



COMMERCE PARK TRANSITIONAL ZONE

Section V.D

Zone 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.

PERMITTED USES

- 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 400 thousand square feet)
- e. Warehouses and Distribution Centers (buildings up to 400 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.

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.

DIMENSIONAL REQUIREMENTS

Min. Lot Area: 80,000 square feet

Min. Front Yard: 50'

Max. Coverage: 65%

Min. Side Yard: 30'

Lot Frontage: 100 Feet

Min. Rear Yard: 30'