFICATIONS

A proposed change of Transect Zone or Special District 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 deviates 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.

3.5 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 Windsor 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.

- A. Maximum of 1,500 residential units are permitted.
- B. Maximum of 1,710,000 square feet of non-residential use is permitted.
- C. No residential use is permitted in the ED or IW Special Districts.

4: USE STANDARDS



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 or Special District

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 or Special Districts. The Use Categories are:

- A. **Residential:** Includes attached single-family and multi-family dwelling units, whether for rental or ownership. See Section 4.3.1 for minimum average unit sizes.
- B. **Retail, Dining, and Entertainment:** 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. See Section 4.3.6 for minimum room sizes.
- 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.

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.

- A. **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.
- B. **Special Uses:** The Commission shall administer Special Use Permits in accordance with the considerations in Section 15.1.3 of the Zoning Regulations.

4.2.3 PERFORMANCE STANDARDS

Unless otherwise specified, the performance standards established in Section 14.1.10 of the Zoning Regulations shall apply regarding fire and explosion hazards; air pollution; water pollution; heat; glare; humidity; noise; vibration; radiation; animal matter; ores, petroleum, and coal; and outdoor storage.

In no case shall queuing for drive-thru retail/services or pick up/drop off be permitted to back onto a public street without a Design Exception.

4.2.4 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:

4.2.5 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 by the Town Planning and Zoning Commission.

KEY	
P	Permitted
A	Accessory Use
SU	Special Use

TABLE 4.1 USE TABLE	T1	T3	T4	ED	IW	COMMENTS
Residential Uses						
Accessory Apartment		A	A			Maximum Area is 800 sf; Owner must reside on-site
Bed and Breakfasts		P	P			See Zoning Regulations 4.5.11
Elderly Housing and Assisted Living		P	P			
Major Home-Based Business		SU	P			See Zoning Regulations, Section 4.5.4; Area does not count against maximum commercial area
Minor Home-Based Business		A	A			See Zoning Regulations, Section 4.5.6; Area does not count against maximum commercial area
Multi-Family		P	P			See special conditions in Section 4.3.1
Nursing Home		P	P			
Single-Family Attached		P	P			See special conditions in Section 4.3.1
Single-Family Detached		P				See special conditions in Section 4.3.1
Retail, Dining, and Entertainment Uses						
Art Gallery			P	P		
Bakeries with Baking Done on Premises			P	P		
Bank/Bank Facilities and Services/ATM			P	P		Without drive-thru
Bar			SU	SU		See special conditions in Section 4.3.4
Bowling Alley			P	P		
Brewery			SU	SU		See special conditions in Section 4.3.4
Daycare		P	P	P		See Zoning Regulations, Section 15.2.16 for additional requirements
Dry Cleaners with Dry Cleaning not done on Premises			P	P		
Dry Cleaners with Dry Cleaning at Premises				P		
Farm Stand or Farmer's Market	P	P	P	P		Outdoor area does not count against maximum commercial area
Indoor Appliance Repair			P	P		
Mobile Food Vendors		P	P	P		See special conditions in Section 4.3.3
Outfitter, Sports, Recreation Sales/Rental	P	P	P	P		
Restaurant (with or without outdoor dining)		SU	P	P		Town of Windsor license required
Retail Uses (including Post Offices)			P	P		
Theatre (single- or multi-screen or stage)			P	P		
Community Uses						
Area does not count against maximums set in Section 4.3						
Bike Share		P	P	P		
Clubs, Social, or Fraternal Organization			P	P		
Civic Uses (e.g., library, museum, community center)	P	P	P	P		
Educational Uses	P	P	P	P		T1 - Programming (e.g., recreation areas, research sites) permitted in T1
Health Care Facility (e.g., hospital, outpatient centers)			P	P		See Zoning Regulations, Section 8.6.R
Indoor Recreation (e.g., health/athletic clubs)		A	P	P	P	
Outdoor Recreation (e.g., pools, tennis, basketball)		P	P	P	P	
Places for Assembly and Congregation		P	P	P		

KEY	
P	Permitted
A	Accessory Use
SU	Special Use

TABLE 4.1 USE TABLE	T1	T3	T4	ED	IW	COMMENTS
Playgrounds and Parks	P	P	P	P	P	
Commercial, Office, and Hospitality Uses						
Banquet Facility or Conference Center			P	P		
Commercial Kennels					P	
Growing Field Crops, Agriculture, Community Garden	P	P	P	P	P	Home and accessory gardens are permitted in all Transect Zones and Special Districts; 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	P	P	Area does not count against maximum commercial area
Hospitality, Hotels, Lodging			P	P	P	Includes conference and banquet space; See special conditions in Section 4.3.6
Professional Office Uses		P	P	P	P	
Office Support Services		P	P	P	P	
Research and Development			P	P	P	
Spa		P	P	P		
Studios (art, film, etc.)			P	P	P	Adult-oriented establishments not permitted
Veterinarian Clinic and Animal Hospitals			P	P	P	Outdoor Kennels not permitted in T3, T4, or IW
Industrial Uses						
Data Center			P	P	P	
Light Manufacturing			P	P	P	
Package Distribution				A	P	Storage and distribution is to be supportive of office or light manufacturing uses [ED only]; See also Section 4.3.7
Recycling and Composting Collection Station		SU	SU	SU	SU	Curbside drop-off only
Storage and Warehousing				A	P	One-story mini storage, boat, and RV storage permitted only as Accessory Use in IW; no outdoor storage visible may be visible from Day Hill Road [ED]; screened from view in ED; See also Section 4.3.7
Tank Storage			A	P		Propane only for sale intended for residential use; 20-pound cylinder exchange only
Utilities						
District Energy Plant	P	SU	SU	P	P	
Gray Water Treatment Facility		A	A	A		For on-site reuse of water or discharge; may be a Special Use if a district-wide use
Public Utilities	P	P	P	P	P	
Pump Stations or Stand Pipes	P	SU	SU	SU	P	
Solar Energy or Wind Facility	P	A	A	A	P	Electricity purchase program participation permitted
Vehicle-Oriented Uses						
Car Share and Taxi Services		P	P	P		Taxi stands and reserved spaces only; Car Share Area does not count against maximums set in Section 4.3
Drive-thru Window Establishments			SU	SU		See Zoning Regulations, Section 5.1.6.A, T4 - in the Rear Yard only
Electric Vehicle Charging Stations	P	P	P	P	P	
Fuel Filling Station			P		P	See special conditions in Section 4.3.5
Parking: Structured or Below Grade			P	P	P	
Parking: Surface	P	A	P	A	A	Permitted trailhead parking only
Vehicle Rental			P	P		
Vehicle Sales			SU	SU		Subject to performance standards in zoning ordinance. No used vehicles; showroom only, no surface lots

4.3 OTHER USE RESTRICTIONS

4.3.1 RESIDENTIAL - MINIMUM REQUIRED UNIT SIZES

- A. Single Family Minimum Average Area: 1,100 sf
- B. Multi-Family Minimum Average Area
 - 1. Studio/1 Bedrooms: 650 sf (500 sf min)
 - 2. 2 Bedrooms: 950 sf
 - 3. Greater than 2 bedrooms: 150 sf per additional bedroom
- C. All minimum averages shall be calculated on a single site plan application only

4.3.2 FARMER'S MARKET

A farmer's market(s) 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 6 of the Code. A simplified site plan per Section 14.2.15.A in the Zoning Regulations shall be required for approval and may come either as part of or separate from another development site plan application.

4.3.3 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 may remain in place outside the hours of operation;
- B. There are no restrictions on hours of operation;
- C. Mobile Food Vendors may locate anywhere within Great Pond 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.

4.3.4 ESTABLISHMENTS SERVING ALCOHOL FOR ON-PREMISES CONSUMPTION (BAR, BREWERY, OR RESTAURANT)

- 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. No more than two such establishments shall be permitted at the same time within the T3 Zone and such establishments shall not exceed 5,000 square feet each. [T4 Exempt]

4.3.5 FUEL FILLING STATION

A fuel filling station shall comply with the following minimum requirements:

- A. Minimum lot area: 1.5 acres;
- B. Minimum lot width: 175 feet;
- C. All buildings shall conform to the standards of Section 6.1 and shall provide a primary entrance along the Principal Frontage Line as determined by the Design Manager.
- D. Gasoline pumps, canopies, and associated service areas are prohibited in any established front or side yard abutting a street but may be placed in a side yard abutting an Industrial Road.
- E. Prohibited services at a fuel filling station shall include major mechanical and body work, painting, welding, storage of unclaimed or unregistered motor vehicles, or other work involving noise, glare, fumes, smoke, or other conditions uncharacteristic of a fuel filling station.
- F. Parking lots must be located at the rear of the building.
- G. Canopy lighting shall be recessed or flush with the underside of the canopy.
- H. Buffer: A 20-foot-wide buffer area will be provided and planted with a variety of deciduous and evergreen plant material that provide full opacity at maturity from the ground to 6 feet in height along the entire side and rear perimeter of the site, excluding driveways.

4.3.6 HOSPITALITY, HOTELS, AND LODGING

- 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 Section 7.6.1 of the Zoning Regulations.
- C. Minimum area for each hotel room shall be as follows:
 - 1. Standard: 300 sf
 - 2. Extended Stay: 400 sf
 - 3. Suites: 500 sf

4.3.7 IW ADDITIONAL REQUIREMENTS

- A. No building footprint shall exceed 750,000 square feet except with the issuance of a Special Use Permit.
- B. No building or truck loading area apron shall be within 1,500 of a T3 Zone or 1,000 feet of a T4 Zone. This buffer may be reduced up to 40% percent with the installation of a sound barrier that limits the noise at the property line of the IW district to 61 decibels (dBA) during the day and 51 dBA at night in accordance with the Town of Windsor Code of Ordinances Article III - Noise Control.
- C. There shall cumulatively be no more than 400 loading docks and/or truck trailer spaces within the IW Zone, excluding drive-in doors. Uses that exceed this total number may be approved by Special Use Permit.
- D. Permitted uses that include manufacturing, fabricating, compounding, assembling, packaging, storage or treatment of articles, or their wholesaling and distribution, are subject to the following provisions:
 1. The property on which such development is proposed consists of a lot or a portion of a lot that is at least 70 acres in size.
 2. Any portion of a building higher than 60 feet shall be situated away from any non-agricultural residential zone boundary and the edge of pavement of any public street, other than limited access highways, a distance of at least 10 feet for each 1 foot of additional height above 60 feet.
 3. Notwithstanding any other provisions of the regulations to the contrary, truck loading area aprons may be located between the front or rear of a building and the adjoining public street, provided they are located at least 750 feet from the edge of pavement of the adjoining public street (other than limited access highways).
- E. Notwithstanding any other provisions of the Regulations to the contrary, the following exterior building material requirements shall **apply for** apply: For the total area of the front and two side elevations: there shall be a minimum of 30% of any combination of masonry, brick, cut stone, pre-cast concrete, or glass, with a minimum of 2% glass.
 1. To visually break up the bulk and scale of larger

buildings, off-sets of no less than five feet for every 300 feet in horizontal dimension shall be required on the front building elevation, and off-sets of no less than five feet for every 380 feet in horizontal dimension shall be required on both side building elevations. The off-sets may be combined as designed by the applicant and approved by the Commission, provided that the total length of required off-set(s) is maintained.

- F. Alternative Energy Credits (See also Section 14.2.19 of the Zoning Ordinance)
 1. In order to provide efficient use and generation of energy, the use of geothermal systems is encouraged. For every 10% of heating requirement (as determined by the total building heating load) 1% more of the site area can be covered by hard surface above 50% (as per Section 14.1.6) for a maximum of 60% impervious coverage. This shall be done as per Section 14.1.20C.
 2. In order to provide efficient use and generation of energy, the use of photovoltaic panels is encouraged. Credit will be given for photovoltaic panels placed on either the roof or walls (facing within 30° of south) or as part of a ground-mounted array. The impervious coverage of the site (as per Section 14.1.6) may be increased based on the total area of the qualifying panels divided by the roof area. For every 10% of the calculated roof area, 1% more of the site can be covered by hard surface above 50% (as per Section 14.1.6) for a maximum of 60% impervious coverage. This shall be done as per Section 14.1.20A.
 3. If a combination of alternative energy systems are used for the building, the maximum impervious coverage shall not exceed 60%.
 4. Ground-mounted photovoltaic arrays must be constructed on a non-combustible surface per the State fire prevention code

4.3.8 ACCESSORY AND INCIDENTAL USES

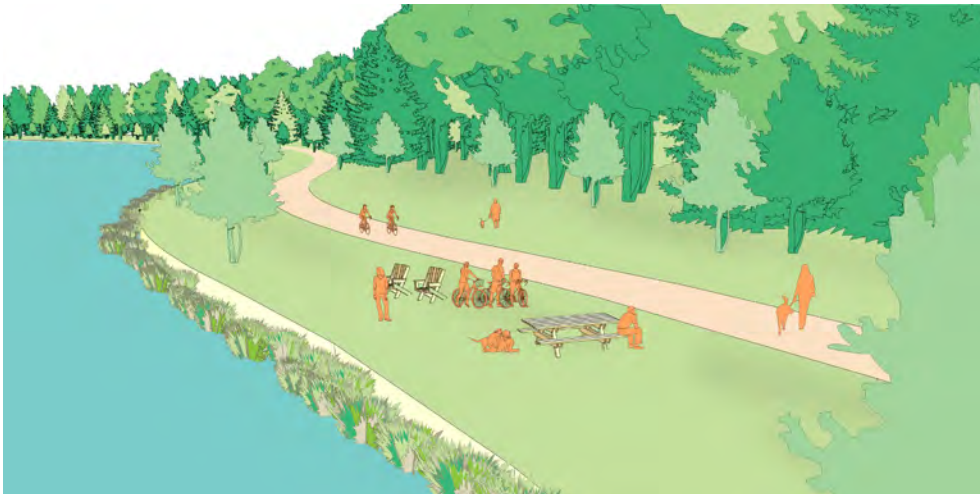
Customary accessory uses are permitted with each principal structure. For On-Site Solar, Wind, and Geothermal Facilities and their related equipment, see Section 14.1.20 of the Zoning Ordinance.



5: DISTRICT STANDARDS



5.1 TYPICAL DISTRICT CONFIGURATIONS



5.1.1 GP-T1 DISTRICT

The GP-T1 District has little if any development within it and is traversed typically by a trail network that is both paved as well as natural in base.



5.1.2 GP-T3 DISTRICT

The GP-T3 District is comprised of a variety of primarily residential building types including detached buildings, attached buildings (e.g., townhomes, rowhomes) and apartment buildings (e.g., garden apartment, flats, lofts). Streets are narrow with on-street parking, sidewalks, and street trees and access to parking areas is generally via a rear lane/alley but can be from the street via a driveway for lots that back up to T1 areas.

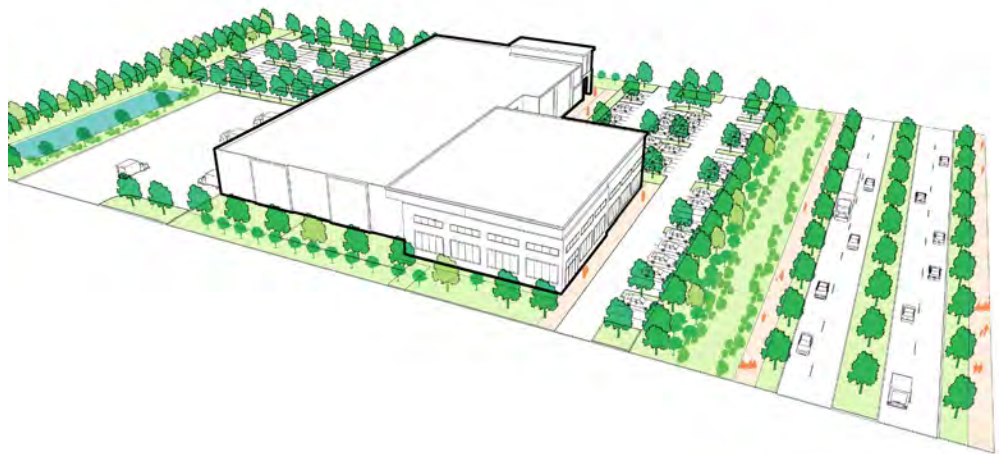
5.1.3 GP-T4 DISTRICT

The GP-T4 District serves as the compact village center of Great Pond and has the greatest diversity in terms of building typologies including detached buildings (containing multiple units), attached buildings (e.g., townhomes, rowhomes), apartment buildings (e.g., garden apartment, flats, lofts), single-story commercial buildings, and multi-story mixed-use buildings along tree-lined, pedestrian-friendly streets with on-street parking.



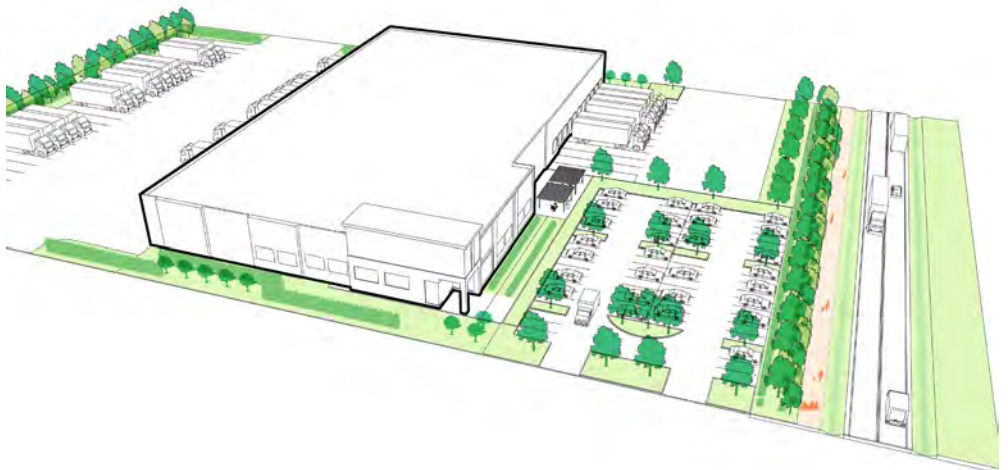
5.1.4 GP-ED DISTRICT

The GP-ED District accommodates employment-focused single and multi-story commercial buildings, flex-commercial buildings (e.g., workshops), and manufacturing buildings (e.g., industrial buildings). The sites are buffered from the building and parking areas and parking is permitted in all yards.



5.1.5 GP-IW DISTRICT

The GP-IW District is located to the rear of Great Pond and is intentionally buffered from the T3 and T4 areas as it is intended to accommodate truck-heavy distribution centers, flex-commercial buildings (e.g., workshops), and manufacturing buildings (e.g., industrial buildings). Parking is permitted in all yards and sites are accessed via a roadway designed to accommodate a high-frequency of truck use.



5.2 DIMENSIONAL STANDARDS BY DISTRICT

TABLE 5.1 DIMENSIONAL STANDARDS BY DISTRICT	GP-T3	GP-T4	GP-ED	GP-IW ¹
1. DEVELOPMENT				
A. Required Open Space/Park Space	5%	5%	N/A	N/A
B. Exterior Buffer from non-GP Districts (min)	N/A	N/A	35 ft (20 ft along Day Hill Road) (See also 8.1.4.A)	35 ft
C. Maximum Block Length (See Section 9.7)	725 ft /1,000 ft for blocks that abut T1	600 ft	N/A	N/A
D. Maximum Block Impervious Coverage (See Section 9.7)	70%	80% / 90% with structured parking	50% per site	N/A
2. LOT CONFIGURATION²				
A. Lot Size (min)	N/A	N/A	2 acres	2 acres
B. Lot Size (min)	60% (per block)	80% (per block)	50%	33-1/3%
3. PRIMARY BUILDING PLACEMENT				
A. Front Setback (min)	0 ft	0 ft	20 ft	20 ft
B. Front Setback (max)	20 ft 30 ft (front loaded lots)	15 ft	N/A	N/A
C. Front Setback - Day Hill Road	100 ft	100 ft	100 ft	N/A
D. Side Setback - Corner (min)	5 ft	0 ft	35 ft	35 ft
E. Side Setback - Interior (min)	0 ft or 10 ft between detached buildings	0 ft	35 ft	35 ft
F. Rear Setback (min)	20 ft	5 ft	35 ft	35 ft
G. Rear Setback from Alley Centerline (min)	15 ft	15 ft	N/A	N/A
H. Attached Garage Setback from sidewalk (min) (see also 7.1.5)	25 ft	N/A	N/A	N/A
I. Attached Garage Setback from primary façade (min) (see also 7.1.5)	5 ft min	N/A	N/A	N/A
J. Build-To Zone (see 5.3.1)	0-20 ft	0-10 ft	N/A	N/A
K. Build-To Zone Frontage Occupancy (min %) (see 5.3.1)	35%	60%	N/A	N/A
4. ACCESSORY BUILDING PLACEMENT				
A. Side Setback - Corner (min)	5 ft	2 ft	35 ft	35 ft
B. Side Setback - Interior (min)	5 ft	0 ft	35 ft	35 ft
C. Rear Setback (min)	5 ft	0 ft	35 ft	35 ft
D. Rear Setback from Alley Centerline (min)	15 ft	15 ft	N/A	N/A
5. FACADE ELEMENTS				
A. Residential Ground-Floor Transparency (%) (see 5.3.2.A)	20%	20%	N/A	N/A
B. Residential Upper-Floor Transparency (%) (see 5.3.2.A)	20%	20%	N/A	N/A
C. Non-Residential Ground-Floor Transparency (%) (see 5.3.2.B)	50%	50% / 70% along Main Street	30% for Office areas (See also 6.2.5.C)	25% (Office area only)
D. Non-Residential Upper-Floor Transparency (%) (see 5.3.2.B)	20%	20%	30%	N/A
E. Entry Spacing (max)	50 ft	50 ft	N/A	N/A
6. BUILDING HEIGHT (SEE 5.3.3)				
A. Primary Building Height (min)	n/a	2 stories/22 ft	15 ft	15 ft
B. Primary Building Height (max) (whichever is less)	3.5 stories/45 ft	5 stories/75 ft	8 stories/120 ft	95 ft (150 ft with SUP)
C. Accessory Building Height (max)	2 stories/22 ft	2 stories/22 ft	8 stories/120 ft	95 ft (150 ft with SUP)
D. Residential Finished Floor Elevation (See 6.1.6.A)	18 inches	18 inches	N/A	N/A

1 See also 5.4.2

2 All lots shall front on a street or public space

5.3 STANDARDS OF MEASURE

5.3.1 BUILD-TO ZONE

The Build-To Zone Frontage Occupancy shall be measured as a percentage of the total building width (1) relative to the total lot width (3) within the setback zone (2).

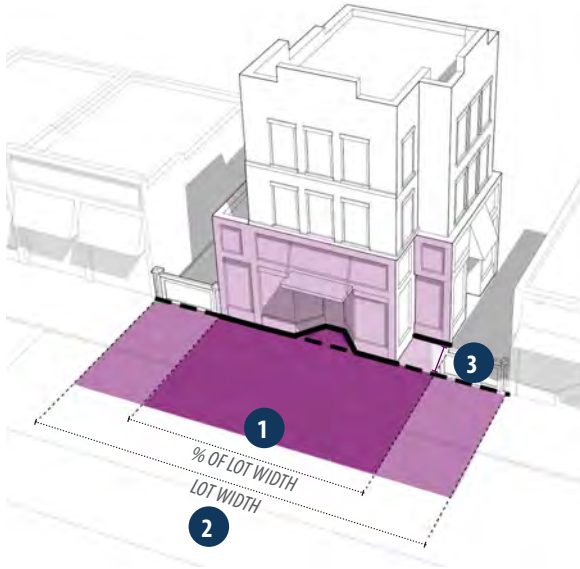


Image 5.1: Build-to Zone

5.3.2 FACADE TRANSPARENCY

A. **Residential Transparency:** The transparent facade area / total facade area \geq min. % from table



Image 5.2: Residential facade transparency

B. Commercial Transparency

1. Ground Floor: Transparency % between 3 ft and 8 ft above finished floor \geq min. % from table
2. Upper Floors: Transparent areas / total facade area \geq min. % from table.

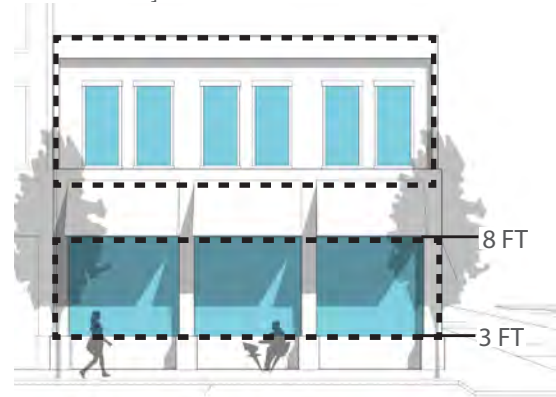


Image 5.3: Commercial facade transparency

5.3.3 HEIGHT

Building heights by district as specified in Section 5.2.6 shall be determined according to the provisions below.

- Story:** A story is a habitable level within a building of no more than 16 feet in height from finished floor to finished floor except that a ground floor may be taller provided it does not exceed the maximum height in feet for the district.
- Attics:** Unoccupied attics less than 7 feet in height and raised basements less than 6 feet in height (as measured from the average grade of the fronting sidewalk) are not considered stories for the purposes of determining building height.
- Mezzanines:** A mezzanine shall be considered a story if it is contiguous with at least 60% of the building's front façade, is designed to be occupied, and maintains an average depth of at least 16 feet.
- Penthouses:** A penthouse shall be considered a story if it exceeds one-third of the area of the roof. The under-roof area with dormers does not count as a story.
- Dimensional Height Standards:** 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.

- F. **Items Not Included in Height Calculations:** The height limitations shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, mechanical penthouses (provided they are set back 20 feet from the front elevation), observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas (provided evidence from appropriate authorities is submitted to the effect that such building or buildings will not interfere with any airport zones or flight patterns).
- G. **Parking Structure Height:** In a Parking Structure or garage, each above-ground level counts as 8/10 (80%) of a Story regardless of its relationship to habitable Stories.

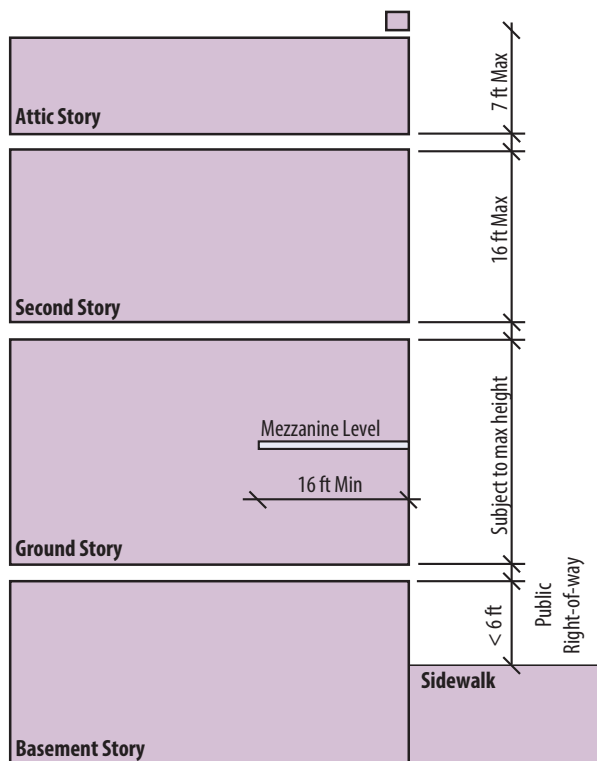


Image 5.4: Calculation of height

5.4 ENCROACHMENTS

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.

5.4.1 YARD ENCROACHMENTS

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

TABLE 5.2 YARD ENCROACHMENTS		
Arcades	No restrictions	0 feet or 10 feet min. from adjacent structure but nothing in between
Galleries	No restrictions	2 foot max.; min. 8 feet (10 feet if covered) from adjacent habitable structure
Awnings	No restrictions	3 foot max.; min. 10 feet from adjacent habitable structure
Balconies	No restrictions	2 foot max.; min. 10 feet from adjacent habitable structure
Bay Windows	3 foot max.	2 foot max.; min. 10 feet from adjacent habitable structure
Chimneys	2 foot max.	2 foot max.; min. 10 feet from adjacent habitable structure
Porches and Stoops	5 foot max. inclusive of steps and ramps	2 foot max.; min. 8 feet (10 feet if covered) from adjacent habitable structure
Porte Cochere	No restrictions	16-foot max.; min. 8 feet from adjacent habitable structure; cantilever structure only
Terraces	5 foot max. inclusive of steps and ramps	2 foot max.; min. 8 feet (10 feet if covered) from adjacent habitable structure

5.4.2 PUBLIC AND SEMI-PUBLIC RIGHT-OF-WAY ENCROACHMENTS

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

TABLE 5.3 PUBLIC AND SEMI-PUBLIC RIGHT-OF-WAY ENCROACHMENTS	
Arcades and Galleries	Min. 8 feet of clearance between Arcade structural columns; min. 10 feet vertical clearance; min. 18 inches behind the face of curb; Arcades only permitted on Private Streets
Awnings	10 foot max.; 8 feet min. vertical clearance above finished sidewalk in right-of-way
Balconies	5 foot max.; 12 feet min. vertical clearance above finished sidewalk in right-of-way
Porte Cochere	16-foot max.; 18 feet min. vertical clearance from finished vehicular surface; cantilever structure only
Terraces	5 feet of unobstructed clearance at finished sidewalk grade

5.4.3 OTHER ENCROACHMENTS

Building 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.

5.5 T1 DISTRICT STANDARDS

5.5.1 STRUCTURES IN THE T1 DISTRICT

There shall be no specific dimensional standards for structures in the T1 District.

5.5.2 GENERAL STANDARDS

Each proposal in the T1 zone is considered unique and must be reviewed by the Great Pond Design Manager and approved by the Town Planner and Zoning Enforcement Officer. The following standards shall serve as guiding principles when placing temporary or permanent structures:

- A. Avoid placement of buildings, utilities, or roadways in environmentally sensitive areas; and
- B. Protect and/or frame views of the ponds or other key natural area; and
- C. Maximize their safe use and enjoyment by locating such structures in locations that can be easily accessed and policed.

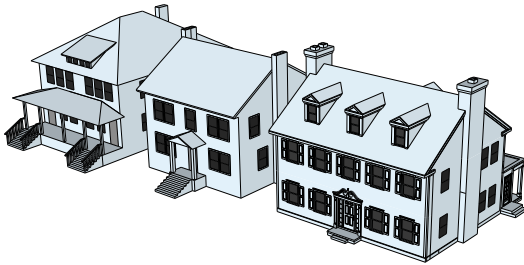
6: BUILDING DESIGN STANDARDS

6.1 URBAN BUILDING TYPES

6.1.1 APPLICABILITY

Every building in the T3, T4, and ED zones shall comply with the standards of one of the building types and the related design standards below [Exception: Flex Buildings in the ED Zone shall follow the provision of Section 6.2].

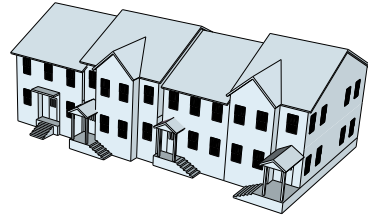
6.1.2 DETACHED HOUSE



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. This type accommodates up to four residential units in the main structure as well as some non-residential uses.

- A. **Permitted Districts:** T3, T4
- B. **Maximum Building Width:** 48 ft
- C. **Visual Diversity**
 1. A minimum of three different floor plans shall be used along any block and directly opposing block face.
 2. 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 Great Pond Design Manager.

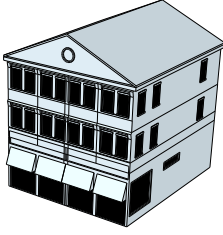
6.1.3 ATTACHED HOUSE



Attached Houses are residentially-scaled buildings that share a common wall and 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 an individually platted lot.

- A. **Permitted Districts:** T3, T4
- B. **Maximum Width of each Unit:** 48 ft
- C. **Maximum Number of Units in a Building:** 6 (subject to Section 7.4 -Emergency Vehicle Access)
- D. **Visual Diversity**
 1. [T3] No attached unit series may be repeated on any block or opposing block face without a significant change that shall include at least three of the following:
 - a. Color and material
 - b. Building element and/or plan configuration (including number of units in series)
 - c. Proportion of recesses and projections
 - d. Location of entrance and window placement.
 5. [T4] Attached House elevations may be repeated within a unit series (same building). Additionally, this elevation series may be repeated on one opposing block face.

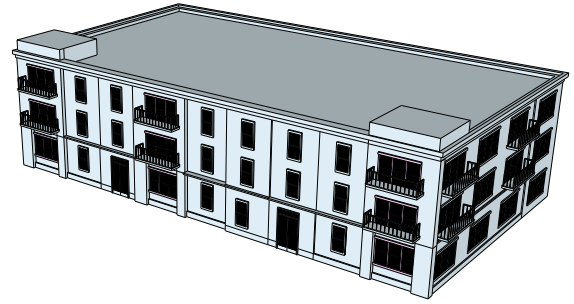
6.1.4 STANDARD URBAN BUILDING



Standard Urban Buildings are multi-story, mixed-use structures, are vertically more prominent and are located in the denser Great Pond neighborhoods in either single or mixed-use formats.

- A. **Permitted Districts:** T3, T4, ED
- B. **Maximum Building Width:** 180 ft
- C. **Visual Diversity**
 1. A maximum of two buildings with the same elevation may be used along a block or opposing block face.
 2. 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.
 3. 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.
 4. Where four Standard Buildings are placed at intersections, a minimum of two plan types and three elevations shall be used.

6.1.5 LARGE URBAN BUILDING



Large Urban Buildings are the largest mixed-use buildings permitted by the Code and most commonly found on or around Day Hill Road in the ED Districts as well as in the T4 core.

- A. **Permitted Districts:** T4, ED
- B. **Maximum Building Width:** 320 ft
- C. **Visual Diversity**
 1. A maximum of two buildings with the same elevation may be used along a block or opposing block face.
 2. 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.
 3. 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.
 4. Where four Large Urban Buildings are placed at intersections, a minimum of two plan types and three elevations shall be used.
 5. In ED, no more than four buildings of the same plan may be used throughout the District. When more than one of the same plan is used, a minimum of two elevations is required.
 6. 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.

6.1.6 ENTRIES

- A. **Required Entries:** Each residential unit shall have a separate exterior entrance that includes a porch, stoop, courtyard or similar element which provides a transition from the public sidewalk to the private space within the building or unit [Lobby entrances for apartments are exempt].
- B. **Raised Residential Entries:** To provide privacy, all residential entrances must be raised from the finished grade (at the building line) a minimum of 18 inches [Lobby entrances for apartments are exempt].
- C. **Residential Entry Detailing:** The main entry to a building should be emphasized using methods that include, but are not limited to:
1. Recessing the door within a larger cased opening;
 2. Flanking the door with columns, decorative fixtures or other details; and/or
 3. An awning, canopy, providing a sheltered transition to the interior.
- D. **Porches and Stoops:** Porches and stoops are the primary public-facing outdoor space in New England towns for smaller Building Types. They provide a sense of arrival when entering buildings without requiring a significant amount of space in front of the building.

Width, Parallel to Facade	Porch	10 feet or 40% of facade, whichever is greater
	Stoop	5 feet (min.), 10 feet (max.)
Clear Depth, Perpendicular to Facade	Porch	6 feet (min.)
	Stoop	5 feet (min.)
Height of Finished Floor Above Grade	Porch/ Stoop	18 inches (min.)
Height from Finished Floor to Ceiling	Porch/ Stoop	9 feet (min.)

- F. **Commercial Entries:** A functioning at-grade entrance for each ground floor tenant, operable during normal business hours for ingress and egress, is required along the primary street frontage. Buildings located on street corners are encouraged to have a corner entrance.
- G. **Lobby Entrances:** Lobbies serve as the primary entrance into a non-residential or multiple unit residential building. To ensure their effectiveness, the following minimum criteria shall be met:
1. Lobby entrances shall be articulated such that how and where to enter the building is clear and unobstructed from the street.

2. Commercial lobbies shall provide a minimum of 60 percent transparency into the internal lobby space to ensure visibility and safety. Transom and clerestory windows count toward the minimum transparency.
 3. 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.
 4. Other Building Elements may combine with Lobby Entrances, such as awnings, porches, stoops, and terraces to reinforce the entry function.
 5. Lobby entrances shall be well lit while not exceeding the lumen and cutoff standards set forth in Section 8.5 Building Lighting.
 6. Lobbies shall clearly show the address and name of the building consistent with the signage standards set forth in Section 8.
- H. **Accessible Entrances:** Ramps that are required by the Accessibility Code shall not be closer than 3 feet to any property line.

I. Shopfronts

1. Shopfronts on the ground floor of a building shall be designed to permit maximum flexibility for subdividing commercial spaces.
2. Those occupying the ground floor corner unit in a building shall locate entrances at the building's corner to maximize visibility.
3. Entrances shall be clearly distinguished from those serving floors above.
4. Shopfronts may be composed of various types of operational doors and windows 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 sidewalks and terraces outside.

Minimum Height	14 feet
Minimum Transparency, measured between 0 and 8 feet above grade (inclusive of opaque window stickers and signage)	See Table 5.1.5.C
Maximum Height of Kick Plates and Sills	30 inches
Maximum Spacing of Operable Entrances	50 feet

6.1.7 FACADE TREATMENT AND GLAZING

- A. **Minimize Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors).

- B. **Facade Variation:** All Urban Buildings except Detached Houses shall incorporate elements of variation on any facade that abuts a Frontage Line or open space. In addition to changes in materials and/or colors, variation may be accomplished by using at least three of the following elements:
1. Variation in the front facade depth of adjoining dwelling units of at least three feet; and/or
 2. Stepbacks or projections of the front facade of at least two feet in depth, at intervals of no more than 30 feet; and/or
 3. Change in the roofline, such as variation in roof pitch, projections, or overhangs, at intervals of no more than 30 feet; and/or
 4. Architectural features, such as balconies, bay windows, or other elements of encroachment, along the front facade of each dwelling unit; and/or
 5. Upper story recesses; and/or
 6. Porch or stoop no less than 5 feet in width.
- C. **Ground Level Treatment:** The first floor above street grade shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment. Such elements as cornices, corbeling, molding, stringcourses, ornamentation, changes in material or color, recessing, architectural lighting and other sculpturing of the base shall be provided to add special interest to the base.
- D. **Facade Modulation:** For buildings of 150 feet in length or longer, facades shall be divided into shorter segments by means of modulation. Such modulation shall occur at intervals of no more than 60 feet and shall be no less than 2 feet in depth.
- E. **Ground-Level Glazing:** Window glazing and doorways must be the predominant features in the street-level facade.
- F. **Windows and Doors**
1. Windows and doors shall be framed with wood, vinyl clad wood or aluminum, or anodized aluminum (for shopfronts).
 2. "Wide stile" metal frames with a powder coat painted finish are acceptable; however, painted or varnished wood is preferable.
 3. In cases where shutters are used, they must appear to be operable and sized to cover the window entirely.
 4. 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.
 5. "Ribbon" windows shall not be used.
 6. Glazing shall be clear or slightly tinted glass (not opaque nor highly reflective).
 7. Window trim shall not be flush with the exterior wall and shall have a minimum relief of 0.25 inch from the exterior wall.
 8. For non-residential buildings, the following are permitted:
 - a. Clear glazing spandrel glass
 - b. Aluminum window systems
 - c. Pre-finished window systems
 - d. Pre-finished metal spandrel panels
- G. **Shutters:** If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window.
- H. **Chimneys:** Chimneys, when visible, should be encased in either stucco (not EIFS), stone, or brick and clearly articulated in the massing of a building either in projection from the Main Body, in the roofline of the building, or both. Chimneys should have a projecting cap and should extend to the ground if located on an outside wall.
- I. **Crawlspaces:** The crawlspace of buildings, if provided, must be enclosed by brick, stone, or stucco (not EIFS).

6.1.8 MATERIALS AND COLORS

A. Approved Facade Materials

1. Primary Materials (60% or greater in area): Brick, stone, cast stone, ceramic tile, wood, wood substitute (smooth finish, cementitious planks and panels or cellular PVC) or pre-finished heavy gauge metal panels
2. Secondary Materials (less than 40% in area): Hard coat stucco (30 inches minimum above finished grade; not EIFS).
3. Exterior Insulation Finishing System (EIFS) may be used as an accent material only (e.g., cornices, trim)
4. For T4: Brick shall be the primary material for ground floor elevation.
5. Commercial entrance doors shall generally be clear glass in wood or metal frames.
6. Shopfront windows typically consist of large, transparent plate glass set in wood, clad wood, or metal frames. Display windows must be high transparency.

- B. **Material Transitions:** Material transitions shall typically be done using a transition strip for horizontal joints and at inside corners for vertical joints. In general, heavier materials (e.g., masonry) should be below lighter ones (e.g., siding).

- C. **Substitute Materials:** Substitute materials may be approved provided their appearance is indistinguishable from an approved material at the height at which they will be installed and their performance must exceed that of the original.
- D. **Prohibited Materials:** The following materials are prohibited as external applications:
1. Facades: EIFS (except for greater than 500 feet south of Day Hill Road and 1,200 feet north of Day Hill Road) and accent materials, vinyl (except in window cladding), corrugated fiberglass, unfinished concrete block, imitation stone, exposed concrete, mirrored glass, or glass block
 2. Windows and doors (except on office buildings): steel, “shiny” aluminum; exposed anodized metal, bright aluminum, or stainless steel frames, or fully glazed (frameless) doors
 3. Trim: vinyl

6.1.9 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.
- D. For T3: Residential roofs must be clad in wood shingles, standing seam metal, copper, terne, slate, dimensional asphalt shingles or synthetic materials similar and/or superior in appearance and durability.
- E. For T4: Flat roofs shall form the predominate motif (80% or greater in overall length for front and side elevations) for each individual building or collection of buildings within a block. Sloped roofs may be concealed behind a parapet wall.
- F. Flush eaves must be finished by profiled molding or gutters. [T3 and T4 Only]
- G. **Prohibited Roof Materials:** Visible roofing: clay tile, concrete tile, roll roofing, bitumen, plastic, exposed fiberglass

6.1.10 COLORS

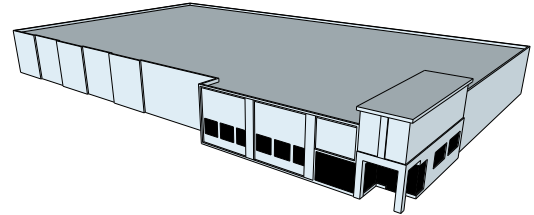
Colors for primary façade materials shall generally vary from building to building. Whites shall be reserved for trim, cornice elements, and other secondary facade elements.

6.2 FLEX BUILDING TYPES

6.2.1 APPLICABILITY

The following standards shall apply to Flex Buildings in the ED and IW zones only. [Note: Other Urban Building Types are permitted in ED - refer to Section 6.1 for those standards.]

6.2.2 FLEX BUILDING



The Flex Building Type satisfies demands for the largest uses and those that prioritize vehicular accommodations over pedestrian activity that, due to the nature of the internal use, cannot be accommodated in other Building Types.

- A. **Permitted Districts:** ED, IW

6.2.3 ENTRANCES AND WALKWAYS

A Flex Building must have a clearly defined pedestrian entrance from the edge of the lot to the building. There shall be a pedestrian pathway from the front office area of the building to the public sidewalk a minimum of 6 feet in width that does not cross parking areas, but may cross driveways.

6.2.4 VEHICULAR USE ZONE SEPARATION

No vehicle pavement shall be closer than 15 feet from any portion of a building other than its drive-through lane, garage entrance, or truck loading area apron.

6.2.5 FACADE TREATMENT AND GLAZING

- A. **Visual Prominence Along Frontage Line [ED Only]:** Offices, showrooms, staff recreational spaces, or other “front-of-house” spaces shall be located in visually prominent masses oriented towards Day Hill Road or Blue Hills Avenue and must adhere to frontage and transparency requirements.
- B. **Large Wall Articulation [ED Only]:** To visually break up the bulk and scale of large buildings, off-sets of no less than 5 feet for every 100 feet in horizontal dimension shall be required. The off-sets may be combined as designed by the applicant and agreed to by the Town Planner. The total length of required off-set(s) must be maintained.

- C. **Facade Transparency:** Windows and doors should be a part of every facade where practical to provide interior light and exterior views. The minimum percentage of each wall type shall be as follows:
1. Office Areas: 30%
 2. Computer centers: 10%
 3. Flex space, manufacturing, fabricating, compounding, research & development, and treatment of articles facing Day Hill Road, Blue Hills Avenue, and Great Pond Drive: 20%
 4. Walls not visible from public streets: N/A
 5. I/W: All walls exempt except those for Office Areas (see 1 above).
- D. **Approved Materials [Large Manufacturing Buildings in ED Only]**
1. The exterior walls of buildings shall be of a character similar to and material the same as that of the predominant number of existing buildings in the Area. The material for the exterior walls of offices, research-laboratories, and computer centers shall be brick, cut stone, brick, smooth skin architectural metal panels, architectural pre-cast concrete panels, and glass curtain wall in any combination. For office flex space, manufacturing, fabricating, compounding, and treatment of articles, the front and side walls shall be as above but the rear wall may be of concrete masonry units if not visible from Day Hill Road.
 2. The Town Planner may allow the use of materials not mentioned in Subsection (2) above for accent details for the exterior walls if he/she 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% of the total area of the wall involved.
 3. Any gutter or down spouts on front and side walls shall be interior roof drains within roofs and walls.
- E. **Approved Materials [All Other Uses-ED Only]**
1. 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.
 2. Entrance doors shall generally be clear glass in wood or metal frames.
 3. Shopfront windows typically consist of large, transparent plate glass set in wood, clad wood, or metal frames. Display windows must be high transparency.
- F. **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). Material transitions should typically be done using a transition strip or at inside corners. In general, heavier materials (masonry) should be below lighter ones (siding).
- G. **Prohibited Materials [ED Only]:** The following materials are prohibited as external applications:
1. Facades: EIFS (except for greater than 500 feet south of Day Hill Road and 1,200 feet north of Day Hill Road), vinyl (except in window cladding), corrugated fiberglass, unfinished concrete block, imitation stone, exposed concrete, mirrored glass, or glass block
 2. Windows and doors (except on office buildings): steel, “shiny” aluminum; exposed anodized metal, bright aluminum, or stainless steel frames, or fully glazed (frameless) doors
 3. Trim: vinyl
 4. Visible roofing: clay tile, concrete tile, roll roofing, bitumen, plastic, exposed fiberglass
 5. There shall be no pre-engineered metal buildings except to the rear of an ED building and screened from view.

6.3 OTHER BUILDING ELEMENTS

6.3.1 BUILDING LIGHTING

Directed lighting shall 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 shall 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.

6.3.2 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 less.
- B. Where feasible, roof- and ground-mounted mechanical equipment and roof penetrations, such as plumbing stacks and vents shall be located to the rear of the building and screened from view from streets and sidewalks by the roof, cornice, hedgerow, wall or fence or similar design feature.
- C. Downspouts on street facing or public-facing facades shall be metal (with leader boxes) and shall not discharge water across a public sidewalk (above grade).
- D. Vents, grilles, and louvers required on building facades for mechanical systems shall be architecturally integrated into the facade design.

TABLE 6.3 PRIORITY OF PLACEMENT OF MECHANICAL EQUIPMENT

MINIMUM SETBACK FROM EDGE OF ROOF OR PARAPET	
For Buildings 1-2 Floors	15 feet
For Buildings 3-4 Floors	10 feet
For Buildings more than 4 Floors	5 feet
OTHER SETBACKS AND SCREENING REQUIREMENTS	
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

6.3.3 BUILDING SAFETY

- A. All habitable and conditioned buildings in Great Pond shall have automatic fire suppression systems.
 - 1. Due to the density of the development proposed in the T3 and T4 transect and the inherent fire risk that is present in Type V construction, all conditioned and habitable buildings of Type V construction shall be protected with a NFPA 13 compliant automatic fire suppression system.
 - a. NFPA 13R systems may only be used in non-combustible construction.
 - b. 1 and 2 family homes may use the NFPA 13D standard.
 - 2. All enclosed multi-tenant garages must be protected by heat detection, monitored by a fire alarm and all units shall be separated by a 1 hour fire rated barrier. This requirement may be waived if the garages are protected by an automatic fire suppression system.
- B. 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.
- C. Building safety features shall be coordinated with related site safety features.
- D. The Building Standards presented in this chapter do not supersede requirements set forth in the Connecticut State Building Code.



7: PARKING & DRIVEWAYS



7.1 PARKING

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, IW and T4 Zones. Rather than parking minimums based on specific use categories that can change over time, the Code establishes maximum parking ratios for the use categories established in Section 4: Use Standards.

7.1.1 PARKING LOCATION & DRIVEWAY ACCESS

- A. Off-Street parking shall be located according to the Table 7.1 below. Such requirements are intended to be applied from the Principal Frontage of the lot as determined by the Town Planner. Access to parking areas shall be as indicated in the table below.
- B. Unless a Design Exception is approved, in no case within the T4 Transect Zones shall parking come between the building and edge of sidewalk.

	GP-T3	GP-T4	GP-ED	GP-IW
A. Driveway Access (Rear Lane/Alley)	Required	Required	Permitted	Permitted
B. Driveway Access (From Fronting Street)	Permitted for lots that back up to T1 only	Permitted only subject to Section 7.2.1.C	Permitted	Permitted
C. Front Yard Parking Setback (min)	N/A	N/A	15 ft/50 ft along Day Hill Road	15 ft
D. Parking Location: Front Yard	Permitted on driveway only	Not Permitted	Permitted except within Day Hill Road setback	Permitted
E. Parking Location: Side Yard	Permitted	Permitted only subject to Section 7.1.23.A	Permitted	Permitted
F. Parking Location: Rear Yard	Permitted	Permitted	Permitted	Permitted

7.1.2 PARKING RATIOS AND SHARED PARKING

The range of parking ratios in Table 7.2 supersede the parking ratios set in Section 3.3.5 of the Zoning Regulations:

USE	VEHICLE PARKING		BICYCLE PARKING	EV CHARGING STATIONS
	MINIMUM (SPACES/UNIT)	MAXIMUM (SPACES/UNIT)	MINIMUM (SEE 7.1.6)	RECOMMENDED
Single-Family Attached	1	2 (enclosed only)	N/A	Pre-wire for home EV chargers in all garages
Multi-family	1	1.7	1 per 15 units	
Elderly Housing, Assisted Living, Nursing Home	0.6	No maximum	1 per 10,000 sf	
Retail	1 per 500 sf	1 per 250 sf	1 per 3,000 sf	N/A 1 EV Charging Station for every 50 parking spaces (See 7.1.7)
Office	1 per 1,000 sf	1 per 250 sf	1 per 10,000 sf	
Light Industrial, Distribution, and Manufacturing	No minimum	No maximum	1 per 50 vehicle parking spaces	
Hospitality	0.5 per room	1 per room	1 per 30 rooms	
Community	No minimum	1 per 250 sf	1 per 10,000 sf; 10 minimum	

- A. **Shared Parking:** In cases where the parking is shared, the total parking is not subject to the maximum parking standards.
- B. **Relief from Parking Maximums:** A Design Exception may be granted to modify parking ratios in any situation where the applicant demonstrates a greater need using similar regional mixed-use developments as examples.
- C. **Changes in 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.

7.1.3 PARKING AREA SCREENING AND LANDSCAPING

- A. **Side Yard Parking (T4):** Parking is permitted in the side yard **on an exception basis** in T4 (except along Concord Road between Lexington and the Great Pond park) provided the total opening between buildings does not exceed **60 feet the width of the adjacent building, it is setback behind the front facade of the building, and screened** in accordance with (B) below.
- B. **Screening Required:** Parking lots shall be masked from the Frontage Line by a Liner Building (1) or Streetscreen (2) and shall provide a direct pedestrian access to the Frontage Line.

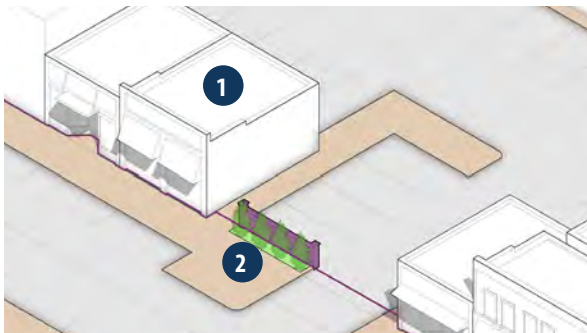


Image 7.1: Parking Area Screening

- C. **Streetscreens** Streetscreens serve to minimize interruptions in the pedestrian experience with semi-opaque street walls or landscaping treatments at an average height of four (4) feet (e.g., fences or hedges) as follows:
 1. Minimum Average Height: 4 feet in height above grade
 2. Opacity: No visual openings below 4 ft (at full landscape maturity) - over 4 feet high should be 30% permeable or articulated
 3. Openings: Horizontal opening permitted for pedestrian or vehicular access only
 4. In designing the streetscreen, there shall be adequate attention paid to maintain sight distance for both pedestrians and motorists to avoid any potential conflicts.

- D. **Shade Trees and Parking Lot Landscaping:** Parking lot landscaping shall meet the minimum area requirements in Section 3.1.2.C of the Zoning Regulations but may be redistributed around the lot as desired to intensify screening or create a landscape feature.

7.1.4 PARKING STRUCTURES

- A. **Pedestrian Entrances:** A pedestrian entrance to all parking structures shall be provided directly from a Frontage Line (1). For underground (below grade) parking structures, the only pedestrian entrance may be directly from a Principal Building.
- B. **Lighting:** Lighting shall be designed so as not to create glare offsite.
- C. **Screening Required:** The sidewalk story of an above-ground parking structure shall be screened by commercial or multi-family uses along the Frontage Line (2) in such a way that cars are not visible from the sidewalk. If screening the structure with commercial or multifamily uses is not feasible due to lot size, necessary parking deck size, or other conditions as determined by the Town Planner, then the building wall or walls along the Frontage Line shall be designed so as to resemble a building in use with elements such as window indentions, brick patterns and articulated surfaces.
- D. **Mid-Block Access:** Access should be from mid-block (3) away from any high quality pedestrian frontages where possible.

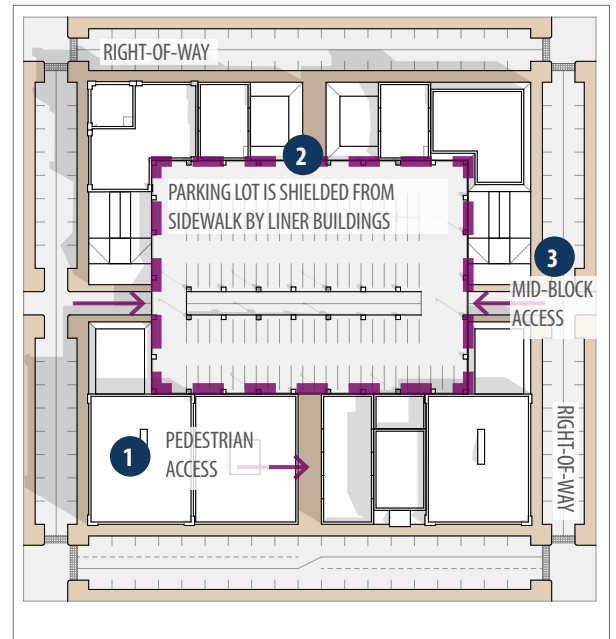


Image 7.2: Parking Garages/Structures

7.1.5 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 street 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.

7.1.6 PRIVATE GARAGE REQUIREMENTS

- A. Private garages are an accessory building to a permitted Building Type. Private garages may either be attached or detached.
- B. Private garages shall face the alley or, in cases involving lots that are adjacent to T1 areas, may face the Frontage Line or locate at the rear property line with access from a slip-by driveway from the street.
- C. No garage door may be visible from any public street except those T3 lots adjacent to T1 areas. Doors shall be set back from the primary facade in accordance with Table 5.1 and set behind the plane of other building elements (e.g., bay windows, porches, stoops, entry stairs) that significantly encroach towards the sidewalk and reduce the overall visual impact of the garage face and driveway. Garage doors along an alley are exempt.
- D. Garage doors that face a public street shall not exceed 45% of the total facade width and use decorative features (e.g., custom colors, materials that match the facade, individual doors for each bay) to minimize their visible impact along the Frontage Line.



Image 7.3: Exceptionally-designed townhomes that visually diminish the impact of a front yard driveway and street-facing garage

- E. Smaller parking structures (not decks) shall architecturally match the principal building using the same materials and configurations.

7.1.7 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.

7.1.8 ELECTRIC VEHICLE CHARGING

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

7.1.9 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:

- A. No parking shall encroach into any front yard setback nor shall it be closer than 25 ft to any Frontage Line.
- B. Parking may not be deed restricted and shall be designed so that building pads can be accommodated incrementally over time.
- C. Parking lot landscaping shall meet the minimum area requirements in Section 3.1.2.C of the Zoning Regulations but may be redistributed around the lot as desired to intensify screening, create a landscape feature, or accommodate future building pads.

7.2 DRIVEWAYS

7.2.1 DRIVEWAYS

- A. **Mid-block Lot Driveways:** A mid-block lot that has no access to a side street or alley is permitted one driveway with a maximum width of 24 feet.
- B. **Corner Lot Driveways:** Corner lots may take access from a side street or Secondary Frontage only. Preference for access shall be given to the minor street as determined by the Design Manager. Driveways shall be located as far from the adjacent public street intersection as practical to achieve maximum available corner clearance, with consideration given to property limits, adjacent curb cuts, topography, and existing drainage facilities.
- C. **Fronting Street Driveways:** Driveways from the fronting street are permitted subject to Table 7.1. Permission may be granted on an exception basis by the Design Manager and the Town Planner where other access is not practical provided that the

driveway is minimized to provide the least possible impact to the pedestrian; and, where possible, the driveway is shared between other lots to minimize additional driveway cuts.

- D. **Driveway Widths:** Vehicular entrances to parking lots and Parking Structures shall be no wider than ~~18~~ 24 feet for commercial parking areas at the Frontage Line.

7.2.2 CROSS-ACCESS CONNECTIONS

Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking lots. The following guidelines shall apply:

- The connection has a slope of no greater than 15%.
- Where a parking lot connection is required an easement for ingress and egress to adjacent lots shall be recorded by the property owner in the form of an easement plat.
- At least 1 connection is provided at all lot lines that are coincident for at least 60 feet with another lot that has primary frontage on the same street. (A below)
- The connection is at least 20 feet in width. (B below)
- The connection shall align with a connection that has been previously constructed on an adjacent property. (See Image 7.4 below)

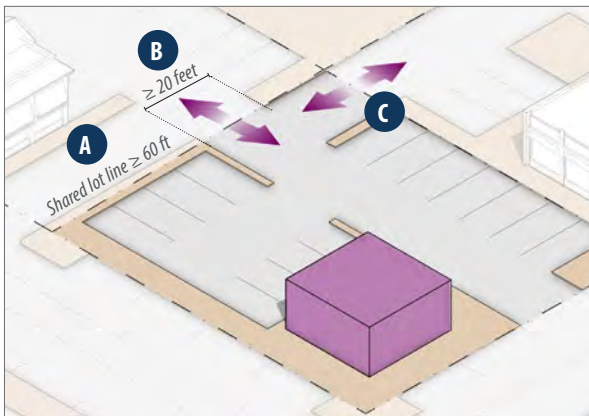


Image 7.4: Cross-access Connections

7.3 SNOW REMOVAL

7.3.1 PLAN REQUIRED

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

7.3.2 ON-STREET PARKING DURING SNOW REMOVAL MONTHS

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

7.3.3 SNOW STORAGE AREAS

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.

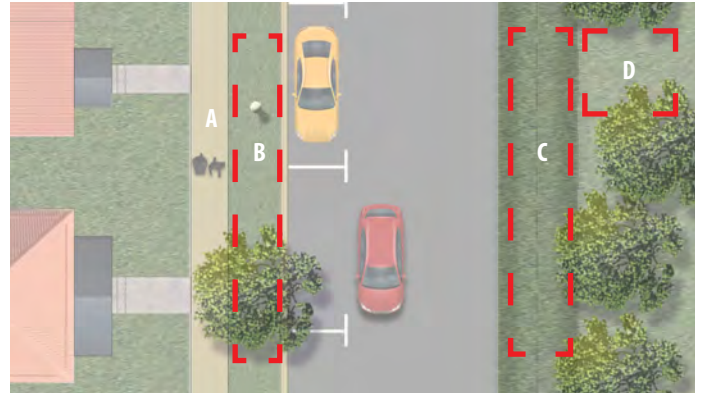


Image 7.5 Snow removal along streets and parks: (A) Sidewalks are kept clear; Designated storage areas within (B) planting strips, (C) swales and (D) parks

7.4 EMERGENCY VEHICLE ACCESS

7.4.1 EMERGENCY VEHICLE ACCESS ROUTES

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

- Streets and Alleys per this Section.
- 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.
- Emergency vehicle access routes, when not streets, may be access-controlled by emergency responders.

7.4.2 ACCESS TO RESIDENTIAL STRUCTURES

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.

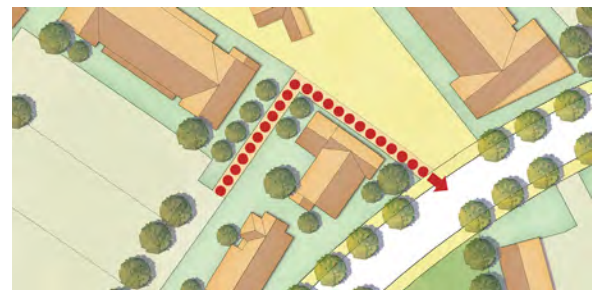


Image 7.6 Emergency vehicle access route

8: SITE STANDARDS



8.1 LANDSCAPING

Each Building Type 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 the lot.

8.1.1 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.

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 should support the public, semi-public, or private uses that the ground and upper floors contain.
- C. Tree canopies should 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, including native species, in accordance with the Great Pond Plant Palette found in the Appendix.
- E. Edible plant species, such as fruit bearing trees and shrubs, should be considered and incorporated as appropriate.

8.1.2 GENERAL 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) that compliments the buildings and their sites. In general, a minimum, 60 percent of the front yard and 40 percent of all other non-lawn yard planting (as measured by volume) is preferred to be evergreen [T1 zone exempt, detached house exempt]. 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 should accent the main features of the house or building, such as porches, walks, and windows. Larger, evergreen shrubs should be used to frame the porch as it meets the Main Body of the house. Smaller shrubs can border walks and steps. Building corners should be softened with medium to large shrubs.
3. Ground covers should be used to unify planter beds across the front of the house. Evergreen ground covers should be placed on slopes greater than 2:1 and between the public sidewalks and fences or walls.
4. Perennials and annual flower beds should 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 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.

TABLE 8.2 RECOMMENDED SEED MIX

SPECIES	CERTIFIED VARIETY	PROPORTION BY WEIGHT - POUNDS (KILOGRAMS)	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)
Chewings Fescue, (<i>Festuca rubra</i> var. <i>commutata</i>)	Jamestown, Atlanta, Victory, Shadow or equal	35 (15.9)	97	80
Hard Fescue, (<i>Festuca longifolia</i>)	Reliant, Sparton, Scaldis or equal	30 (13.6)	96	85
Colonial Bentgrass, (<i>Agrastis tenuis</i>)	Highland or equal	5 (2.3)	95	90
Birdsfoot Trefoil, (<i>Lotus corniculatus</i> var. <i>arvensis</i>)	Empire or equal (low growing)	10 (4.5)	96	90
Perennial Ryegrass, (<i>Lolium perenne</i>)	Turf type	20 (9.1)	98	90

TABLE 8.1 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.

7. Recommended Seed Mix for Connecticut: According to the Connecticut Department of Transportation Form 815, Section M.13.04 – Seed Mixtures, the grass seed mixture shall conform to the following:
 - a. The Birdsfoot Trefoil will be inoculated before planting. Under no circumstances shall annual Ryegrass, Italian Rye, or any other seed be added to the seed mixture.
 - b. The “temporary” grass seed shall be perennial ryegrass (*Lolium perenne*) or an improved variety thereof, such as Manhattan, having a minimum purity of 98% and a minimum germination of 90%

B. Walls and Fences for Yards

1. Walls, fences, and hedges should define the transition from the street to the yard. 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. Screen fencing is suggested for the Rear Yard setback line.
3. Privacy fencing should be provided at side property lines in order to define individual lots.
4. Chain link fencing and wood privacy fencing in the ED and IW shall be landscaped at the base of the fence

TABLE 8.3 FENCE HEIGHT AND MATERIAL REQUIREMENTS

	T3/T4	ED/IW
YARD	HEIGHT	HEIGHT
Front	24"–36"	36"–48"
Side/Rear	36"–48"	96" max
Side (Privacy fence)	72"	96" max
	MATERIALS	MATERIALS
Walls	Stone	Brick or Stone
Fences	Wood, wrought iron, composite, hedgerow	Wood, wrought iron, composite, hedgerow, chain link (in side and rear only)

C. Paving Types: Permitted types of paving include:

1. Walkways: Concrete (smooth, stamped, or exposed aggregate), is the minimum standard for surface paving of walkways. Permeable pavers are also permitted.
2. Trails and Paths: Concrete, permeable pavers, and decomposed granite or stone with stabilizer additive
3. Parking Areas and Alleys: Porous or bituminous concrete paving may be used as access from the alley and for the parking zones.

8.1.3 T3 SITE LANDSCAPING

- A. **Front Yard and Side-Street Requirement:** The Front Yard for structures less than 15 feet from the right-of-way 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.
- B. **Side and Rear Yard Requirements:** 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 encouraged 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 than lawn.

8.1.4 T4 & ED SITE LANDSCAPING

- A. **ED Exterior Buffers:** In lieu of setbacks, an exterior landscaped buffer around the perimeter of the ED district in which a large manufacturing building site is hereby established. This buffer shall be a minimum of 20 feet along Day Hill Road and 35 feet along all other sides. Paving for any vehicular use within this buffer, except for access drives and sidewalks connecting parking areas, drives, and buildings is prohibited.
- B. **Front Yard and Side-Street Requirement:** Each developer is required to landscape the Private Zone with native and appropriate planting material from the approved Great Pond Plant Palette found in Appendix A. 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.
- C. **Side and Rear Yard Requirements:** 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.

8.1.5 IW SITE LANDSCAPING

- A. **Front Yard and Side-Street Requirement:** Each developer is required to landscape the Private Zone with native and appropriate planting material from the approved Great Pond Plant Palette found in Appendix A. The Public Zone is appropriate for non-residential entryways.
- B. **Side and Rear Yard Requirements:** If adequate space exists within the Side Yard and Rear Yard in the IW Transect Zones, a minimum of a 35-foot-wide buffer area will be provided and planted with a variety of deciduous and evergreen plant material that provide full opacity at maturity.

8.1.6 SCREENING OF LOADING AND SERVICE AREAS

Loading docks, dumpsters, and other “back-of-house” requirements shall occur at the rear or side of buildings and be screened from direct view from streets. Acceptable screening devices include, but are not limited to, a hedgerow, wall and gate, fenced enclosure, or garage door(s) when not otherwise screened by a building. These areas shall also be screened from the view of neighboring block tenants and occupants to the extent possible. Storage, waste collection, servicing and loading and shall not face Day Hill Road.

8.1.7 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. All lighting shall comply with the standards of Section 3.2 of the Zoning Ordinance except that string lighting is permitted for residential lighting of side and back yards (no building lighting except for holiday lighting as permitted in 3.2 noted above) and for the lighting of public spaces and outdoor seating areas.

8.2 STORMWATER MANAGEMENT

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

8.2.1 PERMITTED STORMWATER MANAGEMENT PRACTICES

- A. Site Plan and Subdivision applications shall meet the requirements of the Stormwater Permit, when required. Techniques, such as those shown in the following table, 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.
- B. Developments shall meet the minimum performance criteria set forth in the Town of Windsor Stormwater Manual, as amended.

8.2.2 IMPERVIOUS COVER STANDARDS

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 subject to Table 5.1.

- A. **Parking Structure Exception:** 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 may be increased by 20%.

8.2.3 LOW IMPACT DEVELOPMENT (LID) AND BEST MANAGEMENT PRACTICES (BMP)

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.

8.3 POND BUFFERS

For specific guidance regarding buffers and setbacks around wetlands and ponds, refer to the Inland Wetlands and Watercourses Regulations for the Town of Windsor. In general, there shall be a 50 foot undisturbed buffer around each wetland, pond, and watercourse. The upland zone between 50 feet and 150 feet may be disturbed to the least extent possible subject to review and approval by the Inland Wetlands and Watercourse Commission.



Image 8.1 Buffers and areas of light disturbance around wetlands, watercourses, and ponds

9: STREETS, BLOCKS & TRAILS



9.1 INTENT

Great Pond streets are intended to be pedestrian- and bicyclist-friendly while facilitating the safe movement of vehicular traffic at moderate speeds. In addition to the street network, Great Pond includes a robust trail system that provides alternative off-road connections within the village as well as throughout the T1 zone - connecting from the ponds to the Farmington River.

9.2 PUBLIC AND PRIVATE STREETS

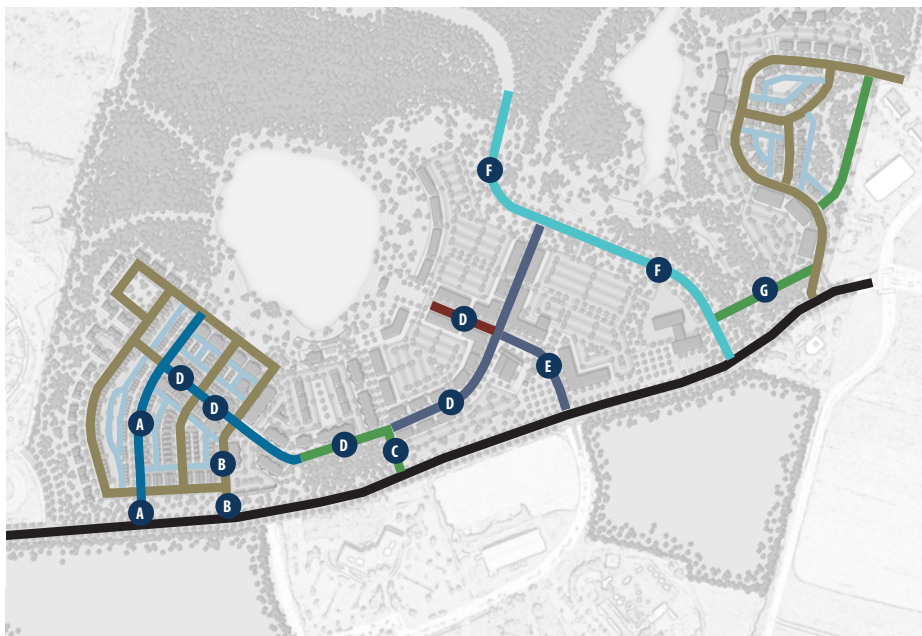
Image 9.1 below maps the Publicly Accepted Streets required by the Code. Additional streets are permitted and encouraged in accordance with the Regulating Plan (Mapped Streets) and their acceptance by the Town is subject to the Town of Windsor's Policy.

9.2.1 STREET ACCESS FROM EACH LOT

All lots shall front on a street as defined in this Section or a public space and no residential development lot shall be further than two blocks or a 1,000-foot walk, whichever is shortest, from the nearest Accepted Street. Streets that are not publicly accepted shall be maintained as private streets but constructed to public street standards.

9.2.2 ADDITIONAL STREETS & PRIVATE STREETS

Additional streets may be constructed in each Development Area at the discretion of the developer unless otherwise required by a Mid-Block Connection. All private streets must be constructed to the same standards as public-accepted street even if they are intended to be privately installed and maintained. They shall not, however, be gated or restricted other than on a temporary basis for special events.



- Day Hill Road (DHR-100)
- Industrial Road (IS-70)
- Concord Road (CR-90)
- Community Street (CS-60R & 60C)
- Neighborhood Street 50 (NS - 50)
- Neighborhood Street 55 (NS - 55)
- Parkside Street (PS-50)
- Rear Alley (RA-20)

PUBLIC STREETS (NOTED BY BLOCK SEGMENT)

- A Wyndham Rd
- B Newport Rd
- C Arlington Rd
- D Lexington Ave
- E Concord Rd
- F Industrial Street
- G Small Pond Connector (Name TBD)

Image 9.1 Publicly-accepted streets

9.3 MODIFICATION 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:

9.3.1 REMOVAL

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

9.3.2 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 offsite 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 A and B above.
- D. Changing of Street Type: The Great Pond Design Manager 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; 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.
- E. Realignment of Streets or Mid-block Connections after Subdivision: Any changes to streets after a subdivision is approved will require a new subdivision application.

9.4 STREET ELEMENTS

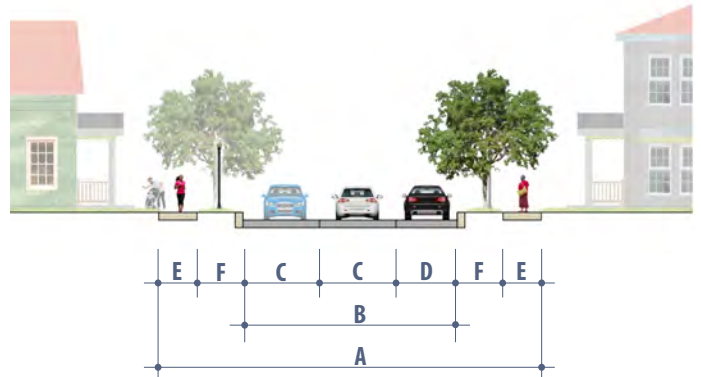


TABLE 9.1 STREET ELEMENTS

A. Right-of-way
B. Pavement Width (face-of-curb to face-of-curb)
C. Travel Lane (may also include a bike lane)
D. On-street Parking Zone
E. Sidewalk and/or Multi-Purpose Trail
F. Street Lighting/Planting Strip: The intent is to provide shade trees and suitable groundcover and/or protected walking surface (i.e. tree grate) and street lighting. The use of LED fixtures or its equivalent is required for all street lighting in Great Pond.

9.4.1 ROADSIDE SWALES

The use of roadside swales is allowed provided design considerations account for the following:

- A. Roadside drainage swales shall not receive discharge from piped storm water systems and shall only serve the adjacent road.
- B. Sizing shall be based on the 25-year storm event at a minimum for conveyance.
- C. Engineering reserves the right to request a traditional structure and pipe system following review of storm water calculations and the design as it pertains to intersections.

9.5 TYPICAL STREET SECTIONS

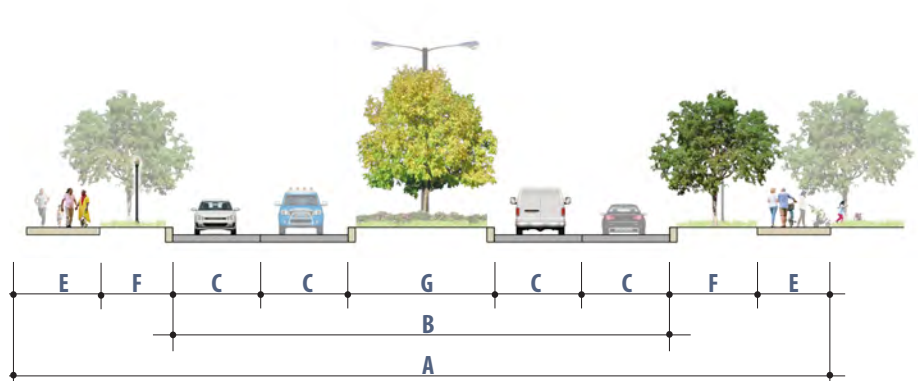
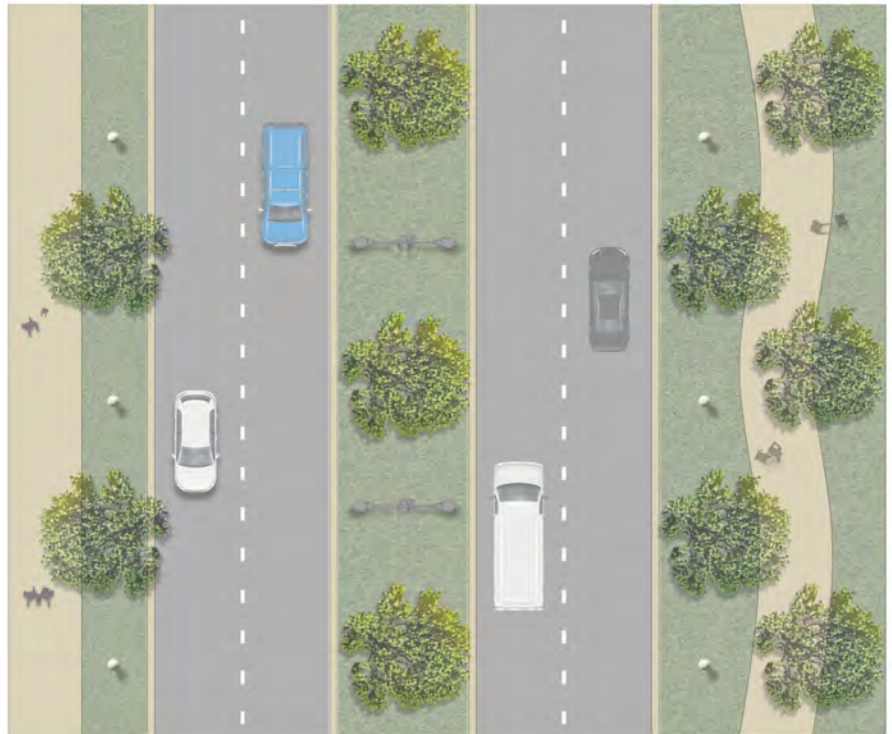
In addition to the street types identified in Section 3.8.1 of the Subdivision Regulations and the design standards in Section III.A of the Engineering Standards and Specifications, the following street types are permitted in Great Pond:

9.5.1 DAY HILL ROAD (DHR-100)

Improvements along Day Hill Road related to Great Pond will be those outside of the existing curbline - specifically construction of the multi-use path.

TABLE 9.2 DAY HILL ROAD (DHR-100)

Design Standards	
A. Right-of-Way Width (feet)	100
B. Pavement Width (face of curb to face of curb in feet)	Varies
C. Travel Lanes (width in feet of each lane, total number of lanes)	Varies
D. On-Street Parking (width in feet, number of sides of the street)	None
E. Sidewalk/Multi-Use Path Width (feet)	10, both sides
F. Planting Strip Width (feet, type of strip)	10-16 ft, Tree lawn
G. Street Tree Spacing (regular/naturalistic, interval in feet)	Regular, 50 ft on center
H. Street Lighting (type, interval in feet)	
I. Median Width (feet)	24
J. Turning Lane	Yes
K. Curb Radii (feet)	Varies
L. Drainage Types	Catch Basin
M. Design Speed (miles per hour)	55
N. Permitted Zone(s) or District(s)	N/A

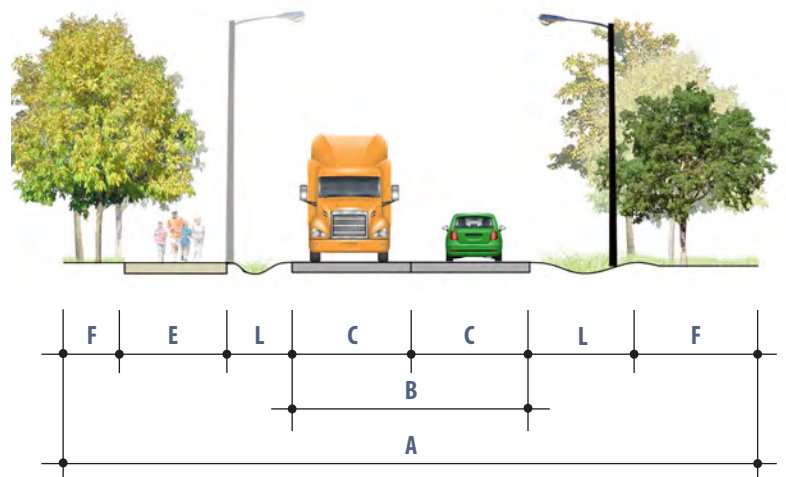
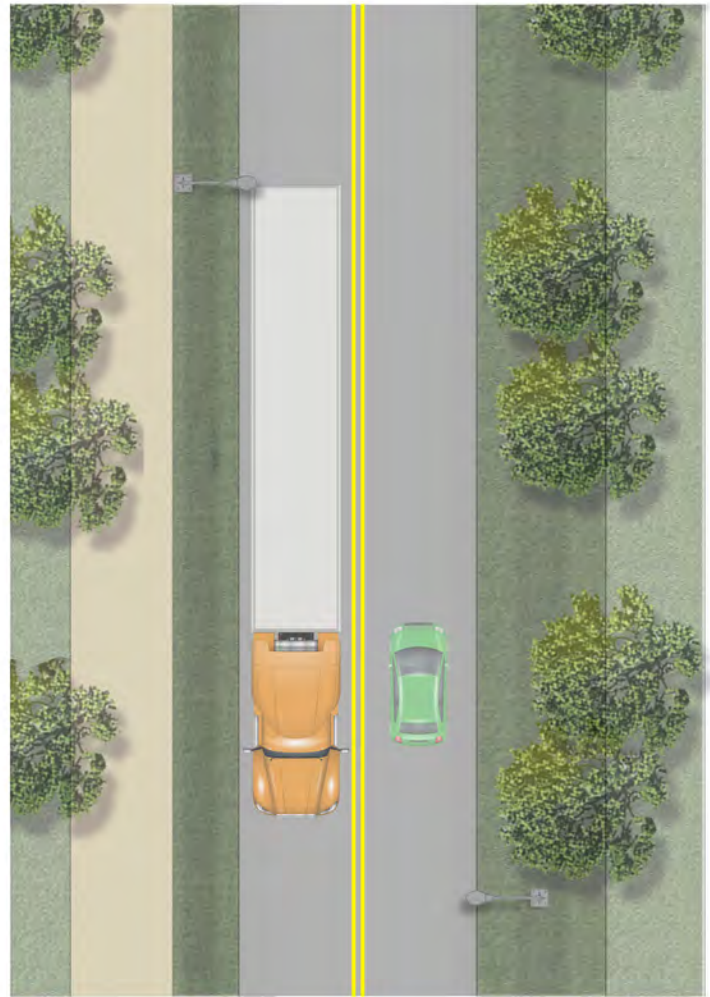


9.5.2 INDUSTRIAL ROAD (IS-70)

The Industrial Street is intended for high frequency truck traffic that is segregated from most of the residential and commercial traffic in Great Pond. Its detailing is naturalistic with trees planted in clusters and includes a multi-use path on one side only.

TABLE 9.3 INDUSTRIAL ROAD (IR-70)

Design Standards	
A. Right-of-Way Width (feet)	70
B. Pavement Width (feet)	30
C. Travel Lanes (width in feet of each lane, total number of lanes)	15, 2
D. On-Street Parking (type, width in feet, 1 or 2 sides of the street)	N/A
E. Sidewalk/Multi-Use Path Width (feet)	10, one side
F. Planting Strip Width (type, width in feet)	Tree lawn, 8
G. Street Tree Spacing (regular/naturalistic, interval in feet)	Naturalistic, 60
H. Street Lighting (type, interval in feet)	Street, 200
I. Median Width (feet)	N/A
J. Turning Lane	Yes
K. Curb Radii (feet)	25
L. Drainage Type	Open Swales
M. Design Speed (miles per hour)	45
N. Permitted Zone(s) or District(s)	T4, IW



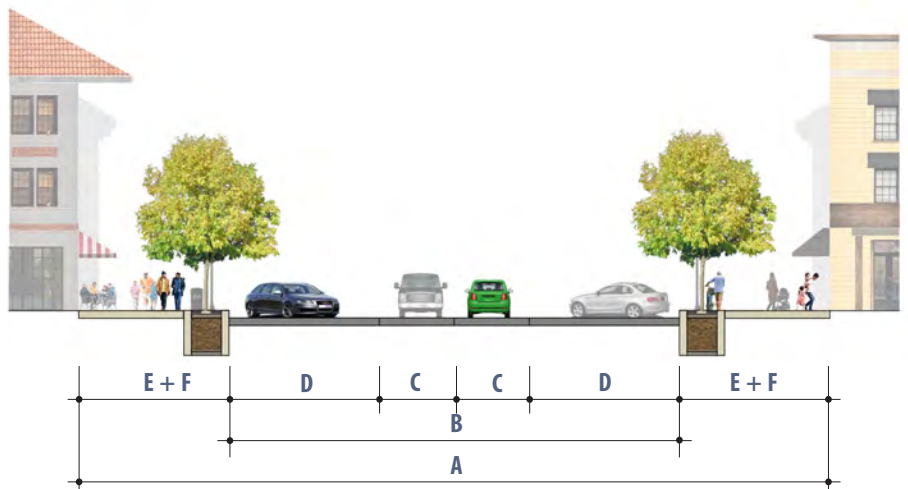
9.5.3 CONCORD ROAD (CR-90)

This street type is applied in the Village Center core mixed-use area. It is designed with wide sidewalks and reverse-angle, on-street parking to support a highly walkable environment with active and permeable building edges achieved through mixed commercial uses on the ground floor.

TABLE 9.4 MAIN STREET (MS-90)

Design Standards	
A. Right-of-Way Width (feet)	90
B. Pavement Width (face of curb to face of curb in feet)	58
C. Travel Lanes (width in feet of each lane, total number of lanes)	11, 2
D. On-Street Parking (type, width in feet, 1 or 2 sides of the street)	Reverse-Angle, 18', 2
E. Sidewalk/Multi-Use Path Width (feet)	11, both sides
F. Planting Strip Width (type, width in feet)	Tree grates, 5
G. Street Tree Spacing (regular/naturalistic, interval in feet)	Regular, 40
H. Street Lighting (type, interval in feet)	Pedestrian, 40
I. Median Width (feet)	N/A
J. Turning Lane	Yes
K. Curb Radii (feet)	15
L. Drainage Type	Closed
M. Design Speed (miles per hour)	30
N. Permitted Zone(s) or District(s)	T4

1 May be permeable pavement

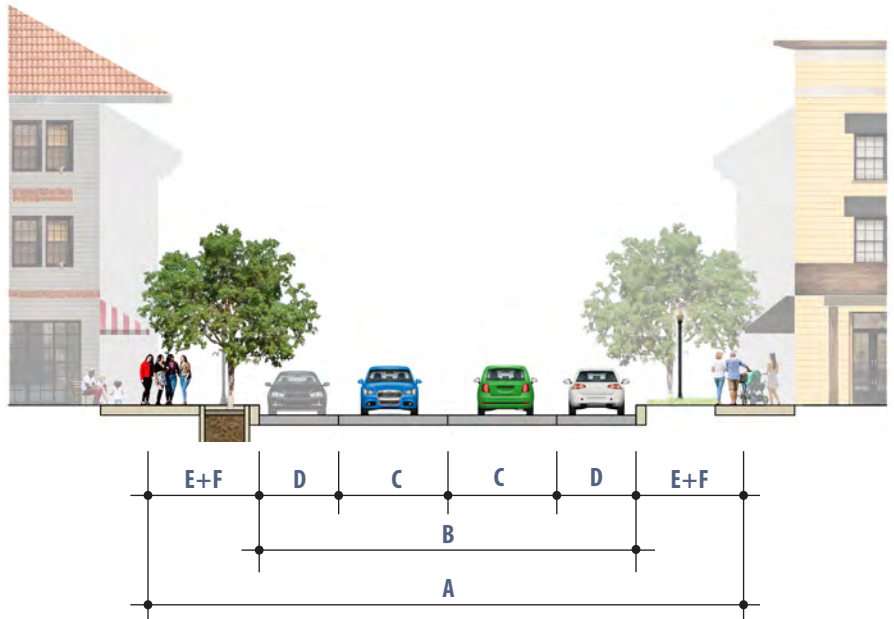
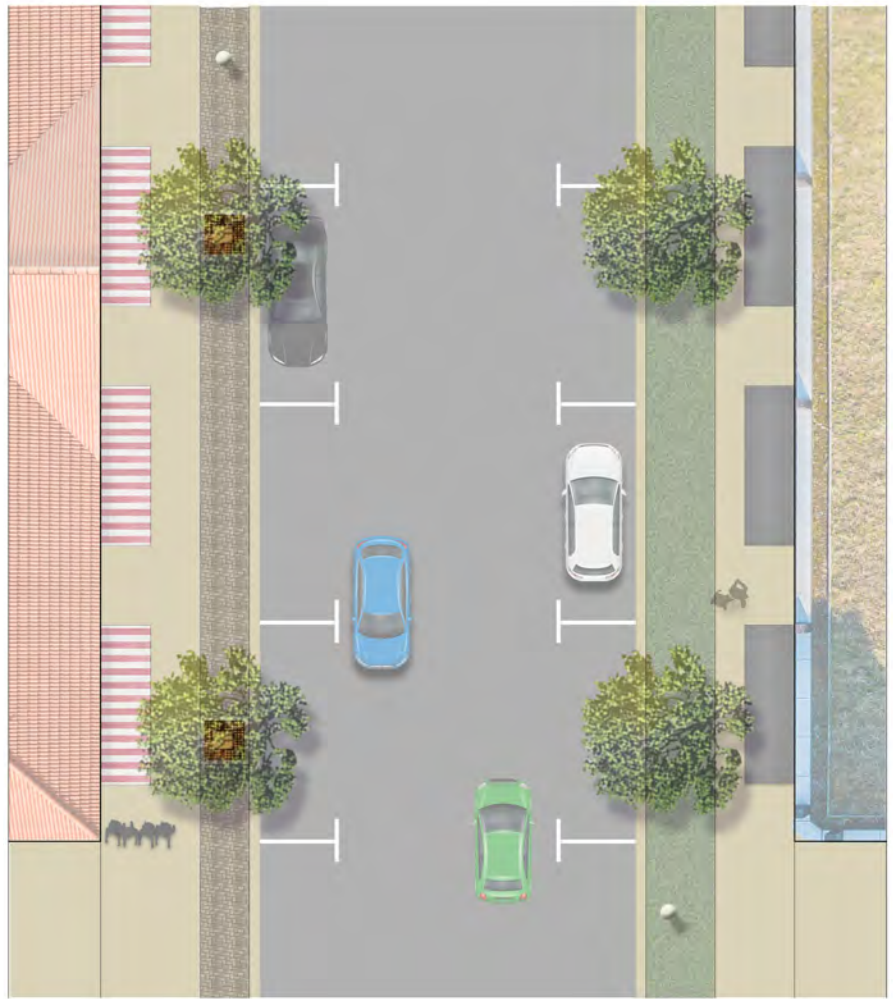


9.5.4 COMMUNITY STREET (CS-60R & 60C)

Community streets typically contain on-street parking on both sides and are the main thoroughfares for both higher-density residential frontages (Type R) as well as mixed-use and commercial frontages (Type C) and are differentiated by the treatment of the sidewalk zone.

TABLE 9.5 COMMUNITY STREET (CS-60R & 60C)

Design Standards	CS-60R	CS-60C
A. Right-of-Way Width (feet)	60	
B. Pavement Width (face of curb to face of curb in feet)	38	
C. Travel Lanes (width in feet of each lane, total number of lanes)	11, 2	
D. On-Street Parking (type, width in feet, 1 or 2 sides of the street)	Parallel, 8, 2	
E. Sidewalk/Multi-Use Path Width (feet)	5, both sides	11, both sides
F. Planting Strip Width (type, width in feet)	Tree grates or tree lawn, 6	Tree grates, included in sidewalk width
G. Street Tree Spacing (regular/naturalistic, interval in feet)	Regular, 50	
H. Street Lighting (type, interval in feet)	Pedestrian, 150	
I. Median Width (feet)	N/A	
J. Turning Lane	Yes	
K. Curb Radii (feet)	15	
L. Drainage Type	Closed	
M. Design Speed (miles per hour)	30	
N. Permitted Zone(s) or District(s)	T3, T4	ED, T3, T4



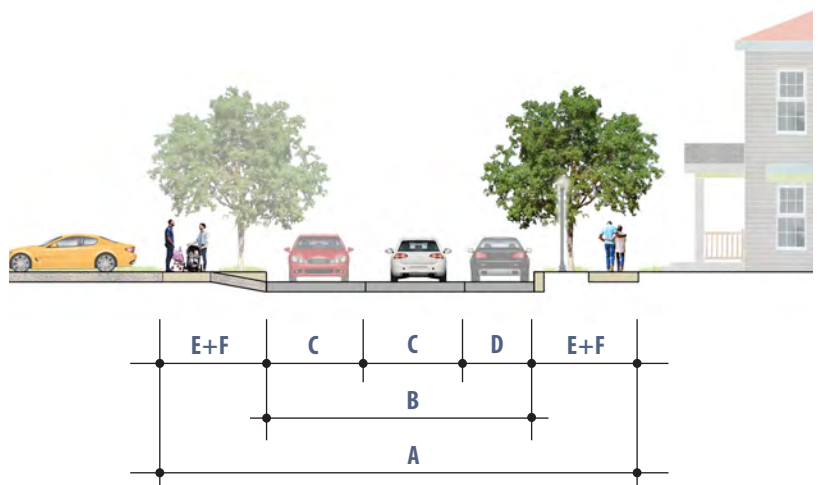
9.5.5 NEIGHBORHOOD STREET (NS-50/57)

Neighborhood Streets are the most common residential street type. These versatile streets are typically unmarked in residential neighborhoods to allow for informal parking on one side.

TABLE 9.6 NEIGHBORHOOD STREET (NS-50/57)

Design Standards	NS-50	NS-57
A. Right-of-Way Width (feet)	50	57
B. Pavement Width (face of curb to face of curb in feet)	28	34
C. Travel Lanes (width in feet of each lane, total number of lanes)	10, 2	10, 2
D. On-Street Parking (type, width in feet, 1 or 2 sides of the street)	Parallel, 8, 1	Parallel, 7, 2
E. Sidewalk/Multi-Use Path Width (feet)	5, both sides	5, both sides
F. Planting Strip Width (type, width in feet)	Tree lawn, 6.5	Tree lawn, 6.5*
G. Street Tree Spacing (regular/naturalistic, interval in feet)	Regular, 50	Regular, 50
H. Street Lighting (type, interval in feet)	Pedestrian, 200	Pedestrian, 200
I. Median Width (feet)	N/A	N/A
J. Turning Lane	No	No
K. Curb Radii (feet)	15	15
L. Drainage Type	Closed	Closed
M. Design Speed (miles per hour)	30	30
N. Permitted Zone(s) or District(s)	T3, T4	T3, T4

*The Minimum Planting Strip along Windham Road From Day Hill Road to Lexington Road may be reduced to 5.5 ft and the ROW width to 55 ft



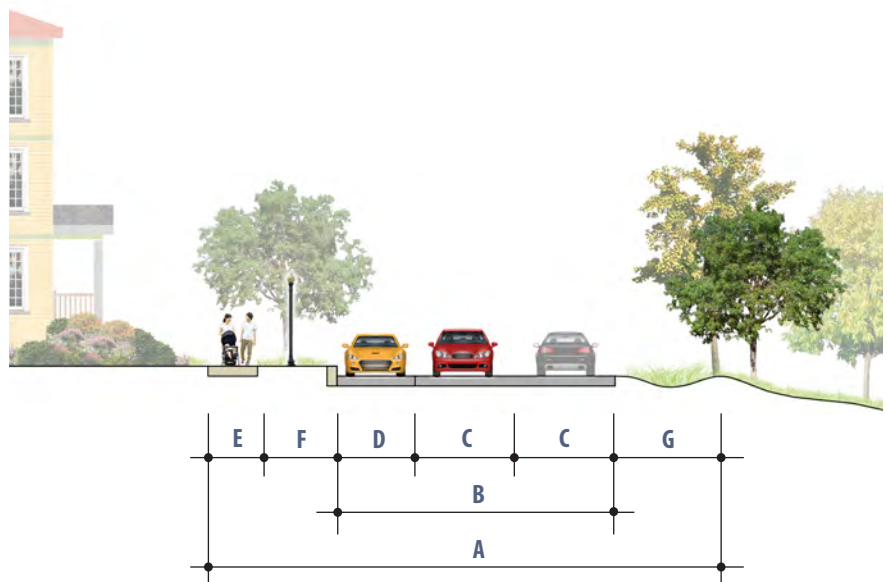
9.5.6 PARKSIDE STREET (PS-50)

Parkside Streets are appropriate for residential areas that border conservation areas or park space. These streets are typically unmarked in residential neighborhoods to allow for informal parking, but can be striped with one lane of on-street parking. Street trees and sidewalks are only provided on the residential side and a drainage swale with natural tree massing on the opposite side.

TABLE 9.7 PARKSIDE STREET (PS-50)

Design Standards

A. Right-of-Way Width (feet)	50
B. Pavement Width (face of curb to face of curb in feet)	28
C. Travel Lanes (width in feet of each lane, total number of lanes)	10, 2
D. On-Street Parking (type, width in feet, 1 or 2 sides of the street)	Parallel, 8, 1
E. Sidewalk/Multi-Use Path Width (feet)	5, one side
F. Planting Strip Width (type, width in feet)	Continuous, 6
G. Street Tree Spacing (regular/naturalistic, interval in feet)	Regular, 50
H. Street Lighting (type, interval in feet)	Pedestrian, 200
I. Median Width (feet)	N/A
J. Turning Lane	No
K. Curb Radii (feet)	15
L. Drainage Type	Closed
M. Design Speed (miles per hour)	30
N. Permitted Zone(s) or District(s)	T3, T4

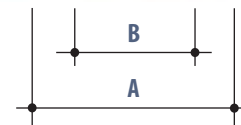
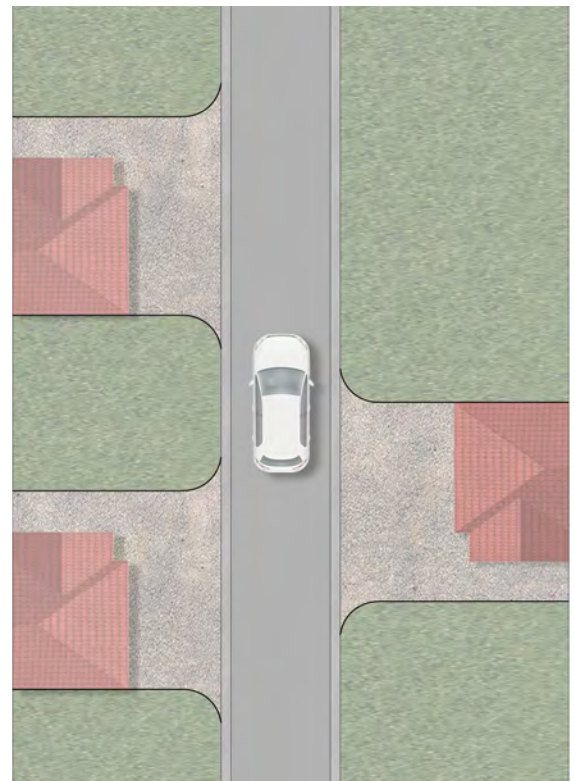


9.5.7 REAR ALLEY (RA-20)

Most residential development in Great Pond will utilize an alley system.

TABLE 9.8 ALLEY (RA-20)

Design Standards	
A. Right-of-Way Width (feet)	20
B. Pavement Width (in feet including 1 ft concrete edge on each side)	12
C. Travel Lanes (width in feet of each lane, total number of lanes)	10, 1 (bi-directional)
D. On-Street Parking (type, width in feet, 1 or 2 sides of the street)	N/A
E. Sidewalk/Multi-Use Path Width (feet)	N/A
F. Planting Strip Width (type, width in feet)	N/A
G. Street Tree Spacing (regular/naturalistic, interval in feet)	N/A
H. Street Lighting (type, interval in feet)	N/A
I. Median Width (feet)	N/A
J. Turning Lane	No
K. Curb Radii (feet)	5
L. Drainage Type	Open or Closed
M. Design Speed (miles per hour)	10
N. Permitted Zone(s) or District(s)	T3, T4



9.6 BLOCKS

A well-connected street network shall be provided in order to facilitate pedestrian, bicycle and vehicular movement, improve access/egress, provide faster response time for emergency vehicles, and improve the connections

9.6.1 BLOCK SIZES

Blocks shall be compact so that they are comfortably walkable and appropriate for their context and shall not exceed the maximum block size in Table 5.1.1.C.

9.6.2 EXCEPTIONS

Exceptions may be made for natural elements such as wetlands, topography, and for block adjacent to T1 areas.

9.6.3 CONNECTIONS TO GREENWAYS AND PARKS

When a development abuts greenways, parks and open space areas, pedestrian/bicycle accessways must be provided at a minimum of every 600 feet when feasible as determined by Town Staff. Where a cul-de-sac street is permitted within a development, pedestrian/bicycle accessways to greenways, parks and open space areas must be provided where such streets back up to these areas.

9.7 MULTI-USE PATHWAYS AND TRAILS

All multi-use paths, multi-use path connectors and nature trails shall be maintained for public access whether by easement or by public dedication. Paths in T1 areas may be more naturalistic and informal, though still defined. In T3 and T4 areas, multi-use pathways must follow the following standards:

9.7.1 MINIMUM WIDTH

All multi-use paths shall be a minimum of 10 feet wide within a dedicated right-of-way or public easement of at least 20 feet. Multi-use path connectors shall be a minimum of 6 feet wide.

9.7.2 PAVING STANDARDS

All multi-use paths and multi-use path connectors shall be paved with 2 inches of machine-laid asphalt surface or similar material with a 4-inch aggregate base over compacted soil.

9.7.3 ACCESSIBILITY

All multi-use paths shall be designed to accommodate a variety of users including walkers, joggers, cyclists, and rollerbladers.



Image 9.2 Typical block lengths

10: SIGNS



10.1 INTENT

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

- Express quality and unique characteristics in their design.
- Be legible and easily understood.
- Contribute positively to the sense of place and the character of Great Pond.
- Communicate the nature of the corresponding use.
- Reinforce pedestrian scale in size and mounting height.

10.2 SIGN STANDARDS

10.2.1 GENERAL PROVISIONS

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

- A. All signage requires a zoning permit and a building permit, as appropriate.
- 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 between 3 and 12 feet above the ground.
- E. Nothing 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 (e.g., behind a window) or otherwise not visible from the exterior under normal lighting conditions shall not count as exterior 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~~ shall not obscure street signage, traffic signals, or pedestrian and vehicular street signs.
- J. 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.
- K. Street address signage (number and/or street name) shall be excluded from maximum signage area calculations.
- L. All signs shall be placed outside of any sight distance areas.

TABLE 10.1 PERMITTED SIGN TYPES AND MAXIMUM AREAS	T3	T4	ED/IW	MAX HEIGHT	ADDITIONAL REQUIREMENTS
WALL SIGNS					
Arcade Sign (from awnings, arcades, etc)	4 SF	4 SF	4 SF		Subject to combined max area of 5%
Menu Board Sign	NP	4.5 SF	4.5 SF		
Nameplate Sign	2 SF	4 SF	4 SF		Subject to combined max area of 5%
Projecting, Blade, and Marquee Sign	6 SF	30 SF	50 SF		Subject to combined max area of 5%
Wall-Mounted Sign	12 SF	32 SF	100 SF		Subject to combined max area of 5%
Window Sign (permanently hung, painted, or stickers)	NP	25%	25%		Shown in percentage of glazing occupied; Subject to combined max area of 5%
FREESTANDING SIGNS (Maximum area is per sign face with a maximum of 2 faces)					
Canopy Signs (for Fuel Filling Stations)	NP	12 SF	NP		Letter height limited to 18"; may not extend beyond top of canopy
Directory Signs Primary Freestanding Sign	48 SF	50 SF	50 SF	8 ft	Subject to combined max area of 5%
Fuel Filling Station Sign	NP	80 SF	NP	8 ft	A maximum of 30% may be changeable copy;
Incidental Freestanding Sign	6 SF	6 SF	6 SF	4 ft	
Parks, Open Space, and Trailhead Sign	24 SF	32 SF	32 SF	8 ft	
Sandwich Board Sign	6 SF	12 SF	12 SF	4 ft	
Site and Neighborhood Identification Sign	24 SF	100 SF	100 SF	12 ft	Max height in T3 is 6 ft
Special Event Sign	P	P	P		See Zoning Regulations for size and time of use requirements

P = Permit required, NP = Not Permitted

10.2.2 PERMITTED SIGNAGE TYPES BUILDING WALL-MOUNTED SIGNAGE STANDARDS

A. Maximum Area

1. The maximum sign area shall be as noted in Table 10.1.
2. The combined area of Wall-Mounted Signs, Nameplates, Projecting signs, and Window Signs shall not exceed 5% of the area of the primary facade in which the main entry is located.
3. All Both sides of a two-sided three-dimensional wall-mounted sign count toward maximum signage area.
4. Signage area is measured by the smallest rectangle or rectangles (no more than four rectangles shall be used) that can surround the sign

B. Encroachments: Building signage is permitted to encroach into any yard provided it:

1. Does not exceed 3 feet into the setback or right-of-way but shall not extend over a travelway; and,
2. Is no closer than 10 feet from the nearest habitable structure; and,
3. Has a minimum pedestrian clearance of 7 feet.

C. 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.

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

E. Menu Board Signs:

1. Chalk boards may also be used in the traditional fashion as Menu Board Signs.
2. The sign may be lit for evening legibility.

F. Nameplate signs may either be attached to the building or exist as a stand alone structure.

G. ~~[Moved to freestanding signs] 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:~~

- H. 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 extend over any curb or into a travelway.
 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. The minimum clearance above a pedestrian passage area is 8 feet.
 9. Brackets for sign support shall be metal and must be strong enough to support the sign without deformation.
- I. ~~[Moved to freestanding signs] Sandwich board signs are characterized as double faced, freestanding signs which may have permanent or erasable information on both sides:~~
 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. ~~Signs shall be placed in locations that maintain a minimum of 5 feet of clear pedestrian access and directly in front of establishments with which they are associated.~~
- J. ~~[Moved to freestanding signs] Village and Neighborhood Entry Signage: 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 may be located within the setback but~~

~~outside of any sight distance triangle.~~

- K. Special event signs advertise limited time-frame events within the community and are subject to the regulations set forth in Section 3.7.9.H of the Zoning Regulations.
- L. Wall-mounted signs are characterized by their ~~parallel relationship with~~ attachment on 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 shall 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 shall 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 shall 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.
- M. 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 and shall not exceed 25% of the glazed area.

10.2.3 FREESTANDING SIGNS

- A. Maximum Area:
 - 1. The maximum sign area and height shall be as noted in Table 10.1.
 - 2. Maximum area is inclusive of all sign elements of a sign face including the frame, base, and copy area.
 - 3. Freestanding signs are permitted a maximum of two sides. Signs with two faces at a less than 45 degrees are calculated as one face.
- B. Pole Signs Prohibited: Base Required: Each Freestanding Sign shall include a base a minimum of 18 inches in height made of stone, stone veneer, or other material similar in appearance to the Great Pond Village landscape wall standards. The entire bottom of the sign shall be affixed to the base.
- C. Maximum Number: 1 per building – not including Site and Neighborhood Identification Signage along Day Hill Road.
- D. Placement: Freestanding signage is permitted to encroach into any minimum setback subject to the provisions below:
 - 1. Day Hill Road Frontage: Minimum 20 ft setback from Day Hill Road and no closer than 100 ft to another Freestanding Sign (except on opposite sides of an intersection)
 - 2. All other locations: 5 ft setback from right-of-way
 - 3. All signs shall be located outside of any street sight distance triangles
- E. Changeable Copy (Maximum area): 30% each side
- F. Cabinet signs are not permitted.
- G. Site Identification Signs Along Day Hill Road: One Site Development Sign not exceeding 100 square feet shall be permitted at the Wyndham Road, Newport Road, Concord Road, and Groton Road intersections with Day Hill Road in addition to the permitted Primary Freestanding Sign(s) for each building along the Day Hill Road frontage.
- H. Inward Facing Site Signage: Signs that are located greater 120 feet from a public right-of-way and that are oriented to be visible internally only, are permitted provided they do not exceed 8 feet in height and 50 square feet in sign face area (each side).
- I. 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.
- J. Sandwich board signs are characterized as double faced, freestanding signs which may have permanent or erasable information on both sides.
 - 1. First-floor businesses located in alleyways or in courtyards are permitted one (1) A-Frame Sign at the entry to the alley or court.
 - 2. Sign shall be stabilized to withstand wind gusts.
 - 3. Signs shall be placed in locations that maintain a minimum of 5 feet of clear pedestrian access and directly in front of establishments with which they are associated.

10.2.4 SIGN ILLUMINATION

- A. **Internal Illumination:** The following illumination is permitted:
 - 1. The background of internally illuminated cabinet signs shall be completely opaque. This provision does not apply to internally illuminated channel letters.
 - 2. Stencil or channel cut illumination, which lights alphanumeric characters or a copy element and does not light the remaining face of the sign.
 - 3. Halo illumination, which produces a halo of light surrounding alphanumeric characters or a sign copy element without illuminating the surface to which it is mounted.
 - 4. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, with illumination concentrated on the printed area of the sign.
- B. **Shielding:** Unless otherwise expressly prohibited, signs may be illuminated provided that any lighting illuminates only the surface area of a sign and is shaded, shielded, or directed so that the light intensity or brightness does not interfere with the safe vision of motorists or bicyclists, as determined by the administrator based on real-time evaluation and/or review of a photometric plan. Around external lighting, landscaping shall be designed to conceal the base of the light fixture to the extent feasible.

10.2.5 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 except as otherwise permitted.

11: DEFINITIONS

11.1 DEFINITIONS OF TERMS & USES

This Section provides additional definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term and that are not otherwise defined in Section 19-107 of the Zoning Ordinance.

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 Apartment: A second dwelling unit contained within, added onto, or contained on the same as an existing single-family residence and which is clearly subordinate to the main dwelling unit. A second kitchen not part of a self-contained subordinate dwelling unit shall not constitute an accessory apartment.

Accessory Building: A building or structure, part of, customarily incidental, and subordinate to the principal permitted use, building, or structure on the same lot or on a contiguous lot under the same ownership.

Accessory Use: A use customarily incidental and subordinate to the principal use on the same lot or on a contiguous lot under the same ownership. An accessory use other than required off-street parking shall be no more than 25 percent of the principal use or building.

Address Signage: Signifies the address of a building

Agriculture: Commercial poultry or swine production, cattle or swine feed lots, fur bearing animal farms, commercial plant production (not retail nurseries), commercial fish or poultry hatcheries, and other similar activities

Alley: Travelway that serves the parking and service functions of development blocks and lots.

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

Animal Hospital: See "Veterinary Clinic"

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

Art Gallery: See "General Commercial"

Articulate: To emphasize a building or building element

"As defined in zoning regulations": means as defined in Windsor's current zoning regulations

Assisted Living: Nursing services and assistance with activities of daily living provided to clients living within a managed residential community with supportive services that encourage clients primarily age 55 or older, or clients with chronic

and stable conditions as determined by a physician or healthcare practitioner per Regulations of Connecticut State Agencies, Section 19-13-D105(e)(7) to maintain a maximum level of independence.

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

Bakery, with baking done on premises: Retail store where baking is done on premises

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

Banks, Credit Unions, Financial

Services: Establishments that engage in financial transactions that create, liquidate, or change ownership of financial services. Banks, credit unions, and savings institutions may perform central banking functions, accept deposits, and lend funds from these deposits. In addition to banks and credit unions, financial services institutions may include: credit agencies, trust companies, holding companies, savings and loan institutions, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies, and investment companies but excluding cash advance, check cashing, title loan, flex loan and installment loan establishments.

Bar/Tavern/Nightclub: A business where alcoholic beverages are sold for on-site consumption as the primary use where any food service is subordinate to the sale of alcoholic beverages and which may also include entertainment such as live music and/or dancing, comedy, etc. (excluding Adult Establishment activities). This definition includes bars, taverns, pubs, beer brewing as part of a microbrewery, and other beverage tasting facilities.

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

Bed and Breakfast (B&B): A use conducted entirely within an owner-occupied single-family dwelling, which is subordinate to the principal use as a residence and involves the overnight rental of up to four rooms and breakfast service to overnight guests.

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

Bike Share: A service in which bicycles are made available for shared use to individuals on a short term basis for a price or free. Bicycles may be borrowed from a common location and returned to a separate location belonging to the same system or service.

Block Face: The side of a street between two intersections

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

Bowling Alley: See "Entertainment, Indoor"

Brewery: A facility where beer is principally manufactured and distributed at wholesale, but may be sold at retail from an ancillary taproom in sealed containers for consumption off-premises and/or in open containers for consumption on-premises, with or without the service of food.

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 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 or Special District without further approval

Car Share: See "Vehicle Rental"

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

Civic Use: A public building or institution owned and operated by governmental or other public agencies, not including parks and open space. This classification includes government offices, libraries, post offices, other governmental activities, and privately owned museums.

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

Club: An organization incorporated under the provisions of the membership corporation or benevolent orders laws and any establishment owned, leased, occupied, and/or operated by such an organization solely for a recreational, social, patriotic, political, benevolent, or athletic purpose, but not for financial gain but excluding those utilizing hardware or paraphernalia (e.g., guns, racing or show automobiles, snowmobiles, or motorcycles) on premises that may cause nuisances or hazards. A club shall cater only to its members or guests accompanying them. A "club member" is a person who maintains his/her active membership by payment of dues and whose name and address are entered on the list of active members.

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

Community Garden: A Community Garden is a grouping of garden plots available for small-scale cultivation, generally to residents of nearby neighborhoods.

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

Conference Center or Banquet Facility:

A facility providing guest rooms, meeting rooms, restaurants and other accommodations and services supporting the needs of the surrounding commercial developments.

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

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

Curb Radius: The radius defined by two curbs or sidewalks on perpendicular streets that come together at a corner

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

Dark Sky: The desire to limit light pollution from exterior lighting

Data Center: A facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices. Data centers may also include related office space and personnel.

Daycare: A facility providing a program of supplementary care to more than twelve related or unrelated children/adults outside their own home on a regular basis for three to twelve hours a day, which may be an accessory facility to exclusively serve employees of a commercial facility.

Design Modification: A modification to this Code, administered by the Planning and Zoning Commission using a Special Use process, that permits a practice that is not consistent with a specific provision of a TNDD form-based regulation, but is consistent with the intent of Section 13.2.8A of the Windsor Zoning Regulations and any intent expressed in the form-based regulations.

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

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

Drive-Thru/Drive-In Facility: Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles and by maneuvering around the building in a dedicated lane. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include fuel filling stations or other vehicle services which are separately defined and curb-side services where patrons park and goods are brought to them.

Dry Cleaners with Dry Cleaning at Premises: A service establishment engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment pressing; commercial laundries; and linen supply. These facilities may include accessory customer pick-up facilities. These facilities do not include coin-operated laundries or dry cleaning pick up stores without dry cleaning equipment, see “Personal Services”.

Dwelling: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied exclusively for residential purposes.

Dwelling, Multi-Family: A dwelling containing three or more dwelling units on the same lot under one ownership with the units arranged as garden or terrace apartments, as townhouses, or attached dwellings, or on separate lots with interior lot lines dividing the lots along the party-walls.

Dwelling, Single-Family: A dwelling containing one dwelling unit only, on one lot.

Dwelling, Two-Family: A dwelling containing two dwelling units attached at the side by a party-wall located on the same lot under one ownership or on separate lots with an interior lot line dividing the two lots along the party-wall.

Dwelling Unit: A single unit providing complete independent living facilities for one or more persons or one family only, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Educational Use: A separate facility or campus of buildings for elementary, secondary, post-secondary, technical, and vocational education in dedicated facilities as a standalone building or as a part of a campus. Includes business, secretarial, and vocational school, computers and electronics school, driver education school, establishments providing courses by mail, language school, professional school (e.g., law, medicine, etc.), religious ministry training facilities, technical colleges; elementary, middle and junior high schools, secondary and high schools, and facilities that provide any combination of those levels. Satellite programs offered in multi-tenant structures are considered professional offices.

Elderly Housing: See Assisted Living

Electric Vehicle Charging Station: A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

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

Entertainment, Indoor: An establishment providing indoor amusement and entertainment services for a fee or admission charge, including: Movie theaters, live performance theaters, bowling alleys, coin operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, pool and billiard rooms as primary uses. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor

area is occupied by electronic games or amusement devices; three or fewer machines or devices are not considered a use separate from the primary use of the site. Does not include Adult Establishments.

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

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

Farmer's Market/Farm Stand: One or more vendors located on a common parcel of land for the purpose of selling agricultural products, including value-added farm goods such as jams, jellies, sauces and baked goods prepared in accordance with applicable state statutes and regulations, as well as hand-crafted items.

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

Freestanding Sign: A sign mounted directly to the ground.

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 Setback: 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

Fuel Filling Station: Buildings and premises where the principal use is the retail sale of fuels, but may also include the sale of convenience foods and limited automotive services.

Gallery: A building element that provides weather protection for a sidewalk and allows for outdoor living areas for upper

floor(s)

General Commercial: Stores and shops intended to serve as destination retail, convenience shopping, and provision of general services. Examples of these stores, lines of merchandise, and services include: Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics, stamps, etc.); drug stores and pharmacies; dry goods; fabrics and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; neighborhood markets; parts; accessories; small wares; grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores. May include sales of materials produced on the premises.

Great Pond Design Manager: The person, organization, review board, or similar body responsible for ensuring design conformity to this Code and any 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

Grey Water Treatment Facility: A facility which treats wastewater generated in households or office buildings from sources except for the wastewater from toilets. Sources of grey water include sinks, showers, baths, washing machines or dishwashers.

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

Health Care Facilities (Hospital, Inpatient Facilities): A health care facility and related facilities the purpose of which is to provide for care, treatment, testing for physical, emotional, or mental injury, illness, or disability, and overnight boarding of patients, either on a for-profit or not-for-profit basis; but not including group homes, medical offices, and outpatient surgery centers

Home-Based Business: Any business, occupation, or activity undertaken for gain within a residential structure by the owner or occupant that is incidental and secondary to the use of the structure as a dwelling unit in the following general hierarchy of intensity

Home-Based Business, Major: The use of a portion of a dwelling for a home-based business involving two or more non-resident employees or six or more patron, client, or associate visits and/or deliveries per week

Home-Based Business, Minor: The use of a portion of a dwelling for a home-based business, which may include one non-resident employee and involve no more than five patron, client, or associate visits and/or deliveries per week

Horticultural Sales: See “Nursery Stock Sales”

Hotel: A building or group of buildings providing lodging accommodations for transient guests, where access to guest rooms is generally through a common interior corridor (see also Conference Center and Hotel, Extended-Stay)

Hotel, All-Suite: A full-service hotel exclusively providing hotel suites to all transient guests

Hotel, Extended-Stay: A building or group of buildings providing lodging accommodations for long-term transient guests in suites with one or more rooms, exclusive of any bathroom, laundry, pantry, foyer, corridor, closets, or dining alcove with less than 70 square feet of floor space, but including a separate kitchen area. Extended-stay hotel suites shall not be considered dwellings

Hotel, Full-Service: A hotel providing amenities and services including, at a minimum, but not limited to: restaurants, lounges, recreation facilities, banquet facilities, meeting rooms, and may also include a conference center (see also Conference Center)

Hotel Suite: A connected series of hotel guest rooms to be used together (see Hotel, All-Suite and Hotel, Extended-Stay)

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

Indoor Appliance Repair: See “Personal Services”

Kennel, Commercial: The boarding, grooming, or training of dogs of any age not owned by the owner of the premises, and/or the breeding, raising, or training of four or more dogs, four or more months old, for commercial gain.

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 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

Manufacturing, Light: The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building.

Mapped Street: Streets that appear on The Great Pond Regulating Plan

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

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

Mobile Food Vendor: A person who goes from town to town or place to place within a town, selling food from within or alongside a mobile vending vehicle or cart.

Mono-Pitch Roof: Roof that pitches in a single direction

Multi-family: A building or portion thereof containing 2 or more dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule. A multifamily structure where dwelling units are available for lease or rent for less than one month shall be considered a hotel.

Multi-use Path: Paved surface within the right-of-way dedicated to pedestrian and/or bicycle travel

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

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

Nursery Stock Sales: A place where plants are grown for sale, transplanting, or experimentation

Nursing Home: A residential facility licensed by the State of CT Department of Public Health to provide five or more individuals with short-term or long-term nursing, convalescent, and rehabilitative care; which may include a dialysis center providing both in-patient and out-patient services

Office/Flex Space: One- to two-story buildings incorporating offices, research-laboratories, manufacturing, warehousing, assembly, packaging, and/or storage of articles for their distribution

Office Support Services: Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include, but are not limited to equipment repair services (except automobile or vehicle repair), commercial art and design (production), computer-related services (rental, repair), copying, quick printing, and blueprinting services, equipment rental businesses within buildings, film processing laboratories, heavy equipment repair services where repair occurs on site, janitorial services, mail advertising services (reproduction and shipping), mailbox services, outdoor advertising services, photocopying and photofinishing

Outfitter, Sports, Recreation Sales/Rental: a retail establishment that sells or rents equipment used for athletic and outdoor recreational purposes including equipment used for fishing, hunting, camping, soccer, football and baseball.

Outside Storage Facility: A secure facility for the seasonal outside storage of boats, campers, trailers, recreational vehicles, or similar items

Package Distribution Facility: A business establishment engaged in the receipt, sorting, shipping, distribution and delivery of packages directly to consumers and businesses, with limited on-site storage of packages. The following ancillary functions are permitted as part of a Package Distribution Facility:

1. Customer pick-up or drop off of packages for shipping and distribution, provided that it occupies no more than 10% of the building square footage.
2. Overnight parking of delivery vans that are currently registered, operable, and in regular use for distribution and delivery of packages.

Painted Signage: Large sign that is painted on an exterior wall

Parapet: A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

Parking Lot, Structured or Below Grade:

An area of land, other than a street, used as an accessory use for the temporary parking of more than three motor vehicles that include enclosed, semi-enclosed, and underground parking structures. Structured parking shall not be counted as gross floor area for the purposes of calculating the required number of parking spaces as per Section 3.3.5 of the Zoning Regulations.

Parking Lot, Surface: An area of land not enclosed, other than a street, used as an accessory use for the temporary parking of more than three motor vehicles.

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

Permeable Paving: A range of sustainable materials and techniques for permeable pavements with a base and sub base that allow the movement of stormwater through the surface

Personal Services: Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, clothing rental, dry cleaners with dry cleaning not done on premises, home electronics and indoor appliance repair, laundromats (self-service laundries), locksmiths, massage or spa (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons, tattoo artistry, and body piercing. These uses may also include accessory retail sales of products related to the services provided.

Places for Assembly or Congregation: A use of property which has two or more of the following characteristics: (1) Attracts people at specific times thereby creating a potential for high traffic volume; (2) Attracts people who are being dropped off at the property thereby creating a potential for high traffic volume and vehicle stacking; (3) Results in a large number of vehicles parking off of the property, either on the public streets or in nearby parking areas not owned or controlled by the owner of the Place of Assembly; (4) Is a nonresidential use that is permitted by right or through a vested right in one or more planning areas that are predominantly residential uses. In determining whether or not a use is a Place of Assembly, and therefore similarly situated to a church or school use, (i) religious uses and secular uses will not be differentiated, and (ii) exemption from payment of real property ad valorem taxes will not be a factor. Places of Assembly include but are not limited to Elementary and Secondary School, Religious Institutions, Day care center, Indoor recreational facilities, Movie theaters, Art, music, dance and drama schools, Trade association or union meeting facilities, Fraternal organizations.

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

Parks and Playgrounds: An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, ponds, lakes, and open space areas for both passive and active assembly, recreation, sport, and ecotourism.

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

Professional Office: Use of a site for business, professional, or administrative offices including, but not limited to real estate, insurance, management, computer software or information systems research and development, or other business offices; organization and association offices; medical or dental offices; or law, architectural, engineering, accounting, general consulting or other professional offices.

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

Public Utilities: Publicly or privately owned facilities or systems for the distribution of gas, electricity, steam or water, the collection and disposal of sewage or refuse; the transmission of communications; or similar functions necessary for the provision of public services. Radio transmission facilities for use by ham radio operators or 2 way radio facilities for business or governmental communications shall be deemed accessory uses and not essential services, provided no transmitter or antenna tower exceeds 180 feet in height.

Pump Station: An above or below ground structure containing pumps and which pumps untreated wastewater through a force main to a gravity sewer system or directly to a wastewater treatment plant

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

Recreation Facilities, Indoor: Uses or structures for active recreation including gymnasiums, natatoriums, fitness center, athletic equipment, indoor running tracks, climbing facilities, court facilities and their customary accessory uses. This definition is inclusive of both non-profit and for-profit operations but does not include facilities smaller than 2500 square feet in total area located in community centers, neighborhood amenity buildings, or similarly-scaled structures.

Recreation Facilities, Outdoor: Parks and other open space used for active or passive recreation such as ball fields, batting cages, skateboard parks, playgrounds, greenway trails, driving ranges, tennis courts, riding stables, campgrounds, and golf courses and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses (with or without food service), pools, restrooms, and picnic shelters. This definition is inclusive of both non-profit and public operations.

Recycling and Composting Collection Station: Location of intake for recyclable or compostable 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

Research and Development: An indoor facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing that are not associated with a manufacturing facility on the same site. Includes, but is not limited to, chemical and biotechnology research and development

Residential: Housing, whether for rental or ownership

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.

Restaurant: A food service establishment whose principal function is the preparation and service of meals to customers.

Retail Uses: The sale or rental of goods and merchandise (excluding goods sold to commercial or industrial customers at wholesale value for resale or use), available for purchase and/or removal from the premises by the purchaser, and related services including post offices.

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

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.

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

Self-Storage Facility: A structure or group of structures in a secure compound, containing individual storage units of varying sizes for the self-service storage of personal property

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

Sidewalk: Paved area within the right-of-way dedicated to pedestrian mobility.

Side Yard Setback: 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/or garage location

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

Single-Family Attached: Townhouses, or attached dwellings on separate lots with interior lot lines dividing the lots along the party-walls.

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

Solar Energy Facility: Solar thermal collectors, arrays of photovoltaic cells, and related equipment used to generate electrical energy, heat air or water, or store solar energy

Spa: See “Personal Services”

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

Storage and Warehousing: Facilities for the storage of furniture, household goods, or other commercial goods of any nature. May include an outdoor storage component, provided that the outdoor storage is not the primary use. Does not include storage, or mini-storage facilities offered for rent or lease to the general public (see “Storage-Self Service, Indoor”); warehouse facilities primarily used for package distribution (see “Package Distribution Facility”).

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 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.

Studio (Art, Film): Facility to produce films or art containing offices, computer data centers, stages, film editing, green rooms, mill, paint shop, commissary, studio residences, and other uses that are incidental to the film or art studio. No artistic productions shall be produced which motion picture industry standards would consider pornographic.

Taxi Services: A place and/or building, or portion thereof, that is used or is intended for dispatching taxi cabs and where taxi cabs are kept while not in use.

Terrace: An open platform that extends from a building

Theater: See Entertainment, Indoor

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

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

Vehicle Rental: a retail establishment or mobile on-demand service that rents automobiles, trucks, vans, recreation vehicles, and/or boats.

Vehicle Sales: Establishments which may have showrooms or open lots for selling, renting or leasing automobiles, light trucks, motorcycles, boats, and ATVs

Veterinarian Clinic: A facility where animals are given medical or surgical treatment and may be boarded during the course of their treatment and recovery (also veterinarian office, animal hospital, veterinarian hospital).

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

Warehouse: A facility predominantly used for the storage, wholesale, and/or distribution of manufactured products, supplies, and equipment, but excluding truck terminals, transfer stations, and bulk storage facilities for storing hazardous or noxious materials

Wayfinding Sign: A sign noting a relative location of different uses and destinations including businesses, parks, and landmarks

Wind Facility: All equipment and structures utilized in connection with the conversion of wind to electricity. This includes, but is not limited to, transmission lines and support structures, storage, collection and supply equipment, transformers, service and access roads, and one or more wind turbines.

Wind Facility, On-Site: A wind facility located at a residential, commercial, industrial, agricultural, institutional, or public facility that will generate more than 50% of the electricity consumed by the facility

Wind Facility Height: The vertical distance from the average finished ground level at the main tower edges to the highest point of the structure, including any blade, lightning rod, or antenna. If a blade extends above the tower at any point in its arc, then the tip of the rotor blade at its highest point or blade-tip height shall be used.

Wind Turbine: A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a tower, accelerator platform or nacelle body, and one or more rotors, with two or more blades for each rotor.

Window Signage: Any form of identification of a building or its use applied directly to its windows

Yard, Front: The area between the architectural front of a building and the public right-of-way.

Yard, Rear: The area extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot.

Yard, Side: The area between the front yard and the rear yard between the principal building and the side lot line.

APPENDIX



A.1 GREAT POND PLANT PALETTE

The list below is subject to change by the Great Pond Village Design Manager in consultation with the Town Planner based on changes in design and availability.

SCIENTIFIC NAME	COMMON NAME	RECOMMENDED USE
Shade Trees		
<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	Streetscape Planting; Parks and Open Space; Parking Lots
<i>Acer saccharum</i>	Sugar Maple	Specimen; Parks and Open Space; Naturalized Areas
<i>Cladrastis kentukea</i> (lutea)	American Yellowwood	Specimen; Parks and Open Space; Entranceways
<i>Gleditsia triacanthos inermis</i>	Honeylocust	Streetscape Planting; Plazas; Parking Lots
<i>Liquidambar styraciflua</i>	Sweetgum	Streetscape Planting; Parks and Open Space; Parking Lots;
<i>Nyssa sylvatica</i>	Blackgum	Parking Lots; Parks and Open Space; Naturalized Areas
<i>Platanus x acerifolia</i>	London Planetree	Streetscape Planting; Parks and Open Space;
<i>Quercus alba</i>	White Oak	Streetscape Planting; Parks and Open Space; Parking Lots; Naturalized Areas
<i>Quercus bicolor</i>	Swamp White Oak	Streetscape Planting; Parks and Open Space; Parking Lots; Naturalized Areas
<i>Quercus palustris</i>	Pin Oak	Streetscape Planting; Parks and Open Space; Parking Lots
<i>Quercus rubra</i>	Northern Red Oak	Streetscape Planting; Parks and Open Space; Parking Lots; Entranceways
<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	Streetscape Planting; Parks and Open Space; Parking Lots;
<i>Ulmus american</i> 'Valley Forge'	Valley Forge American Elm	Streetscape Planting; Parks and Open Space; Parking Lots;
Evergreen Trees		
<i>Abies concolor</i>	White Fir	Berm and buffer planting
<i>Abies fraseri</i>	Fraser Fir	Berm and buffer planting
<i>Ilex opaca</i>	American Holly	Naturalized Areas; Specimen; Berm and buffer planting
<i>Juniperus virginiana</i>	Eastern Red Cedar	Berm and buffer planting
<i>Picea abies</i>	Norway Spruce	Specimen; Entranceways Accents.
<i>Picea glauca</i>	White Spruce	Berm and buffer planting
<i>Picea omorika</i>	Serbian Spruce	Specimen; Entranceways Accents.
<i>Picea pungens</i>	Colorado Blue Spruce	Berm and buffer planting
<i>Sciadopitys verticillata</i>	Japanese Umbrella Pine	Specimen; Entranceways Accents.
<i>Thuja plicata</i> 'Green Giant'	Green Giant Arborvitae	Buffer Planting; Accent
Ornamental Trees		
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	Naturalized Areas; Wet areas
<i>Amelanchier grandiflora</i>	Apple Serviceberry	Naturalized Areas; Wet areas
<i>Cercis canadensis</i>	Eastern Redbud	High Visibility Areas; Flowering; Entranceways and Foundations.
<i>Chionanthus virginicus</i>	White Fringe Tree	High Visibility Areas; Flowering; Entranceways and Foundations.
<i>Cornus alternifolia</i>	Pagoda Dogwood	High Visibility Areas; Flowering; Entranceways and Foundations.

SCIENTIFIC NAME	COMMON NAME	RECOMMENDED USE
<i>Cornus florida</i>	Flowering Dogwood	High Visibility Areas; Flowering; Entrances and Foundations.
<i>Crataegus laevigata</i>	Flowering Hawthorn	High Visibility Areas; Flowering; Entrances and Foundations.
<i>Magnolia virginiana</i>	Sweetbay Magnolia	High Visibility Areas; Flowering; Entrances and Foundations.
<i>Ostrya virginiana</i>	American Hophornbeam	Naturalized Areas; Wet areas
<i>Prunus serrulata</i>	Flowering Cherry	High Visibility Areas; Flowering; Entrances and Foundations.
<i>Syringa reticulata</i>	Japanese Tree Lilac	High Visibility Areas; Flowering; Entrances and Foundations.
Deciduous Shrubs		
<i>Aronia arbutifolia</i>	Chokeberry	Naturalized Areas; Wet areas
<i>Clethra alnifolia</i>	Summersweet	Hedge; flowering; Entrances and Foundations.
<i>Cornus sericea</i>	Red Osier Dogwood	Naturalized Areas; Winter Accent
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	Erosion Control; Low Hedge; Border; Groundcover; Mass Planting
<i>Cotoneaster horizontalis</i>	Rockspray Cotoneaster	Erosion Control; Border; Mass Planting; Entrances and Foundations.
<i>Enkianthus campanulatus</i>	Red Vein Enkianthus	Use in small groupings. Locate where visible for flowers and fall color.
<i>Hamamelis intermedia</i>	Witchhazel	Naturalized Areas; Specimen
<i>Hamamelis virginiana</i>	Common Witchhazel	Naturalized Areas; Specimen
<i>Hydrangea macrophylla</i>	Big Leaf Hydrangea	Use in small groupings. Flowering. Entrances and Foundations
<i>Ilex verticillata</i>	Winterberry (1 male : 3 females)	Naturalized Areas; Wet areas
<i>Lindera bensoin</i>	Spicebush	Naturalized Areas; Hedges; Rain Gardens;
<i>Myrica pensylvanica</i>	Northern Bayberry	Naturalized Areas; Hedges; Rain Gardens;
<i>Potentilla fruticosa</i>	Bush Cinquefoil	Low Hedge; Shrub Border
<i>Prunus x cistena</i>	Purple Leaf Sand Cherry	Borders, Screens, Hedges, Entrances and Foundations.
<i>Rhus aromatic</i>	Fragrant Sumac	Erosion Control; Naturalized Areas
<i>Spirea nipponica</i>	Nippon Spirea	Mass planting; flowering; Entrances and Foundations.
<i>Vaccinium corymbosum</i>	Highbush Blueberry	Edible Fruit; Border; Wet Areas
<i>Viburnum carlesii</i>	Korean Spice Viburnum	Small Groups; flowering; Entrances and Foundations.
<i>Viburnum dentatum</i>	Arrowwood	Naturalized Areas; Tall Hedge
<i>Viburnum plicatum tomentosum</i>	Doublefile viburnum	Specimen or groups. Shrub borders, foundations or hedge
Evergreen Shrubs		
<i>Azalea species</i>	Azalea	Use in small groupings. Flowering. Entrances and Foundations
<i>Buxus microphylla</i>	Little Leaf Boxwood	Use in small groupings. Hedges; Entrances and Foundations
<i>Gaultheria hispidula</i>	Creeping Snowberry	Evergreen Groundcover; Naturalized Areas
<i>Ilex crenata</i>	Japanese Holly	Plant in Groupings. Hedges; Entrances and Foundations
<i>Ilex glabra</i>	Inkberry	Plant in Groupings. Hedges; Entrances and Foundations
<i>Juniperus chinensis</i>	Chinese Juniper	Hedges; Screens; Mass Plantings
<i>Juniperus communis</i>	Common Juniper	Hedges; Mass Plantings
<i>Juniperus horizontalis</i>	Creeping Juniper	Groundcover; Foundations and Plant beds.
<i>Juniperus sabina</i>	Savin Juniper	Erosion Control
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	Specimen; Berm and buffer planting; Entrances Accents.
<i>Kalmia angustifolia</i>	Sheep Laurel	
<i>Kalmia latifolia</i>	Mountain Laurel	Specimen; Flowering; Entrances and Foundations
<i>Ledum groenlandicum</i> ■	Labrador Tea	
<i>Microbiota decussata</i>	Siberian Cypress	Berm and buffer planting; Erosion Control
<i>Rhododendron species</i>	Rhododendron	Use in small groupings. Flowering. Entrances and Foundations
<i>Taxus x media</i>	Yew	Foundations, Screens, Hedges
Ferns		
<i>Adiantum pedatum</i>	Maidenhair Fern	Specimen; Shady High Visibility Areas; Entrances

SCIENTIFIC NAME	COMMON NAME	RECOMMENDED USE
<i>Dennstaedtia punctilobula</i>	Hay-scented Fern	Groundcover; Naturalized Areas
<i>Dryopteris</i> species	Wood Fern	Naturalized Areas; Wet areas
<i>Matteucia</i> species	Ostrich Fern	Naturalized Areas; Wet areas
<i>Osmunda</i> species	Cinnamon/Royal Fern	Specimen; Shady High Visibility Areas; Entranceways
<i>Polystichum acrostichoides</i>	Christmas Fern	Specimen; Shady High Visibility Areas; Entranceways
Grasses		
<i>Calamagrostis</i> species	Feather Reed Grass	Specimen; Entranceways Accents.
<i>Chasmanthium latifolium</i>	Northern Sea Oats	Specimen; Entranceways Accents.
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue Grass	Specimen; Entranceways Accents.
<i>Panicum</i> species	Switchgrass	Specimen; Entranceways Accents.
<i>Pennisetum</i> species	Fountain Grass	Specimen; Entranceways Accents.
<i>Schizachyrium scoparium</i>	Little Bluestem	Specimen; Entranceways Accents.
Groundcover		
<i>Arctostaphylos uva-ursi</i> (6"–12")	Bearberry	Naturalized Areas
<i>Liriope muscari</i>	Lilyturf	High Visibility Areas; Flowering; Entranceways and Foundations.
Perennials		
<i>Aruncus</i> species	Goatsbeard	Naturalized Areas; Wet areas; Rain Gardens
<i>Aster novae-angliae</i>	New England Aster	Naturalized Areas; Wet areas; Rain Gardens
<i>Astible</i> species	False Spirea	High Visibility Areas; Flowering; Entranceways and Foundations.
<i>Ceratostigma plumbaginoides</i>	Plumbago/Leadwort	High Visibility Areas; Flowering; Entranceways and Foundations.
<i>Cimicifuga</i> species	Bugbane	Naturalized Areas

■ - Indicates a wetland/bog-friendly plant

▲ - Indicates a recommended street tree

NOTES

- A. Prior to completing any planting plans, consult the State of Connecticut List of Invasive Plants – Public Act #04-203.
- B. A review of plant material will be conducted to ensure survivability
- C. All plants should be selected with soil type, sun exposure, and root condition taken into consideration.
- D. A 5-year maintenance program is required, which covers three (3) growing seasons.

A.2 APPLICATION CHECKLIST

The items below are intended to ensure compliance through the development process with the cost and schedule impact to applicants. This checklist subject to change by the Great Pond Design Manager.

Great Pond Design Submission Application Checklist		Design Submittal Phase			
		Phase I: Concept Plan	Phase II: Schematic Design	Phase III: Design Development	Phase IV: Construction Documents
Submittal Package	Digital PDF				
	Scale Drawings (24"x36" sheets)				
	Submission Date				
A. Site Plan	1. Site Survey including existing topography, watercourses, specimen trees (greater than 12" in caliper) and tree stands		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	2. Illustrative Site Plan	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	3. Building Type/Building Use Plan		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	4. Building Setback Plan		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	5. Lot Layout and Subdivision Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Parking, Service, and Access Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	7. Street section and Passageway/Trail sections			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	8. Trash, Service, and Utility Equipment Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	9. Existing and Proposed Finish Grading Plan and Finish Floor Elevation Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	10. Landscape Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	11. Stormwater Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	12. Site Lighting Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Building Plans & Elevations	1. Architectural Style designation		<input checked="" type="checkbox"/>		
	2. Ground Floor Plan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	3. Typical Floor Plans		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	4. Roof Plan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	5. Conceptual Elevations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	6. Building Sections and Typical Wall Sections (1/8"=1'-0" minimum scale)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	7. Wall elevations (front, side, and rear)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	8. Details			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	9. Mechanical Equipment Locations			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	10. Sketch-up (3d) model		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
C. Building Materials	1. Cut sheets/identification of proposed exterior finishes			<input checked="" type="checkbox"/>	
	2. Cut sheets/identification of proposed paving/hardscape materials			<input checked="" type="checkbox"/>	
	3. Sample materials and exterior colors			<input checked="" type="checkbox"/>	

