

§242-507 Commercial/Industrial/Office Parks [eff. 1/26/05]

A. Purpose:

It is the purpose of this regulation to foster and permit alternatives to “strip mall” development in specific permitted zoning districts. It shall provide general guidance for the establishment of well planned, attractive and economically viable development in a “park like” setting. Special consideration must be given to the overall appearance of the site, the location of buildings, access roads and drives, parking areas, walkways, preservation of natural assets and ecologically sensitive areas, maintenance provisions, architecture and landscaping.

B. Design Review Application:

In addition to the requirements set forth in Section 242-301C of these regulations, the applicant shall submit the following data as part of the application:

- (1) Recommendations of the Department of Transportation (DOT) for access to and from state highways including any improvements thereto or similar recommendation from the Town Engineer for Town roadways.
- (2) A Traffic Impact Study as required by §242-602G(2).
- (3) Water Supply System authorization from the Department of Public Health (DPH) and Department of Public Utility Control (DPUC).
- (4) Sewerage System authorization issued by the Brookfield Water Pollution Control Authority (WPCA)
- (5) A comprehensive Maintenance Control Plan for the site and its facilities.
- (6) A Fire Protection Plan for the site including the location of hydrants, pumping systems, fire detection and alarm systems

C. Area, Height and Yard Requirements:

- (1) Minimum lot area for entire site shall be twenty-five (25) acres.
- (2) Minimum lot width = 200’
- (3) Front yard – 100’
- (4) Side/Rear Yards = 50’
- (5) Maximum Height = 50’
- (6) Maximum individual building size not to exceed 75,000 square feet per level.

D. Open Space:

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The Commission may require that a portion of the park be reserved as “open space”. Typically such areas may be forested areas and wetlands. The Commission may also require that part or all of such areas be dedicated to the Town of Brookfield.

E. Roads, Drives and Parking Areas:

All roads and drives shall be designed and constructed in accordance with the Town Road Ordinance. Parking areas shall be designed and constructed in accordance with §242-305 of these regulations.

F. Perimeter Strips:

There shall be a strip of not less than fifty feet (50') between any building and the perimeter boundary of the site. Such areas shall be left in their natural condition or suitably landscaped at locations deemed appropriate by the Commission.

G. Walkways:

Pedestrian walkways shall be constructed to facilitate inter-building access.

H. Landscaping:

Landscaping shall conform to the requirements of §242-501J of these regulations.

I. Signage:

The standards and requirements set forth in §242-306 are modified herewith as follows:

Each building shall provide a “sign panel” of the size currently permitted by the regulations on the façade of the building(s) and integrated into the architectural design of the building. Such panel design and locations shall be consistent with all other buildings on the site. Buildings having frontage on two interior drives may have signage on each frontage side not to exceed the size required by the regulations. Size and setback requirements are set forth in §242-306C(6).

J. Overall Design:

The design of the park shall be such that a “strip mall” configuration is eliminated and that the site is developed in a “park like” arrangement. “Park like” shall generally connote a well designed site in which buildings are sited to compliment one another,

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that their mass is diminished by attractive architectural features, that landscaping be generously employed to provide an attractive setting for the buildings and that parking areas are suitably designed and landscaped to diminish their image of large areas of pavement.

There shall be a minimum of thirty feet (30') (see regulations §242-501C(4)) between buildings, none of which shall exceed 75,000 square feet per level.

Buildings shall be located as to provide convenient pedestrian traffic and access. Special attention shall be given to loading and refuse collection areas to insure they are properly screened and do not detract from the "park like" atmosphere which is the central concept of this regulation.

Landscaping is a paramount concern and shall be accomplished in such a manner as to provide pleasant and attractive surroundings for clients and customers. Architecture shall be guided by guidelines set forth in §242-602J of these regulations.

K. Permitted Uses:

The uses permitted by this section are:

- (1) All industrial uses permitted in the IR80N District
- (2) All sales uses permitted in the IRC80/40 District

L. Permitted Districts:

Commercial/Industrial and Office Parks, as set forth in this section, shall be permitted in the following districts only:

- (1) IR80N
- (2) IRC80/40

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