

PROPOSED AMENDMENT TO AVON ZONING REGULATIONS
LOW IMPACT DEVELOPMENT (LID)

8/2/11

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Amend: SECTION IV (RESIDENTIAL AND RURAL ZONES);
SECTION VI (COMMERCIAL-RETAIL AND COMMERCIAL-SPECIALIZED
ZONES); and
SECTION VII (LAND USE AND SITE DEVELOPMENT REGULATIONS)
as follows:

SECTION IV - RESIDENTIAL AND RURAL ZONES

Section IV.A.4.p – Rear Lots

p. Rear lots, for residential purposes only, provided that:

(1) The Commission determines that the development of rear lots will provide the most suitable use of the land considering such factors as drainage, configuration, accessibility, and topography.

(2) The rear lots conform to all requirements prescribed for the zone in which they are located except that the front yard setback and the lot area, shall be at least twice the minimum such requirements for the zone. In computing lot area, the access strip, whether owned in fee or over an easement area, extending from the front lot line to the public roadway shall not be counted towards satisfying this requirement.

(3) Rear lots shall be provided with an access strip at least **thirty (30)** feet wide to a public street. This 30-foot strip of land shall be owned in fee by the owner of the rear lot, except where:

i. The Commission approves more than one (1) rear lot and where such lots will utilize a common driveway. In this instance, one of the approved rear lots shall own the access strip in fee while the others shall be granted easement rights for access and the installation and maintenance of utilities; or

ii. The Commission determines that ownership of the access strip by the rear lot is not necessary and that the rear lot is best served by an easement over the front lot.

iii. Driveways serving rear lots shall not exceed 1,000 feet in length and shall have an adequate all-weather surface for their entire length and for a 10-foot width. The Commission may require the entire driveways to be paved. Common driveways may serve up to a maximum of two (2) rear lots and, where appropriate, the two (2) adjacent front lots, and shall adhere to the following:

(a) the common portion must be paved;

- (b) pavement width shall be a minimum of **twelve (12) feet and a maximum of eighteen (18) feet**;
- (c) **if the total pavement width exceeds twelve (12) feet, the portion of the driveway width in excess of twelve feet shall be composed of pervious paving materials**;
- ~~(e)~~ (d) pavement specifications shall comply to Town standards;
- ~~(d)~~ (e) if part of a subdivision, the common portion of the driveway shall be installed as part of the street system;
- ~~(e)~~ (f) a maintenance agreement shall be approved by the Commission and shall be filed in the land records of both lots prior to the issuance of any building permits authorized under the Special Exception approval-;
- (g) **management of stormwater sheetflow from the common driveway must be incorporated into the overall site design for the individual residential lots utilizing the common driveway. For driveways that slope toward a town road, proper drainage controls must be provided to prevent stormwater from flowing onto the town road.**

(4) A landscape buffer is provided where necessary within the lot and along the access way to ensure that the development of rear lots will be in harmony with surrounding areas and protect existing homes.

(5) Where a proposed rear lot abuts a front lot which is under the control of the applicant then such front lot shall observe a rear yard setback of **fifty (50) feet**. (See also Section IV.A.6., Height and Area Regulations.)

(6) The Commission may modify the above requirements when it determines that the rear lots and the access thereto will be in harmony with the surrounding area and preserve the public health, safety, welfare and property values.

Sections IV.A.6 through IV.A.8 – Dimensional Requirements

6. ~~Height and Area~~ **Regulations**.

	RU-2A	R-40	R-30	R-15
Min. Lot Area	2 ac.	40,000 s. f.	30,000 s. f.	15,000 s. f.
Min. Lot Width	200 ft.	170 ft.	170 ft.	100 ft.
Max. Lot Coverage	10%	15%*	15%*	15%
Minimum Front Yard				

-Local Streets	40 ft.	40 ft.	40 ft.	40 ft.
-Collector and Arterial Streets	60 ft.	60 ft.	60 ft.	60 ft.
Min. Side Yard	35 ft.**	35 ft.**	30 ft.***	15 ft.
Min. Rear Yard	30 ft.****	30 ft.****	30 ft.****	30 ft.****
Maximum Building Height	35 ft.	35 ft.	35 ft.	35 ft.
Minimum Landscaped Area for all special exception uses enumerated in Section IV.A.4. No more than 50 percent of the required landscaped area shall be comprised of steep slopes, floodplain, or wetland soils.	65%*****	65%*****	65%*****	65%*****

*Maximum Lot Coverage for all special exception uses shall be ten percent except that by a two-thirds vote of all its members, the Commission may allow an increase in lot coverage up to 15% upon a determination of no adverse impact on any other property and a finding that all special exception criteria in Section VIII are met and by further consideration of the following criteria:

1. The hours of operation of the proposed facility.
2. The amount of daily and peak hourly traffic to be generated by the proposed facility.
3. The location of the minimum landscaped area (65% of the site) such that a buffer to adjoining properties is provided which surpasses the minimum required.
4. The natural topography to be preserved and that to be created which offers a visual and noise barrier to adjoining properties.
5. The size and quality of existing vegetation to be preserved and that to be added.
6. The intensity of necessary lighting.
7. The frequency of deliveries.
8. The amount of outdoor activity associated with the use.
9. The height, scale, and architectural style as it relates to surrounding properties.
10. The history of substantiated complaints.

** Any lot which was in existence as of June 27, 2006, shall observe a 25-foot side yard.

*** Any lot which was in existence as of June 27, 2006, shall observe a 20-foot side yard.

**** Where a proposed rear lot abuts a front lot, then such front lot shall observe a rear yard setback of 50 feet.

***** Where less than 25% ~~percent~~ of the minimum landscaped area requirement is met utilizing steep slopes, floodplain, or wetland soils the Commission may by a 2/3 vote of all of its members permit a reduction in the minimum landscaped area to 55% ~~percent~~. The Commission shall make a determination of no adverse impact on any other property and a finding that all special exception criteria in Section VIII are met.

7. Buildable Square. For any lot created after the effective date of these regulations, each approved residential lot in any R-40 or RU-2A zone shall contain a contiguous developable land area, as defined in Section III.D of these regulations, of at least 10,000 square feet within which a square with dimensions of ninety (90) feet by ninety (90) feet can be situated. A minimum of 75% of the total building footprint must be situated within this contiguous

developable area. Evidence of compliance with this requirement must be noted in all subdivision applications and applications for a building permit.

78. *Living area requirements.*

- a. Each single-family dwelling hereafter erected shall contain at least 1,000 square feet of living area for a one- or two-bedroom house, plus at least an additional 200 square feet of living area in the unit as a whole for each additional bedroom.
- b. Dwellings more than one **(1)** story in height, shall contain at least 800 square feet of living area on the ground floor.
- c. Split-level and bi-level dwellings shall be computed with the entire living area requirement contained on the upper-most levels.

COLLECTOR/ ARTERIAL STREETS (requiring 60' front yard setback)
Arch Road
Burnham Road
Carriage Drive
Chevas Road
Climax Road
Country Club Road
Deercliff Road
Harris Road
Hollister Drive
Huckleberry Hill Road
Juniper Drive
Lofgren Road
Lovely Street
New Road
Nod Road
Northington Drive
Old Farms Road
Rt. 10 (Simsbury Road, Waterville Road)
Rt. 44 (E. Main Street, W. Main Street, Avon Mountain Road)
Scoville Road

Stagecoach Road
Talcott Notch Road
Thompson Road
Tillotson Road
West Avon Road
Woodmont Road
Reference: Section IV.A.6.
This is an interpretive aid only and is not part of the regulations.

SECTION VI – COMMERCIAL AND INDUSTRIAL ZONES

Section VI.C and VI.D – Commercial-Retail and Commercial-Specialized Zones

C. Commercial-Retail.

1. *Purpose.* The purpose of the Commercial-Retail Zone is to establish a central shopping district consisting of larger stores and satellite shops for the convenience of shoppers, to facilitate the construction of new access roads for the control of traffic, and to encourage the development of business by consolidating individual parcels of land into a total integrated plan.

2. *Permitted uses.*

- a. Retail stores;
- b. Business and professional offices;
- c. Personal services;
- d. Class I restaurants;
- e. Class II restaurants;
- f. Financial institutions.

3. *Special exceptions.* The following uses may be authorized by the Commission as a special exception in accordance with the criteria established in Section VIII. The Commission shall consider the relationship of the proposed use to the orderly development of the district, and aesthetic contribution of the proposed development to the attractiveness of the area, and shall find that the proposed use is in harmony with the purpose of the Commercial-Retail Zone:

- a. New car sales, including the sale of used cars as an accessory use provided no motor vehicles, "for sale" are displayed or stored within the required front yard setback;
- b. Class III restaurants;
- c. Planned Residential Development (PRD) in accordance with Section IX.C.;
- d. Other uses similar to the permitted uses.

4. *Height and area requirements.*

Minimum lot area	60,000 sq. ft.
Minimum lot width	200 ft.
Maximum lot coverage	25%
Minimum front yard	75 ft.
Minimum side/rear yards	20 ft.
Minimum building footprint	4,000 sq. ft.
Maximum building height	35 ft.
Maximum number of stories	2 stories
Minimum landscaped area	50%

5. *Modification to Maximum Lot Coverage.* An additional lot coverage bonus of up to ten percent (10%), up to a total lot coverage of thirty-five percent (35%), may be granted for developments that meet at least one of the following criteria:

a. Construct a minimum of 50% of the total parking, driveway and vehicular access areas using pervious pavement and surfacing materials and/or disconnected impervious areas.

b. A “disconnected impervious area,” may contain no more than 1,000 square feet of impervious surface that drains to a single discharge point, the maximum contributing flow path shall be no more than 75 feet, and the area must drain continuously through a vegetated channel, swale, or filter strip to the property line or downstream BMP. The area must be separated from other impervious areas by appropriate LID BMPs, such as swales, filter strips or vegetated buffers.

56. *Land use and site development requirements.* See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

D. *Commercial-Specialized.*

1. *Purpose.* The purpose of the Commercial-Specialized Zone is to establish a district for specialty stores and other compatible land uses which do not generate large volumes of traffic, encourage the most appropriate use of land, and retain the present architectural and aesthetic character of the area for the purpose of conserving property values.

2. *Permitted uses.*

- a. Retail specialty shops;
- b. Business and professional offices;
- c. Personal services;
- d. Financial institutions;

- e. Class I restaurants;
- f. Class II restaurants.

3. *Special exceptions.*

- a. Class III restaurants;
- b. Other uses similar to the permitted uses may be authorized by the Commission as a special exception in accordance with the criteria established in Section VIII. The Commission shall consider the size and architectural design of the proposed building in relation to other buildings in the area, the amount of traffic generated, and the aesthetic contribution of the proposed development to the existing character of the area.

4. *Height and area requirements.*

Minimum lot area	30,000 sq. ft.
Minimum lot width	150 ft.
Maximum lot coverage	25%
Minimum front yard	40 ft.
Minimum side/rear yards	20 ft.
Minimum building footprint	1,500 sq. ft.
Maximum building floor area	6,500 sq. ft. per building, except that the Commission may by special exception approve a greater building floor area provided that the scale of the building is consistent with the purpose of this zoning district. An applicant must demonstrate compliance with the criteria set in Section VIII of these regulations.

In addition, the Commission will be guided by the following factors. These factors may assist in mitigating the increased size of the proposed structure(s):

- a. Architecture.** Building size, materials, colors, mass, scale, and details shall be chosen to be compatible with the surrounding neighborhood. The design shall reduce larger building volumes in smaller forms to lessen total building mass.
- b. Neighborhood continuity.** The proposed use for the structure shall be one which is compatible with the surrounding area and provide an appropriate transition between commercial and residential uses where appropriate. The Commission will also give consideration to hours of operation for the proposed use, noise, traffic generation, lighting levels, lot coverage, and other issues which relate to the overall intensity of the use.
- c. Landscaping.** The Commission shall review the quality of the overall landscape design including plant quantities, sizes, and the reduction of on-site views from adjacent properties and public streets. Other amenities shall be considered which improve the appearance of the proposed building(s), its setting and features which provide benefits to the public's welfare.

d. History. When appropriate, the building design should reflect local historic detailing related to the history of the Town and, in particular, Avon's colonial past.

Maximum building height	35 ft.
Maximum number of stories	2 stories
Minimum landscaped area	50%

5. Modification to Maximum Lot Coverage. An additional lot coverage bonus of ten percent (10%), or a total lot coverage of thirty-five percent (35%) shall be granted for properties that meet at least one of the following criteria:

a. Construct a minimum of 50% of the total parking, driveway and vehicular access areas using pervious pavement and surfacing materials and/or disconnected impervious areas.

b. A “disconnected impervious area,” may contain no more than 1,000 square feet of impervious surface that drains to a single discharge point, the maximum contributing flow path shall be no more than 75 feet, and the area must drain continuously through a vegetated channel, swale, or filter strip to the property line or downstream BMP. The area must be separated from other impervious areas by appropriate LID BMPs, such as swales, filter strips or vegetated buffers.

56. Land use and site development requirements. See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

SECTION VII – LAND USE AND SITE DEVELOPMENT REGULATIONS

Section VII.A. – Landscape regulations

4. *Parking lot, landscaped area requirements.*

a. Any lot which contains parking facilities for more than ten **(10)** cars shall also provide landscaped areas within the parking lot equal to at least 20% of the gross parking lot area. This landscaped area requirement shall be provided by landscaped end islands and landscaped center islands within the parking area which are designed and located to minimize the unattractiveness of parking lots. Landscaped end islands shall be a minimum of **fifteen (15)** feet in width and landscaped center islands shall be a minimum of **eighteen (18)** feet in width. One **(1)** deciduous shade tree at least three **(3)** inches in caliper shall be planted within the landscaped area for ~~each~~ **every** ten **(10)** parking spaces.

b. Landscaped end islands and landscaped center islands center islands shall be sunken or depressed in design to allow infiltration of parking lot stormwater runoff. Stormwater infiltration into the islands may be permitted either through appropriately-spaced curb breaks and pavement grading, or through pavement

grading and the absence of curbs. If curbing is not provided for landscaped islands, fixed wheel stops shall be provided at the front end of each parking space. Landscaped islands shall include bioretention features generally consistent with the Connecticut Stormwater Quality Manual, unless otherwise waived by the Commission in consultation with the Town Engineer.

b. c. No parking area or driveways shall be closer than ten (10) feet from any portion of a building other than its garage entrance or loading area apron. This ten-foot area shall be used for walkways and/or landscaping and this ten-foot area shall not be counted as part of the 20% requirement in Section VII.A.4.a.

d. All parking lots shall have a maintenance plan identifying planned maintenance methods and the responsible parties for insuring proper upkeep of landscaping and LID BMPs.

Section VII.B – Parking Regulations

B. Parking regulations.

1. *Purpose.* These parking regulations are adopted for the purpose of providing sufficient parking facilities off the street to serve all existing and proposed uses.

2. *Number of parking spaces.* Parking spaces shall be provided on the same lot in sufficient number to accommodate the motor vehicles of all occupants, employees, customers, and any others normally visiting the premises at any one time. Spaces shall be provided in not less than the number indicated on the following table:

Use	Parking spaces
Retail stores	
0–10,000 sq. ft.	10/1,000 gross sq. ft.
10–20,000 sq. ft.	8/1,000 gross sq. ft.
20–40,000 sq. ft.	7/1,000 gross sq. ft., not less than 160
40,000 sq. ft. plus	6/1,000 gross sq. ft., not less than 280
Financial institutions	8/1,000 gross sq. ft.
Personal services	6/1,000 gross sq. ft.
Gasoline stations	3/service bay and 1/2 employees
Major grocery store	6/1,000 gross sq. ft.
Offices	5/1,000 gross sq. ft.
Class I restaurant	10/1,000 gross sq. ft.
Class II & Class III restaurants	1/2 seats plus 1/2 employees plus an additional 10/1,000 sq. ft. of gross floor area. The additional 10 spaces/1,000 square feet

	requirement may be temporarily or permanently deferred in whole or in part by the Commission upon a finding that additional parking is not needed.
Hotels, motels	1/guest room plus 1/2 employees plus additional spaces for accessory uses
Industrial uses	3.3/1,000 gross sq. ft.
Residential uses	2.5/dwelling unit
Other	
Theaters, churches, public assembly, recreation, etc.	1/4 seats
Shopping centers	
20,000--40,000 sq. ft.	7/1,000 gross sq. ft.
40,000 sq. ft. plus	6/1,000 gross sq. ft.

<i>Use</i>	<i>Parking spaces</i>
Retail sStores	
0–10,000 sq. ft. Less than 10,000 sq. ft.	10 8 /1,000 gross sq. ft.
10–20,000 sq. ft. 10,000 to 19,999 sq. ft.	8 6 /1,000 gross sq. ft.
20–40,000 sq. ft. 20,000 sq. ft. or greater	7 5 /1,000 gross sq. ft., not less than 160
Shopping eCenters	
20,000–40,000 sq. ft. 20,000 to 39,999 sq. ft.	7/1,000 gross sq. ft.
40,000 sq. ft. plus	6/1,000 gross sq. ft.
Financial institutions	8 7 /1,000 gross sq. ft.
Personal services	6 5 /1,000 gross sq. ft.
Gasoline stations	3/service bay and 1/2 employees
Major grocery store	6 5 /1,000 gross sq. ft.
Professional Ooffices	5 4 /1,000 gross sq. ft.
Medical Offices	5/1,000 gross sq. ft.
Class I restaurant	10/1,000 gross sq. ft.
Class II & Class III restaurants	1/2 seats plus 1/2 employees plus an additional 10/1,000 sq. ft. of gross floor area. The additional 10-spaces/1,000-square-foot requirement may be temporarily or permanently deferred in whole or in part by the Commission upon a finding that additional pa
Hotels, motels	1/guest room plus 1/2 employees plus additional spaces for accessory uses
Industrial uses	3.3/1,000 gross sq. ft.
Residential uses	2.5/dwelling unit
Other	
Theaters, churches, public assembly, recreation, etc.	1/4 seats

Notes

- (1) The Commission shall determine the required number of parking spaces for all uses not included in the above table, based on those criteria.
- (2) The Commission may determine that part or all of an office building's atrium area, exclusive of stairwells, elevators, etc., does not require any parking spaces if the area primarily serves as an interior landscaped amenity.
- (3) The following rules shall apply when computing required parking for a shopping center:

-If more than 25% of the gross building area of a shopping center is to be used for Class I, Class II, or Class III restaurant(s), that portion over 25% shall provide additional parking at the regular shopping center rate (either six or seven spaces/1,000 square feet of gross floor area) plus an additional ten spaces/1,000 square feet of gross floor area.

-Any temporary or permanent reduction of parking requirements which may have been granted by past action of the Commission under Section VII.B.4. shall not be automatically applied to the shopping center rate. Proposed alterations, expansions, or other changes to a shopping center will only be permitted if compliance with these parking standards can be achieved, or if the Commission grants a temporary or permanent reduction in parking.

-Any property meeting the definition of a shopping center or located within a shopping center must utilize the shopping center parking requirements. Parking may not be based on the composite of individual uses. For example, the **professional** office use rate of **five four (4)** spaces per 1,000 sq. ft. may not be applied to buildings or portions of buildings within a shopping center used as offices.

~~-Any retail plaza which contains a major grocery store shall compute parking requirements based on the composite of individual uses.~~

-Where property within a CP-A Zone would constitute a shopping center under Section II of these regulations, the parking rate shall be based on the composite of individual uses.

(4) In case where a property contains a mix of uses but does not meet the definition of a “shopping center,” the required number of parking spaces shall be calculated based upon the composite requirements of the individual uses.

(45) Basement areas occupied by a principal use shall be used to calculate parking requirements; otherwise they shall be used only for utility and storage purposes accessory to the principal use of the building.

(5 6) Consolidated parcels which involve the combination of a hotel project larger than **fifty (50)** rooms in size with a retail development shall provide parking at the following rates:

Category 1: Retail development is 20,000-40,000 square feet in size.	
<i>Use</i>	<i>Parking spaces</i>
Retail component	6/1,000 gross sq. ft.
Hotel component	Regular rate (one/guest room plus 1/2 employees plus additional spaces for accessory uses)
Category 2: Retail development in excess of 40,000 square feet	

<i>Retail component</i>	5.5/1,000 gross sq. ft.
<i>Hotel component</i>	<i>Regular rate (1/guest room plus 1/2 employees plus additional spaces for accessory uses)</i>

3. *Size of parking facilities.*

- a. ***Parking Space Dimensions.*** The dimensions for parking spaces and drive aisles shall conform to the following table:

		Degrees		
		90°	60°	45°
A)	Double parking bay	60 ft.	58 ft.	53 ft.
B)	Depth of bay	18 ft.	20 ft.	19 ft.
C)	Aisle width	24 ft.*	18 ft.	15 ft.
D)	Width of space	9 ft.	9 ft.	9 ft.
E)	Depth of space	18 ft.	18 ft.	18 ft.

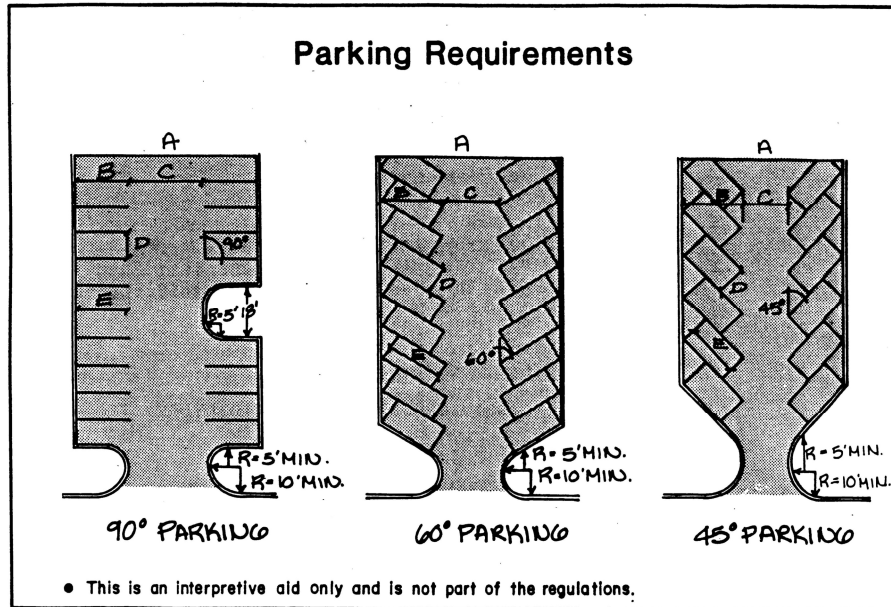
*Aisles for single-loaded parking bays may be 22 ft. wide.

NOTE: Aisles for 90-degree parking are for two-way circulation, and aisles for 60-degree and 45-degree parking are for one-way circulation.

b. *Other standards.*

1. The outside radius of parking lot end islands shall be ten **(10)** feet minimum.
2. All other radii shall be five **(5)** feet minimum.
3. All interior landscaped islands shall be a minimum width of **eighteen (18)** feet.

- c. ***Reduction due to overhang.*** Where parking spaces overhang a concrete or bituminous walk (minimum six **(6)** feet in width), the depth of the parking space may be reduced by two feet.



4. *Reduction of parking facilities.*

- a. *Permanent shared use reduction.* The Commission may permit a reduction of up to 25% of the required parking spaces due to shared use of parking facilities when the parking needs of the joint users occur at different hours of the day.
- b. *Permanent compact space reduction.* In parking lots in excess of **fifty (50)** spaces in the I or IP-Zone, the Commission may allow the installation of compact spaces, not to exceed 25% of the total number of spaces installed, at eight **(8)** feet by **sixteen (16)** feet. These spaces shall be clearly designated as compact car parking. This reduction may only be considered for single-tenant buildings where there is reasonable assurance of private control of these areas.
- c. *Temporary installation reduction.* The Commission may waive the immediate installation of up to 25% of the required parking spaces where sufficient evidence has been presented, in the judgment of the Commission, to show that the reduced parking facilities will adequately serve the proposed use. Before approval of a waiver by the Commission, the applicant shall show upon the site development plan the complete layout for the full parking requirements. The owner shall file that plan in the Office of the Town Clerk, stipulating that the owner, or the successor and assigns of the owner, will install as many of the waived parking spaces as the Commission deems necessary within six **(6)** months of the Commission's request, when, in the opinion of the Commission, such installation is needed.
- d. *Commercial Specialized Zone.* Within the CS Zone, the Commission may permit up to a **30% percent** reduction in the required rate of parking for large developments which meet the definition of a shopping center. The Commission shall consider the location of parking spaces in order to provide convenient access to storefronts, the

unique characteristics of specialty retailers who as a result may have less than average demand for parking, and the ability of retailers to share parking in a complementary manner due to peak parking needs for retailers occurring at different hours of the day.

5. *Parking lot and site design.*

- a. **Driveways.** Except for residential uses, no lot shall have more than one driveway for each 150 feet of frontage. In order to protect the public safety where traffic volumes, patterns, or street geometry warrants, the Commission may require that only one driveway serve any lot regardless of the length of street frontage and may designate the location of any driveway. In the case of corner lots, driveways shall be located not less than 150 feet from the intersection of the street lines of the lot. In the case of a corner lot having frontage of less than 150 feet, the driveway shall be as far from the intersection as is practical. Driveways entering streets at a curve or at the crest of a hill shall be located to provide the maximum sight distances possible.
- b. Driveways shall be designed to be as perpendicular to the street line as possible, and in no case may the angle between the street line and the driveway centerline be less than **sixty (60)** degrees.
- c. Parking lots designed for **ninety (90)**-degree parking are encouraged and may be required by the Commission; however, where a one-way circulation pattern is desired due to traffic safety considerations, the Commission may require angle parking.
- d. Parking lot aisles longer than **forty-five (45)** feet may not be dead-ended and must provide continuous circulation; however, the Commission may modify this standard if turnaround areas and adequate overall site circulation is still provided.

6. *Surface treatment.* **In general, All** parking spaces, loading facilities, and access roadways shall have at least six **(6)** inches of processed stone and 2 1/2 inches of bituminous concrete as surface treatment unless waived by the Commission for other surface treatment which, in the opinion of the Commission, will provide an adequate all-weather surface.

- a. **Alternative pavements materials and treatments may be authorized at the discretion of the Commission.**
- b. **Alternative pavement materials may include porous asphalt, porous concrete, plastic grid systems, concrete grid systems and block pavers.**
- c. **The alternative pavement material or materials selected for use shall be appropriate for the underlying soil type and characteristics. Porous asphalt and porous concrete shall not be used in areas with expansive soils, soils with high clay or fine content, or shallow depth to bedrock.**

- d. All parking lots shall have a maintenance plan identifying planned maintenance methods and the responsible parties for insuring proper upkeep of alternative pavement materials and treatments.**

7. *Handicapped spaces.* Parking spaces designed for handicapped persons shall be provided in all parking lots in excess of ten cars. Spaces shall be clearly delineated at **fifteen (15)** feet by **eighteen (18)** feet and shall be posted for use by handicapped persons only. Spaces shall be provided in not less than the number required by the General Statutes of the State of Connecticut.

8. *Structured Parking Incentive.* For developments located within the Office Park (OP), Commercial-Specialized (CS), Commercial-Retail (CR), Commercial Park A (CPA), Commercial Park B (CPB), Industrial (I) and Industrial Park (IP) zoning districts, the Commission may grant an increase in building coverage of up to 20% if structured parking is provided to satisfy at least 50% of the required parking spaces for the development or to provide 250 structured parking stalls, whichever is greater.

- a. Such structured parking shall be designed in a manner that is integrated with nearby building architecture to minimize visual impacts.**
- b. “Structured Parking” shall be defined as a multi-story garage, deck or other structure specifically designed for automobile parking where multiple levels or floors are utilized for parking. Such structure may be located either above or below grade.**

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