

ARTICLE 5 SPECIAL DISTRICTS

§5.1 Limited Office Retail District (LOR)

§5.1.1 Application of Provisions

The standards, regulations and requirements as set forth in §5.1 shall apply to the use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Limited Office Retail District (“LOR District”).

§5.1.2 Purpose and Intent

A LOR District shall be established for the purpose of establishing a transitional zone between residentially zoned properties and nonresidential uses and districts. Such district will exist for the purpose of allowing a mix of office and retail uses while maintaining the quality of existing adjacent residential districts through site design and access management techniques.

§5.1.3 Permitted Uses

See Article 10 – Schedules for “Schedule of Permitted Land Uses by Zoning District.”

§5.1.4 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in an LOR District, including:

- A.** Accessory uses as permitted in a B-1 District.
- B.** The manufacturing, processing or assembling of goods and materials only when clearly incidental and accessory to a permitted principal retail use on the premises.

§5.1.5 Lot Area and Bulk Requirements for Limited Office Retail District

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following schedule:

Schedule of Dimensional Requirements

Lot Requirements	LOR
Minimum lot area	1.5 acre (63,340 sf)
Minimum lot frontage	150 feet
Minimum square*	140 x 140 feet
Minimum front yard	50 feet
Minimum right-of-way reserve**	15 feet
Minimum yards	
At residential zone boundary	50 feet
Side yard	30 feet
Rear yard	30 feet
Maximum height	2.5 stories / 35 feet
Maximum building coverage	25%
Minimum non-residential floor area (new construction)	2,400 square feet

*Each lot shall be of such shape that a square one-hundred-forty (140) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

**A minimum of fifteen (15) feet is reserved for expansion of the road right-of-way for future conveyance, as may be required, to the controlling agency in case of need for road widening or related improvements. This area may not be included within the street yard requirement. Should this area be used for right-of-way expansion, the reserve requirement shall not be deemed to have become nonconforming by such use.

§5.1.6 Design Standards

- A.** A mix of uses may be allowed on an individual lot and/or within a single building, provided that:
 - (1) The parking requirements for the individual uses are met in accordance with the parking provisions in Article 6 of these Regulations; or
 - (2) As part of the review process the Commission determines that parking requirements for the individual uses can be met through shared parking between uses in accordance with shared parking provisions provided in Article 6 of these Regulations.

- B.** There shall be no outside storage of any kind.

- C. Outdoor display areas showcasing items for sale in conjunction with the principal use may be allowed contingent upon review and approval by the Commission. No outdoor display area shall be permitted in a parking area, pedestrian walkway, landscaping or buffer area, or required yard area.
- D. All new utility service(s) shall be provided underground. All mechanical equipment must be screened from view.
- E. Lighting of building and parking areas shall be located and shielded so that light sources are not directly visible from any adjoining property or from the street. Such illumination must not cause glare observable within a residence district. In approving lighting, the Commission may limit the intensity of lighting and the hours of its use where determined necessary to protect adjacent property. In no case shall any site lighting be provided from any street-side utility pole.
- F. There shall be no street/driveway access to LOR zoned land via roads classified as local street or road per the Plan of Development unless it is within two-hundred (200) feet of a main roadway.
- G. Site design in the LOR district must address the following access management provisions:
 - (1) No driveways/curb cuts may be located closer than one-hundred (100) feet from any intersection of public streets.
 - (2) Driveways/curb cuts within a single property must be separated at least one-hundred – twenty (120) feet from one another.
 - (3) Shared access between adjacent parking lots should be provided when possible and wherever practicable. The Commission may require a paved driveway to the property line to allow for potential future shared access between adjacent properties.
- H. Facade materials shall be limited to wood, brick, stone, decorative masonry and similar materials as approved by the Commission.
- I. Site landscaping must be provided in accordance with the provisions of Article 6 of these Regulations.

§5.1.7 Off-Street Parking and Loading

- A. All parking and loading areas shall be provided off the public streets for all vehicles using the premises. Parking and loading shall be provided in accordance with the requirements provided in Article 6 of these Regulations.
- B. No parking areas or internal driveway shall be located less than twenty (20) feet from a street line or within forty (40) feet of a Residential and Farming District.
- C. All refuse and/or recycling enclosures shall be provided in locations and screened as approved by the Commission in accordance with the standards set forth in Article 6 of these Regulations.

§5.2 Stevenson Business District (SB2)

§5.2.1 Application of Provisions

The standards, regulations and requirements as set forth in §5.2 shall apply to the use of land, buildings and other structures and the location and bulk of buildings and other structures in any lands classified as Stevenson Business 2 District (SB2).

5.2.2 Purpose and Intent

The purpose of the Stevenson Business 2 District (SB2) is to establish a special district over and encompassing the lands of the former Stevenson Lumber property, west of Monroe Turnpike (Route 111), with the intent to provide increased flexibility to encourage the economic redevelopment and adaptive reuse of the existing buildings of the property, thereby guiding future development in ways that will:

- A.** Provide flexible development opportunities and increased responsiveness towards economic trends for land having access to route 111 and freight rail.
- B.** Empower the Commission with a measure of control over the type and quality of development while permitting a compatible mix of Industrial, Commercial, and Business Uses.
- C.** Ensure that such development is accomplished without adverse impacts upon neighboring properties and uses, and area sensitive natural resources.
- D.** Maintain and foster quality redevelopment through comprehensive master planning followed by careful planned site design and coordinated central access management.

5.2.3 Redevelopment Master Plan

To assist in accomplishing the above purpose and intent, redevelopment of the existing buildings and land within the SB2 District shall be in accordance with a Commission approved Redevelopment Master Plan, which is required to be approved by the Commission prior to or simultaneously with a Zone Boundary Change petition, and shall be subject to a Public Hearing consistent with a Zone Boundary Change as required by these Regulations; said Public Hearing may be held concurrently with that of a Petition for Zone Boundary Change. The Redevelopment Master Plan shall show how the various different types of permitted uses can be accommodated to ensure compatibility and coherency, addressing at minimum the following:

- A.** Vehicular and truck traffic, access, internal circulation and service areas
- B.** Pedestrian movement, connections and separation from internal circulation.
- C.** Landscape features and screening
- D.** Utilities and utility connections
- E.** Refuse and recycling containment and removal

- F. Buffers between site uses and neighboring properties and uses
- G. Stormwater Management
- H. Septic and water supply
- I. Parking
- J. Potential outdoor storage

The improvements proposed and subsequently approved within the Redevelopment Master Plan shall be installed based on a phasing plan before the buildings to which they are related are occupied. Revisions and alterations to an approved Redevelopment Master Plan shall be reviewed and approved by the Commission in the same manner as the original.

§5.2.4 Permitted Uses

See §10.1 – Schedules for “Schedule of Permitted Land Uses by Zoning District.”

§5.2.5 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in a SB2 District including:

- A. Mechanical and/or electronic amusement devices located in a manner that their installation or use shall not constitute a hazard to public safety.
- B. A bar/cocktail lounge is permitted only as an accessory use to a restaurant; shall occupy a space separated from the dining room area; must be located within the structure; shall have a capacity not to exceed forty (40) percent on normal dining room seating capacity, and a standup bar with or without stools. Live entertainment, including customer dancing, is permitted.
- C. Signs in accordance with and as provided in Article 6 of these regulations
- D. Off-street parking, landscaping, lighting, site utilities and similar site infrastructure improvements as regulated in Article 6 of these Regulations
- E. Outdoor storage of equipment, raw materials, work in process and finished products related to commercial uses:
 - (1) All items to be stored outdoors shall be directly related to a principal use on the site.
 - (2) Outdoor storage shall comply with the bulk requirements of the underlying zoning district and related principal use.
 - (3) The total area of outdoor storage shall not exceed or be placed outside the area of outdoor storage shown to have been legally established when the former Stevenson Lumber facility

was in operation. Said outdoor storage area(s) shall be consistent with that shown and approved on the Redevelopment Master Plan.

- (4) Outdoor storage shall not interfere with parking, site access or onsite circulation of vehicles and pedestrians.
- (5) Materials shall be stored in an environmentally safe and orderly fashion, and shall be properly secured. The contents of outdoor storage shall be temporary in nature.
- (6) Outdoor storage shall be screened from adjoining properties and shall conform to the landscaping and screening requirements of these Regulations.
- (7) The limit or area of approved outdoor storage shall be delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.

§5.2.6 Lot Area and Bulk Dimensional Requirements for Stevenson Business 2 (SB2) District

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following minimum standards:

Schedule of Dimensional Requirements:

Lot Requirements:	SB2
Minimum lot area	3 acre
Minimum lot frontage	150 feet
Minimum square*	150 x 150 feet
Minimum yard	
Front yard	50 feet
At residential zone boundary	75 feet
Rear and side	20 feet
Maximum height	2 1/2 stories / 35 feet
Maximum Building coverage	25%
Maximum Site Coverage	70%
Minimum floor area	1,400 square feet

*Note: Each lot shall be of such shape that a square one hundred fifty (150) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to the street lot line.

§5.2.7 Landscape and Screening

Site landscaping and screening must be provided in accordance with the landscape and screening provisions of Article 6 of these Regulations.

§5.2.8 Parking and Loading

- A. Parking and loading areas shall be provided off the public streets for all vehicles using the premises and shall contain not less than the minimum space requirements of Article 6 of these Regulations.
- B. No parking areas or internal driveway shall be located less than twenty (20) feet from a street line, right-of-way line, or front property line, or within seventy five (75) feet of a residence district.
- C. Parking lot driveway(s) or access aisle(s) may be located within required setbacks for the purpose of providing present or future vehicular access and circulation between adjacent parcels.

§5.3 Affordable Housing District (AH)

§5.3.1 Application of Provisions

The standards, regulations and requirements as set forth in this §5.3 shall apply to the use of land, buildings and other structures, and the location and bulk of buildings and other structures, in any lands classified as Affordable Housing District (AH District).

§5.3.2 Purpose and Intent

An AH District shall be established for the following purposes:

- A. To increase the availability of affordable rental dwellings in the Town of Monroe.
- B. To encourage the construction of affordable rental dwellings that are within the economic means of moderate and low income households
- C. To promote greater housing choice and economic diversity through a dedicated zoning district for affordable rental housing.
- D. To ensure that all such housing (one-hundred (100%) percent) in an AH District satisfied the intent, requirements and purposes of §8-30g of the Connecticut General Statutes, particularly in regard to affordability.

§5.3.3 Location

The property upon which an AH District may be permitted shall have direct street frontage and access via Main Street (Route 24), be served and connected upon construction to public water supply, be within a B-2 District at the time of the related AH Development Application, and all or a portion of the property shall be no less than 1,500 feet northerly of the intersection of Main Street and Judd Road.

§5.3.4 Permitted Uses

- A. See Article 10 – Schedules for “Schedule of Permitted Land Uses by Zoning District”
- B. Rental/Age Restriction. AH Units shall be restricted to rental units in which one or more tenants and occupants are aged 62 or older. Lease periods shall be no less than twelve (12) consecutive

months, and shall have a monthly affordable rent as defined in Connecticut General Statutes §8-30g, as amended, except the requirements that said rents shall be affordable in perpetuity.

- C. AH Unit Density: Maximum unit density shall not exceed 25 units per net acreage of the property, excluding lands under water and wetland soils.

§5.3.5 Accessory Uses

Accessory uses, buildings and structures customarily incidental to a principal use are allowed in an AH District, including:

- A. Signs, as provided and regulated in Article 6. Notwithstanding anything to the contrary contained in §6.3 of these Regulations, the maximum free-standing sign area shall be twenty four (24) square feet.
- B. Accessory and subordinate maintenance, utility refuse and recycling, storage buildings and structures customarily incidental to residential apartments, provided such accessory facilities are for the direct private benefit of the residents living in the AH Units only. Such shall be coordinated and centralized (shared). Refuse and recycling receptacles shall be regularly maintained in an orderly manner free of loose or accumulated materials and shall be enclosed and screened. Receptacles shall be kept closed.
- C. Accessory and subordinate recreational, personal service and social uses and facilities serving and attending to the direct needs of AH Unit tenants only; such accessory uses shall be private and not open to the general public.
- D. Landscaping, lighting site utilities and similar site infrastructure improvements as regulated in Article 6 of these Regulations
- E. Garages may be permitted on the ground floor, at grade or below the ground floor. Access to any garage shall be from the side or rear of the building and shall not be visible to any abutting street. The parking or storage of recreational vehicles, boats, campers, ATV or other similar vehicles shall be prohibited.
- F. Mailboxes shall be centralized and if outside shall be in a location and design as approved by the Commission.
- G. Accessory light poles shall not exceed a maximum height of eighteen (18) feet and may encroach within required yard areas except for a minimum yard setback of five (5) feet shall be required.

§5.3.6 Lot Area and Bulk Requirements

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following schedule:

Lot Requirements:	AH
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Minimum lot area	2 acres
Minimum lot frontage	300 feet
Minimum square*	125 x 125 feet
Minimum front yard	40 feet
Minimum side yard	20 feet
Minimum rear yard	20 feet**
Maximum height	3 stories / 45 feet
Maximum building coverage	25%
Maximum site coverage	55%

*Note: The entire square shall fit entirely within the lot lines, with one (1) side parallel to and coexisting with the street lot line.

**Except accessory structures with a ground footprint of less than three-hundred (300) square feet in area and a height of less than ten (10) feet, which shall be subject to a minimum rear yard of five (5) feet.

§5.3.7 Unit Design Standards

- A. Access; Access to the AH units shall be from a central interior shared access. Provisions shall be provided for adequate access for fire-fighting equipment and personnel.
- B. Bedrooms; AH units may include a studio, one-bedroom or two-bedroom units. No more than ten (10%) percent of the total apartment unit count shall consist of two-bedroom units. Libraries, dens, studies, offices, lofts and other similar spaces shall be counted as bedrooms for purposes of these Regulations.
- C. Size; each AH unit shall contain a minimum floor area of five-hundred (500) square feet and a maximum living floor area of one-thousand-one-hundred (1,100) square feet of habitable living area in compliance with all applicable fire and building codes. "Living floor area" shall be that area within the perimeter walls of the AH unit devoted to the exclusive use of the occupant and shall not include exterior balconies or other spaces outside the dwelling unit.
- D. Building Roofs; Roofs shall be fully pitched or mansard.
- E. Separation of units; the minimum separation distance between principal buildings shall be thirty-five (35) feet as measured from the closest point of each building.
- F. Sidewalks and Site Amenities;
 - a. Sidewalks shall be provided as required by the Commission to assure safe pedestrian travel to and from buildings, off street parking areas, site amenities and accessory uses/facilities, as well as to provide safe connection to abutting streets served by sidewalks.
 - b. Site Amenities such as sitting areas, benches, gardens, walking paths and similar passive recreational/social features are encouraged.

§5.3.8 Off Street Parking and Loading

- A. All parking and loading areas shall be provided off the public streets for all vehicles using the premises. Parking and loading shall be provided in accordance with the requirements provided in Article 6 of the Regulations, except that, in the case of one bedroom AH Units the occupancy of which is restricted to “elderly” persons as defined in Connecticut General Statutes §8-113a(m) shall require a minimum of one and one tenth (1.1) parking space per such restricted elderly AH Unit.
- B. No parking areas or internal driveways shall be located within AH District required yard area.
- C. All refuse and/or recycling enclosures shall be provided in locations and screened as approved by the Commission in accordance with the standards set forth in Article 6 of these Regulations.

§5.3.9 Utilities

- A. Water Supply; Water supply shall be provided by the public utility franchised to serve the area. Adequate water pressure shall be provided to address domestic and fire suppression demands of the AH Development.
- B. Sewage System; The subject property shall be capable of providing safe, sanitary sewage collection, treatment and disposal in conformance with all federal, State and Local standards and requirements, which system shall be certified by a Connecticut licensed professional engineer.
- C. Stormwater management; collection and treatment shall be in accordance with the requirements of Article 6, 7, and 8 of these Regulations.
- D. All new or altered utilities, including but not limited to water supply, electric, natural gas, sanitary sewer, telephone, internet and cable television service, serving the facility shall be installed underground.
- E. Rooftop mechanical equipment, except for solar panels, shall be hidden and screened from ground view on all sides. Ground equipment shall be similarly screened.

§5.3.10 Application Requirements

- A. An application for an AH Development shall include:
 - (1) An application for a Zone Boundary Change, if necessary, as provided in §9.2 of these Regulations
 - (2) An application for Site Plan Approval as provided in Article 7 of these Regulations, except that § 1.9.11(A) of these Regulations shall not apply to retaining walls less than seven (7) feet in height
 - (3) Traffic Impact Study; Upon request of the Commission, a Traffic Impact Study shall be prepared and submitted to the Commission with regard to existing and proposed traffic conditions and circumstances, subject to prior Commission approval of the study content and scope.
 - (4) Affordability plan; In conjunction with an application for Site Plan Approval for an AH Development, the applicant shall propose an “Affordability Plan” and identify a proposed acceptable qualified Plan Administrator. The proposed Affordability Plan shall include; provisions for administration of and compliance with the provisions of these Regulations;

notice/advertisement procedures to the general public of the availability of the rental AH Units from time to time; tenant application procedures and requirements; procedures for verification and periodic confirmation of unit occupancy income eligibility; and compliance with applicable affordability requirements. The Affordability Plan shall also include drafts of documents that will be used in the administration of the affordability restrictions and any explanations which will be provided to the AH Unit occupants concerning such restrictions.

- a. Calculation of maximum monthly rental for an AH Unit, so as to satisfy Connecticut General Statutes §8-30g, as amended, shall utilize area median income data as published by the US Department of Housing and Urban Development for a rental unit as in effect on the day the lease is signed.
 - b. The maximum monthly rent that an occupant of an AH Unit shall pay shall not be greater than the amount that will preserve such unit as “affordable housing” as that term is defined in Connecticut General Statutes §8-30g, as amended. The maximum monthly housing payment shall include the cost of rent; common charges, if the tenant is directly responsible; heat; and utility costs including hot water and electricity, but excluding telephone and cable television.
 - c. AH Units shall be occupied only as a tenant’s principal residence. Subletting of AH units shall be prohibited.
 - d. Each rental lease for an AH Unit shall contain substantially the following provision: “This unit is rented as an “affordable housing unit” as defined in Connecticut General Statutes §8-30g, as amended, and is available only to persons or families whose income is at or below eighty percent of sixty percent, as applicable, of the area median income for Monroe or the statewide median income, whichever is less, as determined by the US Department of Housing or Urban Development. This development has been approved by agencies of the Town of Monroe based in part on the condition that said unit be preserved as an affordable housing unit. The Restrictions related to affordability are required by law to be strictly enforced”.
 - e. The affordability period shall be in perpetuity.
- (5) Notwithstanding anything to the contrary in §9.6 of these Regulations, in reviewing an AH Development application, the Architectural Review Board shall give due consideration and effect to the standards and requirements applicable under Connecticut General Statutes §8-30g, as amended.
- (6) Appropriate landscaping and lighting shall be provided, giving due consideration and effect to the standards and requirements applicable under Connecticut General Statutes §8-30g, as amended.
- (7) Prior to obtaining a permanent Zoning Compliance Certificate and Certificate of Occupancy, all Site Plan improvements shall be completed and the applicable building shall be fully connected to an approved and operational adequate water supply, sewage disposal system, central utilities, stormwater management improvements, and Fire Marshal approved fire protection measures.

§5.3.11 Hearing and Decision

- A. Notwithstanding anything to the contrary contained in this Section 5.3, the Commission shall approve, and may deny or approve with conditions, an AH Development application in accordance with the standards and requirements provided in Connecticut General Statutes §8-30g, as amended.
- B. In considering an AH Development application, the Commission shall apply all applicable provisions of the Regulations in a manner consistent with the standards and requirements of Connecticut General Statutes §8-30g, as amended.

§5.3.12 Sunset

If an approved Site Plan for an AH Development expired as provided in these Regulations, then, upon such expiration, the related re-zoning to AH District shall automatically become void, and the zoning of the subject property shall revert to the zoning district classification applicable prior to before such re-zoning and the Commission shall be authorized to record on the Monroe Land Records a map or other instrument reclassifying said zoning district.

§5.4 Main Street Design District (MDD)

§5.4.1 Purpose and Intent

The Main Street Design District (MDD) shall be established for the purpose of creating an overlay zone that identifies the district and provides regulations and design guidelines that will provide for compatible economic development along Routes 25, 111 and 34 Corridors. Such district will exist for the purpose of guiding development in a way that will provide for compatible economic development of, enhance the overall character of and control traffic access along these corridors.

§5.4.2 Designated as a Design District

To help accomplish the above purpose and intent, the MDD is hereby recognized as a designated design district adopted by the Monroe Planning and Zoning Commission.

The design district will encompass all of the Route 25 corridor and the commercial portions of Routes 34 and 111 corridors. To be included in the MDD, parcels must meet the following requirements:

- A. Must have direct access to Routes 25, 111 and 34.
- B. Must be within one thousand five hundred (1,500) feet of the State Right-of-Way.
- C. Minimum district size shall be one (1) acre and can be comprised of multiple parcels.

§5.4.3 Permitted Uses

All principal and accessory uses allowed in the underlying zones are permitted provided that a Site Development Plan or Special Exemption Permit approval has been granted if required. Projects 15 acres or more in size within the MDD are also eligible to pursue multi-family residential uses in addition to those uses permitted in the underlying zones, as outlined in this section with additional provisions proposed in section 8.2.3.Q.

§5.4.4 Design Review Process

Except for a single-family dwelling and uses and structures accessory thereto, new construction, reconstruction or rehabilitation of buildings or signs located within the MDD that are in view from public roadways shall obtain a report and recommendation from the Architectural Review Board. Applicants are strongly encouraged to work with the Architectural Review Board prior to submitting a formal application to the Staff or Commission as applicable.

§5.4.5 Design Review Guidelines

To help accomplish the purposes of this section, the exterior of structures shall, to the extent reasonable and practicable, be designed to be consistent with the intent to maintain and enhance a “New England” character in the corridor for areas visible from public roadways. To help accomplish the purposes of this section the following criteria shall be met:

A. Site design in the MDD must address the following access management provisions:

(1) No driveways/curb cuts may be located closer than one hundred (100) feet from any intersection on Routes 25, 111 and 34.

(2) Driveways/curb cuts within a single property must be separated at least one hundred – twenty (120) feet from one another.

(3) Shared access between adjacent parking lots should be provided when possible and wherever practicable.

B. Facade materials shall include but not limited to some wood, brick, stone, decorative masonry or similar materials as approved by the Commission.

§5.4.6 Multi-Family within the MDD

In addition to the uses already permitted by Special Exception in the underlying zones, multi-family uses are permitted within for projects 15 acres or more located within the MDD Overlay Zone subject to obtaining a Special Exception approval from the Commission in accordance with the standards, criteria, conditions and procedures set forth in Article 8 hereof.

§5.5 Special Development Districts (SDD)

The purpose of this section is to provide provisions that will permit flexibility in land use development within the MDD where significant parcels are to be developed or redeveloped as a planned development containing integrated and harmonious elements, and where the overall design of such elements is so outstanding as to warrant modification of the standards contained elsewhere in these Regulations. The intent of this Section is to provide a unique opportunity for and guidance in design of development parcels which are likely to have a significant impact upon Routes 25, 111 and 34 Main Street corridors. To apply for an SDD, please see Article 5.5.3.

§5.5.1 Purpose and Intent

The purpose of this section is to provide provisions that will permit flexibility in land use development within the MDD where significant parcels are to be developed or redeveloped as a planned development containing integrated and harmonious elements, and where the overall design of such elements is so outstanding as to warrant modification of the standards contained elsewhere in these Regulations.

The intent of this Section is to provide a unique opportunity for and guidance in design of development parcels which are likely to have a significant impact upon Routes 25, 11 and 34 corridors.

§5.5.2 Eligibility

To be eligible under this section, the proposed Special Development District must be:

- A.** Located within the Main Street Design District (MDD).
- B.** In accordance with the Monroe Plan of Conservation and Development (POCD) and Affordable Housing Plan (AHP) as amended.
- C.** Composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the community.
- D.** Projects 15 acres or more in size may be designed to include both commercial and residential components.
- E.** So designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the town.

§5.5.3 Process

- A.** Any proposed Special Development District (SDD) shall be considered to be a designated design district so that development within the district will be reviewed by the Architectural Review Board.
- B.** In addition to any other standards or considerations, any proposed Special Development District shall be:
 - (1) subject to the review process established for the MDD, and
 - (2) evaluated using the design review guidelines established for the MDD.

§5.5.4 Approval of Concept

- A.** Each application for a Special Development District shall:
 - (1) State the proposed modifications of existing zoning.
 - (2) Be accompanied by schematic plans, including contoured site plans, showing the improvements to be erected upon the tract, the open spaces to be provided, the

nature and location of the proposed use or uses, the relationship of the proposed development to surrounding properties, and other pertinent information.

(3) Projects fifteen (15) acres in size or more shall:

(a) Provide documentation demonstrating septic capacity of the subject property for the proposed uses.

(b) Provide a Traffic Impact Study showing the amount and direction of traffic to be generated by the proposed development and estimating the effect of such traffic on the roadway capacity and safety.

(c) Include a fiscal impact assessment to study overall municipal budget and services, which includes.

- i. Analyzing the demand for apartments in the municipality;
- ii. Analyzing the likely number of school-aged children;
- iii. Likely impact on municipal services, including but not limited to Police, Fire, EMS and Public Works;
- iv. Net fiscal impact, including tax generation, cost to the municipality and net tax revenue.

(d) State whether any proposed division of the tract into separately owned or operated units is proposed.

(e) Designate whether any dwelling unit will be held in condominium ownership under the State Common Interest Ownership Act.

§5.5.5 Approval of Detailed Plans

A. After the approval of the application and schematic plans, the applicant shall file detailed plans for review by the Commission showing the details of the proposed development as fully as possible and including elevations and perspectives of proposed construction.

B. Such detailed plans shall be filed within 180 days of the approval of the schematic plans except that the Commission may grant up to two (2) additional extensions of 90 days each for filing of detailed plans.

C. If such detailed plans are not filed within the above proscribed period, the approval of the schematic plans shall be considered null and void.

D. All required materials for a special exception application pursuant to Article 8 shall be included with the detailed plans.