

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 ():

- a. Business and professional offices
- b. Medical offices
- c. Retail and Personal Service establishments
- d. Restaurant
- e. Existing agricultural uses
- f. Existing cemeteries
- g. 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.
- h. Multi-Family Residential Development as follows:
 - Maximum Density 16 units per acre
 - 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.
 - Dwelling Units of up to 3 bedrooms are permitted. Mix of bedroom units shall be as follows: 20%- 1 bedroom, 60%- 2 bedroom, 20%- 3 bedroom
 - Parking shall be provided at 1 space per studio or 1 bedroom dwelling unit, 1.7 for a two-bedroom dwelling unit and 2.0 for a three-bedroom dwelling unit. This may include parking in off-street parking lots, in garages, and in spaces in front of garages.
- i. Day Care.

3. Accessory Uses

Accessory uses may include the following:

- a. 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.

4. Special Permit Uses

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

- a. Research and development laboratories
- b. Light manufacturing, fabrication, processing or assembly of goods (buildings up to 400 thousand square feet)
- c. Warehouses and Distribution Centers (buildings up to 400 thousand square feet)
- d. 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.
- e. Assisted Living Facilities and Convalescent Homes
- f. Public utilities and related uses.
- g. Indoor Recreational Sports Training Facility- not on parcels with frontage on a State Highway
- h. Indoor Self-Storage Facility- not on parcels with frontage on a State Highway
- i. Drive-thru Establishment, Type A, subject to the following:
 - Such establishments shall be allowed on lots with frontage on a State Highway and having a minimum acreage of five (5) acres.
 - No more than one such Drive-thru establishment per 5 acres of land shall be allowed on any lot and no more than 3 total Type A Drive-thru establishments on one parcel.
 - Such establishments shall not occupy more than twenty-five (25%) percent of the total ground floor area of all buildings on the property upon completion of development of the site. If a stand alone Type A Drive-thru establishment is the first building occupied, no other Type A Drive-thru establishments shall be located on the site until the 25% provision is met.
 - The serving window where food is provided to the customer shall not be closer, measured horizontally, than 600 feet from the serving window where food is provided to the customer of another Type A Drive-thru establishment.
 - No said use will be permitted within 250 feet of a residential district measured horizontally from the Type A serving window to the nearest point of the residential zone.
 - The serving window shall be located to the rear or side of the building.
 - There shall only be one (1) window serving food which shall be served by one (1) vehicular service lane. Unless otherwise required by the commission, the vehicular service queue lane shall be not less than 100 feet in length (measured from behind the vehicle at the service window) and located so as to not obstruct access to parking spaces, sidewalks, and pedestrian access to the building.
 - No outside audio system is permitted except for a central service ordering menu board.
 - Said use shall not create visibility problems for motorists or pedestrians and shall be located in such a manner as to not restrict access by emergency services to any portion of the building.

6. Height & Area Regulations

Maximum Stories/Height	4 stories/50feet
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Minimum Frontage (feet)	100
Minimum Lot Area (sq.ft.)	40,000
Minimum Front Yard (feet)	50 Other Uses 100 Industrial
Minimum Side Yard (feet)	30 Other Uses 100 Industrial
Minimum Rear Yard (feet)	30 Other uses 100 Industrial
Maximum Lot Coverage	65% Industrial 70% Other Uses

7. Additional Requirements/Considerations

- A. Zone Changes: 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.
- B. Enhanced Landscape Buffer: Landscape buffers and berms of up to a total of 200 feet wide along property lines adjacent to a residential zone (including MFDR and EH). Landscaped buffers and berms shall be permanently protected by a conservation easement. Landscape considerations will be given to existing trees and natural vegetation, topography on the site, actual adjacent uses and placement of the proposed buildings. Interplanting within an existing tree canopy shall be encouraged where appropriate.
- C. Sidewalks- are required along any frontage where existing sidewalks exists or where the property connects to a property zoned Village Center Zone.
- D. Commission may, where appropriate:
 - limit hours of operation,
 - regulate lighting intensity and timing,
 - restricting/limiting outside storage, except trailer parking
 - requiring visual screen/buffer of dumpster area and above ground utilities