



VILLAGE CENTER ZONE

Section V.F

Zone 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.
-

PERMITTED USES

- a. Business and professional offices, banks.
 - b. Retail stores and personal service establishments.
 - c. Art studios/galleries.
 - d. Governmental uses.
 - e. Restaurants.
 - f. 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.
 - g. Laundries, cleaning establishments, and printing shops, employing less than 10 persons.
 - h. 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.
-

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. Bed and Breakfast.
- b. Child Day Care/Preschool Center.

- c. 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. Drive Thru Establishment, Type B.
- h. 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. Uses or activities within 250 feet of any residential zone.

DIMENSIONAL REQUIREMENTS

Min. Lot Area: 5,000 square feet	Min. Front Yard: 20', State Highway 50'
Max. Coverage: 80%	Min. Side Yard: 15'
Lot Frontage: 50 Feet	Min. Rear Yard: 15'