

Section 406

Silver Lane Design District (SLDD)

Purpose: It is the intent of this district to provide for a compatible mix of uses at a density and scale supportive of development and redevelopment that will enhance the east end of the Silver Lane corridor.

This area has multiple large parcels that offer opportunity for projects of sizable scale. The district will enable a mix of compatible residential, commercial, and light industrial uses, and promote quality building and landscape design. Strong design standards and flexibility in uses will promote a pedestrian-centered development that creates a vibrant and diverse focal point for the community.

Design Objectives: Architectural and site designs should utilize high quality materials, promote pedestrian connections, incorporate streetscape elements and attractive landscaping. Structural rehabilitation and façade renovations will be encouraged in order to enhance the built environment. Buildings in this district shall be designed or redesigned to incorporate pedestrian amenities into a mixed use center, and shall be of such scale and mass that they relate to each other and the street.

406.1 Permitted Uses and Accessory Uses and Use

a. Permitted uses

1. Antique and second-hand stores, provided there be no outside storage or display of inventory
2. Convalescent homes and assisted living facilities
3. Greenhouses and plant nurseries, provided that they are located on a *lot* of two (2) acres or more
4. Offices and financial institutions
5. *One-family* dwellings, provided that dwellings shall conform to the requirements of Sections 304.3 through 304.8
6. *Restaurant/eating establishments*
7. *Restaurant/automobile oriented use* provided it is an integral part of a *shopping center/mall* as defined in Section 200 of these regulations
8. *Service establishments* “Commercial” and service establishments “Personal Tier (I)”
9. Skilled artisan shops where goods such as, but not limited to, pottery, glassware and leather are manufactured and sold on the *premises*
10. Stores for the sale of goods sold at retail first hand (including auto parts and accessories), provided there be no outside display of inventory unless within the roofed area of the *building*
11. *Telecommunication Sites (Commercial Wireless)*, where the antenna is mounted on existing towers, utility poles, non-residential buildings, light standards and other structures subject to the provisions of Section 225: Commercial Wireless Telecommunication - General Requirements and Section 702.
12. *Three-family* dwellings, provided that dwellings shall conform to the requirements of Sections 304.3 through 304.8
13. *Two-family* dwellings, provided that dwellings shall conform to the requirements of Sections 304.3 through 304.8

b. Permitted *accessory uses* and use

1. Daycare centers/nurseries, as defined in Connecticut General Statutes Section 19a-77(a), when incidental to offices and financial institutions
2. Exterior parking
3. *Home occupations* incidental to one- , two- and three-*family* dwellings
4. Interior storage of goods
5. Massage therapy accessory use may be provided when accessory to and subordinate to the following (massage therapy may not be provided as a standalone or principal business or use):
 - (a) Licensed medical practice
 - (b) Licensed chiropractic practice
 - (c) Licensed physical therapy practice
 - (d) Licensed sports medicine practice
 - (e) Fitness and training center
 - (f) Multi-disciplined beauty salon business
6. Propane exchange cages associated with a conforming retail store or automobile filling station provided that:
 - (a) Cages must be placed within the buildable area of the lot;
 - (b) Unless accessory use propane exchange cages are located on premises that are subject to an existing special permit, a minimum lot size shall be ten thousand (10,000) square feet;
 - (c) Cages shall not result in sight line concerns for vehicular circulation internal or external to the site;
 - (d) Cages shall not be placed in required parking spaces and shall be located on a paved / concrete surface only;
 - (e) There must be no more than two (2) propane exchange cages per lot;
 - (f) Cages shall be lockable ventilated metal locker or rack that prevents tampering and pilfering. Cages must be no larger than 44" width, 29" depth and 50" overall height;
 - (g) All propane exchange/storage must be accomplished within the fully enclosed cage/s.
 - (h) Signs shall be installed on the cages listing exchange procedures and shall contain the identification of the company name along with a local or toll free phone number and address clearly visible on the cages. Advertising on the cages shall not be allowed;
 - (i) Signs requiring that customers leave LPG containers outside shall be posted at the building entrance(s).

- (j) Cage location and installation shall be approved by the Town of East Hartford Fire Marshall and shall be in accordance with the Connecticut Liquefied Petroleum Gas and Liquefied Natural Gas Code (NFPA 58 as adopted and amended).

7. *Signs*, subject to the provisions of Sections 210

8. *Temporary Seasonal Outdoor Restaurant Dining Facilities* provided that:

- (a) Any conforming *restaurant/eating establishment* or *restaurant/automobile oriented use* may provide outdoor dining facilities provided a yearly *seasonal outdoor dining facility* permit shall be applied for and approved by the Department of Permits and Inspections. An accurate site plan drawn to scale shall be required to be filed with the *seasonal outdoor dining facilities* permit application. It shall indicate the location of the *temporary seasonal outdoor dining facilities* on the property, trash receptacles, and description of *outdoor dining area* amenities. Renewal of a previously approved seasonal outdoor dining facility permit shall be exempt from site plan requirements, provided no changes have occurred;
- (b) *Seasonal outdoor dining facility* cannot exceed twenty-five (25%) percent of the *gross floor area* of the *restaurant* or maximum sixteen (16) seats whichever is greater.
- (c) No outside audio systems or live entertainment shall be permitted;
- (d) No advertising *signage* on outdoor umbrellas, awnings or chairs are permitted unless it complies with section 210 of these regulations herewith in.
- (e) Tables and chairs must be located in such a manner as to maintain access to the *building* for emergency services.
- (f) *Seasonal outdoor dining* shall not result in the interference with or hazards to pedestrians on sidewalks or vehicular traffic. Sidewalk access shall be maintained.
- (g) Waiter or waitress service shall not be provided to the *seasonal outdoor dining facility*.
- (h) The serving or consumption of alcoholic beverages is not allowed within the *seasonal outdoor dining facility* even if the *restaurant/eating establishment* has any form of a liquor license.
- (i) *Seasonal outdoor dining facility* cannot be located on public property with the exception of *restaurant/eating establishment* or *restaurant/automobile oriented use* located within the Business 5 (B-5) zone or Comprehensive Rehabilitation Zone (C.D.R.). Any facilities within the Business 5 (B-5) zone or Comprehensive Rehabilitation Zone (C.D.R.) shall receive public right of way permission from the *owner* of the property.

406.2 **Special Permit Uses**

The following uses may be permitted by the Planning and Zoning Commission subject to the general provisions of Article II and the following conditions and safeguards:

a. *Caterers*, and *catering halls*, provided that:

- 1. The minimum *lot* size shall be forty thousand (40,000) square feet; and
- 2. When said *premises* is improved with *building* and abuts a Residential Zone, there shall be a thirty (30) foot landscaped buffer strip. The buffer strip may consist of shrubs, hedges, planted *berms* or trees of sufficient mass to be opaque. In addition, *buildings* must also be set back from Residential Zones two (2) feet for every foot of *building height*.

- b. *Catering halls* serving alcoholic beverages subject to conditions under Section 222, provided that:
1. The minimum *lot* size shall be forty thousand (40,000) square feet; and
 2. When said *premises* is improved with *buildings* and abuts a Residential Zone, there shall be a thirty (30) foot landscaped buffer strip. The buffer strip may consist of shrubs, hedges, planted *berms* or trees of sufficient mass to be opaque. In addition, *buildings* must also be set back from Residential Zones two (2) feet for every foot of *building height*.
 3. Sale of alcoholic beverages shall be confined to the interior of the building, and shall be incidental to a catered function.
- c. *Commercial recreation - indoor and outdoor*
- d. Convention Center, provided that:
1. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic;
 2. Outdoor activities shall be limited to permitted accessory uses.
- e. Daycare centers/nurseries as defined in Connecticut General Statutes Section 19a-77(a), provided that:
1. The minimum *lot* size shall be twenty thousand (20,000) square feet;
 2. No playground equipment or other equipment used in connection with such facility shall be maintained on the required *front or side yards* of the *premises* on which such facility is located;
 3. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic associated with the drop off and delivery of children;
 4. A minimum outdoor play area of seventy-five (75) square feet per registered child shall be provided on-site unless greater requirements are imposed by the regulations of any other State or Federal agency. This designated play area shall be effectively screened with evergreen shrubs or trees against abutting properties in a manner required by the Commission. The designated play area shall be designated and located for safety to avoid the possibility of receiving bodily injury from accident hazards;
 5. All exterior lighting associated with the operation of the facility shall be designed not to interfere with adjacent properties; and
 6. Required parking shall be one (1) space for each five hundred (500) square feet of *gross building floor area* exclusive of the dedicated office area plus one (1) space for each teaching station, and one (1) space for each two hundred (200) square feet of gross dedicated office area.
- f. *Drive-through facilities* subject to the provisions of Section 228.
- g. Funeral homes
- h. *Hotels and motels*, provided that:
1. The minimum *lot* size shall be forty thousand (40,000) square feet; and
 2. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic.

- i. *Hotels and motels* serving alcoholic beverages under a *hotel* permit, as defined under Connecticut General Statutes, provided that:
1. The *building* (defined to include a group of *buildings* on the same *premises*) shall offer not less than one hundred (100) rooms for the accommodation of and rental by guests, and the minimum *lot* size shall be forty thousand (40,000) square feet; and
 2. It meets the conditions established under Section 222.
- j. Liquor stores subject to the provisions of Section 222
- k. *Multiple-family dwellings*, with the following conditions:
1. For parcels containing more than 50 units or that have multiple residential buildings, the Commission may modify the buffer requirements and setback requirements to ensure adequate spacing and screening of buildings, parking areas, and ground mounted mechanicals.
- l. *Permanent seasonal outdoor restaurant dining facilities associated with restaurant/eating establishment* provided that:
1. Parking shall be provided at a rate of one (1) *parking space* for every three (3) legal occupants within the *permanent outdoor seasonal restaurant dining facility*.
 2. No advertising *signage* on outdoor umbrellas, awnings or chairs are permitted unless it complies with section 210 of these regulations herewith in.
 3. All access to the *permanent seasonal outdoor dining facility* shall be through the indoor *restaurant* facilities. Appropriate barriers shall be utilized such as but not limited to walls, fencing, or railings.
 4. Tables and chairs must be located in such a manner as to maintain access to the building for emergency services.
 5. *Permanent seasonal outdoor dining facility* shall not result in the interferences with or hazards to, visibility problems for pedestrians on sidewalks or vehicular traffic.
 6. *Permanent seasonal outdoor dining facilities* shall not be located in any required *front, side or rear yard* and shall be screened from abutting properties by appropriate ornamental fencing, *landscaping* or a combination of these, as approved by the Commission. All parking and parking access drives shall be located a minimum of ten (10) feet from the *permanent outdoor restaurant dining facilities* unless suitable buffers are approved by the Planning and Zoning Commission.
 7. *Permanent seasonal outdoor dining facilities* shall be located on the *lot* as to not interfere with:
 - (a) The safe use of the required *parking spaces* and their required drives;
 - (b) Interior pedestrian circulation;
 - (c) Adjacent properties;
 - (d) The access driveway from any public street; or
 - (e) Traffic on any abutting public street.
 8. Outdoor loudspeakers or live entertainment shall produce a noise level no greater than what is allowed by East Hartford Town Ordinance Article 7 "Control of noise pollution emitted by sound amplifying.

m. *Permanent seasonal outdoor restaurant dining facilities associated with restaurant/eating establishment serving alcoholic beverages* provided that:

1. *Restaurant/eating establishment* shall have an existing license to serve alcoholic beverages.
2. Parking shall be provided at a rate of one (1) *parking space* for every three (3) legal occupants within the *permanent outdoor seasonal restaurant dining facility*.
3. No advertising *signage* on outdoor umbrellas, awnings or chairs are permitted unless it complies with section 210 of these regulations herewith in.
4. All access to the *permanent outdoor dining facility* serving alcoholic beverages shall be through the indoor restaurant facilities. Appropriate barriers shall be utilized such as but not limited to walls, fencing, or railings. Barriers for the purpose of *Restaurant/eating establishment* serving alcoholic beverages shall be designed to prevent the illegal transmission of alcoholic beverages to non-dining areas. Consideration will be given to the location and elevation of the exterior deck or patio dining area.
5. Tables and chairs must be located in such a manner as to maintain access to the *building* for emergency services.
6. Permanent seasonal outdoor dining shall not result in the interference with or hazards to, visibility problems for pedestrians on sidewalks or vehicular traffic.
7. *Permanent seasonal outdoor dining facilities* shall not be located in any required *front, side or rear yard* and shall be screened from abutting properties by appropriate ornamental fencing, *landscaping* or a combination of these, as approved by the Commission. All parking and parking access drives shall be located a minimum of ten (10) feet from the *permanent outdoor restaurant dining facilities* unless suitable buffers are approved by the Planning and Zoning Commission.
8. *Permanent seasonal outdoor dining facilities* shall be located on the lot as to not interfere with:
 - (a) The safe use of the required *parking spaces* and their required drives;
 - (b) Interior pedestrian circulation;
 - (c) Adjacent properties;
 - (d) The access driveway from any public street; or
 - (e) Traffic on any abutting public street.
9. Outdoor loudspeakers or live entertainment shall produce a noise level no greater than what is allowed by East Hartford Town Ordinance Article 7 "Control of noise pollution emitted by sound amplifying equipment" as amended.

n. Research and development laboratories, provided that:

1. *Buildings* shall be used only for experimental, design, development, photographic, medical, electronic, computing or testing purposes; and
2. A *building* used as a research laboratory may also contain offices and open floor space, but any assembling, manufacturing or fabricating processes must be incidental to the principal use.

o. *Restaurant/automobile oriented use* as an independent *building*, provided that:

1. The minimum *lot* size shall be twenty thousand (20,000) square feet;

2. All exterior lighting associated with the operation of the facility shall be designed not to interfere with adjacent properties; and
 3. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic associated with the carry out operation.
- p. *Restaurant/eating establishments* serving alcoholic beverages subject to conditions under Section 222
- q. *Service establishments* “Personal Tier (II)”, provided that:
1. No building or premises shall be used and no building shall be erected or altered that is arranged, intended or designed to be used for a Tier (II) Service Establishment “Personal” upon the premises if any part of such building or premises is situated within one thousand (1,000) feet from any other building or premises having any type of Tier II personal service establishment. Tier (II) personal service establishments within a shopping center/mall as defined here within shall be exempt from this distance requirement.
 2. The windows and doors of any Tier (II) Service Establishments “Personal” may not be covered or obscured in any fashion of shades, curtains, beads, screens, pictures, walls, painting, art work or any other means.
- r. *Substance Abuse Treatment Facilities* provided that:
1. No *building or premises* shall be used and no *building* shall be erected or altered that is arranged, intended or designed to be used for the use as a *substance abuse treatment facility* if any part of such *building or premises* is situated within one thousand (1,000) feet in radius from any part of such *building or premises* used for purpose of public schools, a duly authorized school other than a public school, *house of worship*, charitable institution whether supported by public or private funds, hospital, library, public playground, daycare facilities, or of any *lot* or parcel classified as Residential Zoned. Measurement of the *lot* or parcel upon which the existing or proposed *substance abuse treatment facility* will be situated.
 2. No *building or premises* shall be used and no *building* shall be erected altered that is arranged, intended or designed to be used for the use as a *substance abuse treatment facility* if any part of such *building or premises* is situated within one thousand five hundred (1,500) feet radius any other conforming or nonconforming *substance abuse treatment facility* will be situated.
- s. *Telecommunication Towers (Freestanding Commercial Wireless)* provided that:
1. A map is prepared by a licensed State of Connecticut Land Surveyor depicting the extent of the provider’s planned coverage within the Town of East Hartford and the service area of the proposed wireless telecommunication site.
 2. A map is prepared by a licensed State of Connecticut Land Surveyor, together with supporting documentation indicating the search radius for the proposed wireless telecommunication site.
 3. Details are provided of all proposed antennae structures and mounting equipment, including size and color.
 4. A design drawing is prepared, including cross section and elevation of all proposed towers. Also, a description of the tower’s capacity, including the number and type of antennae it can accommodate, as well as the proposed location of all mounting positions for *co-located* antennae, and the minimum separation distance between antennae. Where a monopole design is proposed, the design shall illustrate how the tower will collapse upon itself without encroaching upon any adjoining property.

4. A report is prepared from a licensed engineer, indicating that the proposed wireless telecommunication site will comply with the emission standards found in Section 225: Commercial Wireless Telecommunications - General Requirements. Such report shall also certify that the installation of such a site will not interfere with public safety communications and the degree to which radio/television reception, standard utility communications, cable systems and data transmission lines will be affected.
5. The minimum lot area shall be thirty thousand (30,000) square feet.
6. All freestanding towers shall be located a minimum distance from any property line of at least one hundred (100) feet or a distance equal to the height of the tower, whichever is greater.
7. All equipment buildings/boxes or equipment areas fifty (50) square feet or greater in area shall comply with the minimum property line setbacks for a principal building in the underlying zone.
8. It meets all general commercial wireless telecommunication requirements as set forth in Section 225.
- t. Theaters
- u. The manufacture, processing or assembly of goods, provided that there be no unreasonable emission of dust, smoke, fumes, glare, noise or vibration beyond the *lot line*

406.3 Lot Sizes and Areas

Each *lot* shall have an area of at least twenty thousand (20,000) square feet and a width of at least one hundred (100) feet. Furthermore, each *lot* shall have a minimum of seventy (70) feet of *street* frontage on a State of Connecticut or Town of East Hartford duly accepted *street* or approved subdivision *street*. The provisions of these regulations do not allow for *lots* without the required *street* frontage.

406.4 Yards

- a. Each *lot* shall have a *front yard* not less than twenty (20) feet in depth.
- b. Where a *building* does not have a party wall with a *building* on an adjoining *lot*, each *lot* shall have *side yards* of not less than ten (10) feet in width on each side.
- c. Each *lot* shall have a *rear yard* not less than fifteen (15) feet in depth.
- d. Each separate *building* shall be at least ten (10) feet from any other separate *building* for each *story* or twelve (12) feet of height.

406.5 Lot Coverage

- a. All *buildings*, including *accessory buildings*, shall cover not more than seventy (70) percent of the area of the *lot*.
- b. The maximum *impervious coverage* shall be eighty-five (85) percent.
 1. Exemption from maximum impervious surface requirement

Lots which existed prior to March 15, 1997 which exceed the maximum impervious surface requirement above shall be exempt from the maximum impervious surface requirement. Additions which do not increase the impervious surface area, constructed on such existing *lots* shall also be exempt from the maximum impervious surface requirement. The plans for any addition to such *buildings* must contain an on-site storm water management program that is acceptable to the Town Engineering Department.

406.6 Maximum Height

No *building* shall exceed fifty (50) feet in height subject to applicable State and Federal regulations dealing with air lanes.

406.7 Required Open Space

Open space for commercial, multifamily dwellings, and mixed use buildings shall be equal to 15 percent of lot area.

406.8 Development Standards - Parking

a. Location of parking spaces

No new parking spaces in the SLDD shall be located between the front façade of the principal building and the abutting street unless approved by the Commission by Special Permit due to special or unique circumstances.

b. Shared Parking

Joint use of off-street parking spaces may be permitted by the Commission. This provision shall apply to all uses within the Silver Lane Design Development district.

Any application for shared parking must include:

1. An analysis of parking demand for each use by time period, demonstrating compatibility of shared parking between uses; and
2. A written permanent easement between the use parties, which clearly stipulates the terms of the joint use of the parking spaces and ensures that such spaces are committed and available to the respective users on a non-conflicting basis. Said easement to be filed on the land records.

c. Parking Lot Landscaping

1. Shade Trees - One 3" minimum caliper canopy tree must be provided for every 7 spaces along the perimeter, and within the interior, of the parking area. A tree shall be placed no more than every 40 ft. along the perimeter of the parking area. Trees shall be maintained and irrigated as necessary and planted within at least 50 square feet of permeable area.
2. Buffering - At least 10% of the interior parking lot shall be landscaped. Planting along the perimeter shall not be considered as part of the 10%. Interior planting beds are to be continuous to allow for maximum plant bed size and are constructed as rain gardens to control stormwater. No landscaped island shall be less than 6 feet wide.
3. Landscaping of Pre-existing Parking Lots - Upon the expansion of an existing parking lot containing 20 or more parking spaces and/or an alteration of a structure, or a change or expansion of a use, the entire existing parking lot shall be brought into compliance with this section.

d. Maintenance of Parking Areas

Any parking lot or area designed or used for parking, circulation, and loading shall maintain such area in good condition so that it is safe, clean, dust-free, and free of any hazard, nuisance or other unsafe condition. Lots shall be properly surfaced, graded, and drained. Striping for parking spaces shall be maintained in good condition. Where a maintenance problem arises, upon order of the Zoning Enforcement Officer, said paving shall be repaired or restored to a satisfactory condition.

406.9 Development Standards – Pedestrian Amenities

a. Pedestrian Connections

Any site directly abutting any multi-use trail or greenway recognized by the Town shall provide a pedestrian connection to such trail or greenway approved by the Commission. Any new building shall provide for a pedestrian sidewalk connection to the public sidewalk.

b. Front Yard Requirements for Sidewalks

Sidewalks are required along site frontage and shall be constructed to Town specifications. Alternative sidewalks or pedestrian access ways located within a site are encouraged, provided that such alternative sidewalks interconnect to existing or future walkways on abutting properties. The applicant is encouraged to provide site interior walkways that link street/drive walks with existing or future multimodal trail systems.

c. Front Yard Requirements for Street Trees

One deciduous tree with 3" minimum caliper is required to be planted within the front setback every 30 ft. along, or in close proximity to public or private sidewalks to provide shade for pedestrians. Trees in paved areas shall have a minimum 25 square feet of permeable area for growth. Trees in islands shall have a minimum of 50 square feet of permeable area for growth. All landscaped areas shall be continuously maintained, irrigated, and fertilized.

In addition to the front yard requirements, other streetscape elements such as but not limited to street furniture, street trees, marked crosswalks, curb ramps, sidewalk planters, bike racks, pedestrian lighting, and pedestrian signage are encouraged.

d. Maintenance of Landscaping

All landscaping elements portrayed on the approved landscaping plan, including buffer treatments, shall be maintained in a manner sufficient to ensure its continuing performance and the survival of plantings. Where a maintenance problem arises, upon order of the Zoning Enforcement Officer, said landscaping shall be restored to a satisfactory condition consistent with the approved landscaping plan.

e. Public Amenities

New buildings and extensive renovations are encouraged to incorporate public spaces to enhance the pedestrian environment, reinforce the open space network and provide for a balance of public and private space. All open space elements should enhance a pedestrian oriented environment that has the appearance of stability, quality and safety. The following elements are encouraged:

1. Orient public space to receive the maximum direct sunlight possible, using trees, overhangs and umbrellas to provide shade in the warmest months.
2. The design of planters, landscaping, walls and other street elements should allow visibility into and out of the open space.
3. Public spaces can feature art work; street furniture and landscaping that invite customers or enhance the building's setting. Examples of desired features include walking surfaces of attractive pavers, site furniture, art work, or amenities such as fountains or seating.

f. Bicycle Parking

Bicycle parking shall refer to the accessory storage of non-motorized bicycles in a secure manner that allows for quick and convenient access, storage and removal of the bicycles by users who are making trips to or from the associated principal use. Bicycle parking shall be provided and identified as either long-term or short-term use.

1. Long-Term Bicycle Parking shall be located within an enclosed, limited-access area designed so as to protect bicycles from precipitation and from theft. Long-Term Bicycle Parking shall be intended primarily to serve residents, employees or other persons who would require storage of a bicycle for a substantial portion of the day, for an overnight period, or for multiple days. Long-Term Bicycle Parking may be provided within the following types of facilities:
 - i. Enclosed spaces within a building, such as bicycle rooms or garages.
 - ii. Bicycle lockers, or fixed-in-place containers into which single bicycles may be securely stored and protected.

2. Short-Term Bicycle Parking shall be located in a publicly accessible space near pedestrian entrances to the uses they are intended to serve. Short-Term Bicycle Parking shall be intended primarily to serve visitors, such as retail patrons, making trips of up to a few hours to a particular use. Short-Term Bicycle Parking may be provided in close proximity to public streets and sidewalks.
3. The following number of minimum amounts of bicycle parking shall be provided:

Type	Use	Minimum Long Term Spaces	Minimum Short Term Spaces
Residential	Single family dwelling	No minimum	No minimum
	Two family dwelling		
	Three family dwelling		
	Multi-family (4+) dwelling	1 per every 20 dwelling units	1 per every 10 dwelling units
	Elderly housing and assisted living facilities	1 per every 30 dwelling units, rooming units, or beds, as applicable	1 per every 20 dwelling units, rooming units, or beds, as applicable
Non-residential	Retail and service uses	No minimum	1 per every 3,000 sq. ft.
	Office, industrial, and employment uses	1 per every 15,000 sq. ft.	1 per every 10,000 sq. ft.

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406.10 Pre-Application Discussion

Applicants are encouraged to initiate a pre-application conference with the Commission to discuss the conceptual aspects of the proposed development and to prepare and present a conceptual plan for informal consideration by the Commission. Neither the pre-application conference, the informal review of the concept plan, nor the Commission's suggestions shall be deemed to constitute approval or denial of any portion of the application.

406.11 Buildable Lots

Any lot located in the Silver Lane Design District having direct access to a Town of East Hartford duly accepted street by private driveway or permanent easement shall be considered to be a buildable lot.

406.12 Fee in Lieu of Parking

Pursuant to CGS 8-2c, application may be made to the Commission to allow a fee to be paid in lieu of providing the parking spaces required by Section 209.

- a. The Commission may, by granting of a Special Permit, allow a fee to be paid in lieu of providing up to twenty (20) percent of the parking spaces required for a use or structure providing that:
 1. The use or structure is located within the Silver Lane Design Development District; and
 2. The number of off-street parking spaces required will not be physically accommodated on the parcel within which the use or structure is proposed.
- b. Prior to closing the public hearing on the Special Permit application, the applicant shall provide a written statement identifying:
 1. The use or uses to be contained within the premises or building;

2. The area of building or premises devoted to each use;
 3. The number of parking spaces required for each use;
 4. The number of spaces that will be provided on the site; and
 5. The deficit between the required and proposed parking spaces.
- c. No application for a fee in lieu of parking shall be approved by the Commission unless:
1. The applicant has agreed to enter into an agreement on the basis of the determination of the parking deficit; and
 2. The proposal receives a two-thirds (2/3) majority vote of the Commission.
- d. No Zoning Permit shall be issued for such use or structure with the parking deficit until the final agreement, detailing the number of parking spaces in deficit and the amount of fees due the "fees-in-lieu of parking" fund, shall have been:
1. Executed by the applicant and the Commission;
 2. Paid in full by the applicant; and
 3. Filed with the Town Clerk.
- e. Fees in lieu of parking shall be two thousand dollars (\$2,000.00) per parking space.

406.13 Low Impact Development

These regulations require, where feasible, employment of measures in accordance with the latest version of the Low-Impact Development Appendix to the Connecticut Stormwater Quality Manual to control stormwater at its source and to minimize the generation of runoff collected by the municipal storm sewer system.

a. Adjoining Properties

Sites shall be graded, drained, and landscaped as to dispose of all surface water accumulation on site, and to prohibit surface water draining onto an adjoining property.

b. No Net Volume Increase

In no case shall any zoning permit allow the volume of stormwater runoff from a site to exceed the volume existing prior to the application for such permit or approval.

c. Maintenance

Approved stormwater and low-impact development infrastructure shall be maintained for the duration of the use with which the approval was associated, to the standard of performance represented in the application or otherwise accepted as standard practice. Failure to maintain such infrastructure without just cause (which may be determined in the sole discretion of the zoning enforcement officer) is a violation of these zoning regulations.

406.14 Site Lighting

- a. A photometric plan from the manufacturer or a qualified engineer shall be submitted that demonstrates compliance with these regulations. All exterior lights and sign illumination shall be designed, located, installed and directed in such a manner as to:
1. Prevent direct or objectionable glare or light trespass;
 2. Be shielded to the extent possible;
 3. Be contained within the target area;
 4. Maximize energy conservation;
 5. Limit the illumination to the minimum amount adequate for the intended purpose of the lighting; and
 6. Shield direct light source(s) so that they shall not be visible at the property line at ground level or above when adjacent to residential property.
- b. No light shall be transmitted beyond the lot where it originates so as to endanger the public health or safety, including the public safety on any street or highway, or to impair the value and reasonable use of any other lot. Illumination levels shall not exceed 0.5 footcandles beyond a lot line unless otherwise approved by the

Commission. Any unnecessary lighting shall be reduced after the close of business. The applicant may be required to control the lighting through timing devices and/or motion detectors.

- c. Fixture Standards – To reduce off-site glare, lighting fixtures for all parking areas shall be full cut-off type fixtures or fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface.
- d. Prohibited Lighting
The following lighting types are prohibited:
 - 1. Searchlights, beacons, and laser source light fixtures, including when directed upward at such an angle that neither buildings, trees, shrubs nor site surfaces are lit.
 - 2. Animated, flashing, moving and festooned lighting, and lighting producing changing colors.
Traditional seasonal lighting, as determined by the Zoning Enforcement Officer, is exempt from this regulation.