

Proposed Amendments to Zoning Code Re; Rt. 1 West

1. Delete 273-20 D. Maximum building size. [Note; Should actually be 273-20 E.]
2. Delete 273-20 E. Uses prohibited. [Note; Should actually be 273-20 F.]
3. Delete 273-11 Westside Economic Development Overlay Zone
4. Delete 273-93 Westside Economic Development Overlay Zone
5. Add to 273-14, “except as provided in 273-197, 273-117, 273-124, and 273-131.
6. Amend Article II by adding a new section as follows;
 “273-11. Maximum Area of Office Space
 Within the area encompassed by the following Zone Districts, there shall be no more than 650,000 sq.ft of office space constructed after the effective date of this amendment: MU/C1, MU/C2, MU/C3, TS2, PV2, C-4 West, and SCW.”
7. Amend Article II by adding a new section as follows;
 “273-11 Motor Vehicle Fuel Sales
 Within the area encompassed by the following Zone Districts, there shall be no more than 1 motor vehicle fuel sales facility; TS2 and PV2.”
8. Amend 273-75 M (2), the first sentence to read “In any non-residential zone district, the area required for setback from a residential district boundary line shall be suitably landscaped with evergreen shrubs or trees, or such evergreens in combination with embankments, fences and/or walls, so as to provide a transition from such districts to the residential district.”
9. Amend 273-97, as follows;
 - From B.(2), delete line [16]
 - In B.(3) change title to read “architectural and landscape plans.”
 - In B.(3) add the following; “landscape plans. Landscape plans in accordance with the following requirements shall be submitted with all site plan applications.

Purpose. The landscaping provisions of this Code are intended to preserve and enhance the character, appearance and beauty of the Town, to preserve property values, and to accomplish transition between areas of unlike character. Further, these standards are intended to reduce excessive heat, glare and accumulation of dust; to provide privacy from noise and visual intrusion; and to control erosion of the soil and excessive run-off of storm water and avoid depletion and pollution of water resources.

General Requirements

- Any portion of a developed lot which is not used for the location of buildings, structures, outside storage areas, off street parking and loading areas, sidewalks or other paved areas, shall be landscaped in accordance with a landscaping plan. Any area of the site not being disturbed by grading, filling, excavation or other construction shall generally be left in its natural or pre-developed condition, unless landscaping is necessary in order to accomplish the purposes of this Section.
- Landscaping, trees and plants required by this Code shall be planted in a growing condition according to accepted horticultural practice and shall be maintained in a healthy growing condition. Any landscaping which is not so maintained shall be replaced by the property owner during the next planting season.
- Any screening, fence or wall including plant material approved under this Section shall be maintained by the property owner in good condition throughout the period of the use on the lot.
- All landscaping located adjacent to parking areas, loading areas, or driveways shall be properly protected from damage by vehicles by barriers, curbs, or other means.
- To the maximum extent possible, existing trees, vegetation, and site features such as stone walls, boulders, or rock outcroppings shall be retained and protected. Existing healthy mature plant materials, especially trees, shall be preserved.
- For all new landscaping, an ample variety and quantity of ornamental plants shall be provided, with a few dominant types chosen to create unity and subordinate types interspersed for accent. Variety should be achieved with respect to seasonal changes, species selected, texture, color and size at maturity. The use of native plant species indigenous to the region is encouraged.
- Landscaping shall serve to integrate the proposed development to the site, with particular consideration for natural topography and existing vegetation. Where the terrain is uneven, parking areas may developed at different levels.
- Landscape composition shall be complimentary to scale and style of the existing and proposed buildings.
- The natural or pre-development condition of a site may be altered to allow for wildlife habitat enhancement or agricultural use when approved by the Commission.

Front Landscaped Areas Each lot shall be provided with a landscaped area extending the length of the street frontage along the interior side of the front lot line, except where driveway exits and entrances are located or where sidewalks are required. The width of the front landscaped area shall be determined by the minimum and maximum setback requirements of the Zone District. The planting of street trees is strongly encouraged at

locations determined by the Commission with the intent of providing street canopy and shading of parking areas. The purpose of the front landscaping is to enhance the appearance of the use of the lot, but not to screen the use from view. The maximum number of street trees shall be planted consistent with the ultimate size of the particular tree species. At a minimum, street trees shall have a caliper of 2 1/2 to 3 inches.

Parking Lot Landscaping All parking lots shall be landscaped with ground cover, low vegetation, and trees. The purpose of parking lot landscaping is to reduce the negative impact of large parking areas both visually and environmentally. Islands shall be created to provide safe and efficient channelization of pedestrian and vehicular traffic and to separate major access ways through the parking areas. Provisions shall be made to provide walks and other amenities for pedestrians. Interior landscaping shall be positioned so as to enhance the visual qualities of the site and to break up large expanses of parking. A standard of one island for every 10 parking spaces should be used for design purposes. No more than 15 spaces in a row or four rows across shall be permitted without an intervening interior landscape area.

A landscaped area shall be provided along the perimeter of any parking area. This landscaped area shall have a minimum dimension of 5 feet and shall be planted with ground cover, and trees. At a minimum all trees shall have a 2 1/2 inch to 3 inch caliper.

The Landscape Plan The landscape plan herein required shall be prepared by a landscape architect or other suitable professional. It shall contain the following information;

- Location and description of existing vegetation and proposals to protect it during and after construction
- Location and description of existing natural features, including large boulders, rock outcroppings and water features to be incorporated into the site design
- Location and spacing of proposed new plant materials, including types of materials identified by botanical and common names
- A list of plant materials to be used including size in diameter and height at installation and at maturity; a planting schedule for all plant materials
- Proposed treatment of ground surfaces
- Methods of protecting landscaping from vehicles
- Location and description of the area to remain in natural or pre-development state and the amount of said area as a percentage of the total lot.
- A plan to insure that plant materials are maintained and/or replaced in the event the plant materials do not survive.

Maximum Landscape Area Requirement. Certain zones have a maximum landscape area requirement. The purpose of these provisions is to insure that a fixed percentage of a site is preserved in a natural or pre-development state. This natural state includes agricultural use. Any other treatment of the undeveloped portion of the site is considered landscaped and must conform to the requirements of this Section.

Requirement for Surety The Planning and Zoning Commission may require the posting of a bond or other surety to insure the completion of the provisions of the Section.

Proposed Amendments to Subdivision Code Re; Environmental Review

1. Add to Article V Administration the following;

“272-51. Environmental Review Committee
For any Subdivision on a site of 10 acres or more, the Commission shall refer the application to the Environmental Review Committee in accordance with Article XXVII of the Zoning Code.”

**Amendment to Town of Guilford Zoning Code to Create a New
Zone District Known as Mixed Use/Conservation 1 Zone District
(MU/C1)**

**Article XXI
Mixed Use/Conservation 1 Zone District (MU/C1)**

273-181. Purpose

The MU/C1 District is a zone district designed to permit low intensity office and research uses and certain types of residential use. It is intended to preserve large amounts of open space and to protect wetlands, steep slopes and other environmentally sensitive lands. The District should promote buildings with high architectural standards with consistent signage, landscaping, and design. It is intended to be an attractive, coherent environment that blends permitted uses and provides substantial property tax and other economic benefits to the Town and the Region.

273-182. Permitted Uses

The following uses are permitted in the MU/C1 District;

1. Offices
2. Research Facilities and Laboratories (excluding manufacturing)
3. Financial Institutions
4. Lodging Facilities Including Conference Centers
5. Educational Facilities Including Day Care
6. Recreational Facilities
7. Special Purpose Residential Uses: Housing Designed and Intended for the Use of Elderly Households Including Assisted Living Facilities, Congregate Living, and Nursing Homes.
8. Retail stores when accessory to a permitted use and located in the same building as a permitted use, not to exceed 10% of the floor area of the primary permitted use.
9. Restaurants when accessory to a permitted use and located in the same building as a permitted use, not to exceed 10 % of the floor area of the permitted use except when part of a lodging facility/conference center.
10. Buildings, uses and facilities of the Town (excluding Public Works), State, or Federal Government.
11. Long and short term health care facilities
12. Places of worship

No use may be expanded, altered or created except in conformance with Article IX, Site Plan Review and Article IXX, Design Review. Site plans shall include a conceptual Master Plan for all contiguous property in the MU/C1 District under the applicant's or property owner's ownership or control and an analysis of the possible development of

other property in the MU/C1 District and abutting properties to insure efficient and orderly development. This Master Plan shall include proposed buildings and their use, approximate building sizes, vehicular circulation systems, parking areas, and generalized landscaping plans including designation of land to remain undeveloped.

273-183. Area, Location and Bulk Standards

The following area, location and bulk standards apply in the MU/C1 District (see Table 3 for definitions);

Lot area	200,000 sq. ft. (5 acres)
Lot shape	200 ft.
Lot frontage	200 ft.
Setback from Rt. 1 Streetline	200 ft. (including buildings and parking areas)
Setback from any other Streetline	75 ft.
Setback from rear property line	50 ft.
Setback from side property line	20 ft
Setback from residential district boundary line	100 ft.(with a wooded natural landscape) 150 ft. (with open or newly planted landscape) (Also see 273-75 M. (2).
Total floor area	15%
Maximum impervious Surface	50% (the total coverage by impervious surfaces, including, but not limited to buildings, driveways, and parking areas s shall not exceed this percentage of the lot area)
Maximum building Size	no building or other structure shall exceed a total floor area of 100,000 sq. ft.

Maximum density of Residential uses	the maximum density of any residential use shall not exceed 6 dwelling units per acre
Maximum landscaped area	within the pervious surface of any lot, not more than 50% of the pervious surface of said lot may be landscaped. (See 273-97 (3))
Maximum building height	40 ft.(see 273-2 for definition of height) Buildings of greater height may be allowed by Special Permit up to a maximum of 55 ft. when it is determined by the Commission that such additional height will have no adverse impact on adjoining property and when the architecture of the proposed building supports and enhances the purposes of the District.

273-184. Sign Requirements

Sign requirements in the MU/C1 Zone shall be in accordance with the standards for the C-3 Zone District

273-185. Parking Standards

Parking requirements in the MU/C1 District shall be in accordance with Article VI except that for office uses, 3 spaces per 1000 sq. ft. of gross leaseable area shall be required.

Amendment to Town of Guilford Zoning Code to Create a New Zone District Known as Mixed Use/Conservation 2 Zone District (MU/C2)

Article XXII
Mixed Use/Conservation 2 Zone District (MU/C2)

273-186. Purpose

The MU/C2 District is a zone district designed to permit low intensity office and research uses and to encourage certain types of residential uses. It is intended to preserve large amounts of open space and to protect wetlands, steep slopes and other environmentally sensitive lands. The District should promote buildings with high architectural standards with consistent signage, landscaping, and design. It is intended to be an attractive coherent environment that blends permitted uses and provides substantial property tax and other economic benefits to the Town and the Region.

273-187. Permitted Uses

The following uses are permitted in the MU/C2 District;

1. Offices
2. Research Facilities and Laboratories
3. Financial Institutions
4. Lodging Facilities Including Conference Centers
5. Educational Facilities Including Day Care
6. Recreational Facilities
7. Special Purpose Residential Uses: Housing Designed and Intended for the Use of Elderly Households Including Assisted Living Facilities, Congregate Living, and Nursing Homes.
8. Retail stores when accessory to a permitted use and located in the same building as a permitted use, not to exceed 10% of the floor area of the primary permitted use.
9. Restaurants when accessory to a permitted use and located in the same building a permitted use, not to exceed 10% of the floor area of the permitted use except when part of a lodging facility/conference center.
10. Buildings, uses and facilities of the Town, State, or Federal Government
11. Long and short term health care facilities
12. Places of Worship
13. Printing and Publishing Establishments
14. Manufacturing, processing, assembling, or packaging of products or goods, excluding petroleum products, chemicals, and hazardous materials,

No use may be expanded, altered or created except in conformance with Article IX, Site Plan Review, and Article IXX, Design Review. Site plans shall include a conceptual Master Plan for all contiguous property in the MU/C2 District under the applicant's or property owner's ownership or control and an analysis of the

possible development of other property in the MU/C2 District and abutting properties to insure efficient and orderly development. Said Master Plan shall include proposed buildings, their use and approximate size, vehicular circulation systems, parking areas and generalized landscaping plans including designation of land to remain undeveloped.

273-188. Area, Location and Bulk Standards

The following area, location and bulk standards apply in the MU/C2 District (see Table 3 for definitions);

Lot area	200,000 sq.ft. (5 acres)
Lot shape	200 ft.
Lot frontage	200 ft.
Setback from Rt. 1 Streetline	100 ft.
Setback from any Other Streetline	75 ft.
Setback from rear Property line	50 ft.
Setback from side Property line	20 ft.
Setback from residential District boundary line	75 ft. for any residential use 100 ft. for any non-residential use (see also 273-75 M (2))
Total floor area	15%
Maximum impervious Surface	50% (the total coverage by impervious surfaces, including buildings, driveways, and parking areas shall not exceed this percentage of the lot area.)
Maximum building Size	no building or other structure shall exceed a total area of

100,000 sq.ft.

Maximum density of Residential uses

the maximum density of any residential use shall not exceed 8 dwelling units per acre.

Maximum landscaped Area

within the pervious surface of any lot, not more than 50% of the pervious surface of said lot may be landscaped. (See 273-97 (3))

Maximum building Height

40 ft. (see 273-2 for definition of height) Buildings of greater height may be allowed by Special Permit up to maximum of 55 ft. when it is determined by the Commission that such additional height will have no adverse impact on adjoining property and when the architecture of the proposed building supports and enhances the purposes of the District.

273-189. Requirements for Mixed Use Development

On any site larger than 20 acres, not more than 50% of the lot area shall be used for any single use except where the single use is residential.

273-190. Sign Requirements

Sign requirements in the MU/C2 Zone shall be in accordance with the standards for the C-3 Zone District

273-191. Parking Standards

Parking requirements in the MU/C2 District shall be in accordance with Article VI except that for office uses, 3 spaces per 1000 sq. ft. of gross leaseable area shall be required.

Amendment to Town of Guilford Zoning Code to Create a New Zone district Known as Transition and Service District 2 (TS2)

Article XXIII
Transition and Service District 2 (TS2)

273-192 Purpose

The TS2 District is a commercial zoning district designed to permit a wide variety of commercial uses to better serve the local community. It is intended to be an attractive, coherent environment with a consistent street edge, high quality and sufficient landscaping, reduced curb cuts and shared parking, and a mixture of types of land uses that blend with the adjacent residential and natural landscape

273-193 Permitted Uses

The following uses are permitted in the TS2 District;

1. Retail stores
2. Business and professional offices
3. Financial institutions (including drive-thru)
4. Dwelling units not to exceed a density of 6 dwelling units per acre
5. Personal service establishments
6. Restaurants (excluding drive thru service)
7. Buildings, uses and facilities of the Town
8. Retail clothes cleaning and or laundering establishments
9. Lodging establishments
10. Entertainment facilities including movie theatres (restricted to not more than 2 screens or 400 seats) and playhouses (excluding adult entertainment) (by Special Permit in accordance with 273-118)
11. Places of worship
12. Schools including day care facilities
13. Funeral homes
14. Long and short term health care facilities
15. Motor vehicle repair facilities (by Special Permit in accordance with 273-118) and not to exceed a total of three such facilities in the District
16. Non-profit facilities including museums
17. Motor Vehicle Fuel Sales (only in combination with convenience stores), not more than one such facility in the District (by Special Permit in accordance with 273-118)
18. Recreational facilities including gymnasiums, and physical fitness establishments, and studios for dance, musical and theatrical instruction.
19. Veterinary Clinics and Hospitals
20. Farms

No use may be expanded, altered or created except in conformance with Article IX, Site Plan Review and Article IXX, Design Review.

273-194 Area, Location and Bulk Standards

The following area, location and bulk standards apply in the TS2 District (see Table 3 for definitions);

Lot Area	20,000 sq. ft.
Lot Shape	100 ft.
Lot Frontage	100 ft.
Maximum building Height	35 ft (up to 40 ft. with Special Permit in accordance With 273-118) (see 272-2 for definition of height)
Setback from streetline	30 ft.
Setback from side and rear Property line	12 ft.
Setback from residential District boundary line	30 ft.
Lot coverage	25% (up to 35% with Special Permit in accordance With 273-118)
Total Floor Area	50% (up to 65% with Special Permit in accordance With 273-118)
Maximum Impervious Surface	65% (the total coverage by impervious surfaces, including buildings, driveways and parking areas shall not exceed this percentage of lot area)
Maximum Building Size	no building or other structure shall exceed a total floor area of 30,000 sq. ft. (up to 50,000 sq.ft. with Special Permit in accordance with 273-118) No single, related or integrated retail use shall exceed 25,000 sq. ft. cumulatively.

273-195 Sign Requirements

Sign requirements in the TS2 District shall be in accordance with standards for the C-3 District.

273-196 Parking Standards

Parking requirements in the TS2 District shall be accordance with Article VI except that for retail stores, 4 spaces per 1000 sq.ft. of gross leasable area shall be required and for office uses, 3 spaces per 1000 sq.ft. of gross leasable area shall be required. For retail buildings in excess of 5000 sq.ft. there shall be a maximum of 4 spaces per 1000 sq.ft. of gross leasable area except where there is a demonstrated need for additional spaces. Parking areas shall be designed with significant green space and landscaping between the road and the parking areas. Smaller parking areas with combined curb cuts serving multiple uses are also encouraged with buildings placed as close to the road as possible.

273-197 Non-Conforming Buildings

No building existing as of the effective date of this regulation, which is non-conforming with respect to maximum coverage or maximum floor area, may expand except by Special Permit in accordance with 273-118 and no such expansion shall exceed 5% of the total floor area of the building.

Amendment to Town of Guilford Zoning Code to Create a New Zone District Known as Post Road Village 2 District (PV2)

Article XXIV
Post Road Village 2 Zone District (PV2)

273-198 Purpose

The PV2 District is a commercial zoning district designed to permit a variety of small and medium scale commercial uses. The District should establish a sense of entry into Guilford and promote buildings with the high architectural standards, with consistent signage, landscaping, and design. It is intended to be an attractive, coherent environment that blends permitted uses.

273-199

The following uses are permitted in the PV2 District;

1. Retail stores
2. Business and professional offices
3. Financial institutions (including drive-thru)
4. Dwelling units not to exceed a density of 6 dwelling units per acre.
5. Personal service establishments
6. Restaurants (excluding drive-thru)
7. Buildings, uses and facilities of the Town, State and Federal Government
8. Retail clothes cleaning and or laundering establishments
9. Lodging establishments (by Special Permit in accordance with 273-118)
10. Entertainment faculties, including movie theatres (restricted to not more than 2 screens or 400 seats) and playhouses (by Special Permit in accordance with 273-118), excluding adult entertainment facilities.
11. Places of Worship (by Special Permit)
12. Recreational Facilities as defined in 273-113
13. Schools including day-care facilities
14. Funeral Homes
15. Long and short term health care facilities
16. Non-profit facilities including museums
17. Farms and Farm Markets
18. Artists studios, and workshops.
19. Motor vehicle fuel sales (only in combination with convenience stores), not more than one such facility in the District (by Special Permit in accordance with 273-118).

273-200. Area, Location and Bulk Standards

The following area, location and bulk standards apply in the PV2 District (see Table 3 for definitions);

Lot area	20,000 sq. ft
Lot shape	100 ft.
Lot Frontage	100 ft.
Maximum building Height	40 ft. (see 272-2)
Setback from streetline	30 ft
Setback from side and rear Property line	12 ft.
Setback from residential District boundary line	30 ft.
Lot Coverage	25% (up to 35% with Special Permit in accordance With 273-118)
Total Floor Area	50% (up to 65% with Special Permit in accordance With 273-118)
Maximum Impervious Surface	65% (the total coverage by impervious surfaces, Including (but not limited to parking areas ,buildings, and driveways shall not exceed this percentage of lot area)
Maximum Building Size	No building or other structure shall exceed a total floor area of 30,000 sq.ft. except as modified below
Retail Use Area Limitation	No single, related or integrated retail use shall exceed 20,000 sq. ft. cumulatively. For farm markets, no building shall exceed 50,000 sq.ft. and within said building the area devoted to retail sales shall not exceed 20,000 sq.ft.

273-201 Sign Requirements

Sign requirements in PV2 District shall be in accordance with standards for the C-3 District.

273-202 Parking Standards

Parking requirements in the PV2 District shall be in accordance with Article VI except that for retail stores, 4 spaces per 1000 sq.ft. of gross leasable area shall be required and for office uses, 3 spaces per 1000 sq.ft. of gross leasable area shall be required.

Amendment to Town of Guilford Zoning Code to Create a New Zone District Known as Shopping Center 2 Zone District (SC2)

Article XXV
Service Center West District (SCW)

273-203 Purpose

The SCW District is a commercial zoning district designed to permit larger service facilities in the context of planned development. Facilities are to be designed to provide a variety of services in an attractive, planned environment with buildings of high architectural standards and landscape design..

273-204 Permitted Uses

The following uses are permitted in the SCW District;

1. Retail stores
2. Business and professional offices
3. Financial institutions (including drive-thru)
4. Personal service establishments
5. Restaurants (excluding drive-thru)
6. Retail clothes cleaning and laundering
7. Schools including day-care facilities
8. Facilities of the Town, State and Federal Government
9. Recreational Facilities
10. Non-profit facilities including museums
11. Entertainment facilities, including movie theatres (restricted to not more than 2 screens or 400 seats) and playhouses (by Special Permit in accordance with 273-118) excluding adult entertainment.
12. Short and long term health care facilities
13. Lodging establishments

No use may be expanded, altered or created except in conformance with Article IX Site Plan Review and Article IXX, Design Review. Site Plans shall include a conceptual Master Plan for all contiguous property in the SCW District under the applicant's or property owner's ownership or control and an analysis of the possible development of other property in the SCW District and abutting properties to insure efficient and orderly development. Said Master Plan shall include proposed buildings and their use, approximate building sizes, vehicular circulation systems, parking areas, and a generalized landscaping plan including a designation of land to remain undeveloped.

273-205 Area, Location and Bulk Standards

The following area, location and bulk standards apply in the SCW District (see Table 3 for definitions);

Lot Area	200,000 sq. ft.
Lot Shape	300 ft.
Lot Frontage	300 ft.
Setback from streetline	75 ft.
Setback from rear Property line	20 ft.
Setback from side Property line	15 ft.
Setback from Residential District Boundary Line	30 ft.
Maximum Height	40 ft. (see 273-2 for definition of height). Buildings of greater height may be allowed by Special Permit up to a maximum of 55 ft. when it is determined by the Commission that such additional height will have no adverse impact on adjoining property and when the architecture of the proposed building supports the purposes of the District.
Maximum Floor Area	25% (35% with Special Permit in accordance with 273-118)
Maximum Impervious Surface	50% (as defined in 273-200)
Maximum Building Size	no building or other structure shall exceed a total floor area of 150,000 sq.ft. (up to 200,000 sq. ft. with Special Permit in accordance with 273-118) No free standing retail building shall exceed 25,000 sq.ft and no single related or integrated retail store use shall exceed 25,000 sq.ft cumulatively, except that one 40,000 sq. ft. retail facility may be allowed in this District. by Special Permit in accordance with 273-118.

273-206 Sign Requirements

Sign requirements in the SCW District shall be in accordance with the standards for the C-3 District.

273-207 Parking Standards

Parking requirements in the SCW District shall be accordance with Article VI except that for retail stores, 4 spaces per 1000 sq.ft of gross leasable area shall be required and for office uses, 3 spaces per 1000 sq. ft. of gross leasable area shall be required. For retail buildings in excess of 5000 sq.ft. there shall be a maximum of 4 spaces per 1000 sq.ft. of gross leasable area except where there is a demonstrated need for additional spaces.

Amendment to Town of Guilford Zoning Code to Create a New Zone District Known as C-4 West

Article XXVI C-4 West (C-4W)

273-208 Purpose

The C-4 West Zone is a commercial district designed to permit automotive related uses and other retail, office and light manufacturing uses adjacent to the I-95, Exit 57 Interchange. The District should establish a sense of entry into Guilford and promote buildings with high architectural standards, with consistent signage, landscaping, and design. It is intended to be an attractive, coherent environment that blends permitted uses.

273-209 Permitted Uses

The following uses are permitted in the C-4 West District;

1. Retail Sales of Motor Vehicles
2. Motor Vehicle Repair Facilities

Uses 1 & 2 shall be developed in accordance with the following standards;

- a. all repair and service work shall be conducted entirely within an enclosed building.
 - b. the outdoor storage of wrecked vehicles shall be appropriately screened.
 - c. Within the motor vehicle display area, there shall be internal landscaping as recommended by the Design Review Committee and approved by the Commission.
- 3. Retail Stores
 - 4. Business and Professional Offices
 - 5. Manufacturing, processing, assembling or packaging of products or goods, excluding petroleum products, chemicals, and hazardous materials.

No use may be expanded, altered or created except in conformance with Article IX , Site Plan Review and Article IXX, Design Review.

273-210 Area, Location and Bulk Standards

Lot Area	20,000 sq.ft.
Lot Shape	100 ft.
Lot Frontage	100 ft.
Height	40 ft. (see 273-2 for definition of height)
Setback from Streetline	75 ft.
Setback from rear Property line	12 ft.
Setback from side Property line	12
Setback from residential District boundary line	30 ft.
Maximum Building Coverage	25%
Maximum floor area	50%
Maximum Impervious Surface	65% (see 273-200 for definition)

273-211 Sign Requirements

Sign requirements in the C-4 West District shall be accordance with the standards for the C-3 District.

273-212 Parking Standards

Parking requirements in the C-4 West District shall be in accordance with Article VI except that for retail stores, 4 spaces per 1000 sq. ft. of gross leasable area shall be required and for office uses, 3 spaces per 1000 sq.ft. of gross leasable area shall be required. For retail buildings in excess of 5000 sq.ft. there shall be a maximum of 4 spaces per 1000 sq,ft, of gross leasable area except where there is a demonstrated need for additional spaces.

Amendment to Town of Guilford Zoning Code to Create an Environmental Review Process

Article XXVII
Environmental Review

273-213 Purpose

An Environmental Review Committee is created in order to assist the Planning and Zoning Commission in administering the Zoning Code. The advice of the Committee is intended to preserve and protect the natural resources of the Town.

273-214 Membership

The Environmental Review Committee shall be appointed by the Planning and Zoning Commission. Its members shall serve staggered two year terms. The Committee shall have a minimum of 5 members and not more than 7 members, plus 3 alternates. The members shall have expertise in such disciplines as zoology, biology, botany, ecology, geology, forestry, ornithology, civil engineering, landscape architecture, hydrology, soil science, archaeology or other related environmental studies and may include members of the Planning and Zoning Commission. Members must be residents of the Town of Guilford. They must avoid conflict of interest and any appearance of conflict of interest and recuse themselves when necessary from the deliberations of the Committee.

273-215 Procedures

The Environmental Review Committee shall meet at regularly scheduled meetings to consider applications referred to it by the Planning and Zoning Commission. For any Site Plan or Special Permit Application involving a building addition or new construction of 20,000 sq. ft or more, or site construction of 40,000 sq. ft or more, the Commission shall refer said application to the Environmental Review Committee prior to making a decision on the Application. The Commission may refer Site Plan or Special Permit Applications not meeting these threshold criteria to the Committee where in its discretion it deems such referral advisable. For any subdivision application on a site of 10 acres or more, the Commission shall also refer said application to the Committee. On any site less than 10 acres the Commission may also, in its discretion refer a subdivision application to the Committee.

The Environmental Review Committee shall submit its recommendations to the Commission in writing. The failure of the Environmental Review Committee to act in a timely manner shall not effect the mandated time requirements for Planning and Zoning Commission action.

273-216 Review Criteria

The Committee in its deliberations shall be guided by generally accepted environmental review standards especially as developed by the State of Connecticut Department of Environmental Protection, the Federal Environmental Protection Agency, and such other governmental and academic agencies that the Committee may from time to time recognize.

Amendment to Town of Guilford Zoning Code to Create a New Zone District Known as Mixed Use/Conservation 3 Zone District (MU/C3)

Article XXVIII Mixed Use/Conservation 3 Zone District (MU/C3)

273-216 Purpose

The MU/C3 district is a zone district designed to permit low intensity office and residential uses. It is intended to preserve open space and protect wetlands, steep slopes and other environmentally sensitive lands. The District should promote buildings with high architectural standards with consistent signage, landscaping, and design. It is intended to be an attractive, coherent environment that blends permitted uses and provides substantial property tax and other economic benefits to the Town and the Region.

273-218. Permitted Uses

The following uses are permitted in the MU/C3 District;

1. Offices
2. Research Facilities and Laboratories (excluding manufacturing)
3. Financial Institutions
4. Lodging Facilities Including Conference Centers
5. Educational Facilities Including Day Care
6. Recreational Facilities
7. Special Purpose Residential Uses: Housing Designed and Intended for the Use of Elderly Households Including Assisted Living Facilities, Congregate Living, and Nursing Homes
8. Retail stores when accessory to a permitted use and located in the same building as a permitted use, not to exceed 10% of the floor area of the primary permitted use.
9. Restaurants when accessory to a permitted use and located in same building as a permitted use, not to exceed 10% of the floor area of the permitted use except when part of a lodging facility/conference center.
10. Buildings uses and facilities of the Town (excluding Public Works), State or Federal Government.

- 11. Long and short term health care facilities
- 12. Places of worship

No use may be expanded, altered or created except in conformance with Article IX, Site Plan Review and Article IXX, Design Review. Site plans shall include a conceptual Master Plan for all contiguous property in the MU/C3 District under the applicant's or property owner's control and an analysis of the possible development of other property in the MU/C3 District and abutting properties to insure efficient and orderly development.

273-217 Area, Location and Bulk Standards

The following area, location and bulk standards apply in the MU/C3 District (see Table 3 for definitions);

Lot area	40,000 sq.ft.
Lot shape	100 ft.
Lot frontage	100 ft.
Setback from streetline	50 ft.
Setback from rear property Line	20 ft.
Setback from side property Line	15 ft.
Setback from residential district Boundary line	75 ft.
Total floor area	25%
Maximum impervious Surface	65%
Maximum building size	50,000 sq.ft.
Maximum density of Residential uses	the maximum density of any residential use shall not exceed 6 dwelling units per acre
Maximum landscaped area	within the pervious surface of any lot, not more than 65% of the pervious surface of said lot may be landscaped. (See 273-97 (3))

Maximum building height 40 ft. (see 27-2)

273-218 Sign Requirements

Sign requirements in the MU/C3 Zone shall be in accordance with the standards for the C-3 Zone District

273-219 Parking Standards

Parking requirements in the MU/C3 Zone shall be in accordance with Article VI except that for office uses, 3 spaces per 1000 sq.ft. of gross leaseable area shall be required.