

Urban Renewal Plan Urban Renewal Project No.2

Redevelopment Agency for the
City of Middletown, Connecticut

MIDRM
711.4
URB



Russell Library
Middletown, CT 06457



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Raymond, May, Parish & Pine
Planning Consultants
July 15, 1969

Russell Library
123 Broad Street
Middletown, CT 06457

URBAN RENEWAL PLAN
URBAN RENEWAL PROJECT NO. 2
PROJECT NO. UR CONN. R-105

**Redevelopment Agency for the
City of Middletown**

Middletown, Connecticut

URBAN RENEWAL PLAN

MAPS AND EXHIBITS

EXHIBIT A Boundary Description

EXHIBIT B Rehabilitation Controls

Map No.

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2-2 Land Use Plan

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B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Project Area

The boundaries of the Urban Renewal Project Area, hereinafter referred to as the Project Area, are as shown on Map No. 2-1, "Project Boundary", and as described in the attached Boundary Description, Exhibit A.

2. Urban Renewal Plan Objectives

The objectives of this Urban Renewal Plan are as follows:

- a. To remove substandard and obsolete structures, and eliminate blighting influences and environmental deficiencies.
- b. To rehabilitate and conserve structures which are compatible with the long term plans for the area.
- c. To provide land for the development of new housing, at least 20% of which shall be of units of low or moderate cost, and related community facilities to serve the needs of the neighborhood.
- d. To encourage new commercial development of a nature that will rejuvenate the central business district.
- e. To develop an effective functional relationship between the business area, the adjacent residential areas, and Wesleyan University.
- f. To create a well designed, integrated complex of diverse but related uses.
- g. To develop a circulation plan that will separate diverse vehicular movements from each other and from pedestrian movements.

h. To preserve and enhance the natural and historic attributes of downtown Middletown.

3. Types of Proposed Renewal Actions

It is proposed that the Redevelopment Agency for the City of Middletown (hereinafter also referred to as the Agency or the LPA) will clear and redevelop those areas in the project in which obsolete and blighted buildings, incompatible land uses, and environmental deficiencies have developed to a degree warranting clearance of all structures. In those areas in the project where these deficiencies are not yet extensive, a program of rehabilitation and conservation is proposed, to rejuvenate the areas and maintain or restore existing structures to long-term usefulness. The conservation area comprises more than half of the project area west of Broad Street and contains basically sound structures. However, many require rehabilitation to continue functioning adequately and protection from encroachment by adjacent non-residential uses and the adverse effects of heavy traffic movements. Spot clearance of structures in an advanced stage of deterioration will be accomplished in these areas, if necessary, and public facilities and utilities will be improved or installed to enhance the attractiveness of the areas.

Other renewal actions proposed are the widening, realignment and/or repaving of some existing streets, closing of some streets, and establishment of new streets; the provision of supporting parking and other public facilities, and the realignment of utilities which are necessary for the effectuation of the Urban Renewal Plan proposals.

C. LAND USE PLAN

1. Land Use Plan - Map No. 2-2, "Land Use Plan" shows the proposed:
 - a. Thoroughfare and street rights of way.
 - b. Commercial and residential uses.
 - c. Public Uses.
2. Land Use Provisions and Building Requirements

The regulations and controls governing the use and development of real property in each separate use area are set forth below:

- a. Permitted uses in specific use areas as shown on Land Use Plan Map No. 2-2 are as follows:

1. Residential Use Area - A (Medium Density)

The only permitted uses in areas so designated on the Land Use Plan shall be as follows:

- a) One and two-family detached dwellings, (in rehabilitation areas only) and single-family attached dwellings.
- b) Multi-family dwellings including public housing and moderate income housing.
- c) Public and institutional uses, such as schools, churches, student centers, faculty clubs, and dormitories related to institutional uses, and related uses.
- d) Professional offices and offices of public, charitable, or institutional agencies ^{newly constructed shops) persons or establishments} if occupying a building constructed prior to adoption of this Urban Renewal Plan or if occupying

no more than 10% of the floor area of a building erected after adoption of this Urban Renewal Plan.

- e) Accessory uses such as, but not limited to, off-street parking, recreation and social rooms, and open play and sitting areas.

2. Residential Use Area - B (Medium Density/Neighborhood Retail)

The only uses permitted in the areas so designated on the Land Use Plan shall be as follows:

- a) Uses permitted in Residential Use Area - A.
- b) Neighborhood retail shops and personal service establishments such as, but not limited to, grocery store, drug store, laundry pick-up, shoe repair store, etc. The total floor space for such uses in the Use Area shall not exceed 20,000 square feet and no single establishment shall exceed 4,000 square feet.

3. Residential Use Area - C (High Density)

The only uses permitted in areas so designated on the Land Use Plan shall be as follows:

- a) Uses permitted in Residential Use Area - A except dormitories.

4. Commercial Use Areas

The only use permitted in the areas so designated on the Land Use Plan shall be as follows:

- a. Retail stores, including department stores.
- b. Personal service shops.

- c. Business and professional offices.
- d. Theatres.
- e. Bowling alleys.
- f. Newspaper and job printing.
- g. Hotels and inns.
- h. Restaurants, taverns, and grills.
- i. Public buildings and offices.
- j. Public parking lots.
- k. Residential Uses as permitted in Residential Use Area - C.

5. Public and Quasi Public Use Areas

The only uses permitted in areas so designated on the Land Use Plan shall be as follows:

- a. Places of worship, including parish houses or other residential use appurtenant thereto.
- b. Public and parochial schools.
- c. Funeral parlors.
- d. Public buildings such as a library, armory, or police station.
- e. Non-profit institutions, historical societies, etc.
- f. Public utility stations.
- g. Off-street parking areas.

6. Open Space/Park Use Areas

The only uses permitted in the areas so designated on the Land Use Plan shall be for public recreation purposes and public open space.

b. Regulations and Controls on Land Use

1. Regulations and Controls Applying to all sections of the Renewal Area

a. Urban Design Objectives

The design objectives which follow are set forth as a guide to both public and private agencies which will be engaged in development and/or rehabilitation of properties in this project area. All development proposals should take cognizance of these objectives as a primary goal of the Redevelopment Agency; they are specified to insure the creation of an environment, blending the existing and new developments into an harmoniously functioning area.

(1) Integration with Design

Buildings within the Renewal Area should be considered as integral parts of the overall site design and developed with appropriate consideration for both proposed and existing buildings with respect to height, mass, siting, location, materials, orientation, signs, lighting, and use. Design virtuosity should be discouraged in favor of consistency of scale and treatment.

(2) Functional Diversity

The Agency will encourage relative diversity of compatible functions throughout the Area within the general functional areas defined for the City. Large areas of single use development shall be discouraged.

(3) Preservation and Enhancement of the Area

Development should make maximum use of the existing differences in grade and present drainage patterns, avoiding regrading as far as possible.

(4) Liberal and Appropriate Landscaping

Planting of large trees and liberal landscaping appropriate to the overall landscape, drainage flood pattern, and microclimate, character of Middletown shall be encouraged.

(5) Pedestrian Circulation

Ease of pedestrian circulation is a major objective. Where natural routes cross development sites, developers shall be encouraged to provide controlled easements and access. These routes should serve to tie together the public open space system.

(6) Automobile Facilities

Parking and other automobile facilities should be designed as an integral part of site development with careful regard to topography, landscaping, sight-lines and access. Pedestrian access from facilities to uses served should be direct and not in conflict with vehicular movements in the Renewal Area. Parking shall be screened from street view.

(7) Servicing

Off-street loading facilities and service areas should be provided generally within structures and screened to eliminate direct view from surrounding uses and the street.

(8) Higher Density Development

Higher density development, in the form of either high-rise or high-land coverage low-rise should be situated close to areas of greatest natural amenity such as the river, associated flood plains, recreation and major open space areas, and where access and parking can be adequately provided.

b. Design Review Procedures

- (1) The Redevelopment Agency for the City of Middletown has developed an illustrative "urban design concept plan", supplemented with detailed drawings and text to serve as the basis for development plan review. This material is in sufficient detail to indicate suggested arrangement of buildings, parking areas, plazas, landscaping, exterior architectural facade, signs, desirable height and bulk relationships, and color and texture proposals.
- (2) This plan shall be kept up to date and modified from time to time as project development factors indicate a need for review of earlier proposals. It is intended that this plan serve as a continuing coordinating mechanism to assure superior urban design, and that it be responsive to modifications necessitated by technological advances, economic changes and new creative design ideas.
- (3) The Redevelopment Agency for the City of Middletown shall review all developers' proposals for compatibility with the urban design concept plan. In such review the Redevelopment Agency may draw upon such technical assistance as it deems necessary.
- (4) The Redevelopment Agency shall inform all proposed developers of the urban design requirements and objectives prior to the disposition of any project land.

- (5) As soon as possible after the selection of a developer the Redevelopment Agency shall inform him of required submission material in accord with its established review procedures.
- (6) For all proposed project development, the site plan, exterior design of all buildings, architectural treatment, landscaping, and other items related to design objectives, shall be subject to the approval of the Redevelopment Agency for the City of Middletown, which shall determine that the standards set forth in Section C (2) and the urban design concept plan have been substantially complied with.
- c. Unless paved, all areas which are visible from the street shall be landscaped. The term "paving" shall include any satisfactory combination of gravel and asphaltic material, or soil-cement material, or concrete, which shall meet the objective of creating a dust free and relatively durable surface.
- d. No use shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable feature so as to be detrimental to the public health, safety or general welfare.
- e. There shall be no restriction of occupancy or use of any part of the project area or any facility offered as a non-cash grant-in-aid in support of project activities on the basis of race, creed, color, or national origin.

- f. Each parking space shall be at least 180 square feet and at least 9 feet in width.
- g. No building used for residential purposes shall have its first habitable floor elevation below 32 feet above mean sea level of the U.S. Coast and geodetic datum.
- h. Requirements as to number of parking and loading spaces for such uses as churches, student centers, faculty clubs, and other specialized uses shall be determined by the LPA, based on the specific use proposed, prior to disposition. Following concurrence by the Department of Housing and Urban Development, these requirements shall be included in the disposition documents for the appropriate parcel.
- i. The LPA may establish such interim uses as it deems feasible and desirable in the public interest on property which has been acquired and not yet sold to a developer, providing such uses do not have an adverse affect on adjacent property.

2. Regulations and Controls Applying to Specific Use Areas as Designated on the "Land Use Plan"

The regulations and controls governing the use and development of real property in each separate use area are set forth below:

a. Residential Use Area - A (Medium Density)

One or Two Family Residences: (Rehabilitation Areas)

- (1) Minimum lot size shall be 10,000 square feet with frontage of at least 75 feet.
- (2) Maximum lot coverage shall be 30%.
- (3) Minimum yard size shall be:
Front Yard - 15 feet
Side Yards - 10 feet
Rear Yards - 25% of lot depth, but need not exceed 30 feet.
- (4) No building shall exceed three stories or 35 feet in height.
- (5) Off-street parking of at least one and one-half spaces per dwelling unit shall be provided. The number of garages constructed on any property shall not exceed the number of dwelling units on that property, except that three parking spaces shall be provided for each professional office.

Multi-family Residences and One-Family Attached Dwellings

- (1) The maximum density permitted shall be 20 dwelling units per net acre.
- (2) Maximum lot coverage shall be 30%. ?
- (3) No building shall exceed 2-1/2 stories or 35 feet in height. Neither the basement nor the half-story shall be occupied as living or sleeping quarters. ?

(4) Minimum yard size:

Front Yard: 20 feet

Side Yards: 15 feet each, except that no side yard is required for interior one-family attached dwellings.

Rear Yard: 20 feet.

(5) Usable Open Space. For every dwelling unit, other than one-family attached dwellings, there shall be provided at least two square feet of usable open space for every three square feet of dwelling unit area but in no case less than 250 square feet per unit. Such open space, the minimum dimensions of which shall be forty (40) feet, shall consist of an unenclosed portion or portions of the ground of a parcel or the roof of a parking area which is not devoted to driveways or parking spaces and is appropriately landscaped and free of structures of any kind; of which not more than 20% is roofed for shelter purposes only; and which is available and accessible to all occupants of the building or buildings on the lot for purposes of active or passive outdoor recreation. Not less than 20% of such open space shall be devoted to suitable paved and landscaped recreation areas.

(6) Garages or off-street parking spaces shall be provided in a ratio of 1.5 spaces for each dwelling unit and three spaces for each professional office. However, parking for housing for the elderly shall be provided in a ratio of one space for every four units. All parking areas shall be screened from the street by means of a substantial screen consisting of any combination.

of hedges, walls, or trees, having a minimum height of five feet above the finished grade of the parking area. No parking area may be located within ten feet of any parcel line or within any required front yard. The parking of motor vehicles is prohibited within 15 feet of any wall of a residential building.

Dormitories and Related Institutional Uses

The following controls shall apply to dormitories and related uses rather than those for multi-family residences:

- (1) The maximum residential density permitted shall be 100 persons per net acre. In computing residential density, adjacent parcels of land in the same ownership may be utilized to establish net lot area and required open space provided this land is designated as the dormitory site and not assigned to another use now or in the future without proper approval.
- (2) Maximum lot coverage shall be 30%.
- (3) Building height shall not exceed eighty feet or eight stories, or one foot for every foot of distance from the closest street or property line whichever is least.

(4) Minimum yard size:

Front yard: 20 feet

Side yards: 15 feet

Rear yard: 20 feet

- (5) Garages or off-street parking spaces shall be provided in a ratio of one space for every two persons occupying a dormitory unit. All parking areas shall be screened from the street by means of a substantial screen consisting of any combination of hedges, walls, or trees, having a minimum height of five feet above the finished grade of the parking area. No parking area may be located within ten feet of any parcel line or within any required front yard. The parking of motor vehicles is prohibited within 15 feet of any wall of a residential building. The above parking requirements may be fully or partially waived if it can be established that alternate parking space will be provided elsewhere on the campus and adequate means of enforcing parking regulations developed.

b. Residential Use Area - B (~~Medium Density/Neighbor-~~
hood Retail)

1. Residential uses shall conform to the Land Use Controls for multi-family Residences in Residential Use Area - A.

2. Neighborhood Retail uses shall conform to the following controls:

- a. All permitted uses, other than off-street parking and loading, shall be carried on in buildings fully enclosed on all sides.
- b. Buildings shall be set back at least 20 feet from street and property lines.
- c. Maximum coverage shall be 50%.
- d. The maximum height of any structure shall not exceed 2-1/2 stories or 35 feet.
- e. Off-street parking spaces shall be provided as follows:
 - (1) For places of assembly including restaurants, one space for every seven seats;
 - (2) For other uses one parking space for every 300 square feet of ground floor area and every 500 square feet of second floor area.

- (3) Where a parking lot abuts a street, the parking area must be separated from the street by a permanent curb at least eight inches in height and eight inches in width, and a landscaped buffer strip of at least five feet.
- (4) At corners, no parking of vehicles is permitted within 30 feet of the intersection of the street lines.
- f. All loading and unloading shall take place entirely on the parcel and shall be screened from view of adjacent properties by an opaque fence or even green hedge not less than 6 feet nor more than 10 feet in height. One off-street loading space (14 by 30 feet) shall be provided for each 10,000 square feet of building floor area or fraction thereof.
- g. No free standing signs shall be permitted. One sign attached to the face of the building shall be permitted for each use facing each street from which access to the lot is provided announcing the name or insignia, or both of the establishments housed in the building. No sign shall exceed an area equal to the width at

the front wall of the use it identifies nor shall it exceed two feet in height. If illuminated at night, such illumination shall be indirect and with all light sources shielded from the view of adjacent lots and streets. No flashing lights shall be permitted. No sign may extend above the roof of a building.

*Chris, and
here please*

c. Residential Use Area - C (High Density)

- (1) The maximum density permitted shall be 40 dwelling units per net acre except that housing for the elderly shall be permitted at a maximum density of 60 dwelling units per net acre.
- (2) Maximum lot coverage shall be 30%.
- (3) No building shall exceed ten stories or 100 feet in height.
- (4) Minimum yard size:
 - Front yard: 25 feet
 - Side yards: 10 feet each, with a combined total of 30 feet, except that no side yard is required for interior one-family attached dwellings.
 - Rear yard: 20 feet

- (5) Usable Open Space. For every dwelling unit, other than one-family attached dwellings, there shall be provided at least two square feet of usable open space for every three square feet of dwelling unit area but in no case less than 250 square feet per unit. Such open space, the minimum dimension of which shall be forty (40) feet, shall consist of an unenclosed portion or portions of the ground of a parcel or the roof of a parking area which is not devoted to driveways or parking spaces and is appropriately landscaped and free of structures of any kind; of which not more than 20% is roofed for shelter purposes only; and which is available and accessible to all occupants of the building or buildings on the lot for purposes of active or passive outdoor recreation. Not less than 20% of such open space shall be devoted to suitable paved and landscaped recreation areas.
- (6) Garages or off-street parking spaces shall be provided in a ratio of 1.5 spaces for each dwelling unit and three spaces for each professional office. However, parking for housing for the elderly shall be provided in a ratio of 1 space for every four units. All parking areas shall be screened from the street by means of a substantial screen consisting of any combination of hedges, walls,

or trees, having a minimum height of five feet above the finished grade of the parking area. No parking area may be located within ten feet of any parcel line or within any required front yard. The parking of motor vehicles is prohibited within 15 feet of any wall of a residential buildings.

d. Commercial Use Areas*

- (1) No building shall exceed a height of 100 feet, nor shall any building contain more than ten stories.
- (2) No yard set backs are required. However, side and rear yards, if provided, must be at least 15 feet.
- (3) At least 25% of each site area shall be devoted to landscaped areas, plazas, walkways, etc. either at grade or on the top level of parking structures. Such areas shall have access directly from the street or other pedestrian areas.
- (4) Off-street parking shall be provided as follows:
Retail and personal service uses - one space for each 100 square feet of net floor area.
Business and professional offices - one space for each 300 square feet of gross floor area.

* Residential uses shall conform to the controls for residential use area - C.

Inns, hotels, etc. - one space for each room.

Restaurants public assembly - one space for each 50 square feet of patron floor area or one space for each 7 seats whichever is greater.

- (5) Off-street loading facilities shall be provided as follows for individual uses or collectively for smaller uses not individually meeting the minimum required area.

Retail uses - One space for the first 10,000 square feet of floor area plus one space for each additional 20,000 square feet of floor area or major fraction thereof. Each such loading space shall measure no less than 14 feet by 40 feet.

Other uses - One space for each 50,000 square feet of floor area or major fraction thereof.

This requirement may be satisfied by the permanent designation of specific spaces in adjacent parking facilities including formal written commitments.

- (6) Signs may be erected, provided that:
- (a) Signs shall be applied to a wall of a building fronting on a street or on a parking area. No part of a sign applied parallel to the face of a building shall project more than 12 inches from the building and no part of a sign applied perpendicular to the face of a building shall project more than four feet from the face of the wall to which applied, where a building is set back from the street or parking area a distance

of fifteen (15) feet or more, one free standing ground sign with an area of not more than fifty (50) square feet may be erected not nearer than six (6) feet to any building.

(b) Not more than one such sign on each wall shall be permitted for each tenant on the premises.

(c) The aggregate area, in square feet, of all signs on any wall shall be not greater than two (2) times the length, in feet, of such wall.

(d) No sign shall exceed two (2) feet in height.

(e) Flashing, moving, or intermittently illuminated signs or advertising devices are prohibited.

(f) Temporary signs made of cardboard, paper, canvas or similar impermanent materials may not be placed on the outside of any building.

e. Open Space/Park Use Area

(1) No buildings other than those incidental to outdoor recreation purposes, such as restrooms, locker rooms, shelter areas, and equipment storage buildings may be erected in this area. Such buildings shall not cover more than 10% of the site or be closer than 25 feet to any street or property line.

f. Public and Quasi-Public Use Areas

(1) The only structures included or permitted in this area shall be structures existing at the time of adoption of

this Plan, additions or modifications to such structures, and related parking structures.

- (2) Any exterior modifications to existing structures which substantially change present height, coverage, or setbacks shall require prior review and approval of the Redevelopment Agency based on the specific proposed modification and its affect on adjacent uses.
- (3) The surface of the top level of new parking structures shall not exceed 15 feet in height as measured from the highest level of the adjacent street and shall not be closer than 15 feet to any street or property line.
- (4) Off-street parking areas shall be screened from the street and adjacent properties by any combination of hedges, walls, or trees having a minimum height of 5 feet above the finished grade of the parking area.

c. Duration and Effective Date of Regulations and Controls

- (1) Except as specified hereinafter, the foregoing regulations and controls contained in this plan shall be binding and effective by deed or lease upon all purchasers or lessees of land and their heirs or assigns, in the area of the City of Middletown, Connecticut covered by this Plan, from the original date of approval of this Plan by the governing body of the City of Middletown, Connecticut, for forty (40) years, unless amended as provided in Paragraph F.

(2) The following regulation shall take effect upon adoption of this Plan and shall be binding in perpetuity. At no time shall the acquisition, use, disposal, or conveyance of land or improvements within the project area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, or nationality of ancestry. Further, all re-developers shall comply with all federal, state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease or occupancy of any project property.

d. Controls on Parcels "not-to-be acquired"

- (a) All properties designated as "not-to-be acquired" as identified on Map 2-1, Project Area Boundary shall be subject to the applicable controls and regulations of the use district of which they are a part, with such exceptions as are hereinafter noted. In addition, properties designated within the "rehabilitation area" on Map 2-1 shall comply with the Property Rehabilitation Standards set forth in Section D.2 hereof and other applicable Plan controls. Failure to comply with applicable controls within twelve months notice by the Redevelopment Agency, shall result in the acquisition of said property by the Redevelopment Agency.
- (b) A structure which is non-conforming in regard to meeting the coverage, setbacks, or height, requirements of this Plan may continue, provided

that if it is enlarged, altered or reconstructed, non-conformity with the applicable regulations in this Plan shall not be increased. A structure which is non-conforming as to off-street parking or loading requirements may continue to the extent that compliance with said requirements is precluded by the shape, size, topography of the lot or location of the building without abrogating Plan objectives. Where a structure is non-conforming and project area land is made available which is sufficient for the removal, or reduction, of said non-conformity, the owner shall be required to purchase said land at its fair market value.

D. PROJECT PROPOSALS

1. Land Acquisition

a. All properties other than those indicated on Map No. 2-1, "Project Area Boundary", as "not-to-be-acquired", or within "rehabilitation areas" will be acquired unless future investigations indicate that they are not needed to achieve specific project objectives, or that they are rehabilitable and can conform with the overall plan, and the owners develop detailed plans and data indicating the feasibility of bringing said properties up to Property Rehabilitation Standards.

b. Properties not Designated for Acquisition that may be Acquired

(1) Properties designated as not to be acquired may be acquired as per the provisions of paragraph C.2d. of this Plan.

(2) Properties within the urban renewal project area designated for rehabilitation will not be acquired, provided that the owner(s), within a reasonable time, undertake (s) rehabilitation in conformance with the Urban Renewal Plan and such state and local

laws as may be applicable. Those properties which are not rehabilitated in conformance with the Property Rehabilitation Standards set forth in the section below headed "Property Rehabilitation Standards" will be subject to acquisition by the Redevelopment Agency.

Upon the acquisition of such properties, the Redevelopment Agency will either:

- (a) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair value for uses in accordance with the Urban Renewal Plan; or
 - (b) Sell or lease the property at its fair value subject to rehabilitation in conformance with the Property Rehabilitation Standards and objectives of this Urban Renewal Plan.
 - (c) Rehabilitate the property for demonstration purposes.
- (3) Property information and final engineering design to be obtained during the execution stage may indicate the need for minor revisions in taking lines, thus requiring the acquisition of property not at this time designated for acquisition.
- c. Properties Identified to be Acquired that may not be Acquired
- Property information and engineering data to be obtained during the execution stage may indicate the need for minor revisions in taking lines, thus making unnecessary the acquisition of property that is currently designated to be acquired.

2. Rehabilitation

Property Rehabilitation Standards

Standards have been developed to serve as the basis for rehabilitation of existing residential structures to provide an environment and accommodations which are decent, safe, sanitary, livable and designed to have continuing appeal. These standards, as set forth in Exhibit B attached, are geared to the rehabilitation of structures on a long term basis with an estimated mortgage life of 20 years, except for normal replacement items.

The requirements set forth supplement all State and Local codes adopted by the City of Middletown and all ordinances applicable to the regulation and control of building construction and renovation and constitute additional controls and requirements. The rehabilitation of any building under the standards must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

- a. Middletown Housing Code adopted 1962
- b. Middletown Building Code adopted 1958
- c. Middletown Electrical Code adopted 1960
- d. Middletown Plumbing Code adopted 1955
- e. Middletown Fire Prevention adopted 1965
- f. Middletown Zoning Regulations adopted 1969

Wherever Local or State code regulations or requirements permit lower standards than those required, the Property Rehabilitation Standards shall apply.

3. Statement of Proposals to Provide Low and Moderate Cost Housing

At least 125 units of low-rent public housing are to be built within the boundaries of this Urban Renewal Project area.

4. Redevelopers Obligations

- a. To prevent speculation in land holding in the project area, all private redevelopers will be required to commence and complete the buildings of all proposed improvements within a reasonable time following their acquisition of the land.
- b. A redeveloper may not sell, without prior approval of the governing body of the City of Middletown and the Redevelopment Agency of the City of Middletown any or all interest in the project area property prior to the completion of redevelopment activities.
- c. In order to prevent racial discrimination by redevelopers in the use of property in the project, each conveyance (or lease) will contain a covenant binding the purchasers (or lessees), and their successors in interest not to restrict the sale, lease or occupancy of any real estate in the project area on the basis of race, creed or color.
- d. A substantial portion of new housing within the project area must be available at a rental price that low and moderate income persons and families can afford.

5. Statement on Underground Utility Line

Underground placement of utility distribution lines will be required within the areas proposed for clearance and redevelopment and will be encouraged in all other areas.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Section 8-142 of Chapter 130 of the General Statutes, 1959 Revision as amended states:

"As used in this part, an urban renewal plan means a plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan for the municipality as a whole and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the area of the urban renewal project, zoning and planning changes, if any, land uses, maximum densities, building requirements and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements. "

To meet this State requirement the following is added:

1. Proposed land acquisition and rehabilitation is shown on Map No. 2-5.
2. Proposed zoning is shown on Map No. 2-4.
3. Land uses, maximum densities, and building requirements are described in section C. above.
4. Proposed street changes are shown on Map No. 2-6.
5. The Urban Renewal Plan is based on local objectives as set forth in the Plan of Development.

F. CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be modified at any time by the Middletown Redevelopment Agency provided: if modified after the lease or sale of real property in the Project Area the modification must be consented to by the redeveloper or redevelopers of such real property or his successor or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change said Plan, the approval of the proposed modification shall follow the same procedures as that which governed the adoption of this Plan.

EXHIBIT A

BOUNDARY DESCRIPTION

Beginning at a point, the intersection of the westerly line of Pearl Street and the northerly line of Washington Street;

thence easterly along the northerly line of Washington Street to the intersection of the easterly line of Broad Street;

thence southerly along the easterly line of Broad Street to the intersection of the northerly line of College Street;

thence easterly along the northerly line of College Street to the westerly line of Acheson Drive (Routes 17 and 9);

thence southerly and southwesterly along the westerly line of Acheson Drive and Route 17 to the intersection of the southerly line of Sumner Brook;

thence westerly along the southerly line of Sumner Brook to the intersection of a line extended northerly along the westerly property lines of properties fronting on the westerly side of Sumner Street;

thence northerly along said line to the intersection of the southerly line of Union Street;

thence westerly along the southerly line of Union Street and the southerly line of Pleasant Street to the intersection of the southeasterly line of South Main Street;

thence southwesterly along southeasterly line of South Main Street to the intersection of the northerly line of Crescent Street;

thence easterly along the northerly line of Crescent Street to the intersection of the extended southeasterly property line of property owned by the Middlesex Memorial Hospital fronting on South Main Street;

thence generally southwesterly along the southeasterly property lines of properties on the southeasterly side of South Main Street proceeding southwesterly to the intersection of the southerly line of Loveland Street extended across South Main Street;

thence westerly along the southerly line of Loveland Street to the westerly line of High Street;

thence northerly along the westerly line of High Street to the northerly line of Church Street;

thence northeasterly across High Street and along the northerly line of Church Street to the intersection of the easterly property lines of properties fronting on the easterly side of High Street;

thence generally northerly across William Street and College Street along said easterly property lines of properties fronting on the easterly side of High Street to the intersection of the northerly line of Court Street;

thence easterly along the northerly line of Court Street to the intersection of the westerly property line of the property located on the northwesterly corner of the intersection of Court Street and Pearl Street;

thence northerly along the westerly property line of said property to the intersection of the northerly line of Pearl Place;

thence easterly along the northerly line of Pearl Place to the intersection
of the westerly line of Pearl Street;

thence northerly along the westerly line of Pearl Street to the intersection
of the northerly line of Washington Street and the point of beginning.

EXHIBIT B

PROPERTY REHABILITATION STANDARDS

RENEWAL PROJECT #2

MIDDLETOWN, CONNECTICUT

General Objectives of Residential Rehabilitation

- A. The areas proposed for residential conservation shall be residential in use and character.
- B. All properties are to be improved, maintained, or restored to a level which achieves a decent standard of safe and sanitary construction and housing quality.
- C. All structures shall be structurally sound and of a type and quality of construction to permit healthful occupancy and use.
- D. The exterior physical character of all structures shall be aesthetically pleasing and architecturally consistent with the surrounding neighborhood in order to remove deteriorating or blighting influences and to encourage neighborhood stability.
- E. All open areas shall be attractively landscaped.
- F. Adequate and properly buffered off-street parking shall be provided wherever possible.
- G. In order to eliminate conditions causing disease or which are otherwise detrimental to the public health, safety and general welfare of the community, all facilities necessary for adequate lighting, plumbing and general sanitation must be properly maintained and in good working order. Adequate space for occupants and healthy living conditions are to be provided in all dwelling units.

H. In order to prevent unsafe conditions and prevent injury to persons or damage to adjacent structures, potential fire hazards and unsafe yard conditions must be eliminated.

I. Public facilities essential to the safety, attractiveness, and desirability of the residential neighborhood will be provided (e.g. street furniture, play areas, adequate sidewalks, etc.).

II. Standards for Residential Rehabilitation

All residential structures which are not acquired shall be rehabilitated by their owners.

New Structures or Additions. New structures or additions must comply with local standards and requirements for new structures, except that where limitations are presented by existing construction which is to remain, reasonable modification will be permitted where the resulting conditions are deemed to be consistent with the objectives of the standards and requirements.

General Essentials. The extent to which existing work may be used or new work required, the characteristics of living unit arrangement, design, finish, equipment and other building features must be suitable for the rehabilitated property, appeal to the determined market segment, and conform to the established standards. The property at the completion of rehabilitation must be safe and sound in all physical respects and be refurbished or altered to bring the property to a desirable marketable condition. In addition to all applicable local and state codes and ordinances the following project standards shall also be followed;

F. Fire Protection

Objective

To assure a high degree of safety to life and property preservation, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and to provide means of egress which will permit persons to leave the building with safety in an emergency, and permit access for fire control personnel.

General

These provisions apply to rehabilitation construction of existing buildings. However, where the construction, plan arrangement and approximate number of occupants of a property are to remain unchanged, and the fire protection provisions of the appropriate codes are complied with, noncompliance with the provisions of this chapter may be acceptable, when so determined by proper local authority.

1. One and Two Family dwellings of 1, 2 or 3 stories, and 1 or 2 story multifamily buildings having not more than 6 living units above the first floor shall have the following two means of egress:
 - (1) One exit which is a doorway, a protected passage or a stairway, and
 - (2) An exit as provided in (1) above, or a secondary exit such as a fire escape or openable window.

Access to required exits shall not necessitate passage through another living unit, nor shall either exit be subject to locking by an device that would impede or prohibit ready egress.

2. Every living unit in multifamily buildings of three or more stories shall have access to at least two exits. Such exits may use common or communicating corridors or hallways, but the two means of egress from any living unit shall not be by a common stairway.
3. A multifamily building, 3 through 6 stories, having not more than 25 living units above the first floor shall have:

At least one of the two required exits shall be a noncombustible stairway having at least a 1 hr. enclosure with Class C doors at all openings with self-closing devices. The second exit shall be one of the following:

 - a) An enclosed, noncombustible stairway, or smoke-tower,
 - b) A horizontal corridor exit with self-closing Class B-1 hr. fire door,
 - c) Fire escape direct from each living unit above the first floor.
4. Multifamily building of more than 25 living units above the first floor, or more than six stories, or both, shall have the following:

At least two well separated, noncombustible and enclosed stairways with 2-hr. fire resistance rating of enclosure and with Class B-1 1/2 hr. fire doors at all stairway openings, with self-closing devices. A smoke-tower is an acceptable substitute for one enclosed stairway.
5. Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.

6. Elevators shall not be considered a required means of egress.
7. All interior stairways required to be enclosed shall lead directly or through an enclosed passageway to a street, or to an open space that is accessible to a street. Such a passageway shall conform to the requirements applying to the stair enclosure.
8. Firewall, Party or Lot Line Walls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party or lot line walls. All such walls shall effectively prevent the passage of fire at every floor-ceiling intersection with the wall.
9. Existing wall, floor and ceiling construction separating living units or separating a living unit from a public corridor where stripped down for new finish material or where it is new construction shall have a fire resistance rating of at least 3/4-hr.
10. Interior finish materials of walls, partitions (fixed or movable), ceilings and interior trim shall not be subject to excessive surface flame spread, or in burning shall not give off excessible amounts of smoke or toxic gases.
11. Where new interior wall and ceiling finish materials are used, the surface flame spread shall not exceed the class or range of rating shown in Table 1.¹ Existing, undisturbed finish materials where considered to have a rating above 200 should be covered with a flame retardant paint.

¹Flame Spread rating based on either of the following standard tests:

- a) ASTM E84 (Tunnel Test)
- b) ASTM E162-62T (Radiant Panel Test)

TABLE 1
Flame Spread Classification of Interior Finish

Location (1) (2)	Class(5)	Flame Spread Rating Maximum Range
Exits and Exit Access (halls, corridors, entrys)	A or B	0-75
Within Living Unit (3) (4)	A,B or C	0-200
Public Rooms	A,B, or C	0-200
Service Rooms enclosing fire hazardous equipment	A	0-25

Notes:

- (1) Exclude windows, trim and doors not more than 25 sq.ft. area from flame spread calculations.
- (2) Finish floors and floor coverings are not included in flame spread requirements but shall not be a fire hazard.
- (3) 25 percent of the combined wall area of any single room may be of a finish material having a flame spread rating of up to 225.
- (4) Kitchen cabinets and counter tops should not exceed a 200 flame spread rating.
- (5) Classification in accordance with NFPA No. 101, "Life Safety Code", as follows:
 - Class A = 0 - 25 Flame Spread
 - Class B = 25 - 75 Flame Spread
 - Class C = 75 - 200 Flame Spread
 - Class D = 200- 500 Flame Spread

13. Exterior stairs and landings shall be of noncombustible materials except on buildings 2 stories in height.
14. Roof coverings shall be capable of resisting fire appropriate to the type of construction and location, and new installations shall be in accordance with nationally recognized standards. Fire retardant qualities of roof coverings shall conform to the classification established by the Underwriters' Laboratories, Inc.
15. New roof coverings on one and two family dwellings and on wood frame buildings shall provide a fire resistance equivalent to a Class C roof according to U.L. classification.
16. New roof coverings on buildings of fire resistive, noncombustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. classification, except that where the roof area of the property is less than 3000 sq. ft. and is well separated from adjacent properties the roof covering may be Class C.
17. Buildings more than 3 stories in height, except those with fire resistive and protected noncombustible construction, having twelve or more living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.
18. Fire Alarm system, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard - Nos. 71, 72a, b or c.

19. An automatic sprinkler system where used shall be of a standard approved type, and installed to provide coverage of all portions of the building designated for protection. The installation shall conform to NFPA No. 13 "Standards for the Installation of Sprinkler Systems."

G. Materials and Products

Objective

To provide materials of such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

1. All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials which meet the standards for new materials may be used when approved by the Building Inspector. The suitability of special materials and products not conforming to a national standard shall be determined by the Building Inspector, after an evaluation of its properties and performances characteristics.

H. Construction

Objective

To assure that the construction of the building will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

1. All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging or out of plumb floors, chimneys, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.
2. Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed, or replaced.

3. Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be damp-proofed by bituminous coating and cement parging.
4. Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.
5. Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.
6. All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.
7. The floors of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition:

Where the basement or cellar has existing wood floor construction over a crawl space which is in a sound, undamaged condition, it may remain provided the crawl space is adequately vented, and an acceptable ground cover material is installed on the ground in the crawl space.

8. Chimneys and vents shall be structurally safe, durable, smoketight and capable of withstanding the action of flue gases. Factory-built chimneys shall be labeled by Underwriters' Laboratories, Inc. and installed in accordance with the listing.
9. Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.
10. A careful inspection by qualified persons shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit the entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.
11. An inspection shall be made of both interior and exterior construction for evidence of rot, rust or decay damage or other hazards. Where structural damage to such materials is found to exist, correction shall be provided.

I. Exterior and Interior Finishes

Objective

To assure that the building will acceptably: a) prevent the entrance or penetration of moisture and weather, b) protect from damage by decay, corrosion, insects and other destructive elements and c) provide reasonable durability and economy of maintenance.

1. Repairs or replacement shall be made to defective exterior wall finish materials. Exterior walls shall be free of holes, cracks and broken or rotted finish materials.
2. All roofs shall have a suitable, watertight and reasonably durable covering free of holes, cracks, excessively worn surfaces or other defects.
3. Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and to avoid causing unsightly staining of walls and windows where adequate roof overhangs are not provided.
4. To prevent the entrance of water, all critical joints in exterior roof and wall construction which are exposed or partly exposed shall be protected by sheet metal or other suitable flashing material.
5. Existing windows and doors, including their hardware shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanisms shall be replaced or corrected.
6. Screens shall be provided for all windows, doors and other openings except in regions where their use is not customary or needed. Existing screens, and storm sash which are to be continued in use shall be in suitable condition to serve their intended purposes.
7. All interior walls and ceilings shall provide (a) a finish surface without noticeable irregularities or cracking, (b) a waterproof and hard surface in spaces subject to moisture, (c) a suitable base for painting or other decoration and (d) reasonable durability and economy of maintenance.

8. Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.
9. Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.
10. All alterations, repairs and other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.

J. Mechanical Equipment

Objective

To provide mechanical equipment for the building and its living units that will meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

1. All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.
2. Existing mechanical equipment and systems shall be inspected for faulty operation, fire or other hazards. Needed replacement, or repair shall conform to code requirements.

3. Where mechanical ventilation is required in rooms or other spaces, the equipment or system shall operate satisfactorily if presently in place, or if new, shall be designed and installed according to good engineering practice.
4. Heating facilities shall be provided for each living unit and other spaces that will (a) assure interior comfort, (b) be safe and convenient to operate, (c) be economical in performance, and (d) be quiet in operation and free from objectionable drafts.
5. Each heating system or device shall have a recognized approval for safety and shall be capable of maintaining a temperature of at least 68 degrees F. within the living units, corridors, public spaces and utility spaces when the outside temperature is at the zero level (0°F).
6. No open-flame radiant type space heaters shall be permitted, except for one and two family detached dwellings only where it is locally determined to be the predominant method of providing heat for dwellings.
7. Unvented space heaters shall not be permitted.

8. Appropriate clearances around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner.
9. The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.
10. Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply or back-siphonage between fixtures.
11. Each building and living unit within the building shall have domestic hot water in quantities sufficient for the needs of the occupants.
12. Existing water heating and storage equipment shall be in good serviceable condition, or otherwise replacement of the equipment shall be considered by the proper authority.
13. Capacities given below under Table 2 shall be used as a guide to determining the adequacy of existing equipment, and shall be followed in the design of new equipment.

Table 2

Heating Capacity - GPH 100°F. Rise

Number of Living Units	Storage Capacity per Living Unit					
	0 Gal.	5 Gal.	10 Gal.	15 Gal.	20 Gal.	25 Gal.
3	--	--	--	85	79	74
4	--	--	--	89	82	75
5	--	--	--	94	85	77
6	--	--	--	109	98	88
7	--	--	--	124	111	99
8	--	--	152	138	124	110
9	--	--	159	143	127	112
10	--	--	165	148	130	113
15	--	--	248	222	195	169
20	--	365	330	295	260	--
25	--	457	413	369	--	--
30	600	548	495	443	--	--
35	660	599	538	476	--	--
40	720	650	580	510	--	--
50	810	723	635	548	--	--
60	900	795	690	585	--	--
80	1050	910	770	630	--	--
100	1150	975	800	625	--	--
120	1250	1040	830	--	--	--
140	1350	1105	860	--	--	--
160	1440	1160	880	--	--	--
180	1525	1210	895	--	--	--
200	1600	1250	905	--	--	--
225	1700	1308	915	--	--	--
250	1800	1363	--	--	--	--
275	1900	1420	--	--	--	--
300	2000	1475	--	--	--	--

Note: Table 2 gives the recommended minimum recovery rate in gallons per hour at 100°F. rise according to the storage capacity, (or size), of the tank and for a designated number of living units. The blank spaces in the table means the tank size would be either too small to provide sufficient hot water, or too large a tank to be practical.

14. No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

15. All fuel burning water heaters shall be connected to a vent leading to the exterior.
16. All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment.
17. Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands shall be appropriately increased.
18. For new electrical work the appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required by the National Electrical Code.
19. In multifamily projects, where considered by local authorities to be clearly needed, adequate security measures for the protection of residents against crime shall be provided.

III. Exceptions

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardships, a variance to such requirements may be permitted by the LPA, providing that no variance shall be permitted which is less restrictive than applicable state and local codes and ordinances.