

V D. COMMERCE PARK TRANSITIONAL ZONE

1. Purpose

A mixed-use zone that provides for a variety of uses that promote an ideal transition between the Commerce Park areas and the residential zones and Village Center. Uses should be less intensive in nature and scale to better protect the quality of life and character of the surrounding residential zones and Village Center.

2. Permitted Uses

All uses in this section are permitted subject to Site Plan approval (and Special Permit approval when required under Section V.D.4):

- a. Business and professional offices
- b. Medical offices
- c. Research and development laboratories
- d. Light manufacturing, fabrication, processing or assembly of goods (buildings up to 800 thousand square feet)
- e. Warehouses and Distribution Centers (buildings up to 800 thousand square feet)
- f. Retail and Personal Service establishments
- g. Restaurants
- h. Existing agricultural uses
- i. Existing cemeteries
- j. Passive and active recreational amenities and parking, for the benefit of proposed adjoining permitted uses and/or for the benefit of the Town of East Granby. May include a Town-owned and operated park.

3. Accessory Uses

Accessory uses may include the following:

- a. Off-street parking.
- b. Signs.

4. Special Review Area

Within the Commerce Park Transitional Zone, development or use of any portion of any lot located within 250 feet of any residential zone shall only be permitted following the granting of a Special Permit and Site Plan approval by the Commission, so that the Commission may ensure compatibility and reasonable transitions between existing and potential uses by:

- a. Restricting the intensity of uses to minimize the impact on the adjacent residential zone by:
 - limiting hours of operation
 - regulating lighting intensity and timing
 - regulating access management and traffic flow
 - restricting/limiting outside storage, except trailer parking
 - requiring visual screen/buffer of dumpster area and above ground utilities
 - Limiting number of trailer parking spots to 0.50 spots per 1,000 SF of total industrial SF
 - Limiting number of auto parking spots to 0.80 per 1,000 SF of total industrial SF
 - Limiting total number of dock doors to 0.60 docks per 1,000 SF of total industrial SF
- b. Increase building and parking setbacks for industrial uses up to a total of 200 feet from property lines that are adjacent to a residential zone.
- c. May limit maximum height requirements to no more than 35 feet.
- d. Require greater landscape buffers and berms of up to a total of 200 feet wide along property lines adjacent to a residential (including MFDR and EH) or agricultural zone properties. Landscaped buffers and berms shall be permanently protected by a conservation easement.
- e. Require elevations or cross sections depicting grades, buildings and landscape elements, including berms and evergreen trees, where applicable, to demonstrate impact to neighbors. Interplanting within existing forested areas is encouraged.
- f. Require landscape plan designed by a licensed landscape architect.
- g. Require sidewalks (if determined necessary)
- h. Require all utilities to be installed underground
- i. Require traffic analysis (if determined necessary)
- j. May limit maximum lot coverage to 60%

5. Special Permit Uses

All uses or activities in this section are only permitted subject to granting of a Special Permit and Site Plan approval by the Commission:

- a. Hotel / motel provided:
 - access to the facility, all guest rooms, and accessory uses including any restaurant is through a central lobby.
 - swimming pools and similar accessory recreational facilities are for the use of guests only.
- b. Assisted Living Facilities and Convalescent Homes

- c. Multi-Family Residential Development as follows:
- Maximum Density 16 units per acre
 - Dwelling Units of greater than 2 bedrooms are not permitted, however, lofts and offices are permitted within each dwelling unit
 - Maximum number of 2 Bedroom Units shall not exceed 75% of the total Dwelling Units.
 - No buildings shall have a footprint greater than 18,000 square feet.
 - Buildings shall be no closer than 35 ft apart from another building.
 - Applicant shall create interior and exterior communal space or amenities for the private use of the tenants, to be approved by the commission. Public amenities are also to be encouraged, such as parks, amphitheaters or athletic fields.
 - Properties located with frontage along a state highway shall provide retail, office, restaurant, or personal service uses on the ground floor of the building façade facing the state highway to encourage a variety of uses along our major roadways, or, as an alternative, amenities such as parks and sports fields.
 - Parking shall be provided at 1.7 spaces per dwelling unit. This may include parking in off-street parking lots, in garages, and in spaces in front of garages.
- d. Day Care.
- e. Public utilities and related uses.

6. Height & Area Regulations

Maximum Height	3 1/2 stories 45 feet	The Commission may allow industrial penthouses, parapets, cupolas, screens and similar architectural features exceeding the maximum height limitation where the property is served by public water and sewer and where required for elevator, stairwell, environmental, health, safety, or process reasons. Multi-family dwellings may be 50 feet in height.
Minimum Frontage (feet)	100	
Minimum Lot Area (sq.ft.)	80,000	
Minimum Front Yard (feet)	50	
Minimum Side Yard (feet)	30 ea.	
Minimum Rear Yard (feet)	30	
Maximum Lot Coverage	65%	

7. Additional Requirements

No Commerce Park Transitional Zone shall be established unless adjacent to an existing Commerce Park Zone (A), Commerce Park Zone (B), or similarly zoned parcel in an adjacent municipality.