

## **REVISION 4/18/19**

### **DESIGN DEVELOPMENT DISTRICT REGULATION AMENDED TO INCLUDE THE COLLEGE DISTRICT ZONE DESIGNATED AS DESIGN DEVELOPMENT DISTRICT ZONE III (DDD III)**

#### **UNDERLINED = REVISED**

#### **603.3 Districts**

There shall be three Design Development Districts as follows:

Design Development District I – 20 Acre Minimum

Design Development District II – Age Restricted Residential Development

Design Development District III – College Design District

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#### **UNDERLINED = REVISED**

#### **603.6 Application Procedure – DDDI, DDDII, and DDDIII**

A request for the establishment of a Design Development District zone with respect to a parcel shall be by way of an application for a change in zone and approval of a Master Plan, only after a public hearing has been held in accordance with provisions of the Connecticut General Statutes. Application for such zone change shall be made upon a form provided by the Planning and Zoning Commission and filed with the Department of Development at least thirty-four (34) days prior to the regularly scheduled meeting of the Planning and Zoning Commission. An application for a Zone Change to Design Development shall be exempt from the requirements of Section 713 but shall comply with the requirements of this section. Twenty (20) copies of the application shall be filed and shall contain the following information:

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#### **NEW TEXT ADDED TO END OF DDD SECTION**

#### **603.13 Design Development District III: College District Zone**

The East Hartford Plan of Conservation and Development calls for the creation of a “Campus Focus Area” overlay zone, encompassing Goodwin College, the adjacent residential neighborhood to the east and the former Willgoos site to the south, to coordinate development in a manner that preserves the contextual neighborhood character and commercial uses along Main Street, while supporting the college’s expansion. The proposed mix of uses and their general locations within the Campus Focus Area are identified as Planning Areas in the Future Land Use

Plan, Exhibit A to this Regulation. These regulations provide density, bulk, massing, height, mix of uses criteria for DDD III to facilitate the orderly development of the area.

### **603.13.1 Purpose and Intent**

The purpose and intent of the DDD III College Design District is to enable Goodwin College and the area around it to be developed with a mix of institutional, commercial, and residential uses in accordance with one or more Master Plans so as to create a vibrant, walkable community that will provide a place where people can live, work, and play. Because what is needed for this unique area is a comprehensively designed mixed use environment, with a variety of land uses carefully integrated both horizontally and vertically in a compact form, a conventional zoning district or districts separating land uses into single-use areas is unworkable and inappropriate for the development and redevelopment of the area. Accordingly, a new zoning district is hereby created to accommodate and facilitate development of a campus focus area. With the approval of a Master Plan, a parcel or combination of parcels may be developed according to an approved site plan that is found by the Commission to be consistent with the Master Plan.

The DDD III is a mixed use zoning district to be overlayed on the Town Zoning Map within the boundaries described in Section 603.13.2.

### **603.13.2 Underlying Zones and Geographic Area Eligible For DDD III:**

A DDD III development is permitted on any parcel or combination of parcels in any zone within the following geographic area:

North boundary: south right-of-way line of Willow Street

East boundary: west right-of-way line of Main Street and High Street

South boundary: south and east property line of 1 Pent Road (Map-Lot 9-1)

West boundary: Connecticut River

### **603.13.3 Definitions for DDD III**

The definitions in Regulations Section 200 shall apply to this section. The following definitions shall also apply to this section where there is a conflict between definitions in Section 200 and this section, the definitions in this section shall control:

**Institutional Use:** A nonprofit, religious, or public use, such as a religious building, library, public or private school, hospital, or government-owned or operated building, structure, or land used for public purpose, including any property exempt from real property taxes pursuant to C.G.S. Sec. 12-81.

**Master Plan:** As defined in Section 603.6.j of the Regulations.

**Signage:**

a. **Signs.** The following definitions apply to signage in the DDD:

- (iv) Sign, Awning. A sign attached to, affixed to, or painted on an awning or canopy.
- (v) Sign, Blade. A sign (sometimes referred to as projecting bracket mounted sign) that is attached to, in whole or in part, a building face or wall, and that projects in a perpendicular direction from such face or wall (or, in the case of a building corner, that projects in a direction that is approximately midway along the outside corner) and that contains two potential sign sides.
- (vi) Sign, Canopy. A sign that is attached to, in whole or in part, a building face or wall and that projects in a perpendicular direction from such face or wall more than 18 inches and that includes three potential sign sides (for example, a sign commonly described as a movie or theater marquee sign).
- (vii) Sign, Menu Board. A freestanding or wall-mounted sign identifying items offered for sale within a restaurant.
- (viii) Sign, Sandwich or A-Frame. A portable sign which is movable and not attached to a building, structure or the ground. These signs shall not count in the calculation of Identity Signage attached to buildings.
- (ix) Sign, Site. A sign that does not identify a particular building or establishment, but which identifies a neighborhood or other group of buildings or establishments.
- (x) Sign, Suspended. A sign that is suspended from the underside of a horizontal plane and is supported by such surface.
- (xi) Sign, Table Umbrella. A sign attached to, affixed to, or painted on an umbrella or parasol connected to an outdoor restaurant table.
- (xii) Sign, Window. An identity sign that is etched onto, or otherwise attached to, the surface of a window such that visibility is maintained through the window.

**Streetscape:** The area within a street right-of-way that contains sidewalks, street furniture, landscaping or trees.

#### **603.13.4 Permitted, Special Permitted and Prohibited Uses**

The permitted uses, accessory uses, and special permit uses in the Design Development District III are those as defined in the Business 1 (B-1) zoning district as limited by the permitted uses in each Planning Area as set forth herein. Those uses are found to be consistent with the intent of this regulation and the Planning Areas identified in the Campus Area Master Plan, Campus Focus Area, Chapter 12 of the Plan of Conservation and Development, as amended, found in Figure 48 (“Future Land Use Plan”).

### **603.13.5 Planning Area Map Established**

- A. The Planning Area Map is established as part of this Regulation and made a part of the Official East Hartford Zoning Map as authorized under CGS 8-2 as amended.
- B. Design criteria, dimensional requirements, and uses will be regulated by the Planning Area Map for area-specific requirements. The Design Development III district will be divided into the following nine Planning Areas: Commercial Mix, Main Gateway, Ensign Boulevard, Residential Mix, Campus, Green Connect, Willow Gateway, River Gateway, and Route 2 Gateway.

### **603.13.6 Planning Area Map**

Where uncertainty exists as to the location of the boundaries as shown on the Planning Area Map, the following rules apply:

- A. Commercial Mix and Main Gateway area generally extends 100 feet on the west side of Main Street, measured from the right-of-way line.
- B. Ensign Boulevard area generally extends from 100 feet on either side of Ensign Street measured from the right-of-way line.

### **603.13.7 Planning Areas**

#### **A. Ensign Boulevard**

The Ensign Boulevard area will feature three-to-four story buildings with higher densities than the surrounding areas. Wide, landscaped sidewalks and outdoor terraces will allow for some outdoor cafes and display areas. Retail, restaurant, and office uses will occupy the ground floor with upper floor offices, residences, and live/work spaces. Small public ways or spaces will be incorporated into the streetscape design, enhancing the vitality and appeal of the public realm.

#### **1. Ensign Boulevard Permitted Uses**

Any use in the Business 1 (B-1) zoning district is permitted (with applicable conditions) except the following:

- ~~a. Offices accessory to a school or educational use may not exceed thirty-three percent (33%) of the total building gross floor area of the Planning Area~~
- b. Convalescent home
- c. Greenhouses and plant nurseries
- d. Non-profit civic clubs and lodges; except those that are existing at the time Master Plan adoption
- e. Propane exchange cages
- f. Caterers and catering halls



- g. Drive-through facilities
  - h. Liquor stores; except those that can meet the requirements of Sec. 222
  - i. Funeral homes
  - j. New and used automobile truck sales and service
  - k. Non-profit donation drop-off boxes
  - l. Non-profit educational group care facility
  - m. Service establishments, Tier II, subject to existing distance requirement
  - n. Substance abuse treatment facilities
  - o. Telecommunications tower
2. Ensign Boulevard Dimensional Requirements
- a. No building or structure may exceed five stories or 60 feet in height, except as listed in Sec. 603.6.4(a)(iv) Height Encroachments. All new buildings must be at least three stories in height.

## **B. Campus**

The Campus area is intended to provide for the establishment and continuing operation of institutional and educational uses. Institution's of higher education constitute a unique mix of uses, facilities and activities and this area is meant to ensure that such uses are compatible with surrounding land uses.

- 1. Campus Permitted Uses
  - a. Schools – public, private, university, college, professional school
  - b. Uses accessory to any school
- 2. Campus Dimensional Requirements
  - a. No building or structure may exceed 100 feet in height. Commission may allow structures higher than 100 feet when there is a compelling public interest in allowing taller structures.

## **C. Commercial Mix**

The Commercial Mix area is intended to balance the need for safe, active, and pedestrian-scaled areas with the need for convenient automobile access where buildings do not exceed five stories in height. Building type standards allow flexibility in building, circulation, and parking lot layout.

- 1. Commercial Mix Permitted Uses
 

Any use in the Business 1 (B-1) zoning district is permitted (with applicable conditions) except the following:

  - a. ~~Offices accessory to a school or educational use may not exceed thirty three percent (33%) of the total building gross floor area of the Planning Area~~
  - b. Convalescent home

- c. Non-profit civic clubs and lodges; except those that are existing at the time Master Plan adoption
  - d. Propane exchange cages
  - e. Liquor stores; except those that can meet the requirements of Sec. 222
  - f. Funeral homes
  - g. New automobile truck sales and service
  - h. Non-profit donation drop-off boxes
  - i. Non-profit educational group care facility
  - j. Service establishments, Tier II, subject to existing distance requirement
  - k. Substance abuse treatment facilities
  - l. Telecommunications tower
2. Commercial Mix Dimensional Requirements
- a. No building or structure may exceed five stories or 60 feet in height, except as listed in Sec. 603.6.4(a)(iv) Height Encroachments. All new buildings shall be at least three stories in height.

#### **D. River Gateway**

The River Gateway will serve as an active center of civic and retail activity and will include a hotel and restaurants. The area will take advantage of river views and incorporate outdoor seating, dining, and entertainment. Its proximity to the river makes it viable for market rate residential and similar uses. Buildings will not exceed six stories.

1. River Gateway Permitted Uses
- Any use in the Business 1 (B-1) zoning district is permitted (with applicable conditions) except the following:
- ~~a. Offices accessory to a school or educational use may not exceed twenty-five percent (25%) of the total building gross floor area of the Planning Area~~
  - b. Convalescent home
  - c. Non-profit civic clubs and lodges; except those that are existing at the time Master Plan adoption
  - d. Propane exchange cages
  - e. Caterers and catering halls
  - f. Drive-through facilities
  - g. Liquor stores; except those that can meet the requirements of Sec. 222
  - h. Funeral homes
  - i. New and used automobile truck sales and service
  - j. Non-profit donation drop-off boxes
  - k. Non-profit educational group care facility
  - l. Service establishments, Tier II, subject to existing distance requirement
  - m. Substance abuse treatment facilities
  - n. Antique and second hand stores
  - o. Greenhouses and plant nurseries

- p. Manufacturing of goods to be sold on premises
  - q. Newspaper and job printing
  - r. Telecommunications tower
2. River Gateway Dimensional Requirements
- a. No building or structure may exceed six stories or 72 feet in height. All new buildings must be at least three stories in height.

**E. Residential Mix**

The Residential Mix area is intended to accommodate a mix of detached and attached residential building types in a pedestrian friendly and walkable environment where buildings do not exceed four stories in height.

1. Residential Mix Permitted Uses

Any use in the Business 1 (B-1) zoning district is permitted except the following:

- a. Schools
- b. Offices accessory to schools or educational uses
- ~~c. Dormitory use shall not exceed twenty percent (20%) of the total building gross floor area of the Planning Area~~
- d. Convalescent home
- e. Non-profit civic clubs and lodges; except those that are existing at the time Master Plan adoption
- f. Propane exchange cages
- g. Caterers and catering halls
- h. Drive-through facilities
- i. Liquor stores
- j. Funeral homes
- k. New and used automobile truck sales and service
- l. Non-profit donation drop-off boxes
- m. Non-profit educational group care facility
- n. Service establishments, Tier II, subject to existing distance requirement
- o. Substance abuse treatment facilities
- p. Newspaper and job printing
- q. Research and development labs
- r. Telecommunications towers
- s. Theaters
- t. Offices and financial institutions
- u. Skilled artisan shops
- v. Antique and second hand stores
- w. Manufacturing of goods to be sold on premises

## 2. Residential Mix Dimensional Requirements

- a. No building or structure may exceed four stories or 48 feet in height, except as listed in Sec. 603.6.4(a)(iv). All new buildings must be at least two stories in height.

### **603.13.8 Height Encroachment**

The following structures may exceed the established height limits, provided they do not exceed the maximum height by more than 12 feet:

- A. Communications tower or cell phone tower;
- B. Cooling tower;
- C. Clerestory;
- D. Chimney and vent stack;
- E. Elevator penthouse or bulkhead;
- F. Flagpole;
- G. Mechanical equipment room;
- H. Ornamental cupola or dome;
- I. Stairway access to roof;
- J. Roof top deck;
- K. Skylights;
- L. Spire, belfry;
- M. Solar panels;
- N. Visual screens surrounding roof-mounted mechanical equipment; and
- O. Wind turbines and other integrated renewable energy systems.

### **603.13.9 Buffer Strips**

Buffer strips shall comply with Section 203 of the Zoning Regulations.

### ~~**603.13.10 — TRANSFER OF DEVELOPMENT RIGHTS (TDR)**~~

#### ~~**603.13.10(a) — Purpose**~~

~~Transfer of Development Rights is established as permitted under Section 8-2 of the Connecticut General Statutes to implement the goals and policies of the East Hartford Plan of Conservation and Development by allowing the transferring of potential uses available in one Planning Area of the DDD-III Zone, the Sending Area, to another Planning Area of the DDD-III Zone, the Receiving Area, in those instances when the Receiving Area is generally more desirable for, and has the capacity for the uses other than its original uses.~~

~~Specific purposes of the TDR process are as follows:~~

- ~~a) — to transfer certain potential future development from one Planning Area to another within the DDD-III Zone in order coordinate development but facilitate orderly development in a flexible manner and lessen congestion in the neighborhood;~~
- ~~b) — to transfer this development into a another Planning Area in the DDD-III Zone where the infrastructure to better support increased densities or different allowable uses in a manner consistent with the Plan of Conservation and Development;~~
- ~~c) — to assist in the diversification of the Town’s housing and retail stock by encouraging more innovative mixed use developments with specific design review.~~

**~~603.13.10(b) — Sending Area~~**

~~For the purpose of these Regulations concerning the Transfer of Development Rights, the Sending Area is defined as any one of the Planning Areas listed in 603.13.4(a)(ii) of these Regulations.~~

**~~603.13.10(c) — Receiving Area~~**

~~For the purposes of these Regulations concerning the Transfer of Development Rights, the Receiving Area is defined as any one of the Planning Areas listed in 603.13.4(a)(ii) of these Regulations other than the one proposed as the Sending Area.~~

**~~603.13.10(d) — TDR Approval Process~~**

~~The TDR Approval Process consists of three distinct components as follows:~~

- ~~A. — Certification of Transferable Development Rights;~~
- ~~B. — Transfer of Transferable Development Rights~~
- ~~C. — Use of Transferable Development Rights.~~

~~Approval by the Commission is required for two components “Certification of Transferable Development Rights” and the “Use of Transferable Development~~

~~Rights”. These shall require the submission of a formal application on forms provided by the Commission containing the information required in this Section, and such application shall be treated as a part of a Master Plan submission. These can occur either as a single application requesting approval of both components or in multiple applications where each application addresses with only one such component.~~

**~~603.13.10(c) — Certification of Transferable Development Rights~~**

- ~~A. — Certification of Transferable Development Rights can only be approved by the Commission as part of a Master Plan application;~~
- ~~B. — A Transferable Development Right is the right to transfer potential development rights to an unspecified location in the Receiving Area;~~
- ~~C. — Persons eligible to apply to the Commission for Certification of Transferable Development Rights are those owning land within the Sending Area; and, the Transferable Development Rights are created only upon Certification by the Commission under this Section;~~
- ~~D. — The number of Transferable Development Rights for either sending or receiving shall be limited to 10% of the total area located in each Planning Area as depicted on the Planning Area Map established pursuant to 603.13.4(a). If 10% of a Planning Area has been utilized for either sending or receiving then that Planning Area is no longer eligible for either sending or receiving;~~
- ~~E. — Transferable Development Rights shall be identified by a numbering system such that each individual right is identified by a unique number as assigned by the Commission following approval and with a notation of the percentage of the Planning Area utilized by each approved application for both sending or receiving.~~

~~An application to the Commission for Certification of Transferable Development Rights shall contain the following information:~~

- ~~(1) — A completed application for “Certification of Transferable Development Rights” as provided by the Commission;~~

- ~~(2) — Legal description of the land from which the transfer of development rights is requested;~~
- ~~(3) — Survey of the land from which the transfer of development rights is requested;~~
- ~~(4) — A copy of the document entitled “Transferable Development Rights Easement”, as provided by the Commission, or equal, fully executed by all persons having an interest in the land as grantors; said easement agreement shall establish a perpetual restriction on the affected property prohibiting the transferred use and its development thereon;~~
- ~~(5) — A statement from the applicant describing the intended disposition of the sending parcel, if known, or declaring the disposition remains unknown.~~
- ~~(6) — A certificate of title from an attorney at law or a title policy issued by a Connecticut licensed title insurance company running in favor of the Town of East Hartford identifying the owners and holders of any interest in the premises.~~

~~G. — Upon approval of the Certification by the Commission, the Easement shall be executed by the Town, and the applicant shall file the document in the Town’s Land Records and a copy sent to the Town Assessor.~~

**603.13.10(f) — Transfer of Transferable Development Rights**

- ~~A. — Transferable Development Rights in ownership of an individual or legal entity may be transferred to ownership of another individual or legal entity by execution and filing of a “Transfer of Development Rights—Deed of Transfer” as provided by the Commission, or equal. No application or approval by the Commission is required.~~
- ~~B. — Such Deed shall identify the Transferable Development Right(s) being conveyed by number as shown on the applicable “Transferable Development Right Easement”, with reference to the book and page of the Town’s Land Records on which is recorded the easement which created them and any deeds transferring their ownership;~~

~~C. — Such Deed shall be executed by both the seller and buyer of the identified transferable development rights;~~

~~D. — The executed Deed shall be filed in the East Hartford Land Records and a copy sent to the Town Assessor;~~

~~**603.13.10(g) — Use of Transferable Development Rights**~~

~~A. — Use of Transferable Development Rights can only be approved by the Commission as part of a Master Plan application;~~

~~B. — An application to use a Transferable Development Right shall accompany an application for a Master Plan;~~

~~C. — The applicant who proposes to use a Transferable Development Right must demonstrate to the Commission that it has a clear legal interest in the receiving parcel and clear ownership of the identified Transferable Development Right(s);~~

~~D. — The applicant shall demonstrate to the Commission that the change of use is preferable to designated development allowed in the Receiving Planning Area and compatible to surrounding development in the Receiving Area. The Commission may impose reasonable conditions on the Transfer to maintain the character of the Receiving Planning Area;~~

~~E. — An application to use a Transferable Right shall include:~~

~~(1) — A completed application for “Use of Transferable Development Rights” as provided by the Commission specifically identifying the applicable Transferable Development Right(s) by number as assigned by the Commission in the certifying process;~~

~~(2) — All copies of the executed “Transferable Development Rights Easements” as filed in the East Hartford Land Records as may be applicable;~~

~~(3) — Any copies of “Transferable Development Rights Deeds of Transfer” as filed in the East Hartford Land Records as may be applicable;~~



~~(4) — A copy of the “Transferable Development Rights Document of Attachment” as provided by the Commission fully executed by the owner.~~

~~F. — Following approval of the Master Plan application by the Commission, the “Transferable Development Rights Document of Attachment” shall be filed in the East Hartford Land Records with a copy sent to the Town Assessor.~~

### **603.13.11 Application**

Any parcel or combination of parcels within the College District Zone are eligible for DDDIII development.

### **603.13.12 Development Standards**

In the DDD III the use and development standards are those of the DDD III zone regulations and those which are in an approved Master Plan. Accordingly, the provisions of these East Hartford Zoning Regulations, including, without limitation, those set forth in the underlying zone and in Article II, shall continue to govern any DDD III development approved by the Commission unless otherwise addressed by a specific standard in the DDD III zone regulations or a standard approved by the Commission as part of an approved Master Plan. If any provision of a DDD III Master Plan as approved by the Town Planning and Zoning Commission conflicts with other provisions of these East Hartford Zoning Regulations governing the underlying zone or with Sections 203, 204, 205, 207, 209 (Parking Regulations), 210, 211, 212, 213, 218, 219, and 222, the provisions of the approved Master Plan and/or Site Plan shall govern.

An approved Master Plan establishes the permitted uses. In approving the Master Plan, the Commission is authorized to regulate and promulgate standards to which an approved Master Plan shall be subject.

The Commission shall approve a DDD III development only when it finds, after a public hearing, that the proposed Master Plan is in accord with public interest, convenience, and welfare after taking into account, where appropriate:

1. The nature of the proposed site including its size and shape and existing natural features;
2. The resulting traffic patterns and the adequacy of proposed off-street parking and loading;

3. The nature of the surrounding area and the extent to which the proposed uses or features will be in harmony with the surrounding existing uses;
4. The proximity of dwellings, houses of worship, schools, parks, public buildings, and of other places of public gatherings;
5. All standards contained in these regulations; and
6. The Campus Area Master Plan for the College District Zone, Exhibit A, as amended from time to time, and other expressions of the purpose and intent of these regulations.

All DDD III buildings, structures and site improvements shall conform to all applicable dimensional standards proposed in the Master Plan, Site Plan, Master Parking Study, ~~and Design Guidelines~~ approved and shall be depicted on the proposed Site Plan.

All development within the DDD III shall be served by public water and sanitary sewer facilities.

All new utilities shall be installed underground, unless modified by the Commission due to physical constraints, impracticality, excessive cost, or other special circumstances. Utilities that are not customarily installed underground, such as transformer boxes, are not required to be installed underground.

Underground tanks for the storage of petroleum products or hazardous materials are prohibited within the DDD III.

### **603.13.13 Design Review and Study Requirements**

#### **a. Design Review Requirements**

- (1) Exterior building elevations of all sides of each building, including building height and exterior building materials
- (2) Interior floor plans of each floor of each building, provided that the location of interior walls and partitions shall be considered preliminary and subject to change.
- (3) Documentation that all development within a DDD III classification shall be served by public water and sewer facilities
- (4) Statement of Consistency with Plans, Studies and Guidelines

#### **b. Study Requirements**

A statement, prepared by a professional with expertise in the relevant subject area, shall be provided for each Master Plan demonstrating reasonable consistency with the following documents that are to be considered as part of the site plan approval process:

- (1) Master Parking Management Study developed in accordance with the standards set forth in the following documents: (a) the Urban Land Institute, Shared Parking; 2<sup>nd</sup> Edition, as amended; (b) the Urban Land Institute, the Dimensions of Parking, 4<sup>th</sup> Edition, as amended; or (c) Institute of Transportation Engineers, Parking Generation Manual, 4<sup>th</sup> Edition, as amended, (or) other standard reference agreed to and approved by the Town Engineer.
- (2) Master Traffic Study developed in accordance with the following documents: (a) Institute of Transportation Engineers, Trip Generation Manual, 9<sup>th</sup> Edition, as amended; (b) Institute of Transportation Engineers, Trip Generation Handbook, 3<sup>rd</sup> Edition, as amended; and (c) Institute of Transportation Engineers, Transportation Analysis for Site Development, as amended.
- (3) Master Stormwater Drainage Study developed in accordance with the DOT Drainage Manual 2000 (as amended) and CT DEEP 2004 Stormwater Quality Manual (as amended).
- (4) ~~Design Guidelines as set forth in Section 605.1 of the Regulations.~~
- (5) ~~Design Guidelines, not binding on the applicant or the Commission, but suggestive of what is appropriate guidance for development in the DDD III as set forth in the manual entitled “\_\_\_\_\_”.~~

**603.13.14 Submission Requirements for Studies to be Submitted to Support the Application**

The Applicant shall submit the following studies to support the Application:

- (i) Comprehensive Master Plan Parking Management Study (“Master Parking Management Study”) for the area to be developed. The following information should be included in the Master Parking Study in accordance with the standards outlined above:
  - (1) Overall analysis of parking demand for the area to be developed, including shared use analysis if applicable;
  - (2) Types and approximate locations and number of parking spaces to be provided;
  - (3) Comparison of parking demand and parking to be provided; and
  - (4) Parking space dimensions.
- (ii) Comprehensive Master Plan Traffic Study (“Master Traffic Study”) for the area to be developed in accordance with the standards outlined above. The following information should be included:

- (1) Existing and projected background traffic counts on major streets located in and adjacent to the area to be developed;
  - (2) Analysis of anticipated traffic to be generated by the land uses proposed for the area to be developed, including projected levels of service and queuing at key intersections;
  - (3) Description of conceptual traffic improvements, including pedestrian and public transit improvements, to mitigate traffic impacts; and
  - (4) Anticipated phasing of traffic improvements within project area:
- (iii) Comprehensive Master Plan Stormwater Drainage Study (“Master Stormwater Drainage Study”) developed in accordance with the standards outlined above. The following information should be included:
- (1) Analysis of existing and proposed peak rates of stormwater discharge from the property or properties;
  - (2) Description of stormwater drainage improvements to be constructed, including phasing; and
  - (3) Preliminary description of stormwater quality measures to be incorporated into the area to be developed.
- (iv) ~~Design guidelines~~ Statement of Design Intent for the development of the Master Plan, including information on the following:
- (1) General statement of intent and project vision
  - (2) Proposed Dimensional standards, including building heights and setbacks;
  - (3) Schematic cross sections of building mass and height along streets;
  - (4) Nature and color of building materials for facades and roofs;
  - (5) Public and private roadway and sidewalk cross-sections and design;
  - (6) Location and type of walkways, including paths and trails, if any;
- (v) a current shared parking analysis at the time of zoning permit application submittal.

**603.13.15 Standards for Required Parking and Loading in the College Design District, DDD III**

The Master Plan Parking Study shall conform to the following standards.

a. Applicability

Accessory parking and loading spaces, open or enclosed, on-street or off-street, shall be provided for all uses within the College Design District for the purpose of providing safe and convenient access to buildings and land uses within and adjacent to College.

b. Area Counted as Parking Space

A parking space may be any open or enclosed area, including any public or private garage or parking facility, carport, driveway, public or private street or other area available for parking.

c. Location of Required Accessory Parking Facilities

Required parking facilities within the College Design District, open or enclosed, shall be provided anywhere within the district or at any other locations that are consistent with the Master Parking Study. Location of parking facilities within the DDD III may be provided anywhere within the district if determined by the Planning and Zoning Commission that it provides safe and convenient access to buildings and uses except that no parking spaces may be located between a public street and a building or structure in the Ensign Boulevard Planning Area. .

d. Required parking spaces within the College Design District

The amount of off-street parking required to be provided within the College Design District shall be based upon the analysis of parking demand contained in the Master Parking Study.

e. Drainage and Surfacing

All open parking areas shall be properly drained and all such areas shall be provided with properly bound pavement. The Commission may allow other surfaces, such as pervious pavement, grass pavers and other materials to be used.

f. Accessible Parking Spaces

All proposed commercial, governmental and multi-family residential land uses shall provide accessible parking spaces for handicapped individuals. Said spaces shall conform to section 14-253a(h) of the Connecticut General Statutes. At a minimum, accessible parking spaces shall be provided in the number required by the State Building Code. Wherever feasible, the parking spaces located closest to a primary entrance shall be designated as accessible parking spaces. Appropriate access ways to and from the adjacent primary entrance shall be provided in association with all accessible parking spaces. All accessible parking spaces shall be clearly designated with signs situated approximately five (5) feet above grade and, where ever possible, with pavement markings. The required cross hatch area shall be located on the right hand side of each accessible space.

g. Fire lanes

All parking areas shall conform to the applicable written requirements of the East Hartford Fire Marshal regarding adequate fire lanes and emergency vehicle access.

h. Lighting

All parking and loading areas shall be adequately illuminated in order to prevent vehicular and pedestrian safety problems. All lighting fixtures shall be arranged (and, where appropriate, shielded) to prevent glare and to direct light away from any neighboring residential properties. Standards for lighting fixtures shall be addressed in the Design Guidelines.

i. Loading Areas

All loading areas shall be adequately sized and located to serve the applicable land uses. Loading areas may be located on street or off street and shall have appropriate signage. Turning movements for the appropriate loading vehicles shall be provided to demonstrate access to the site.

~~j. Design Guidelines~~

~~The Master Plan shall incorporate where possible the Parking Structure Design Guidelines, not binding on the applicant or the Commission, but suggestive of what is appropriate guidance for development in the DDD III as set forth in the manual entitled “\_\_\_\_\_”.~~

**603.13.16 Signage Regulations Applicable in the DDD III**

a. Types of Signs Allowed in the DDD III Zone District

(iii) Signs authorized with Sign Permit approval. The following types of signs are allowed with Sign Permit approval or by the Commission at the time of Site Plan approval, provided they comply with all other applicable provisions of these regulations ~~and are consistent with the provisions of the Design Guidelines:~~

- (1) Awning Signs
- (2) Blade Signs
- (3) Directional Signs, both on-site and off-site
- (4) Grand Opening Event Signs –
- (5) Identity Signs
- (6) Menu Board Sign
- (7) Projecting Wall Signs

- (8) Sandwich or A-Frame Signs
- (9) Site Signs
- (10) Suspended Signs
- (11) Table Umbrella Sign

b. Standards for all Signs in CDD

The location, dimensions, height, area, and other physical characteristics of all signs within the DDD III zone districts shall be consistent with the provisions of the Master Sign Package ~~as a part of the Design Guidelines.~~

**603.13.17 Neighborhood design standard for the DDD III Zone**

The proposed development within the DDD III shall incorporate the following neighborhood design standards.

**603.13.18 Purpose**

In addition to the other standards described herein, the overriding purpose of the DDD III is to encourage the development of fully integrated, mixed use, pedestrian-oriented neighborhoods. The following standards and goals are provided as the design criteria for the College Design District.

**603.13.19 Design Goals**

1. Neighborhood Design is characterized by the following design elements:
  - a. Neighborhoods or developments which are limited in size and oriented toward pedestrian activity;
  - b. A variety of academic, retail, office, research and design, service, housing and public facility uses;
  - c. Residence, retail, workplaces and civic buildings are interwoven within the neighborhood and are all within close proximity;
  - d. A network of interconnecting streets and blocks;
  - e. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles;
  - f. Well-configured greens, public squares, landscaped streets and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation and visual enjoyment of the populace;

- g. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable, harmonious and diverse environment;
- h. Buildings which form a consistent, distinct edge and define the border between the public street and the private block interior; and
- i. Architecture and landscape which respond to the unique character of the neighborhood.

Various aspects of these design goals are demonstrated by the following building typologies, the use of which is strongly encouraged when designing new construction or expansion of existing buildings. The building types are illustrated to ensure that proposed development is consistent with the district goals for building form, physical character, land use and quality:

Streets/blocks and streetscape design.

- a. The street design used within the College Design District may vary depending on the proposed function of the street, the anticipated adjacent land uses, the traffic load and the desired character of the area.
- b. Construction of public streets and walkways must conform to the Town of East Hartford Standards. However, the Commission can approve the overall design of streets, walkways, and on-street parking areas.
- c. Street design shall balance the needs of all users, and streetscape design is critical to this balance. Providing wide sidewalks, on-street parking and an appealing streetscape encourages pedestrian activity. The streetscape may consist of the following amenities depending on the nature of the street:
  - 1. Street trees
  - 2. Planted median strips
  - 3. Bicycle racks and facilities
  - 4. Garbage and recycling bins
  - 5. Rain gardens
  - 6. Street and pedestrian lighting
  - 7. Benches and seating
  - 8. Planters

### **603.13.20 Additional Site Design Standard and Requirements**

In addition to the traditional neighborhood design goals, the DDD III shall incorporate the following sustainable development principles.



1. A principal building must have its main entrance from a street or plaza.
2. Exterior lighting may not exceed 0.5 foot candles beyond a property line except for lighting that is either located in, or illuminates the public right of way.
3. Dumpsters and permanently placed refuse receptacles, which may be shared between properties on the same or adjacent master plans, must be located at least 20 feet from adjacent residential uses.
4. Whenever possible, a parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided at the lot line by landscaping or decorative walls or fences.
5. Whenever possible, a parking lot or garage may not be adjacent to a street intersection

#### **603.13.21 Sustainable Development**

The Commission set forth the following sustainable development objectives to encourage and require environmentally sensitive and sustainable site design and development in the College Design District. These objectives are applicable to all existing properties and proposed site designs and developments subject to the requirements of this section of the Zoning Regulations.

#### **603.13.22 Energy Efficient Design:**

The Commission encourages all applicants to provide site designs for any development that encourage energy-efficient designs, and patterns of development, including but not limited to:

1. Passive solar energy techniques that maximize solar heat gain and minimize heat loss during the various seasons;
2. Renewable energy sources for heating, cooling, and electrical; and
3. Site design techniques, such as, building orientation, street and lot layout, vegetation, natural and man-made topographical features, and solar access.

#### **603.13.23 Low Impact Development:**

In order to minimize the negative impacts of development on the environment, these regulations require that all proposed developments, including municipal developments, implement Low Impact Development (LID) practices and techniques as the standard approach to site design and development. Low Impact Development is an ecologically friendly approach to site development and stormwater management that integrates site design and planning techniques to mitigate development impacts to land, water, and air. Such practices include conservation measures, reduced impervious coverage, and the use of landscape design and features to reduce and cleanse runoff. If LID practices and techniques cannot be utilized, the burden is on the applicant to demonstrate why LID is not feasible. The Commission may approve a site plan that utilizes LID, partially utilizes LID, or does not utilize LID in cases where the application has demonstrated that LID is not feasible.

#### **603.13.24 Master Plan Performance Standards:**

All uses shall be operated as to comply with the performance standards described in this section below, and shall also be so constructed, maintained and operated as not to be injurious to the use and/or occupation of the adjacent premises by reason of noise, vibration, radiation, fire and explosive hazard, or glare.

- A. Smoke, Dust, Particulate Matter, Toxic or Noxious Waste Materials: All uses shall be so operated as to not create a nuisance with off-site emissions of smoke, dust, and particulate matter, toxic or noxious materials.
- B. Noise: All uses shall be so operated as to not create a nuisance with noise and shall comply with the ~~State of Connecticut DEP~~ Town of East Hartford noise standards with regard to maximum decibel output (\_\_db daytime/\_\_db night time).
- D. Vibrations: No use shall be operated so as to produce ground vibration, noticeable without instruments, at the lot line of the premises on which the use is located.
- E. Electromagnetic Interference: No use, activity or process shall be conducted which produces electromagnetic interference with normal radio or television reception in any residential or commercial district.
- F. Fire and Explosion Hazards: Each use shall be operated so as to minimize the danger from fire and explosion and to comply with the regulations contained in the building code, all applicable fire prevention codes and any other ordinance.
- G. Humidity, Heat, or Glare: In the industrial zones any activity producing humidity in the form of steam or moist air, or producing heat or glare, shall be carried on in such a manner that steam, humidity, heat or glare is not perceptible at any lot line.

#### **603.13.25 Master Plan Infrastructure and Utilities**

Public Roads shall conform to the applicable section of the subdivision regulations of the Town of East Hartford except that the Commission may allow low impact development techniques (§605.11.5) when acceptable to the Town Engineer. Wherever practical, cost effective, and technically feasible, new utilities shall be located underground.

#### **603.13.26 Surface and Groundwater Protection**

No permit shall be approved which poses a significant risk of degradation of surface or groundwater supplies arising from the proposed activity.

#### **603.13.27 Water Supply**

- A. The applicant must submit the proposed water supply plan to the Director of Health or other official having jurisdiction.

- B. The applicant must submit a Site Plan to the Fire Chief in order to afford him/her the opportunity to comment on the adequacy of the water supply needed for fire protection.

#### **603.13.28 Master Plan Landscape Design Standards and Requirements**

These landscaping regulations are adopted for the purpose of protecting public health, safety, welfare, and property values by preserving existing vegetation and planting of new materials; providing privacy from visual intrusion, light, dirt, and noise; preventing the erosion of soil; providing water recharge areas; and improving the quality of the environment and attractiveness of the Town of East Hartford. Each Site Plan within each Master Plan shall confirm to the following landscaping standards.

#### **603.13.29 Landscape Area Requirements**

- A. All site plans shall provide landscaped areas on the site.
- B. A landscape plan shall be submitted with any applications for new construction, or alterations to the size of existing buildings, parking, loading, and driveway areas, or a change in use that will expand the size of the building or parking, loading, and driveway areas.
- C. Landscape plans and designs shall include a planting list, with plant names, quantities, size at planting, and size when mature. Typical sections may be shown. Existing planting shall be identified on the plan.
- D. All landscape designs shall be sensitive to the character of the surrounding properties and area and shall use native species. Invasive species shall be prohibited as part of any landscape plan.
- E. The burden is on the applicant to demonstrate that the landscape design meets both the purpose and minimum requirements of landscape areas.
- F. Commission may require that a certified Landscape Architect prepare the Landscape Plan.

#### **603.13.30 Access Management**

##### **603.13.30(a) Purpose**

This section is intended to control the number, size, and location of driveways and access points for business uses in order to promote overall traffic control and promote public safety and welfare.

##### **603.13.30(b) Considerations**

The Commission shall review parking layout and configuration, traffic circulation within the site, the number and location of access points to and from the site, and the nature and type of

traffic circulation on adjacent roadways to ensure that public safety and welfare is promoted with the greatest efficiency.

#### **603.13.30(c) Requirements**

a. When street geometry, traffic volumes or traffic patterns warrant, the Commission may:

1. limit the number of driveways that serve a specific site,
2. designate the location of any driveway
3. require the use or provision of a shared driveway with associated easements, and
4. limit access to a major street and require access from a minor street.

b. As part of application approval, the Commission may require an applicant or owner to:

1. establish mutual driveway or other easements to provide a single point of access for two or more abutting properties in a location acceptable to the Commission,
2. file such easements on the land records in favor of the abutting property owners and/or the Town of East Hartford as shall be acceptable to the Commission and the Town Attorney, and/or
3. utilize a mutual driveway or other easement that exists on abutting property in lieu of having a separate curb cut onto a road or street.

c. Any easements filed shall be unused by the owner or owners of abutting property, and shall not be deeded by the Town to the owner or owners of abutting property, until an abutting owner shall have paid:

1. the then-owner of the burdened premises the sum which the Town reasonably determines to be the fair share of the abutting owner with regard to the fair market value of the easement at the time of its use or transfer,
2. the Town of East Hartford for the costs of any appraisal secured to determine fair market value if the owners are unable to agree on compensation, and
3. the Town of East Hartford for such other transactional costs as may be incurred by the Town in effecting any transfer.

#### **603.13.31 Review Criteria for the DDD III Zone**

In addition to the review criteria within the DDD Regulations, all Master Plan applications submitted under this DDD III Regulation shall be evaluated in accordance with the following review criteria.

#### **603.13.32 Site Appearance Requirements**

Development proposals for the College Design District will be reviewed for appearance and compatibility with the standards set forth in this regulation and within surrounding areas. The following are general guidelines:

- a. Development is strongly encouraged to conform to the principals of traditional neighborhood design (high density, mixed use, and pedestrian friendly). Modern architectural design will be considered when appropriate.
- b. Relationships to land uses in abutting zones and adjacent developments within the zone (compatibility) are important considerations that will be critically reviewed by the Commission. Concerns in this regard will include buffers (vegetative and architectural), building scale/massing/configuration/ height, light spill, emissions (noise), use intensity/frequency, and signage.
- c. Building height, size, and scale shall be considered as part of the overall design and should be designed in such a way that is compatible with the general area, even if the buildings are taller than the surrounding properties.
- d. The general bulk and area requirements of the existing underlying zone shall apply. However, to accommodate traditional neighborhood designs the applicant shall submit proposed bulk and area requirements as part of the GDP approval process.



# DDD3 KEY PLAN

- MAIN CAMPUS
- COMMERCIAL MIX
- MIX RESIDENTIAL
- RIVERSIDE GATEWAY
- ENSIGN BOULEVARD

