

**F. VILLAGE CENTER (VC) ZONE- PROPOSED CHANGES IN RED**

**1. Purpose**

This zone is intended to establish a compact village center for the convenience of shoppers and residents while encouraging development as part of an integrated plan. The VC Zone shall be limited to areas served by public MDC water and East Granby WPCA sewers.

These regulations are also intended to provide guidance for the construction of new buildings and renovation of existing buildings in the Village Center to:

- Strengthen the “identity” of the Center.
- Create a traditional New England Village “destination” for governmental and commercial services for community residents, the community daytime population, and commuting public.
- Provide a synergy among commercial activities to help promote a strong economic base.
- Control vehicular circulation and encourage pedestrian movement.

**2. Permitted Uses**

All uses in this section are only permitted subject to site plan approval by the Commission:

- a. Business and professional offices.
- b. Banks.
- c. Retail stores.
- d. Personal service establishments.
- e. Art studios/galleries.
- f. Governmental uses. ~~(What does this mean? The Town of East Granby is exempt from Zoning Regulations per Town Ordinance)~~
- g. Full Service Restaurants
  - ~~i. Establishments selling or serving alcoholic beverages provided that the center of the public entrance for such use is located at least 200 feet from any lot used as a church, school, playground, hospital, public library or from any residential zone.~~
  - h. Laundries, cleaning establishments, and printing shops, employing less than 10 persons.
  - ~~k. Existing residential dwellings as of the date of adoption of the VC Zone. All additions and alterations solely for residential use shall be in accordance with the R-30 Zone Standards and are not subject to site plan approval by the Commission.~~
  - i. Existing cemeteries.
  - j. Bed and Breakfast.
  - k. Child Day Care/Preschool Center.

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l. Churches and other places of religious worship.

m. Multi-family dwelling units subject to the following:

- Dwelling Units of greater than 3 bedrooms are not permitted
- Maximum number of 2 Bedroom Units shall not exceed 50% of the total Dwelling Units within the building. 3 Bedroom Units shall not exceed 25% of the total Dwelling Units.
- Buildings containing dwelling units shall be connected to and served by public MDC water and East Granby WPCA sewers.
- Parking spaces, in addition to those required by VII.B.2 for Business Uses, shall be provided per VII.B.2 except that the minimum number of spaces provided shall be 1 per studio or one bedroom dwelling unit, 1.5 for a two bedroom dwelling unit, 1.7 for 3 bedroom units.

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n. Drive Thru Establishment, Type B.

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**3. Accessory Uses**

Accessory uses may include the following:

a. Garage for commercial vehicles used by the tenant of the premises.

a. Off-street parking.

b. Signs.

~~Up to 2 electronic or amusement devices (not including internet sweepstakes or gambling devices) in restaurants and other establishments serving alcoholic beverages, recreational establishments or retail stores in compliance with all state and local ordinances and regulations.~~

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a. ~~More than 2 electronic or amusement devices (not including internet sweepstakes or gambling devices) as an accessory use in a restaurant or establishment serving alcoholic beverages provided:~~

- ~~Area containing amusement devices is no more than 25% of the total building (if single tenant building) or tenant space (if multi-tenant building).~~
- ~~Applicant can demonstrate proper rules and regulations as well as separation of uses to ensure protection and safety of patrons.~~
- ~~Gaming area must function as an accessory use to restaurant/bar and is only allowed to be used by patrons of the restaurant/bar.~~
- ~~Gaming area shall only have interior access and shall not be accessible from outside the building.~~
- ~~Uses or activities within 250 feet of any residential zone.~~

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b. Home occupations associated with a permitted residential use.

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c. ~~Permanent Shared Parking Use Reduction - The Commission may approve a consolidated parcel parking plan to allow a permanent reduction of up to 25 percent of the required parking spaces due to shared use of the parking facilities when the parking needs of the joint users occur at different hours of the day.~~

Commented [RN2]: This is in the design criteria for the Village Center Zone but not listed as something that is approvable by the Commission in this Zoning District.

e.d.

**4. Special Permit Uses**

All uses in this section are only permitted subject to granting of a Special Permit and site plan approval by the Commission:

- ~~a. Bed and Breakfast.~~
- ~~b. Child Day Care/Preschool Center.~~
- ~~e. Churches and other places of religious worship.~~
- ~~d. Any use permitted with site plan approval in the Residence Zones.~~
- ~~e. Bazaars, festivals, auctions, carnivals, circuses and other similar, temporary activities in compliance with all state and local ordinances and regulations.~~
- ~~f. Theaters, bowling alleys and similar recreation not including arcades.~~

~~g. a. Drive Thru Establishment, Type B.~~

~~h. a. Multi-family dwelling units subject to the following:~~

- ~~• Living Area and Room Requirements:
  - ~~○ Minimum Living Area~~
    - ~~Efficiency \_\_\_\_\_ 600 sq. ft.~~
    - ~~1 bedroom \_\_\_\_\_ 700 sq. ft.~~
    - ~~2 bedroom \_\_\_\_\_ 850 sq. ft.~~
  - ~~○ Dwelling Units of greater than 2 bedrooms are not permitted~~
  - ~~○ Maximum number of 2 Bedroom Units shall not exceed 75% of the total Dwelling Units within the building.~~~~
- ~~• Buildings containing dwelling units shall be connected to and served by public MDC water and East Granby WPCA sewers.~~
- ~~• Parking spaces, in addition to those required by VII.B.2 for Business Uses, shall be provided per VII.B.2 except that the minimum number of spaces provided shall be 1.5 per dwelling unit.~~

~~j. More than 2 electronic or amusement devices (not including internet sweepstakes or gambling devices) as an accessory use in a restaurant or establishment serving alcoholic beverages provided:~~

- ~~• Area containing amusement devices is no more than 25% of the total building (if single tenant building) or tenant space (if multi-tenant building).~~
- ~~• Applicant can demonstrate proper rules and regulations as well as separation of uses to ensure protection and safety of patrons.~~
- ~~• Gaming area must function as an accessory use to restaurant/bar and is only allowed to be used by patrons of the restaurant/bar.~~
- ~~• Gaming area shall only have interior access and shall not be accessible from outside the building.~~
- ~~k. j. Uses or activities within 250 feet of any residential zone.~~

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## 5. Height & Area Regulations

Maximum Stories	2 1/2
Maximum Height	35 feet (40 feet in Route 20/Rte 187 Node)(50 feet in the Route 20/East Street Node as defined in the Village Center Master Plan)
Minimum Frontage (feet)	50 50-feet
Minimum Size Lot Area	5,000 square feet
Minimum Front Yard	20 feet, except 50 feet on state highways
Minimum Side Yard	15 feet (Commission may waive if abutting uses share a common building wall or common parking).
Minimum Rear Yard	15 feet
Maximum Lot Coverage	80%

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**6. Design Requirements**

Applicant shall demonstrate that appropriate provisions have been made for:

- a. A pedestrian friendly environment.
- b. Shared driveway access.
- c. Landscaping

**1. Design Guidelines**

- a. Building massing and site layout

Desirable	Undesirable
Small building footprints varying from 2,000 sf to 10,000 sf maximum	Large building footprints
Articulated plan and facade elements in traditional New England manner	“Box” buildings with flat facades.
Complexes of small buildings oriented to encourage synergy of activities.	“Strip” orientation of a building.
Interconnected small elements to encourage pedestrian movement between buildings.	One large building footprint.
Consistent setbacks designed to enhance architecture and access to adjacent buildings.	Discontinuous or excessive setbacks.
Buildings “oriented” to street/pedestrian walkways.	Buildings oriented internally to site.

- b. Building design in keeping with rural and historic character of East Granby and compatible with architectural style of existing historic buildings.

<b>Desirable</b>	<b>Undesirable</b>
“Traditional” character complementing existing architecture.	“Character-less” architecture.
1 ½ to 2 ½ story buildings following natural contours of property.	One-story box buildings on created leveled building sites.
Articulated facades.	Flat building facades.
Finished building elevations all sides.	Street side finished elevations and blank side and rear building elevations.
Sloped roofs @ 6:12 or greater pitch.	Flat roofs/mansard roofs.
Roof gables.	Unbroken roofline.
Multiple windows.	No windows. Long uninterrupted window runs. Large “store front” windows.
Building eaves/overhangs.	Flush walls.
Shutters/entry porches/columns	No exterior ornamentation.

c. Building materials appropriate for the architectural style on all elevations of the building.

<b>Desirable</b>	<b>Undesirable</b>
Wood clapboard or shingle horizontal siding. Vinyl or aluminum substitutes should be selected for “close to traditional material” finishes.	Stucco (EIFS). Vertical siding. Metal buildings.
Brick masonry.	Concrete block.
Corner boards/gable/ and eave trim.	No trim.
“Architectural” style asphalt or wood roof shingles.	Metal roofing or “flat” asphalt shingles.
Traditional colors.	Building or trim colors not complimentary to neighboring buildings or traditional style.

d. Building and site signage should complement the site, neighboring sites and the Village Center.

<b>Desirable</b>	<b>Undesirable</b>
Modest visible signage.	Large or excessive signage.
Standard “signable” area in a sign fascia incorporated in the building design above store windows or entrance.	Indiscriminate location of signs or oversized signs obscuring architectural features.
Standard site sign located at entry drive to include name signs for all site occupancies.	Individual business site signs of different sizes and design.
Low signage.	Elevated or “lollipop” signs.

Smaller signs when closer to street.	“One size fits all” signs.
Indirect illumination.	Internally illuminated signs.

e. Mechanical and electrical services and equipment should be located within the building where possible.

<b>Desirable</b>	<b>Undesirable</b>
Rooftop equipment located in a “roof well”, behind a parapet or a screen wall	Exposed to view.
Meters and ground-mounted equipment should be grouped for location in a screened service area or unobtrusively located.	Exposed to view. Mounted on front of building. Located along drive or walkway entrances.
Underground utilities.	Overhead utilities.

f. Site designs should strive to minimize the prominence of parking, especially in the front yard.

<b>Desirable</b>	<b>Undesirable</b>
Parking to rear or side of building.	Unscreened parking.
Adequate Parking to serve the needs of the site.	Excessive or inadequate parking.
Shared parking to encourage synergy of adjacent sites, encourage pedestrian traffic and to balance parking demand peaks.	Parking based on maximum demand of individual site.
Defined traffic circulation patterns.	Undefined traffic or parking layouts.
Few curb cuts.	Multiple driveways per site.
Defined or narrow curb cuts.	Wide or undefined curb cuts.
Shared driveways and interconnected sites.	Separate sites with dedicated driveways and no connections to adjacent sites.

g. Site designs should enhance pedestrian circulation.

<b>Desirable</b>	<b>Undesirable</b>
Interconnected sites with walkways.	Separate sites with no connections.
Provision of walkways.	Walking areas through parking lots.
Buildings arranged for visibility and connection to adjacent sites.	Buildings with entries on “opposite” sides of adjacent sites or that require “walking around back”.

h. Landscaping should be used to integrate a site into the character of the area and complement the proposed development, adjacent sites and the Village.

<b>Desirable</b>	<b>Undesirable</b>
Landscaping along the street.	Sterile streetscape.
Landscaped front yards.	Paved front yards.

Screening of parking areas.	Overly visible parking areas.
Landscape areas in parking lots.	“Sea” of asphalt.
Saving large existing trees.	Clear-cutting a site.
Grass with mulch planting beds.	Large areas of stone or mulch.
Stone or traditional wood fences.	Chain link or stockade fences.

- i. Site lighting should complement the site and be of a scale suited to the buildings. Lighting should be utilized as a unifying element with adjacent sites and the Village.

<b>Desirable</b>	<b>Undesirable</b>
No off-site mitigation of light. Utilize full cut off design luminaries.	Broadcast lighting. Flood lights. Cobra head lights.
175 watt preferred, 250-watt maximum metal halide lamps.	Large area coverage high output lamps. High-pressure sodium lamps. Mercury vapor lamps.
15-foot high poles preferred, 20-foot high poles maximum.	Large central coverage area poles.
Black finished color poles and luminaries for Village uniformity.	Natural finished aluminum. Colors not complimentary to neighboring sites.
Low-level indirect or concealed lighting on building facades.	Glaring light levels. “Wall-pak”, spot lights, floodlights on building facades.