TOWN OF WINDSOR

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Petition for Text Amendment to the Zoning/Subdivision Regulations/Form-Based Code

TOWN PLANNING AND ZONING COMMISSION

This petition is for an amendment to the: Zoning Regulations ✓ Subdivision Regulations ☐ Form-Based Code ☐

Town of Windsor

Name of Applicant

860-285-1980

Phone #

275 Broad Street, Windsor, CT 06095

Applicant's Address

planning@townofwindsorct.com

E-mail Address

Please re-write the entire section with the proposed deletions in [brackets] and proposed additions <u>underlined</u> (you may attach the proposed amendments to this application form).

Sections 3.1.2C(3) and 3.4.2C (see attached)

Please explain your reason(s) for amending the text: To clarify parking lot landscaping requirements and bring tractor trailer storage spaces into conformance with industry standards.

Please explain how this change will improve the Zoning/Subdivision Regulations or Form-Based Code: By creating more consistent landscaping requirements and reducing unneccessary pavement.

How will the change affect the Town's adopted Plan of Conservation and Development? N/A

Applicant's Signature

5/5/23

Date

Office Use Only***

Fee $ Ø   Ck. No._____   App. rec'd by: _Andrea_   Comm. Action/Date:_____

Revised 06/17

Additions are <u>underlined</u>, deletions are ~~struck through~~.

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SECTION 3 - **SITE DEVELOPMENT**

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3.1   LANDSCAPING

3.1.2   Specific Landscaping Requirements

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Required Landscaping Within Parking Lots

(3)   Landscaped Islands within All Parking Lots

~~In all parking lots, rows of parking spaces shall be terminated by curbed landscaped end islands at least 9 feet in width and 17 feet in length for single rows and 9 feet in width and 34 feet in length for double rows. For every ten spaces in a parking lot, c~~<u>C</u>urbed <u>and</u> landscaped ~~interior~~ islands at least ~~9~~<u>nine</u> feet in width and 17 feet in length shall be provided <u>in all parking lots at the following rate: the total number of required parking spaces divided by ten, rounded to the nearest whole number, plus one, which is expressed as follows:</u>

<u>Landscaped Islands = ROUND (Required Spaces ÷ 10) + 1</u>

<table>
<tr><td>

<u>Example #1: Required Spaces = 78</u>

<u>Landscaped Islands = ROUND (78 ÷ 10) + 1</u>

<u>Landscaped Islands = ROUND (7.8) + 1</u>

<u>Landscaped Islands = 8 + 1</u>

<u>Landscaped Islands = 9</u>

</td><td>

<u>Example #2: Required Spaces = 32</u>

<u>Landscaped Islands = ROUND (32 ÷ 10) + 1</u>

<u>Landscaped Islands = ROUND (3.2) + 1</u>

<u>Landscaped Islands = 3 + 1</u>

<u>Landscaped Islands = 4</u>

</td></tr>
</table>

~~for every ten spaces in a parking lot, to be used as end and interior islands and arranged within the parking area as approved by the Commission. In all parking lots,~~<u>All rows of parking spaces shall be terminated by an end island and any remaining required islands shall be distributed as evenly as possible throughout the parking lot as interior islands to provide landscaping, lighting, vehicle charging, and snow storage opportunities, as approved by the Town Planner or Commission. End and interior islands may be combined on a limited basis to facilitate lighting, snow storage, and electric vehicle charging stations without conflicting with required landscaping, or to avoid short bays of parking that interfere with snow plowing.</u> ~~These i~~<u>I</u>nterior islands may be waived by the Commission for developments in Windsor and Wilson Centers (as described in Section 13.1.3A) and for parking lots to the rear of buildings in the Industrial and Warehouse Zones. Sidewalks may be required in the landscaped islands (see Appendix, pages A-14 through A-16).

3.4   OFF-STREET LOADING

3.4.2   Loading Space Standards

C
Each truck trailer storage space shall be ~~at least~~ 12 <u>to 15</u> feet wide, <u>55 to </u>65 feet in length, and if not constructed entirely of concrete, shall contain at least a concrete truck trailer dolly pad. A truck trailer storage space shall not be considered a required truck loading space.

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SECTION 3 – SITE DEVELOPMENT

3.1   LANDSCAPING

3.1.2 Specific Landscaping Requirements

C

Required Landscaping Within Parking Lots

(3)   Landscaped Islands within All Parking Lots

Curbed and landscaped islands at least nine feet in width and 17 feet in length shall be provided in all parking lots at the following rate: the total number of required parking spaces divided by ten, rounded to the nearest whole number, plus one, which is expressed as follows:

Landscaped Islands = ROUND (Required Spaces ÷ 10) + 1

Example #1: Required Spaces = 78   Example #2: Required Spaces = 32

Landscaped Islands = ROUND (78 ÷ 10) + 1   Landscaped Islands = ROUND (32 ÷ 10) + 1

Landscaped Islands = ROUND (7.8) + 1   Landscaped Islands = ROUND (3.2) + 1

Landscaped Islands = 8 + 1   Landscaped Islands = 3 + 1

Landscaped Islands = 9   Landscaped Islands = 4

All rows of parking spaces shall be terminated by an end island and any remaining required islands shall be distributed as evenly as possible throughout the parking lot as interior islands to provide landscaping, lighting, vehicle charging, and snow storage opportunities, as approved by the Town Planner or Commission. End and interior islands may be combined on a limited basis to facilitate lighting, snow storage, and electric vehicle charging stations without conflicting with required landscaping, or to avoid short bays of parking that interfere with snow plowing. Interior islands may be waived by the Commission for developments in Windsor and Wilson Centers (as described in Section 13.1.3A) and for parking lots to the rear of buildings in the Industrial and Warehouse Zones. Sidewalks may be required in the landscaped islands (see Appendix, pages A-14 through A-16).

3.4   OFF-STREET LOADING

3.4.2   Loading Space Standards

C
Each truck trailer storage space shall be 12 to 15 feet wide, 55 to 65 feet in length, and if not constructed entirely of concrete, shall contain at least a concrete truck trailer dolly pad. A truck trailer storage space shall not be considered a required truck loading space.