

PROPOSED REGULATION CHANGE

Deletions = strikethroughs

Additions = Italics

SECTION 242- 308 E. (1)

E. Obstructions at street intersections and walkways”

To insure traffic safety, no fence, wall, hedge, shrubbery, or other obstruction to vehicle driver’s vision in excess of three feet (3’) in height, as measured above the adjacent street grade, shall be placed or allowed to grow ~~at street intersections within the area formed by a line joining points on each front lot line twenty feet (20’) from the intersection of the tangent of such streets.~~ so as to obstruct the lines of sight at any intersection. The required lines of sight (site distances) shall be as required and as set forth within the State of Connecticut, Department of Transportation, Traffic Manual, Section 11-2.0, “Intersection Site Distance.”

SECTION 242-405 B. (3)

(3) Floor area: An apartment shall contain not less than four hundred eighty (480) square feet nor more than ~~seven hundred fifty (750)~~ eight hundred (800) square feet.

SECTION 242-305

Subsection C, “Standards” shall be revised to establish subject matter subtitles as follows:

- (1) Size and Construction:
- (2) Location:
- (3) Ingress/Egress:
- (4) Aisle Width:

- (5) Access and Internal Drives:
- (6) Setbacks:
- (7) Walkways:
- (8) Curbing:
- (9) Intersection Setback:
- (10) Lighting:
- (11) Handicapped Parking:
- (12) Firelanes:

Subsection D. , “Trailer Coaches, Campers, and Storage Trailers” shall be revised to establish subject matter subtitles as follows:

- (1) Occupancy
- (2) Interior Storage
- (3) Marshaling and staging operations:

SECTION 401 B. (13)

- (13) Multifamily dwellings in accordance with Section 242-404, *provided that they are supported by public/municipal sewer and water services. (per PCD “Guide to Multi-family Development No. 14.)*

SECTION 242-404 C. “sewage treatment”

- (8) All multifamily development shall require hook-up and service by public/municipal sewer and water services. Any changes, alteration or expansion to existing systems ~~sewage treatment and community water services~~ shall be in accordance..... (remainder of paragraph is unchanged)

SECTION 242-404 H. (d) “Provision of Water Protection and Water Resources”

- (d) Each affordable housing application shall include the following:

- [1] *Data indicating how each affordable housing project will be hooked-up and serviced by a public/municipal water supply system. Any changes, alteration or expansion to existing systems shall be in accordance with the following.:*
(remainder of paragraph is unchanged)

SECTION 242-404 H. (e) "Sewage Treatment"

(e) Sewage Treatment:

Each affordable housing application shall include the following:

- [1] *Data indicating how each affordable housing project will be hooked-up and serviced by a public/municipal sewer system. Any changes, alteration or expansion to existing systems shall be in accordance with the following:
.....(remainder of paragraph is unchanged).*

PROPOSED REGULATION AMENDMENT

Amended text in ITALICS

A General Requirements:

- (1) No excavation, fill or grading shall be accomplished in such a manner so as to cause inconvenience, harm or hardship, in the sole determination of the Commission, to surrounding property owners by virtue of encroachment on watercourses, pollution of water supplies, contamination of the soil, altered drainage flows, disruption of on-site sewer disposal systems, impoundment of water, excessive slopes of drives, walkways or accessways, or which otherwise increases the potential for sedimentation, erosion, or earth-slides. No slope extending over 100 feet in length measures in any direction across the contours of a lot may be created with a grade that exceed 25 degrees on average. (Refer to Section 242-402A and 242-501J (7)). *Any activities which exceed 10% of the total lot area shall require a permit. Any such activities must be completed within one (1) year of the start of activity and all commercial and earth moving equipment must be promptly removed after the completion of activity.*

ZC COMP
3/22/10

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Section 242-501
Industrial and Commercial Districts
Outdoor Dining Requirements

PROPOSED REGULATION AMENDMENT

L. Outdoor Dining Requirements:

- (1) **Permit Required:** Outdoor dining, as an accessory use to a restaurant, may be permitted in Commercial Districts only upon approval of a Design Review Modification permit issued by the Zoning Commission and subject to the following conditions and requirements.
- (2) **Site Plan:** The applicant shall provide a site plan indicating the location of all tables, chairs, buildings, sidewalks, parking spaces and drives.
- (3) **Location:** Outdoor dining areas shall not result in interference with vehicular and pedestrian traffic or emergency exiting facilities, nor shall they be located on public property. The outdoor dining space shall not exceed more than twenty-five percent (25%) of the indoor dining space.
- (4) **Parking:** In addition to parking in support of indoor seating, one (1) additional parking is required for every four (4) seats.
- (5) **Trash:** Adequate self-closing trash receptacles must be provided and emptied immediately when filled.
- (6) **Audio:** No outdoor audio systems shall be permitted.