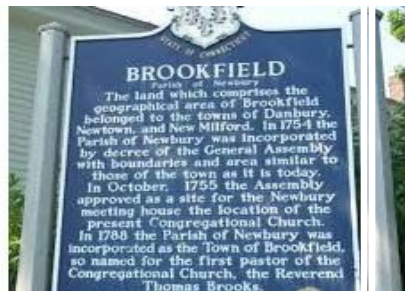


Current Regulations Review

Zoning Rewrite Ad Hoc Committee
Brookfield, Connecticut

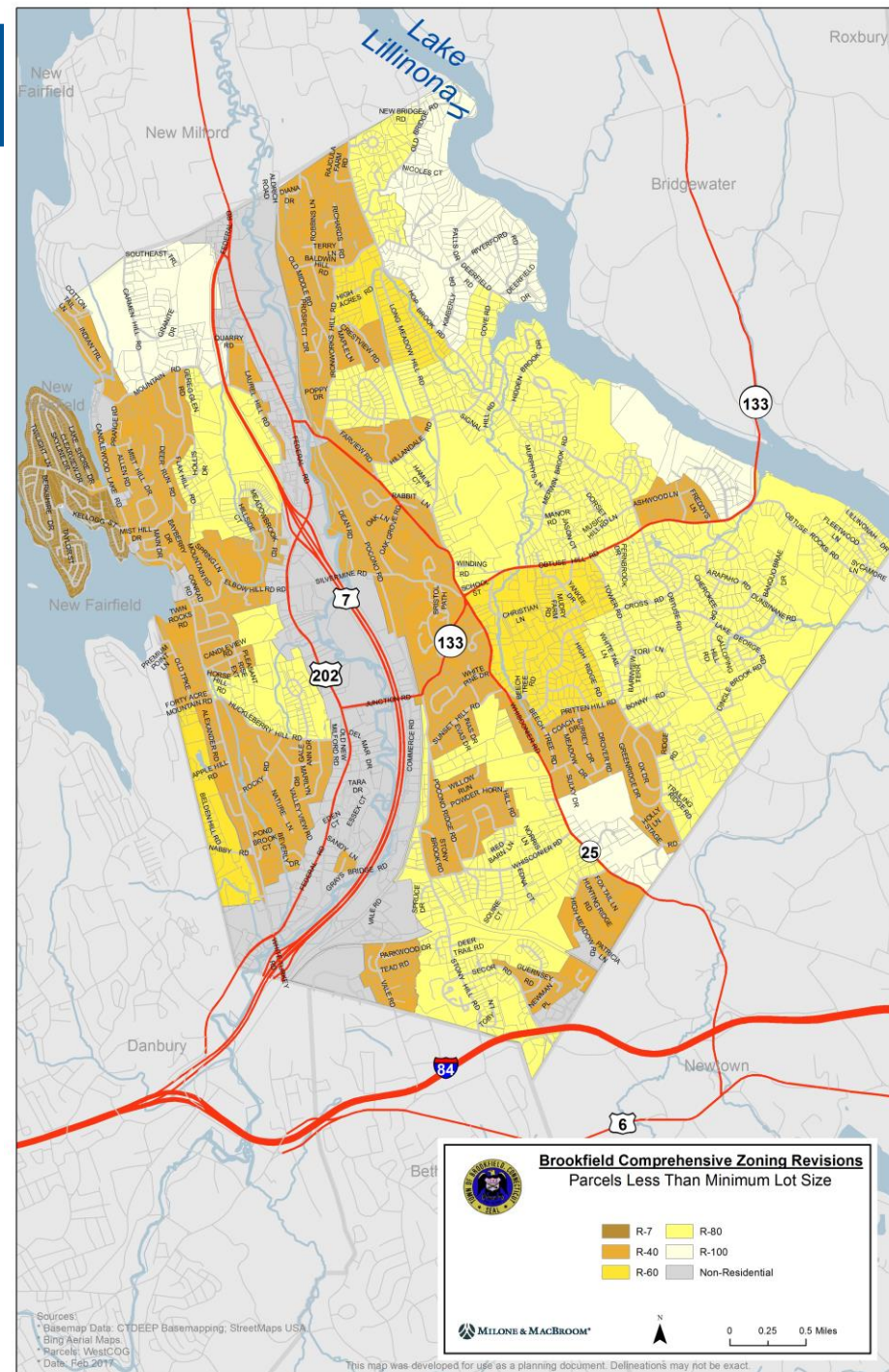


Agenda

- **Potential new zoning districts**
 - **R-15 Districts**
 - **Commercial Zones**
 - **Commercial-1**
 - **Commercial-2**
 - **Commercial Gateway North**
 - **Commercial Gateway South**
- **Potential permit processes**
- **Potential permitted uses**
- **Signs**
- **Parking**

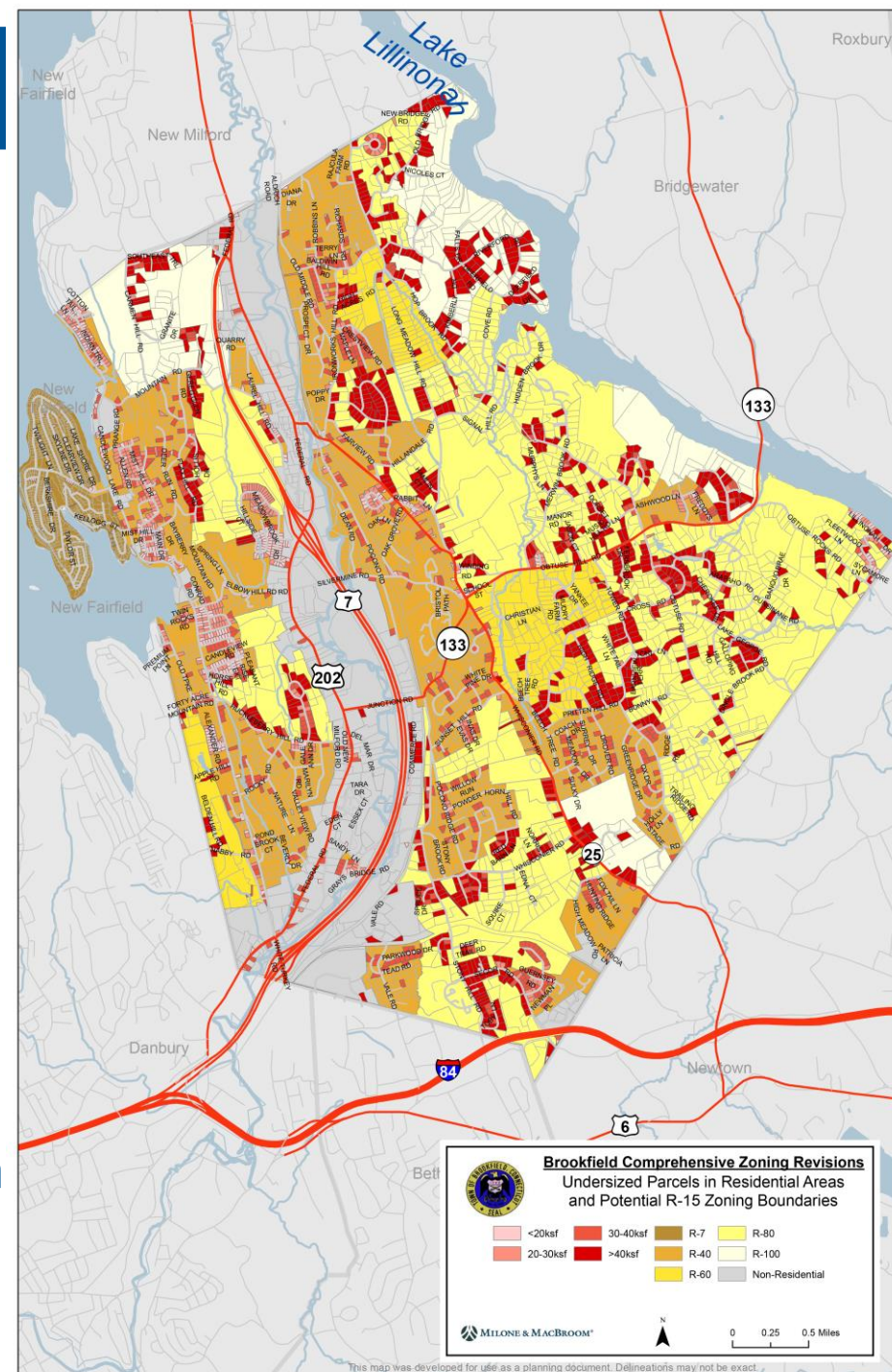
R-15 Residential Zone

- Existing residential zoning, (exempting Candlewood Shores) requires a minimum of 40,000 to 100,000 square foot lots, creating non-conformity issues in neighborhoods where lots predate zoning



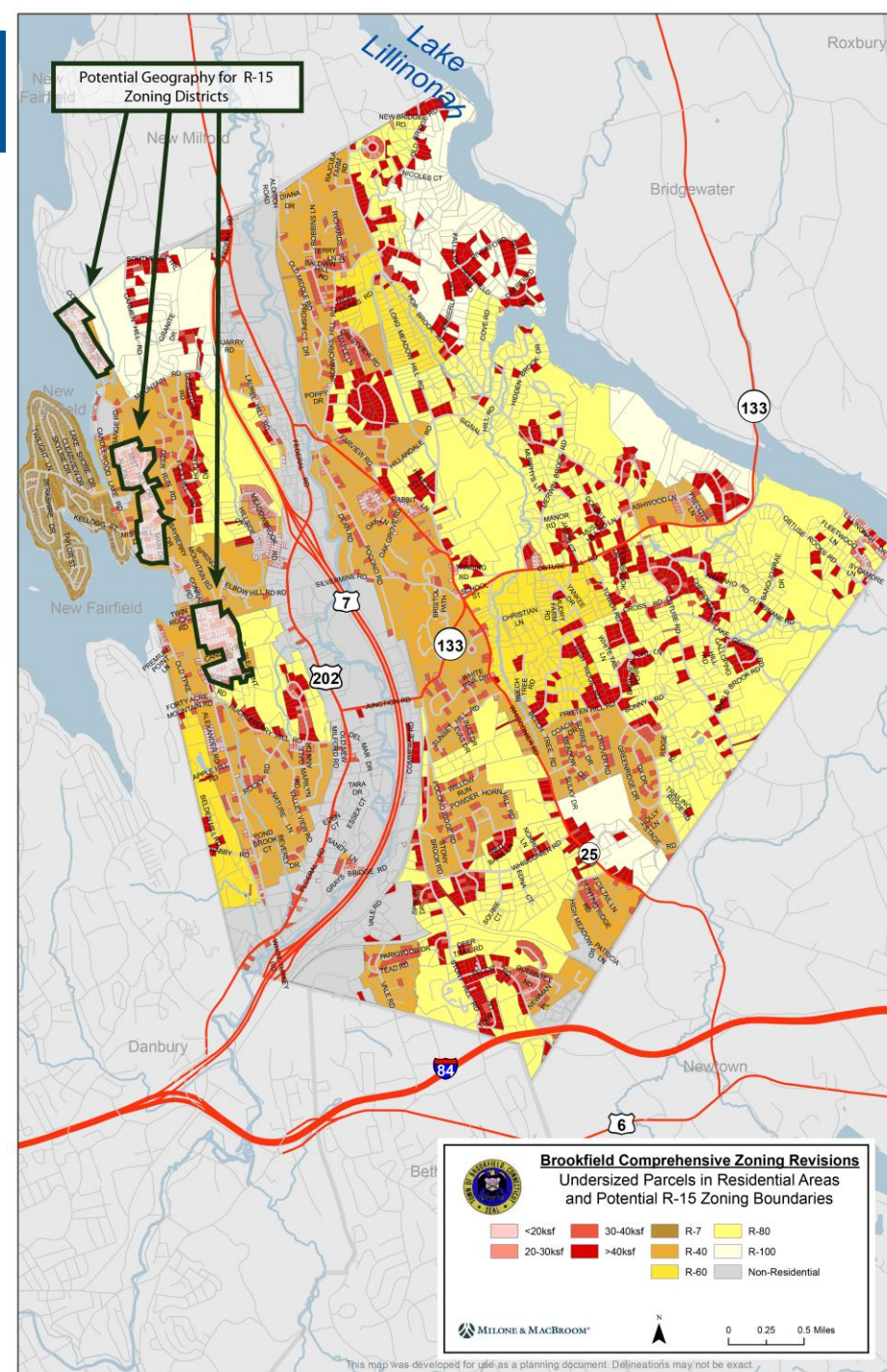
R-15 Residential Zone

- Undersized parcels (pink to red parcels at right) could be made conforming with R-15 designation
 - Almost exclusively residential
 - Generate around 40% of all residential applications for variances
 - Undersized lots permitted under conservation subdivision provisions are excluded from consideration



R-15 Residential Zone

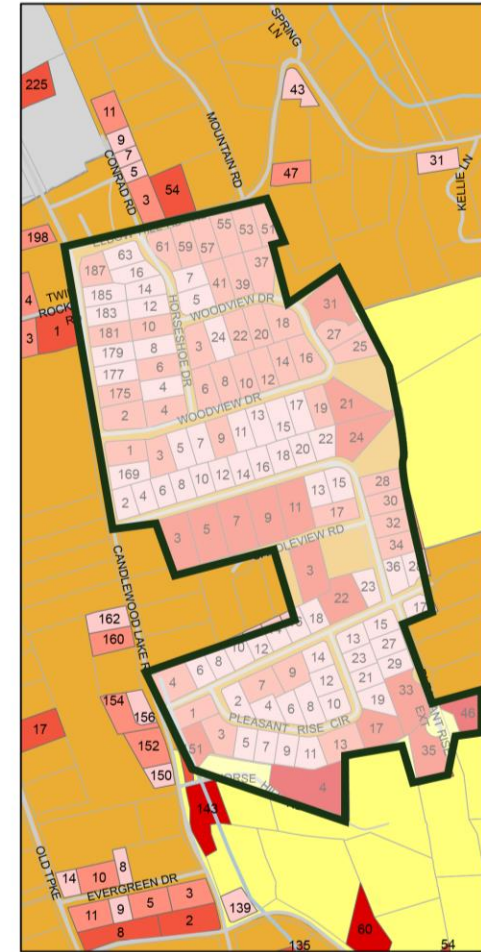
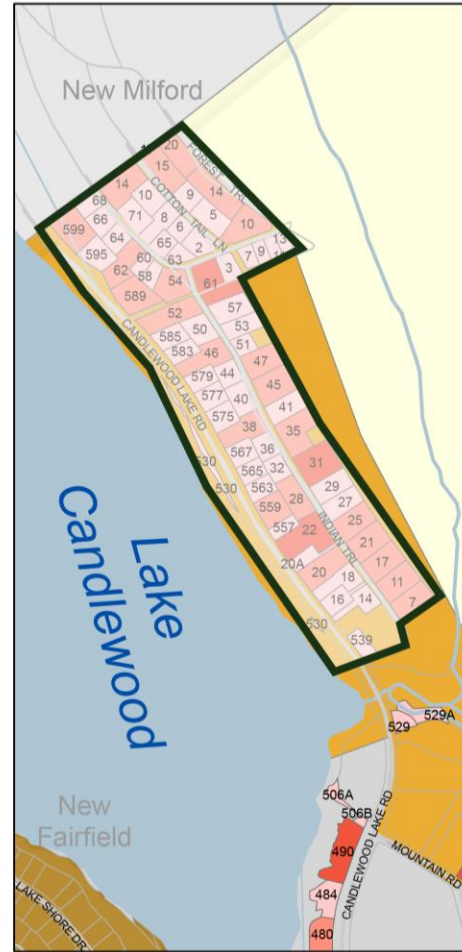
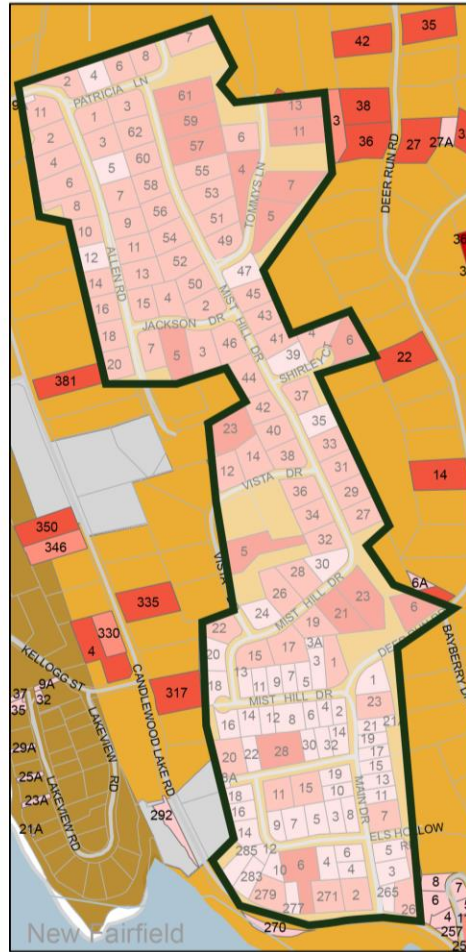
- Three areas identified as most suitable for rezoning
 - Lots predate zoning
 - Concentrations of parcels between 15,000-39,000sf that would be made conforming under R-15
 - Addresses clusters of recent requests for variances by reducing dimensional standards to be achievable under prevailing lot sizes



R-15 Residential Zone

Overview of R-15 areas:

- Mist Hill Dr. and Allen Rd. area: 135 lots, average of ~19,700SF
- Candlewood Lake Club: 73 lots, average of ~17,500SF
- Woodview Dr., Pleasant Rise, and Horseshoe Dr. area: 121 lots, average of ~21,700SF



Sources: CTDEEP Basemapping; StreetMaps USA; WestCOG Parcels. April 2017.

This map was developed for use as a planning document. Delineations may not be exact.



Brookfield Comprehensive Zoning Revisions Potential R-15 Zoning Areas



0 500 1,000 Feet

<20ksf	30-40ksf	R-7	R-80
20-30ksf	>40ksf	R-40	R-100
		R-60	Non-Residential

R-15 Residential Zone

- **Intention: reduce non-conformity and need for variances through:**
 - Reduced minimum lot size
 - Greater flexibility in setbacks and dimensional standards
- **Key standard: No new lot of <40,000sf can be created unless served by public sewer**
 - Prevents any lot splits on larger parcels unless future sewer system expansion occurs

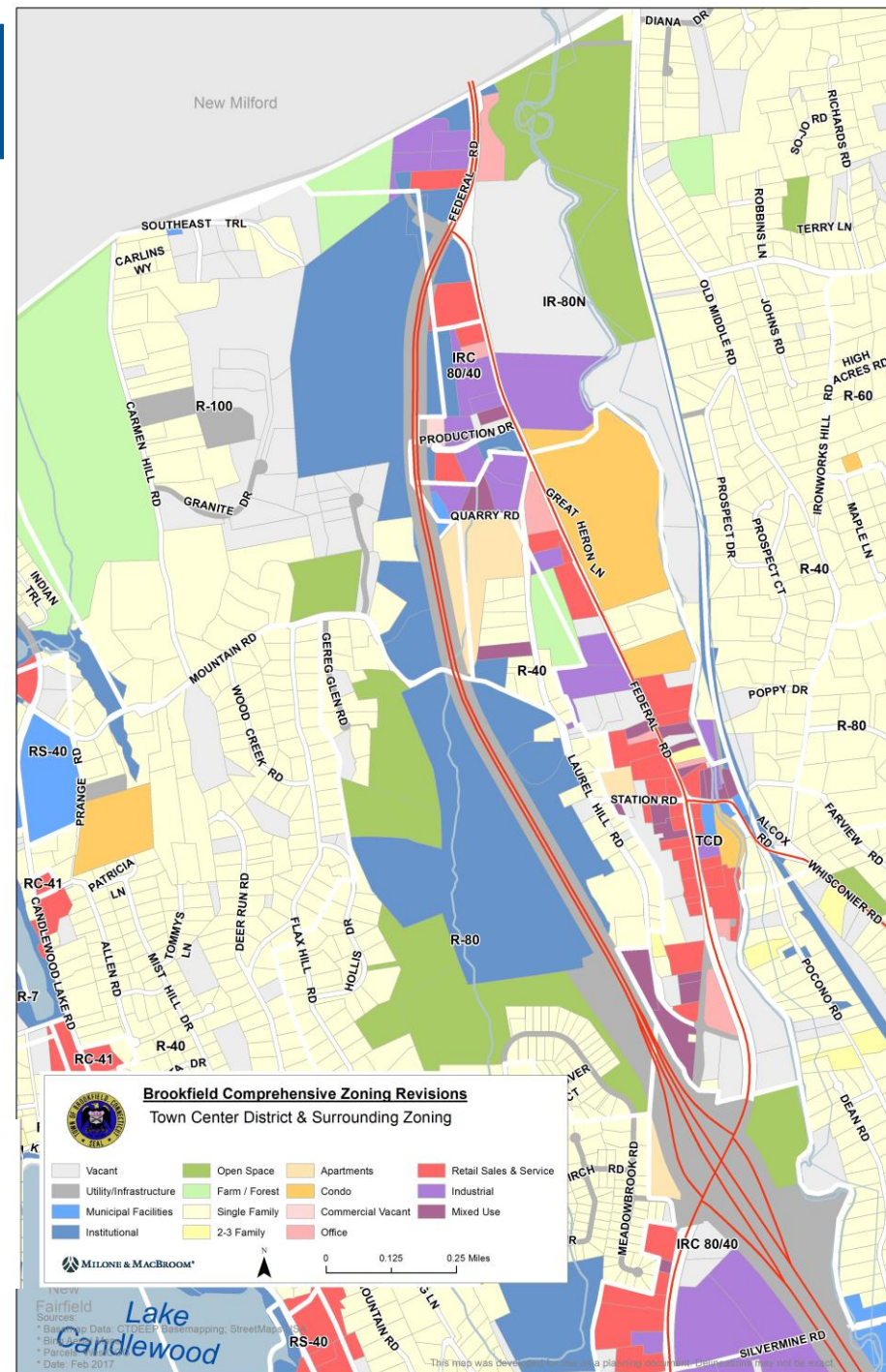
R-15 Residential Zone

■ Dimensional Requirements:

- Minimum Lot Area: 15,000sf (unless a new lot without public sewer service – then 40,000sf)
- Minimum Lot Width: 60ft
- Minimum Lot Area per Family Dwelling Unit: 15,000sf
- Side Yards, each: 12ft
- Rear Yards: 20ft
- Setback from centerline: 55ft
- Building Coverage: 10%
- Maximum Building Height: 30ft
- *Building Separation: 20ft (two stories or less), 50ft (more than two stories)*

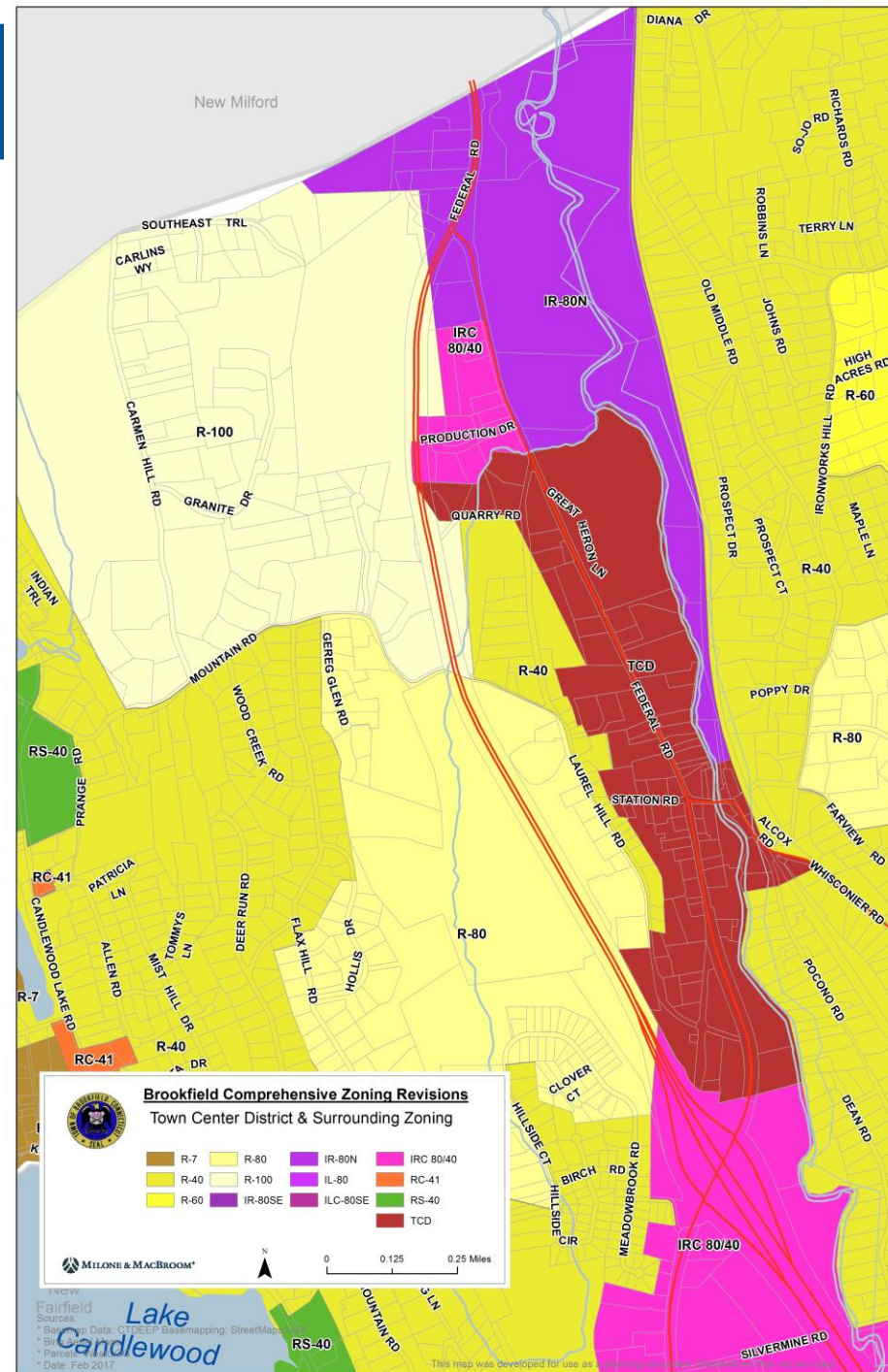
Northern Federal Road

Current Land Uses



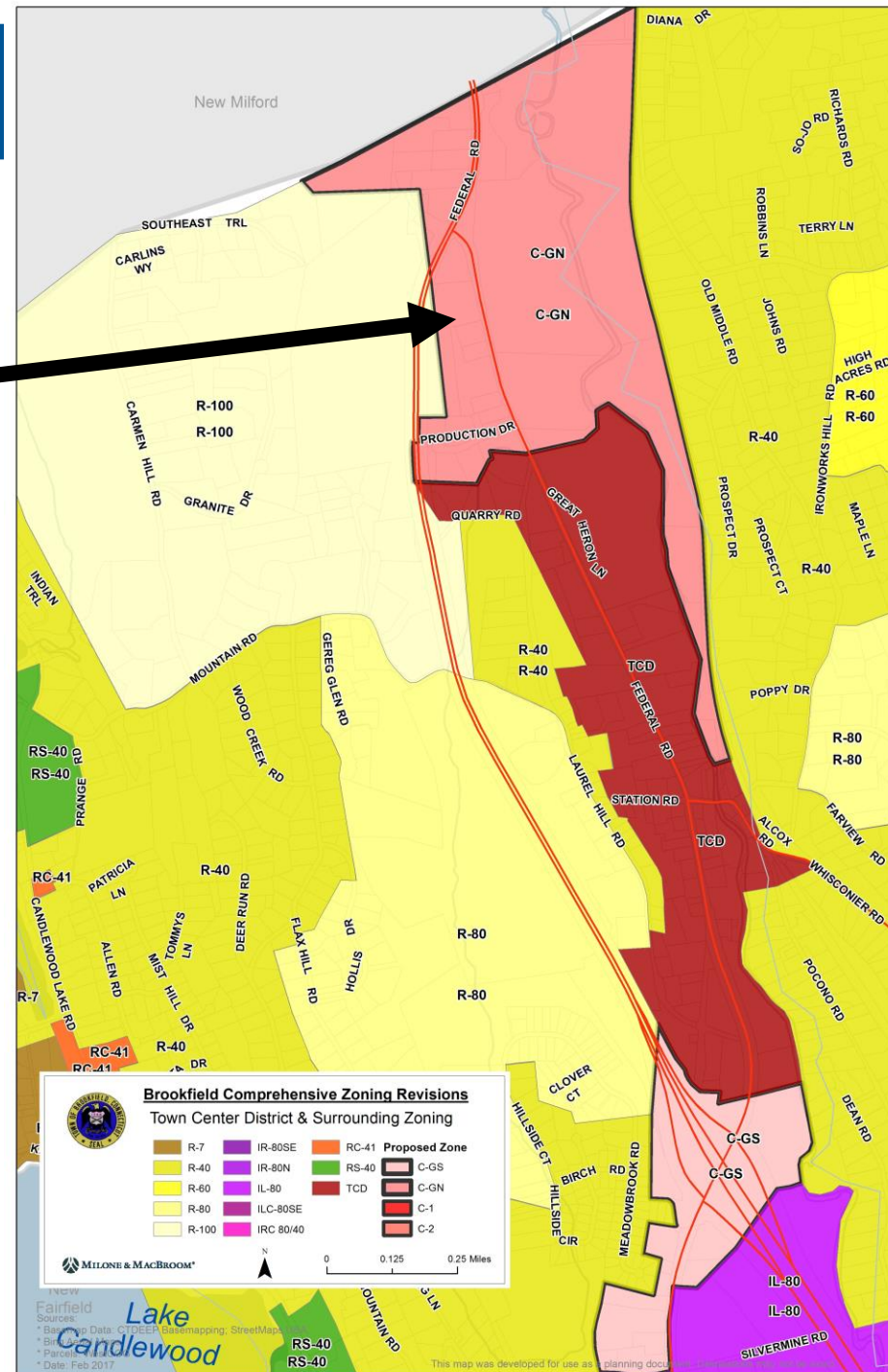
Northern Federal Road

- **Current Zoning**
- **North of TCD: IRC 80/40 and IR-80N**
- **South of TCD: IRC 80/40**



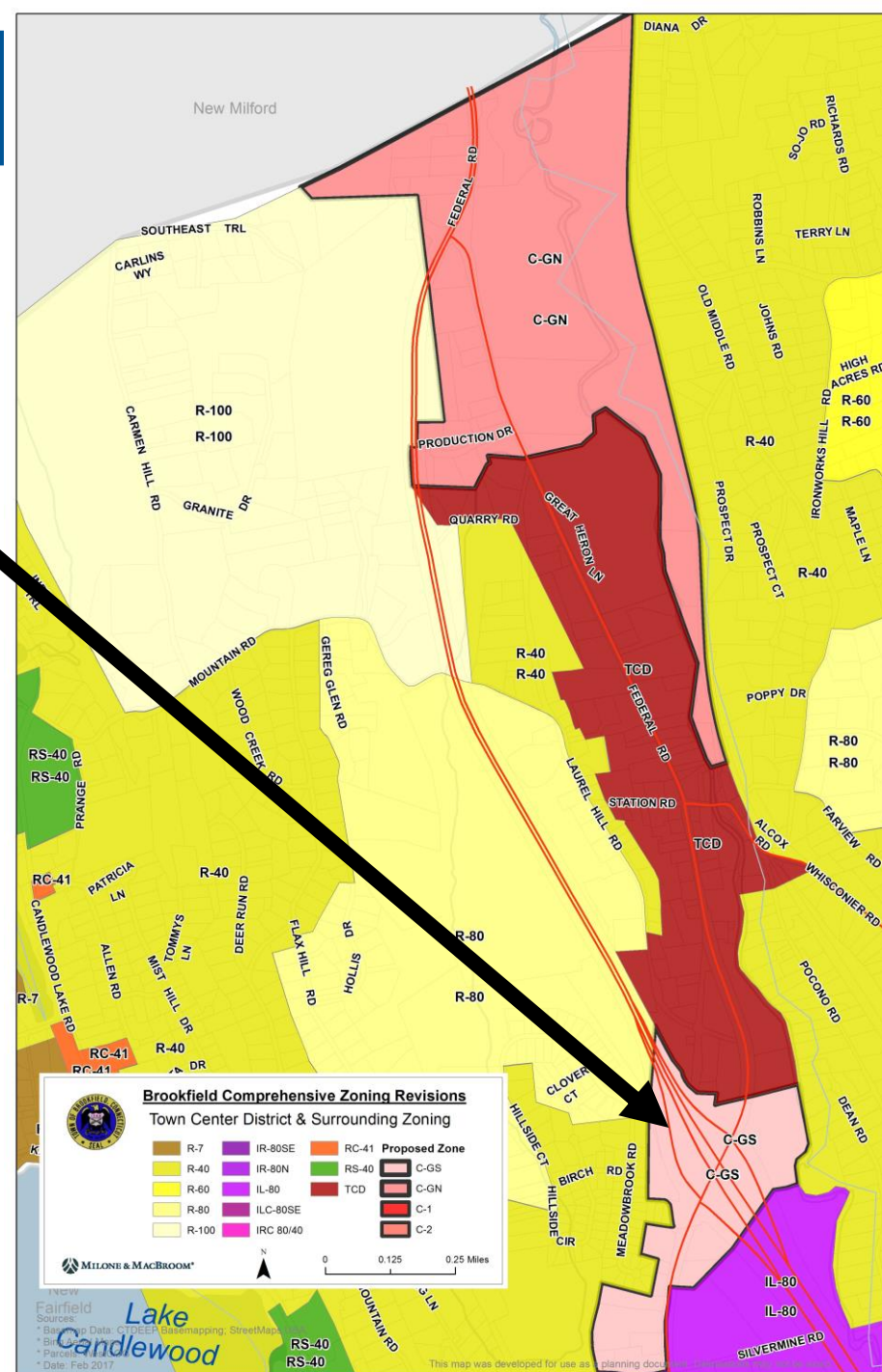
Northern Federal Road

- Combine IR-80N and IRC 80/40 into Commercial Gateway North District
- Purpose to provide an attractive gateway into Brookfield and transition to the Town Center District – mixed-use at a regional scale
- Affected area is about 230 acres in 40 parcels
 - Only 3 parcels < 1 acre that are buildable/ occupied
 - Largest parcel about 44 acres
 - Mean parcel size: 4.8 acres



Federal Road

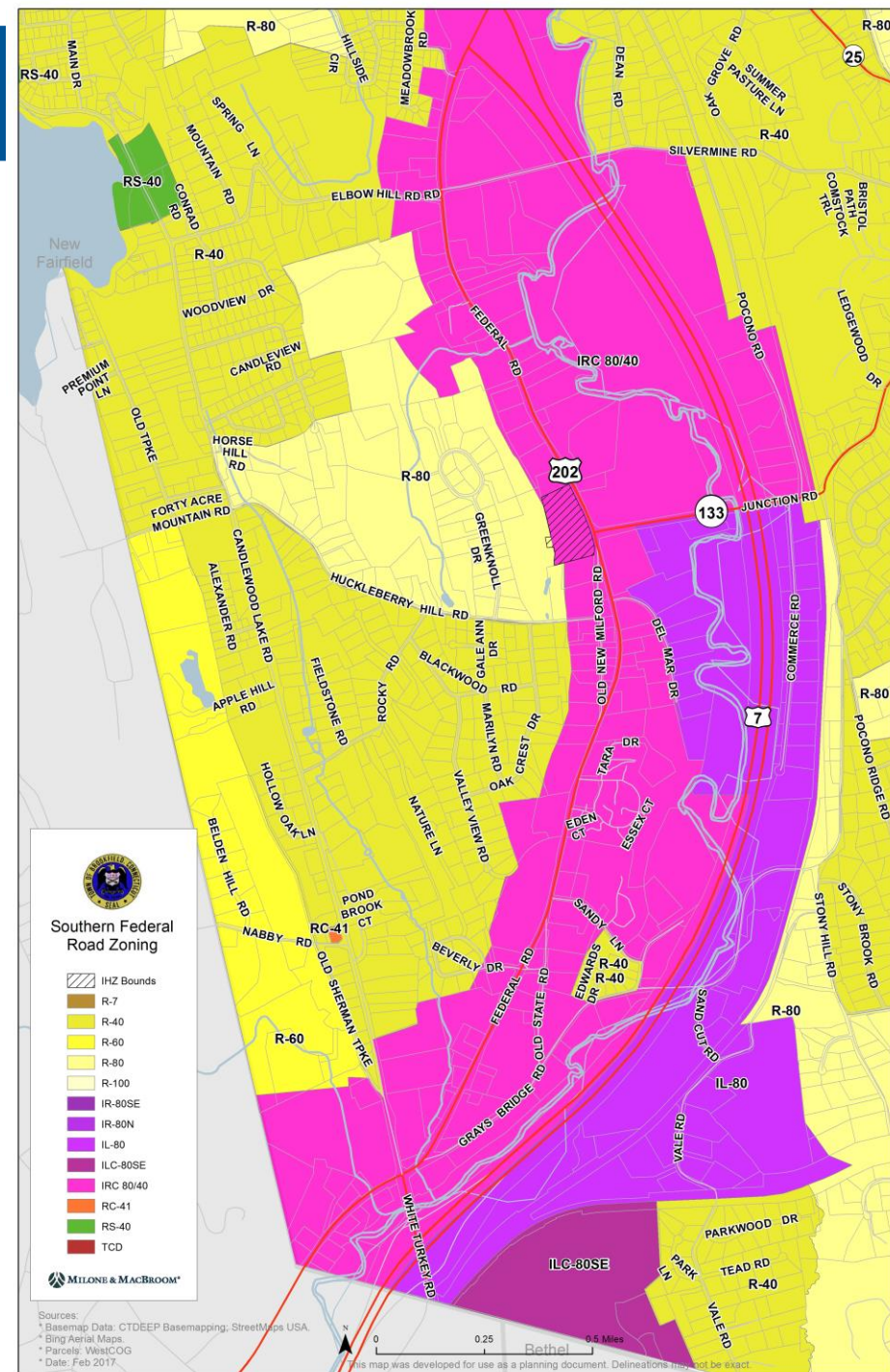
- **South of TCD:**
 - Convert a portion of IRC 80/40 to new Commercial Gateway South District
 - Echoes historic zoning boundaries that distinguished this area from IL-80
 - Purpose to encourage locally-oriented commercial uses and multi-family as transition area between industrial uses and the Town Center
 - Affected area is about 36 acres in 12 parcels
 - Mean parcel size is 3 acres
 - Only two already developed parcels <1 acre



Southern Federal Road

■ Current Zoning

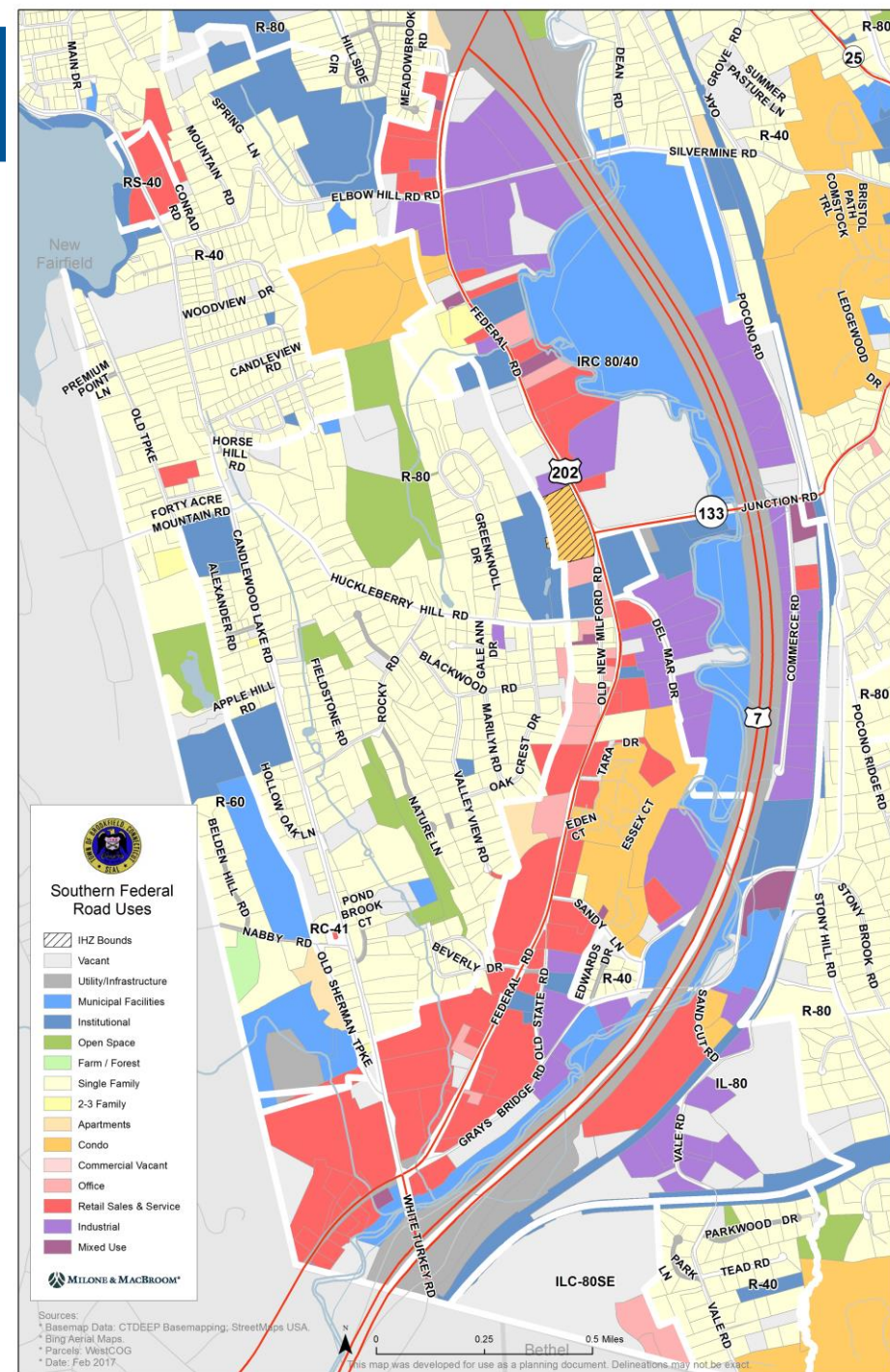
- Predominately IRC 80/40 – covers industrial segments to the north and different scales of retail, services, and office uses to the south of Silvermine Road
- IL-80 zoning applies to limited areas (Commerce Road, east side of Del Mar Drive, Sand Cut Road, and portions of Grays Bridge and Vail Roads)



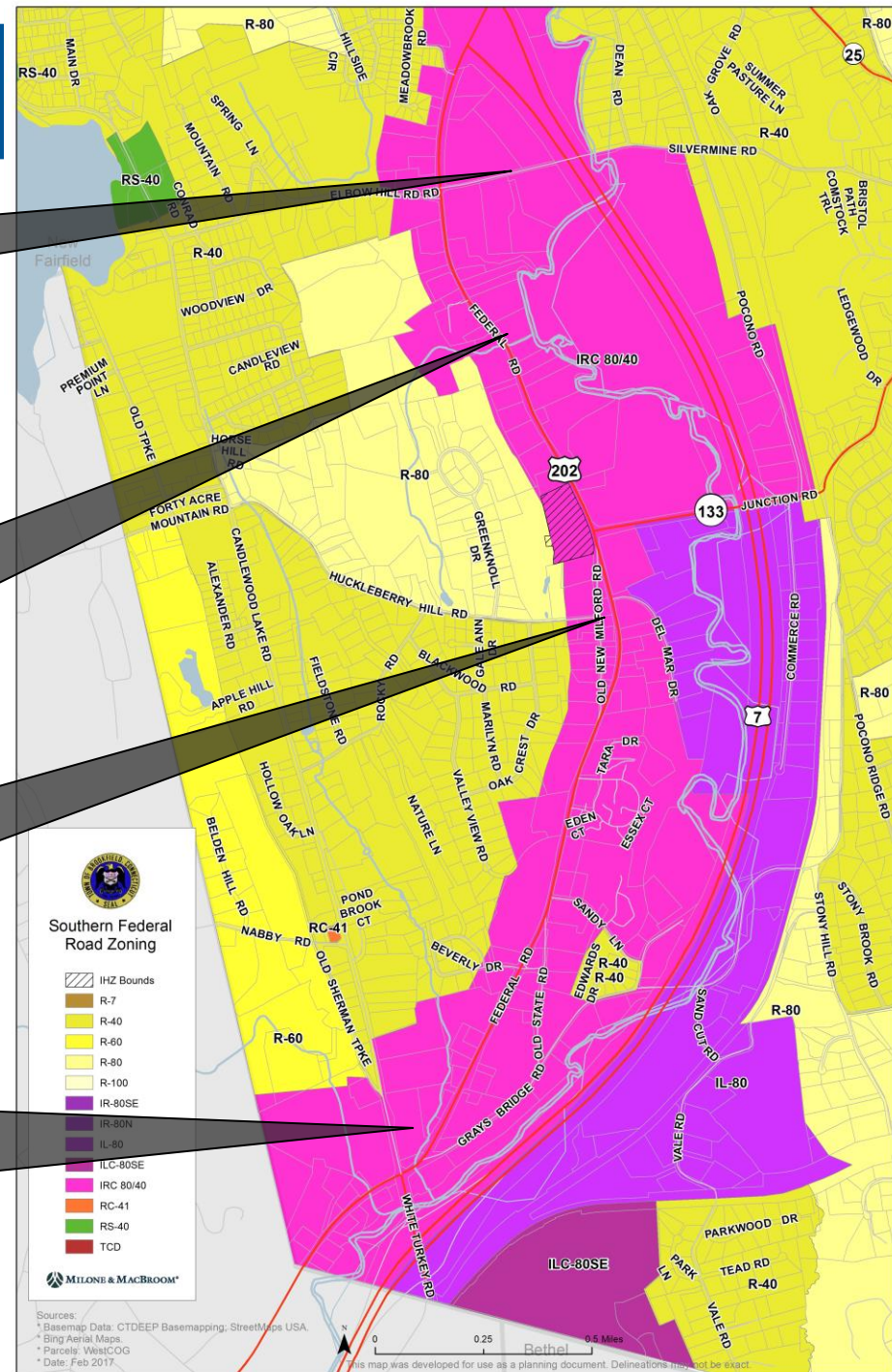
Southern Federal Road

■ Current Land Uses

- Regional-scale commercial along Federal Road from Danbury line north to Old New Milford Road
- More heterogeneous uses on smaller lots along Federal Road (from Old New Milford Road southern junction north to Oak Meadows Drive)
- Clusters of industrial uses along Silvermine Road, Pocono Road, Commerce Road, Del Mar Drive, Gray's Bridge Road, and Old State Road



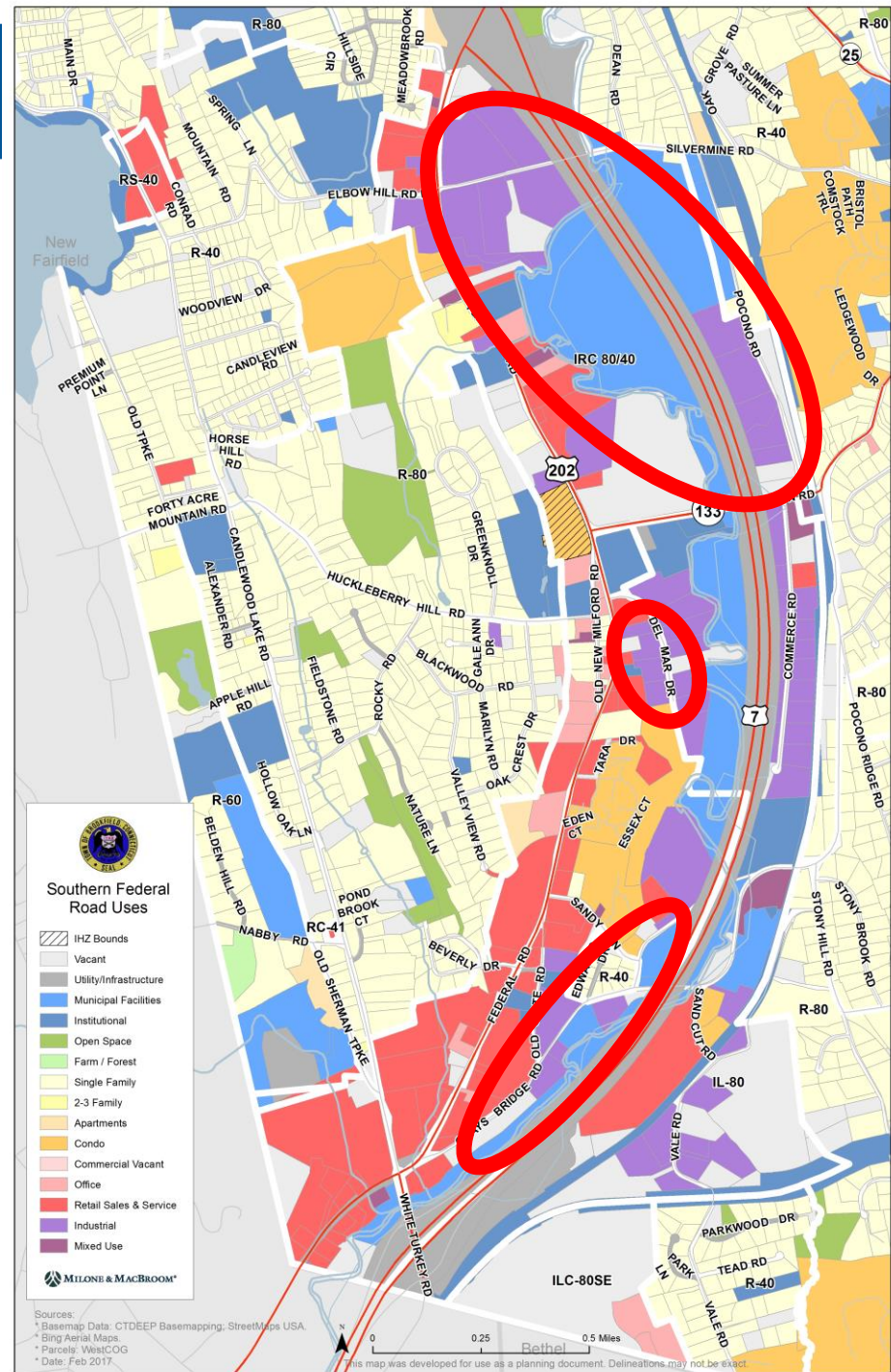
Southern Federal Road



Southern Federal Road

- **Parcel and Land Use Characteristics: Industrial**

- **Mean lot size (excluding Town Hall and large constrained municipal parcel) of 205,000SF; median lot size of 146,000SF**
- **Typical front yard setbacks between 50 and 110 feet**
- **Mix of medical, automotive, and other services, local restaurants, small retail, non-profit, and office/light industrial uses**

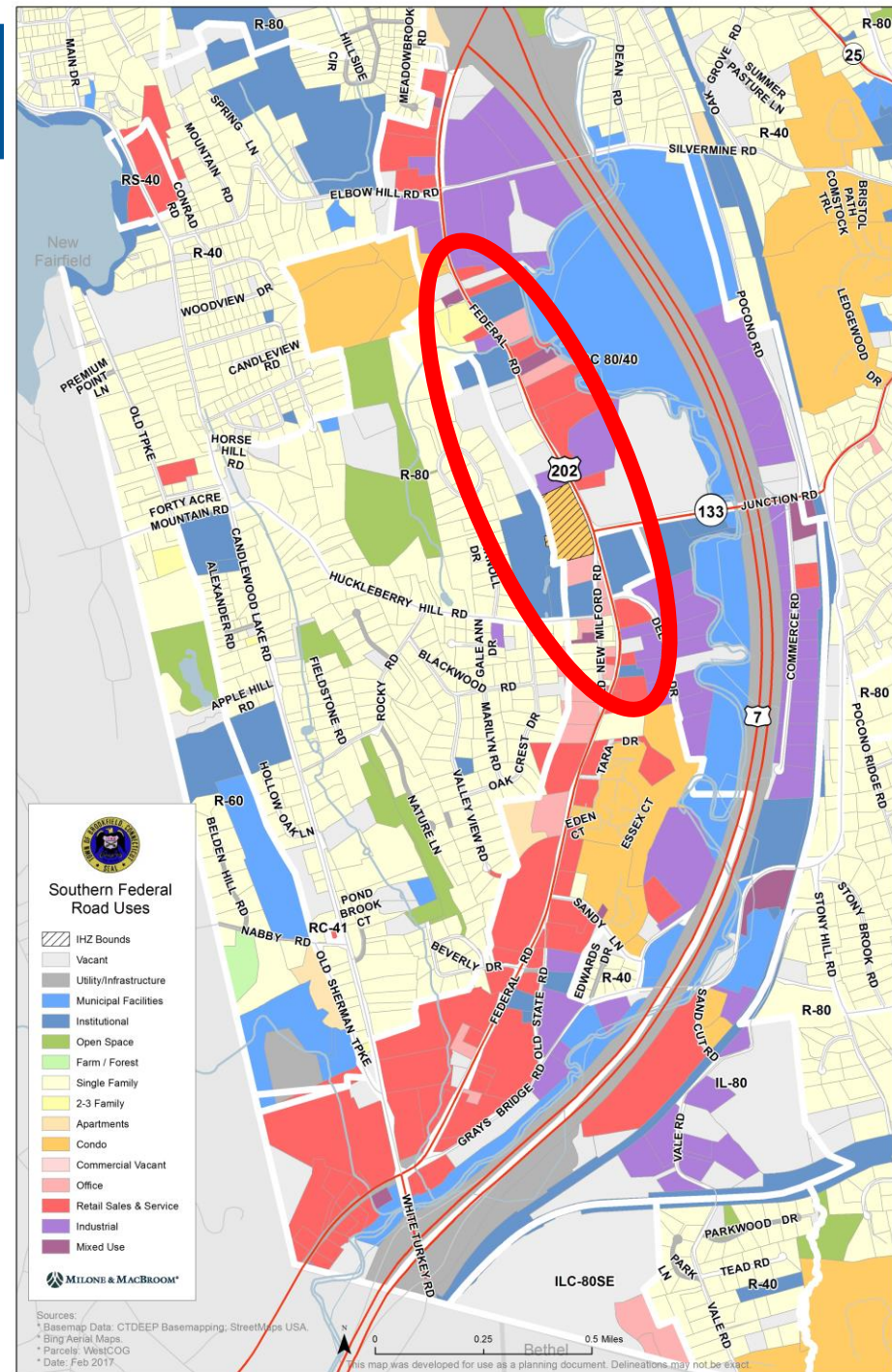


Southern Federal Road

■ Parcel and Land Use

Characteristics: Junction Rd Area

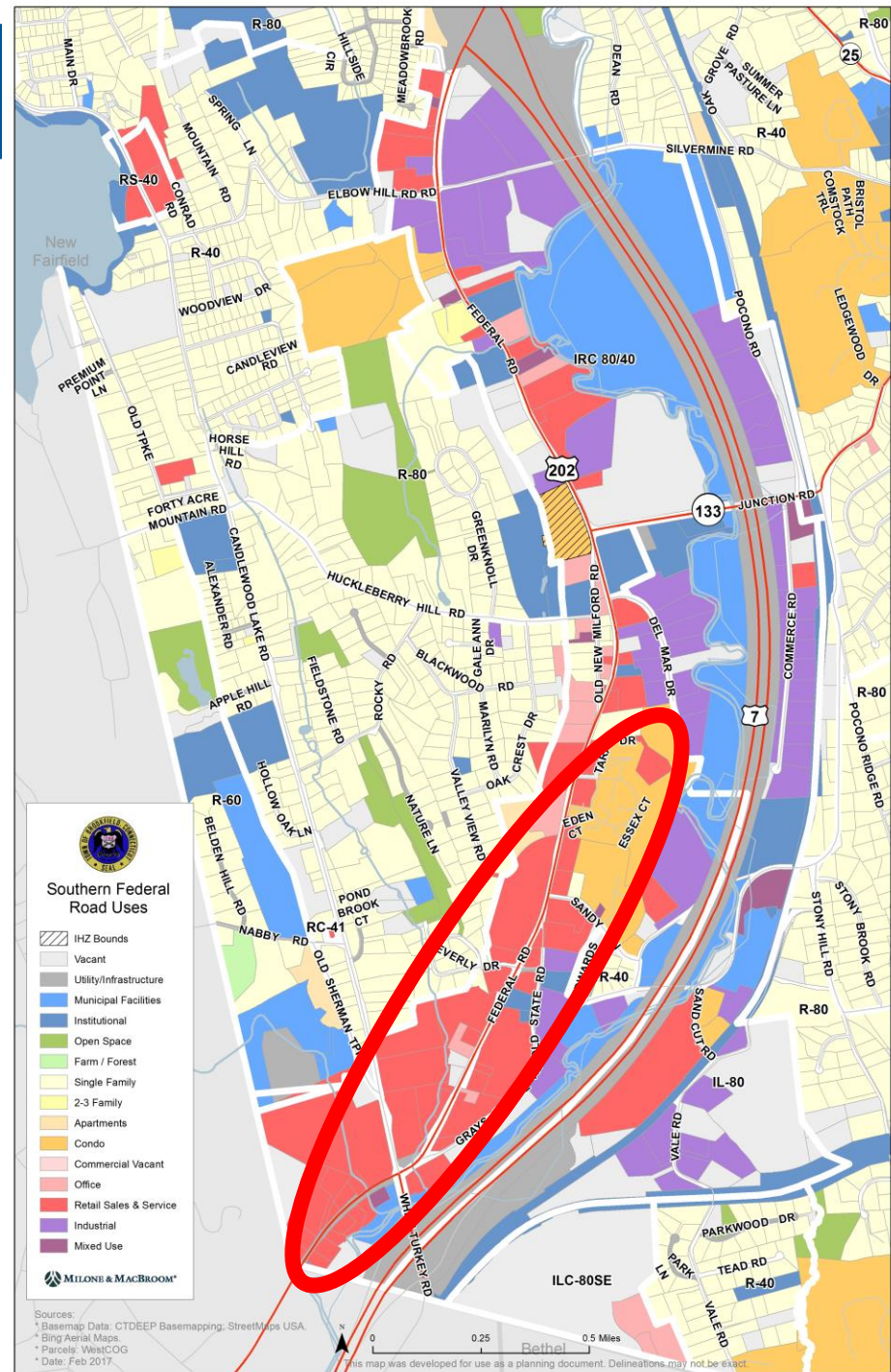
- Mean lot size of parcels with frontage on Federal Road is 94,000SF (excluding 401 Federal Road, an outlier at 1.66MSF); median lot size is 63,000SF
 - Note that lots on east side of Federal b/t Junction and Silvermine are heavily constrained
- Typical front yard setbacks between 50-75 feet from edge of pavement, but many older buildings at 20 feet; typical side yards of 15-30 feet
- Mix of medical, automotive, and other services, local restaurants, small retail, non-profit, and office/light industrial uses



Southern Federal Road

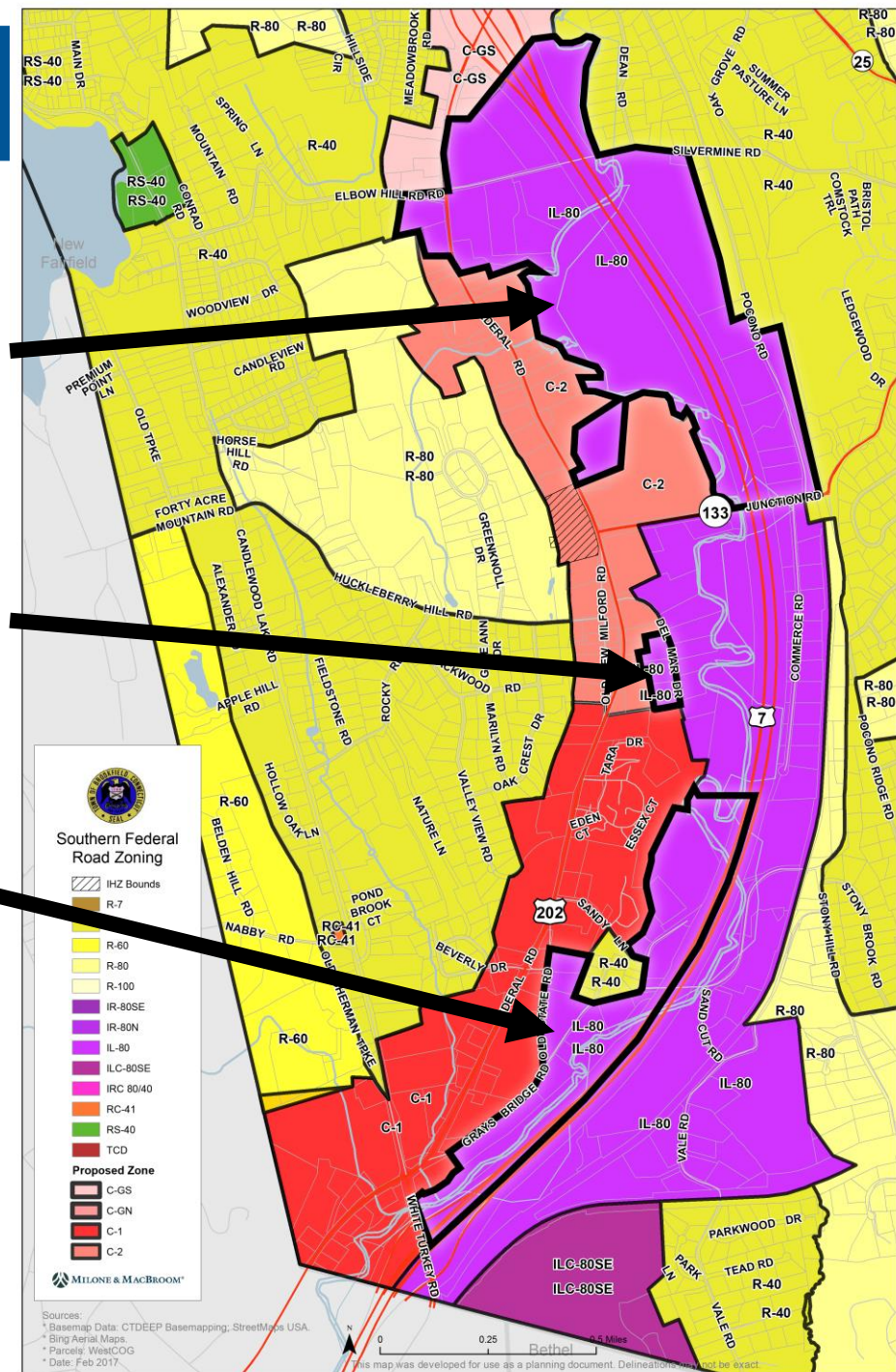
- **Parcel and Land Use Characteristics: South End**

- Mean lot size of 165,000SF; median lot size of 72,000SF
- Typical front yard setbacks of 70-100 feet from edge of pavement, but some shopping centers set back 400 feet or more; side yard setbacks of 30-50 feet or more
- Predominately shopping centers anchored by chain retail (particularly furnishings/ home goods), banks, chain/ fast casual dining, indoor recreation



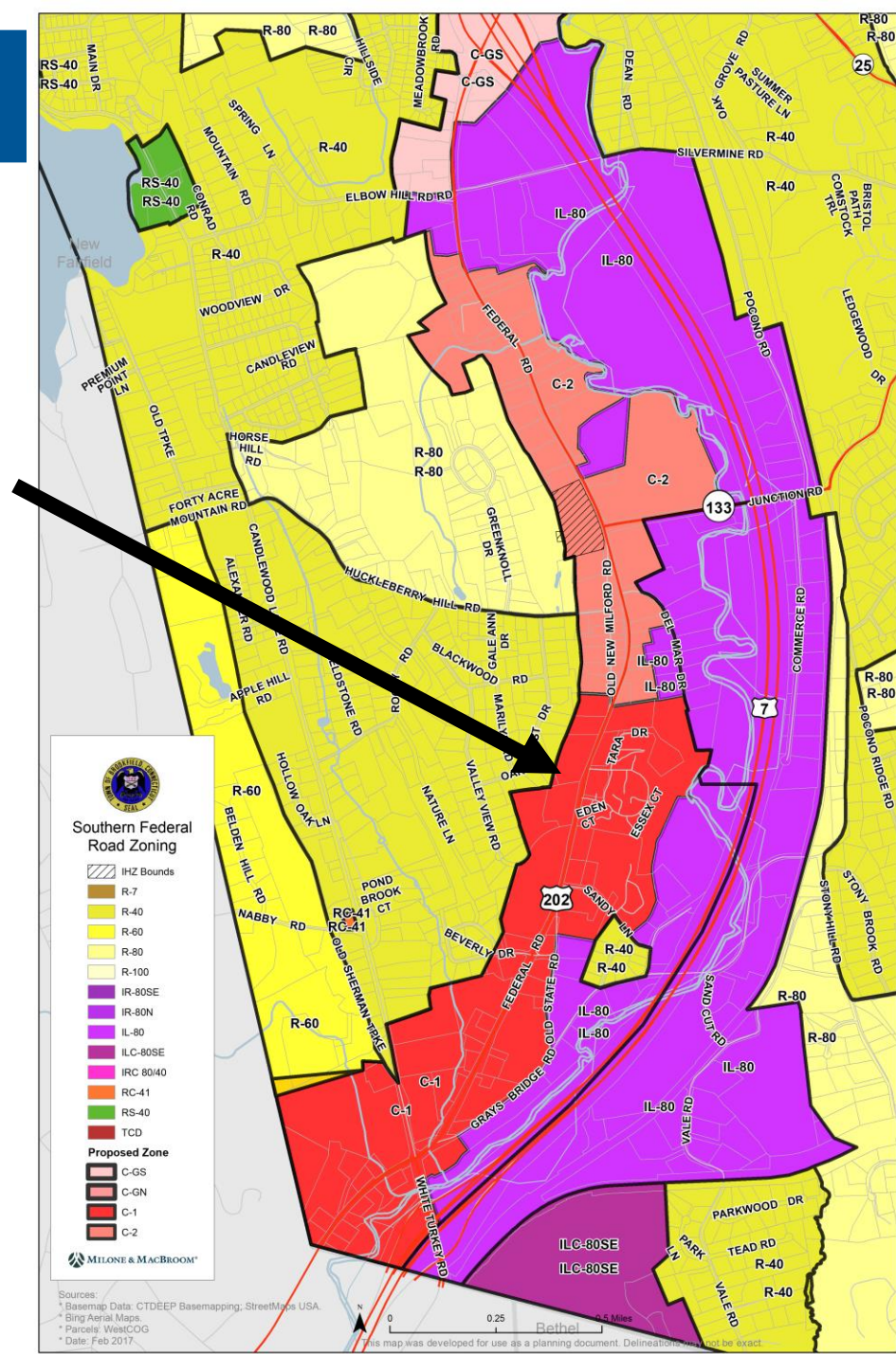
Southern Federal Road

- Expand IL-80: include lots adjacent to Silvermine, Pocono, and southern Grays Bridge Rd, and west side of Del Mar Dr
- Existing IL-80 regulations fit industrial and municipal uses predominant in more industrial portions of IRC 80/40 zone
- Affected areas: about 300 acres in 43 parcels with a mean parcel size of 4.5 acres (mean excludes three large Town land holdings)
- Potential non-conformities:
 - Day care facility (Old State)
 - Indoor recreation - min. lot size of 80 vs. 40 (Old Grays Bridge)
 - Auto-oriented retail (Old State & Grays Bridge)



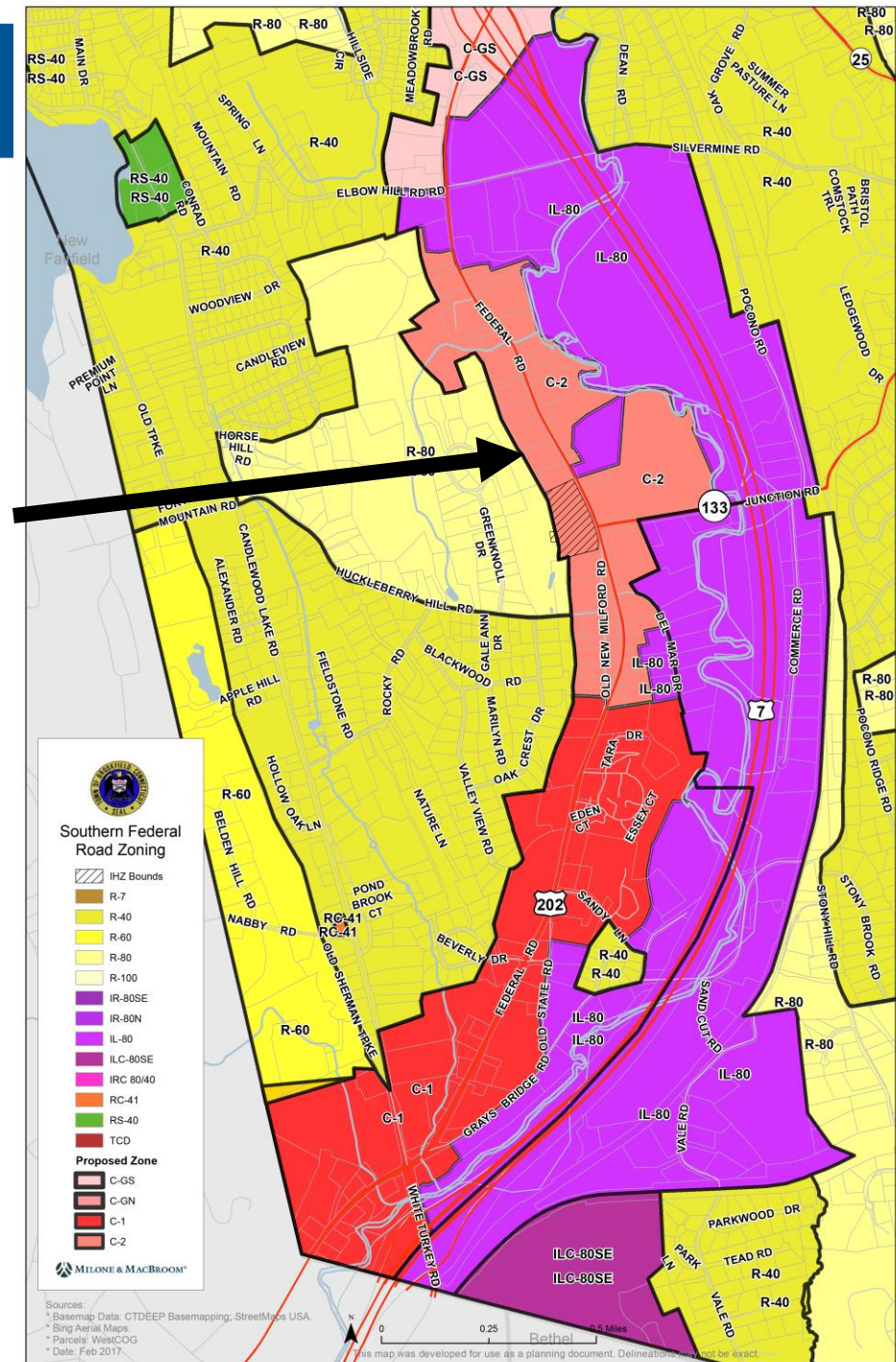
Southern Federal Road

- Create new Regional Commercial District (C-1) along Federal Road from Danbury line north to Old New Milford Rd:
- Purpose to continue regional-scale retail and services; limit industrial uses to more consumer-facing businesses
- Priorities issues: access management, shared parking, design, and signage
- Affected area: about 260 acres in 70 parcels, mean parcel size of 3.8 acres

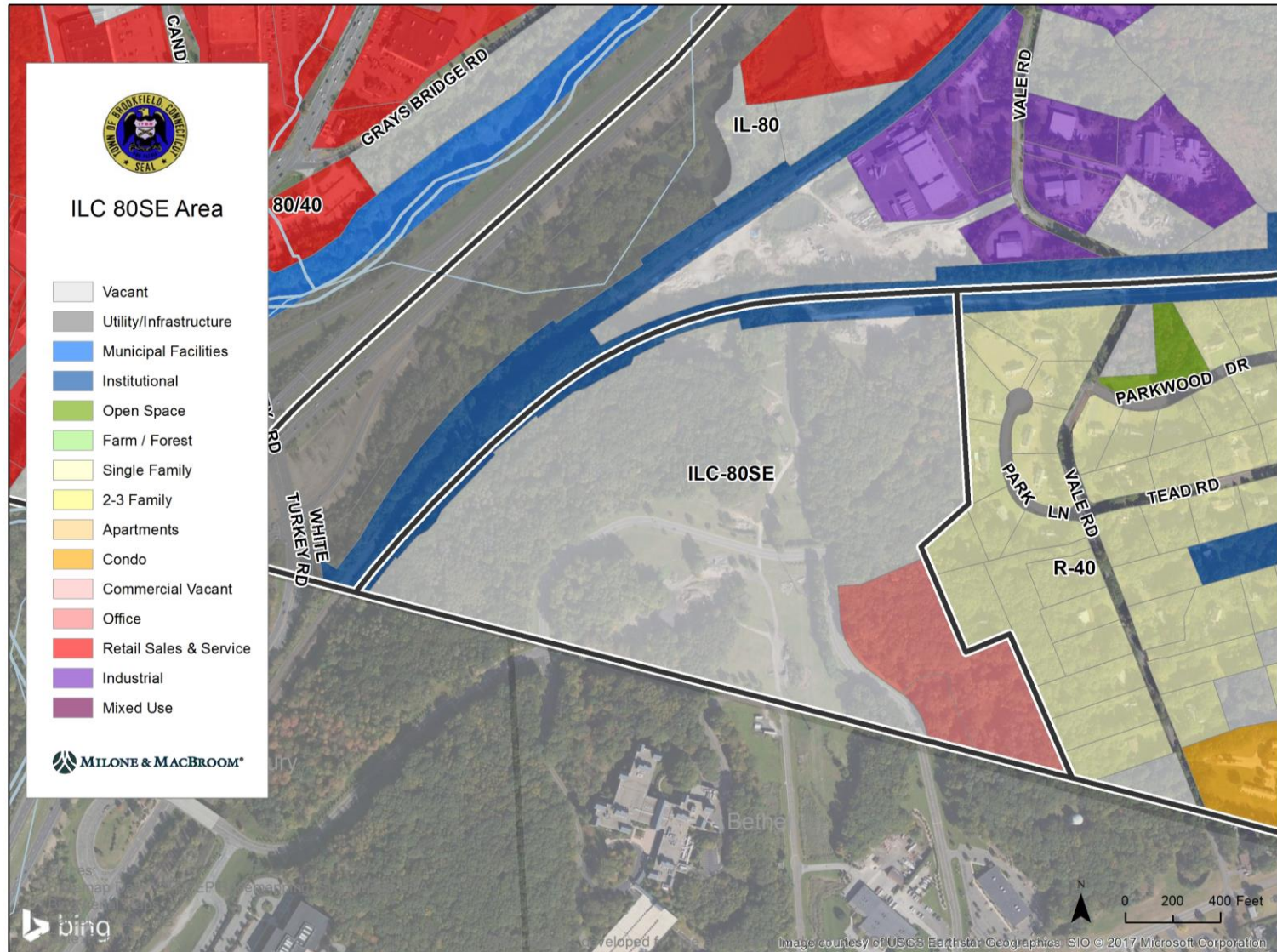


Southern Federal Road

- **Create new General Commercial District (C-2) from southern end of Old New Milford Road north to Oak View Dr:**
 - **Permit a diversity of primarily commercial uses, with greater emphasis on retail, services, dining, and office uses in generally smaller formats than in C-1 zone**
 - **Priority issues: building and site design standards, access managements, signage, parking**
 - **Affected area: about 290 acres in 90 parcels, mean parcel size of 3 acres**



ILC 80 SE



Adjacent Bethel Zoning (Access this Area through Bethel)

- **Industrial Park Zone**
 - **Permitted Uses:** manufacturing, office, R&D, wholesale, gov't/public services
 - **Special Permit Uses:** lodging, recreation/fitness, restaurants & bars accessory to lodging, microbreweries, occupational training, limited services, storage and warehousing, utilities
 - **Minimum lot size of 80,000SF, 100' frontage, 25' setbacks/150' setbacks adjacent to residential uses**
 - **Maximum coverage: 35%**
 - **Maximum height: 35' or 50' by special permit**
- **Overall, Bethel's zoning for this area is well aligned with either ILC 80SE or IL-80 zoning – no major areas of incompatibility**

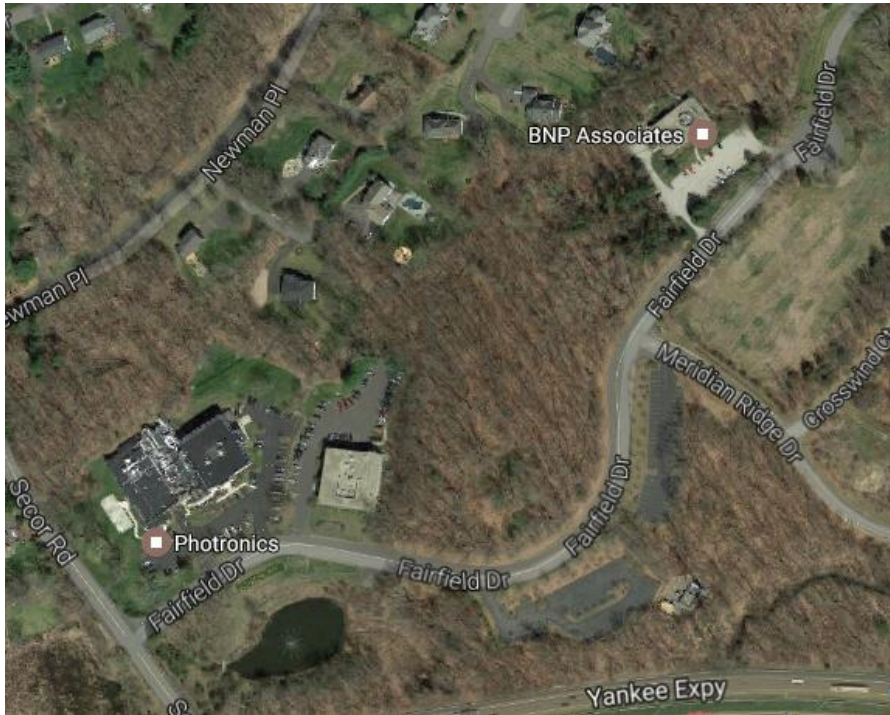
Considerations

- **Intention:** align closely with existing Berkshire development and Bethel regulations, or nudge in a different direction? In either case, provide clarity in name and purpose/intent
- **Use compatibility:**
 - Additional uses permitted under IL-80: concrete casting, veterinary clinics, outdoor boat/auto storage, larger truck terminals
 - Uses no longer permitted under IL-80: lounges/cabarets, retail, schools, food preparation and catering, service stations, machine shops, mail order/postal operations
- **Standards:**
 - ILC 80SE includes a 50' building setback from residential properties (consistent with Bethel regs) currently not required in IL-80

IR-80 SE

Considerations

- IR-80 SE is largely consistent with IL-80 – does the town wish to distinguish these areas in use/standards?



Uses Allowed by Zoning Permit

Based on review and experience with CT zoning regulations, the following are “typical” uses allowed by Zoning Permit (staff review for compliance with regulations)

Residential Zones	Single-family dwellings
	Two-family dwellings (in two-family zones)
	Agricultural buildings connected with an as-of-right agricultural use (in some communities)
	Some accessory uses (sheds, garage, home-based business, keeping animals, greenhouses)
Commercial Zones	Occupancy of an existing building (no additions, parking within x% of requirement for new use)
	Single-family dwellings (in some zones)
Industrial Zones	Occupancy of an existing building (no additions, parking within x% of requirement for new use)
	Single-family dwellings (in some zones)

Uses Allowed by Site Plan Approval

“Typical” uses allowed with Site Plan approval (commission review for compliance with regulations – no public hearings)

Residential Districts	Cemetery (some communities)
	Parks/ playgrounds (some communities)
Commercial Districts	Retail and service businesses (in some communities a size threshold triggers special permit requirement)
	Business and professional offices (including medical and dental in some communities)
	Restaurants (variations on what aspects trigger special permit - gross floor area, number of seats, type of restaurant - fast food, table service, etc.)
	Hotels/ motels/ extended stay
	Banks (in many communities, drive-throughs spark requirement for special permit)
	Specialty food and other food related businesses (delis, bakeries, buthcers, etc.)
	Indoor theaters
	Daycare (adult and child)
	Assembly halls
	Public rec building
	Animal hospital/ vet, pet grooming/ training
Industrial Zones	Manufacturing
	Research
	Warehousing
	Wholesale office
	Professional office/ corporate campus
	Publishing/ printing
	Food processing
	Data processing
	Indoor sports
	Business uses (certain uses, or uses allowed in certain commercial zones)

Uses Allowed by Special Permit

“Typical” uses allowed with Special Permit approval (public hearing and conditional approval allowed)

Residential Zones	Conservation subdivisions, planned residential developments, age-restricted housing, assisted living/ continuous care facilities, etc.
	Other specific residential uses: group homes, boarding houses, etc.
	Accessory apartments
	Daycares
	Home-based businesses (some communities)
	Non-profit clubs, summer camps, etc.
	Kennels, equestrian facilities, etc.
	Churches, places of worship
	Bed & Breakfasts

Commercial Zones	Buildings over a certain size threshold
	Major traffic generators
	Restaurants of certain size and/or type
	Mixed uses
	Automotive related uses (gas, sales, service, car wash)
	Drive-throughs
	Dry cleaners
	Funeral homes/ crematoria
	Outdoor dining
	Licensed medical marijuana dispensary
	Churches, places of worship
	Greenhouses

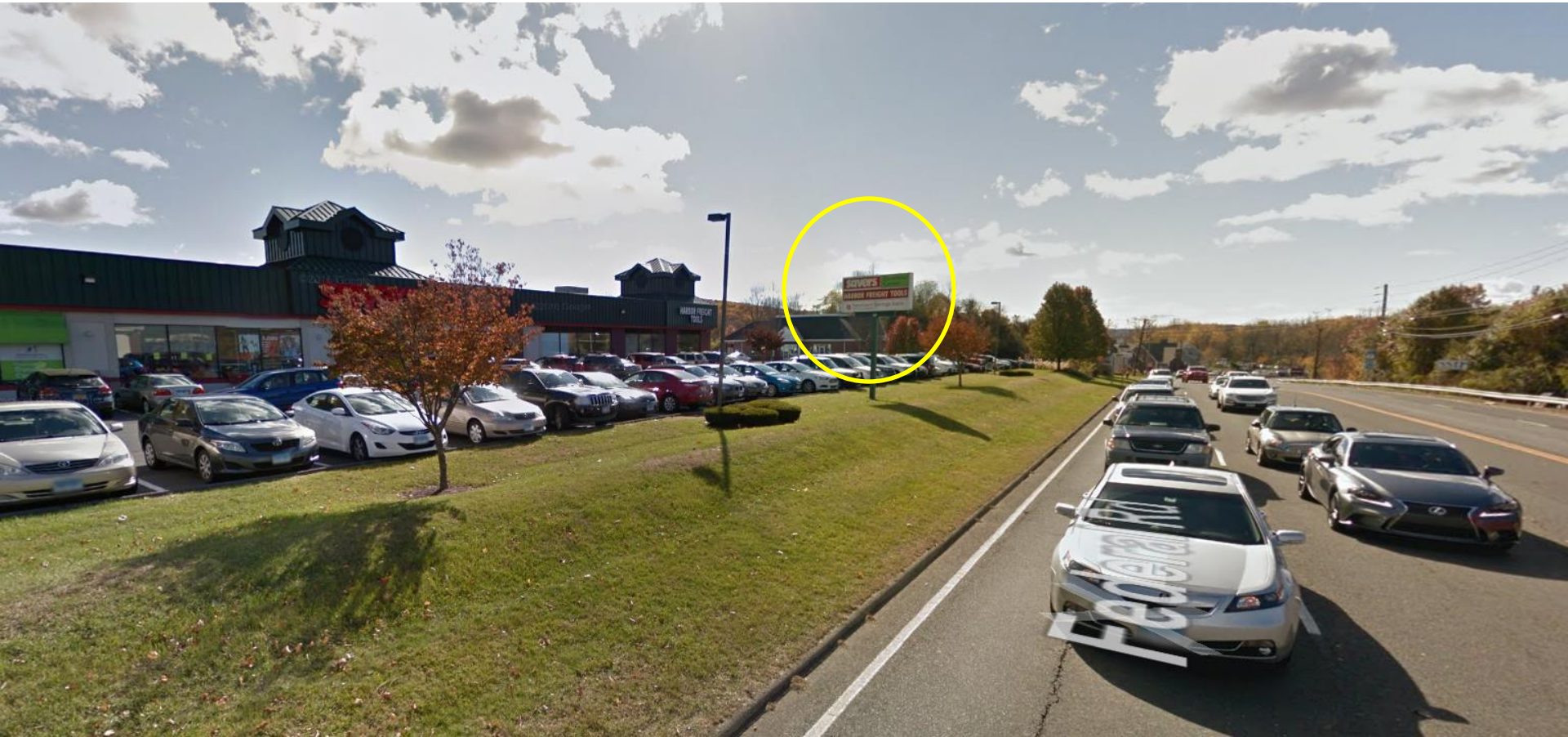
Industrial Zones	Volume reduction/ recycling facilities
	Licensed medical marijuana growing facilities
	Adult uses
	Outdoor storage areas
	Contractor's yards
	Retail
	Daycare
	Business office
	Boat storage, marine repair, marinas, slips
	Automotive related uses (sales, service)
	Limited retail sales
	Wireless communications facilities

Potential New Use Schemes

- **First attempt at considering uses by zone AND by permit type**
 - **Expect significant revisions over the next several weeks**
 - **Bulk, area, coverage standards TBD will impact site design and maximum building sizes**

Signs

- Concerns over directory sign visibility from the street



Signs

- Concerns over directory sign visibility from the street



Signs

- Concerns over directory sign visibility from the street



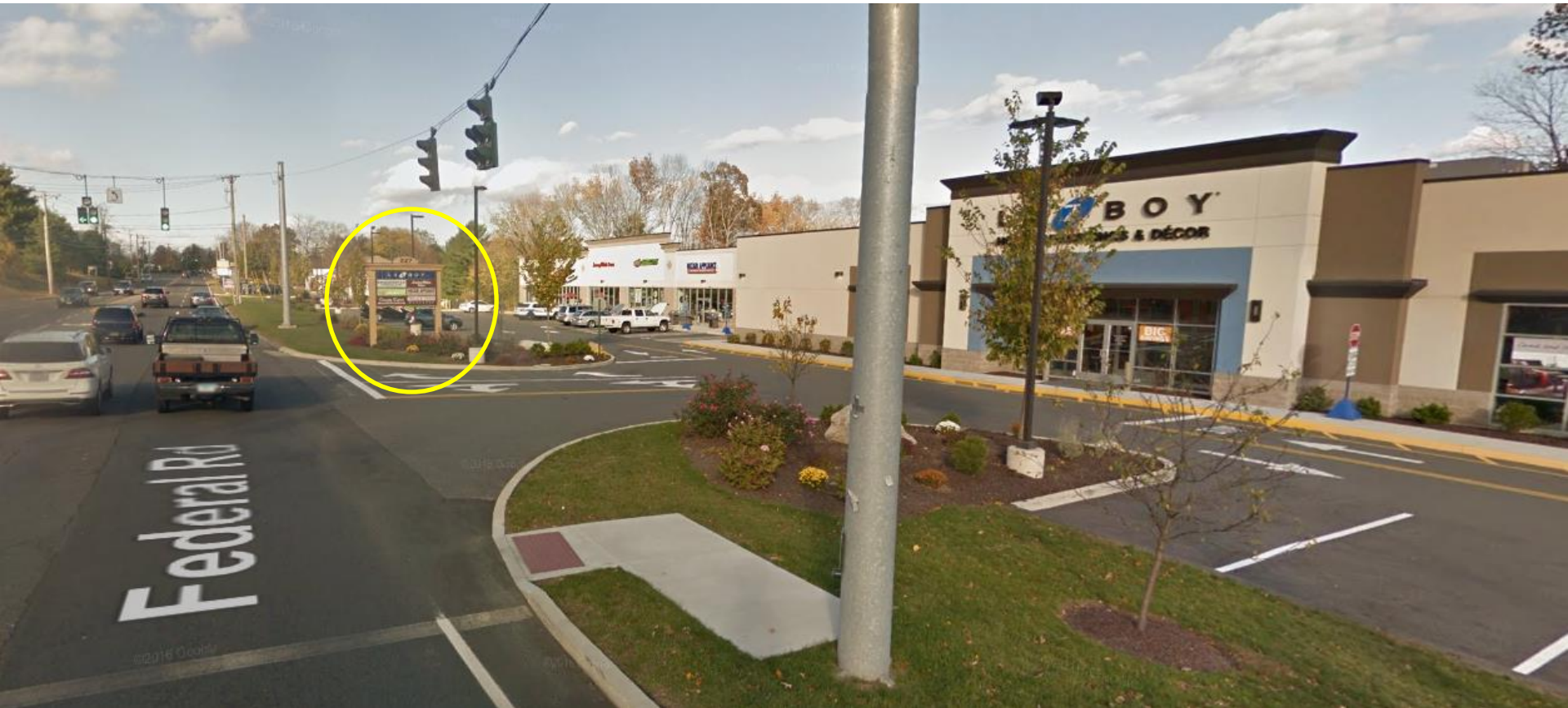
Signs

- Concerns over directory sign visibility from the street



Signs

- Concerns over directory sign visibility from the street



Signs

- Compare to... New Milford (Rt. 202)



Signs

- Compare to... New Milford (Rt. 202)



Signs

- Compare to... New Milford (Rt. 202)



Signs

- Compare to... Danbury (Federal Road)



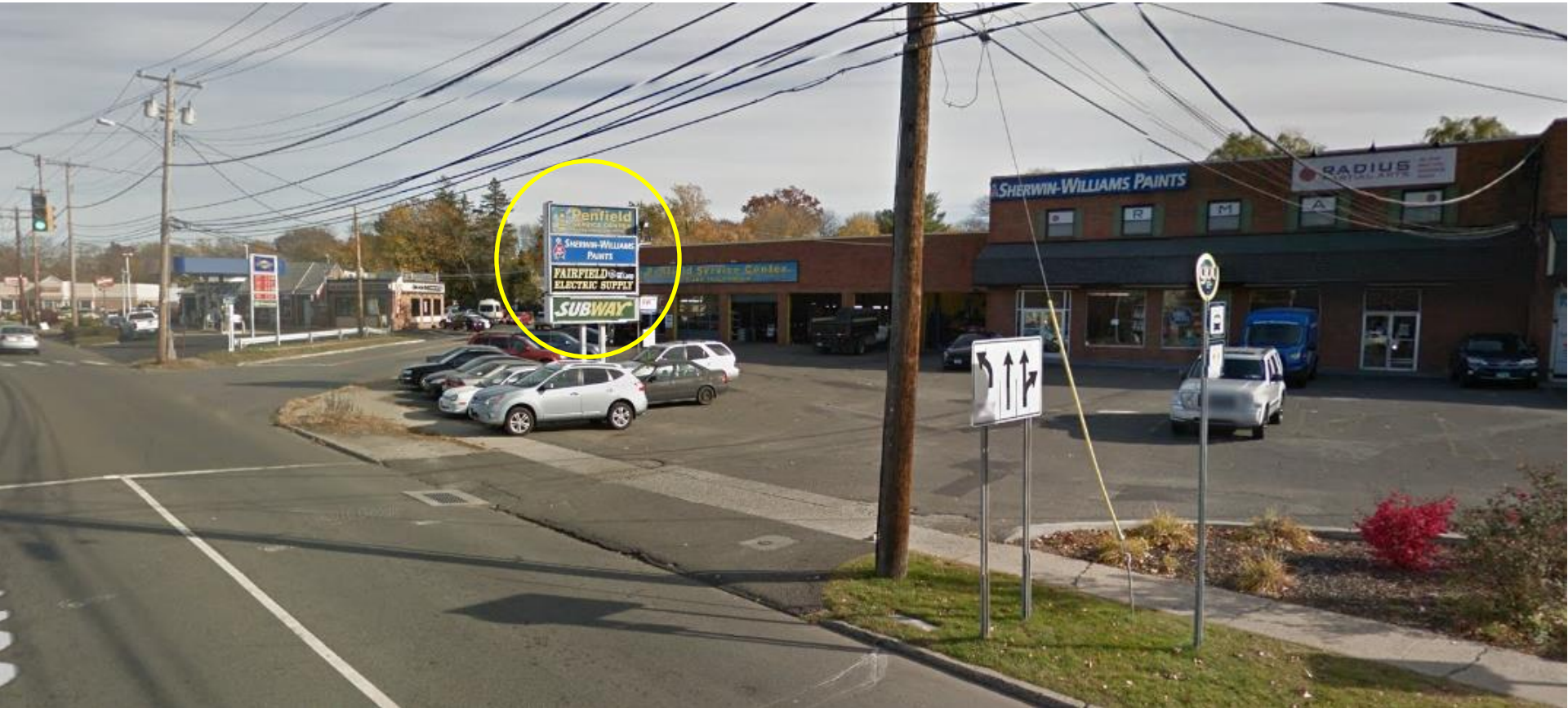
Signs

- Compare to... Danbury (Federal Road)



Signs

- Compare to... Fairfield (Boston Post Road)



Signs

- Compare to... Fairfield (Boston Post Road)



Signs

- **Existing Standards**
- **Roadside Signs (Commercial/Industrial)**
 - Setback from centerline: 35', or 50' if four+ lanes
 - Max size: 45SF, plus 24SF for gas station fuel price displays
 - Quantity: 1 roadside sign, or 2 for shopping centers with 4+ occupants and at least 600' of road frontage/lot width
 - Non-Profit Signs: max size of 12SF, other standards as per above
 - Height: maximum of 18' height; max monument base height of 5'
- **Special Event, For-Sale/Lease Signs**
 - Max size: 24SF
 - Setback: 4' from property line, may not block sightlines
 - Quantity: 1 for special events (30 days), 1 per frontage for sale/lease

Signs

■ Comparison to Neighboring Communities:

Comparison of Freestanding and Roadside Sign Requirements
in Commercial/Industrial Zones

Town	Max SF	Max Height	Minimum Setback	Quantity
Brookfield	45SF	18'	35' <i>(from centerline)</i>	1, or two for shopping centers >4 tenants
New Milford	40+10SF ¹	15'	10'	1
Danbury	75SF	20'	10'	1 per 300' frontage, or combine two for 150SF
Fairfield	50SF/ 100SF ²	15'	25'	1

¹ Additional 10SF for building address

² 50SF in business/research districts, 100SF in industrial district

Signs

■ Building Signs

- Standard: 1SF per linear foot of building frontage
- Compare to...
 - New Milford: same standard
 - Danbury: permits 2SF per linear foot of building frontage
 - Fairfield: each tenant's signs may occupy up to 20% of the surface area of the tenant's wall area, to a maximum of 72SF (commercial/R&D) or 100SF (industrial)
 - Typically this will equate to a more generous allowance than 1SF per linear foot

Parking

■ Selected Regulatory Requirements:

- Space size: 9x20 or 10x20 if using shopping carts

- Aisle width:

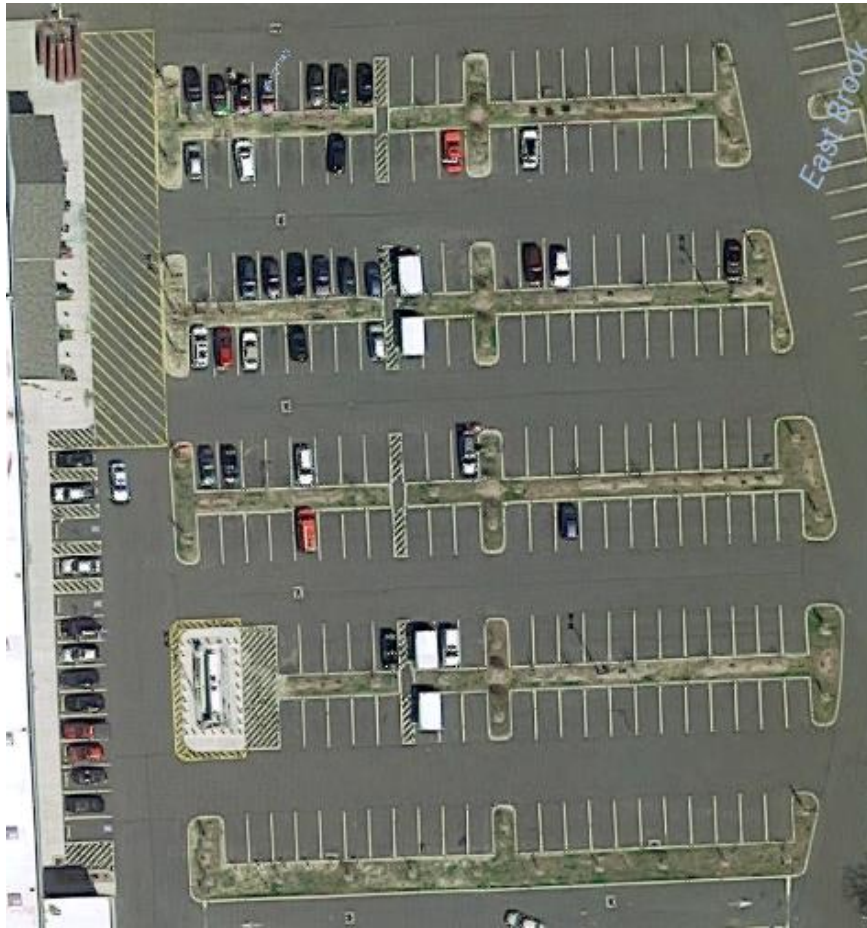
Degree Parking	Minimum Aisle Width One-way traffic flow	Minimum Aisle Width Two-way traffic flow
Parallel or 30°	14'	24'
45°	16'	24'
60°	16'	24'
75°	23'	26'
90°	26'	26'

(National Fire Protection Association (NFPA) Standard 1141,4-3)

- Setbacks: minimum of 25' from front lot line, 10' from any building; no curb cuts within 75' of centerline of any intersecting street
- Walkways: may be required by Commission
- Loading areas: for hospitals, hotels, restaurants, retail, wholesale, manufacturing/industrial: 400SF per 15,000SF floor area up to 30,000SF; then 400SF per 30,000SF (may not include parking)
- Landscape requirements: area equaling at least 40% of paved area, including 10'x20' end & intermediate islands, 10' separation strips, and 10' divider islands with shade trees and shrubs

Parking

- Landscape Requirements (Commercial Parking Lots)



BJ's

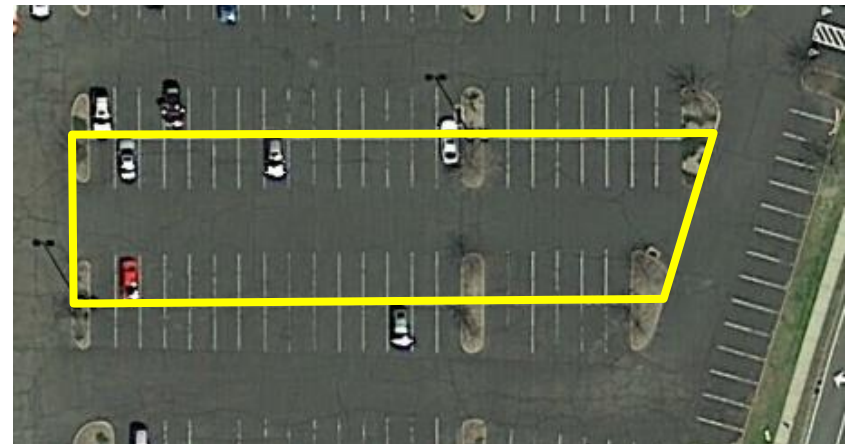
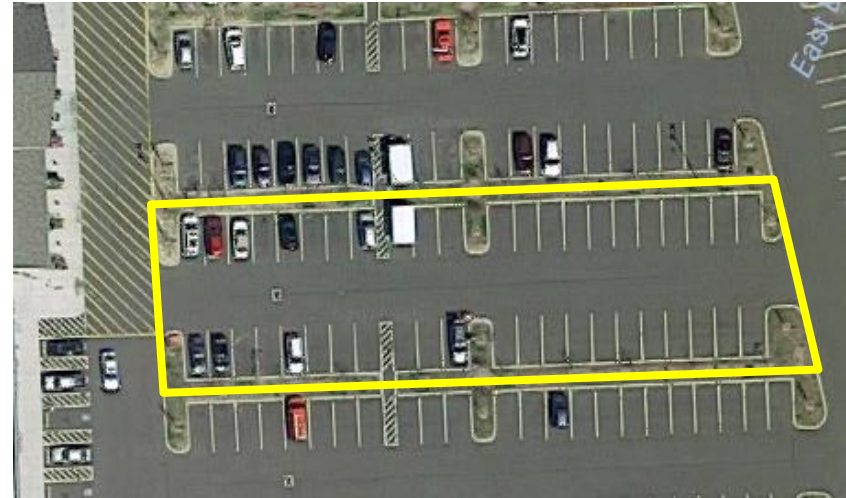


272-286 Federal Road

Parking

■ Effects of Parking Standards

- Combined effect of various requirements is significant increase in size of parking areas
- Example – BJ's: one aisle with 44 spaces consumes 19,869SF = 451SF/space
- Compare to Bob's Stores (Danbury) with end islands, 24' aisle width, and 9x18 stalls: an aisle with the same 44 spaces consumes 13,645SF = 310SF/space
- Stall size, aisle width, and landscaping requirements increase total parking area by 45%



Parking

■ Example Standards

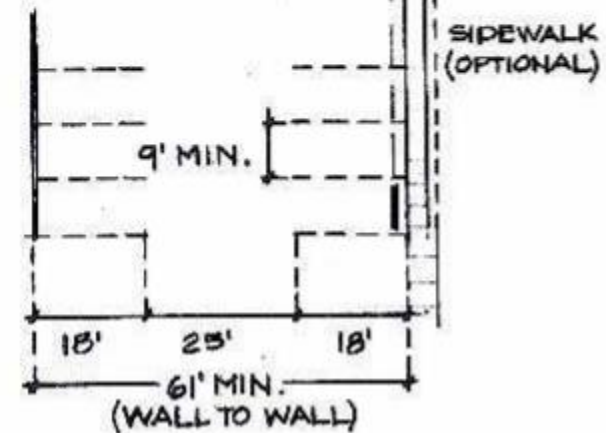
- Urban Land Institute parking design guidelines – 9'x18' stall size, 24' aisle width (for a total of 60' parking bays)
- Westport zoning standards call for dimensions of 9'x18' with provisions for 8'x'16 small-car spaces; 25' aisle width; 1 shade tree required per 10 spaces

90° DRIVE-IN

5' MIN. FOR SIDEWALKS
ALONG STREET EDGE

5' MIN. FOR INTERNAL
SIDEWALKS

2' FOR WHEEL STOP OR
BUMPER OVERHANG



Parking Space Schedule

Parking Space Schedule [effective 3/8/02]

Use	Required Spaces	Per Unit of Measure
Banks:		
Bank, with drive-in	1	250 sq. ft. of gross building area
Bank, without drive in	1	250 sq. ft. of gross building area
Industrial Uses:		
Warehousing	1	2,000 sq. ft. of gross ind'l area
	plus 1	250 sq. ft. of gross office area
	plus 1	company vehicle
	plus 1	proposed number of visitors
All Other	1	500 sq. ft. of gross building area
	plus 1	250 sq. ft. of gross office area
	plus 1	company vehicle
	plus 1	proposed number of visitors
Hotel/Motel Uses:		
Hotel/Convention	1	room, plus 1 each employee
	plus 1	100 sq. ft. gross assembly area
Hotel	1	room, plus 1 each employee
Motel with restaurant	1	room, plus 1 each employee
	plus 1	100 sq. ft gross seating area
Motel, less restaurant	1	room, plus 1 each employee
Places of Assembly:		
Church	1	3 seats
Theatre	1	4 seats
Other Assembly, Fixed Seats	1	4 seats
Other Assembly, Non-fixed seats	1	200 sq. ft. gross usable floor area
Medical Uses:		
Hospital	1	three (3) patients
	plus 0.5	each employee
Medical Office & Clinics	1	250 sq. ft of gross building area
Nursing Home	1	three (3) rooms
Office Uses:		
All types	1	250 sq. ft. of gross building area
	plus 1	company vehicle
	plus 1	proposed number of visitors

← ITE: 1 per 1000SF

← ITE: 0.9 per occupied room
(no differentiation on
convention/other amenities)

← ITE: 8 per 1000SF, or
1 per 5 seats
← ITE: 8 per 1000SF, or
1 per 5 seats

Parking Space Schedule

Use	Required Spaces	Per Unit of Measure
Recreational Uses:		
Bowling Alley	5	lane
Courts, Tennis, etc.	1	1,000 gross building sq. ft.
Health clubs	1	250 sq. ft. of gross building area
Marina	0.5	mooring or boat slip
Skating Rink	1	100 sq. ft. of rink surface or each 3 seats
Restaurant & Bar Uses:		
All types – including family, fast food, catering and cocktail lounges	1	4 seats, plus 1 for each employee or 100 sq. ft. of gross building area whichever is greater
Retail Uses:		
Convenience Market	1	500 sq. ft. of gross building area
Discount Store	1	250 sq. ft. of gross building area
Furniture/Carpet Store	1	1,000 sq. ft. of gross building area
General Retail Trade	1	250 sq. ft. of gross building area
Home Improvement/Hardware	1	250 sq. ft. of gross building area
Shopping Center	1	250 sq. ft. of gross building area
Supermarket	1	250 sq. ft. of gross building area
Residential Uses:		
Single Family	2	single family unit
Multi-family	2	dwelling unit
Home Occupation	2	family dwelling, plus 1 per employee
Converted Residence	2 plus 1	single family unit each additional unit

← ITE: 3.5 per 1,000SF

← ITE: 2.2 – 2.7 per 1,000SF

← ITE: 1.6 – 1.9 per 1,000SF

← ITE: 1.0 – 1.6 per unit (consider BR-based standard)

Note:

1. "Gross Area" is the total square footage measured from the inside of any perimeter walls. Site plans must show provisions for the maximum number of parking spaces required for the most intensive use(s), but need only be "built out" to support the number of spaces required for the uses being proposed.