



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 860-285-1980
Name of Applicant Phone #
275 Broad Street planning@townofwindsorct.com
Applicant's Address E-mail Address

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

See attached.

Please explain your reason(s) for amending the text: Correction to a text amendment error, which was adopted on June 11, 2024. It was adopted as Section 7.6.4 but should be Section 7.6.5. No text has been changed from when the amendment was adopted.

Please explain how this change will improve the Zoning/Subdivision Regulations or Form-Based Code: _____

How will the change affect the Town's adopted Plan of Conservation and Development? It will have no impact.

[Signature]
Applicant's Signature Date 6/12/24

Office Use Only*****

Fee \$ 0 Ck. No. _____ App. rec'd by: Andrea Comm. Action/Date: _____

Additions are underlined and deletions are ~~struck through~~.

7.6 SPECIAL USES

The Commission may allow the following uses subject to the provisions of Section 15 and as specified below.

7.6.1 Extended-stay hotels and their accessory uses as per Section 5.2.6K, full-service hotels and conference centers and their accessory uses as per Section 8.6N, that support the needs of the surrounding developments. The Commission shall determine that the proposed facility is significant in size, conveniently located to both the surrounding development and other business or travel amenities, and designed to high-quality building and landscaping design standards. The minimum total required parking for any facility shall be the sum of the required parking for each use within it. On-site restaurants shall comply with Section 5.2.6D(2). The site shall be located within 500 feet of an interchange of an interstate highway. The minimum standards of the RC Zone shall apply, except for those specified in Section 8.6N.

7.6.2 General Offices

7.6.3 Religious institutions are providing increasing services to the community. To promote the use of these services and provide easy access for increasing vehicular trips, these facilities may be approved on sites within Restricted Commercial Zones with frontage on streets classified as arterial in the Plan of Conservation and Development. Approvals shall be subject to the applicable provisions of the underlying Restricted Commercial Zone. (see also Sections 4.5.7D and 10.5.3)

7.6.4 Self-Storage Facilities

A

Self-storage facilities shall be climate-controlled with no exterior access to individual storage units.

B

No storage of radioactive, explosive, flammable, toxic, perishable, or any other hazardous materials, as defined by the fire prevention code. Nor shall there be occupancy by any animals, nor by any persons including owners and employees.

C

A lease agreement between the lessee and lessor shall state that no radioactive, explosive, flammable, toxic, perishable, or any other hazardous materials, as defined by the fire prevention code.

D

No storage of any items outside of the climate-controlled self-storage buildings shall be permitted.

E

Leasing office hours shall be limited to the hours between 8:00 a.m. to 6:00 p.m. Monday through Saturday.

F

Storage facility access hours shall be limited to the hours between 7:00 a.m. to 10:00 p.m. Monday through Sunday.

G

No activities other than rental storage units and pick-up and deposit of storage items are allowed on the premises, unless specifically allowed in item H below.

H

Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site.

I

Self-storage facilities are to be used only for storage. Therefore, the maintenance, repair, and sale of any items or vehicles is prohibited.

J

The design of self-storage facilities should:

- (1) Utilize climate-controlled buildings with interior access to all storage units;
- (2) Discourage the use of corporate identification in the building architecture and exterior finishes;
- (3) Integrate corporate colors, or variations of corporate colors, as minor accent features, not as overall color themes, but avoid the use of color banding or stripes;
- (4) Discourage the use of fenestration or glazing for marketing of building or business;
- (5) Avoid the use of false windows that do not provide actual penetration to the interior of the building;
- (6) Interior storage units should not be visible through a building storefront or windows; and
- (7) Interior hallways or other non-storage unit areas of the interior that are visible through a building storefront or window should be painted in muted tones that complement exterior building colors.

7.6.4 7.6.5 Racket Sports Facility/Club and its accessory uses, which may include the sale of prepackaged food served in or on disposable wrappers, containers, or plates from a concession stand, snack bar, café, or take out service as per 5.2.6(D)(1)(b) and the sale of alcoholic beverages from a service bar for on premise consumption by members and their guests with a café – bowling alley liquor permit. There shall be no limited entertainment facilities.