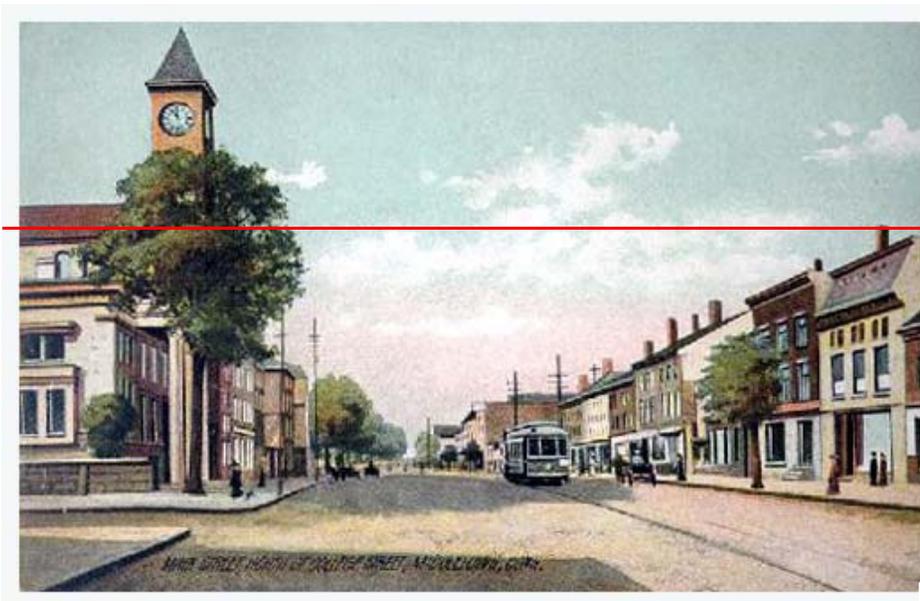


PROPOSED

32.02- HEIGHT- The maximum permitted stories shall be twelve (12) stories (168 ft.) except that any building fronting on Main Street shall have a height of six (6) stories (84 ft.) and a minimum height of 35 feet. No building fronting on Main Street shall be demolished, unless reconstructed to a height less than its previous height, or the minimum 35 feet, which ever is greater.



Proposed Zoning Amendments

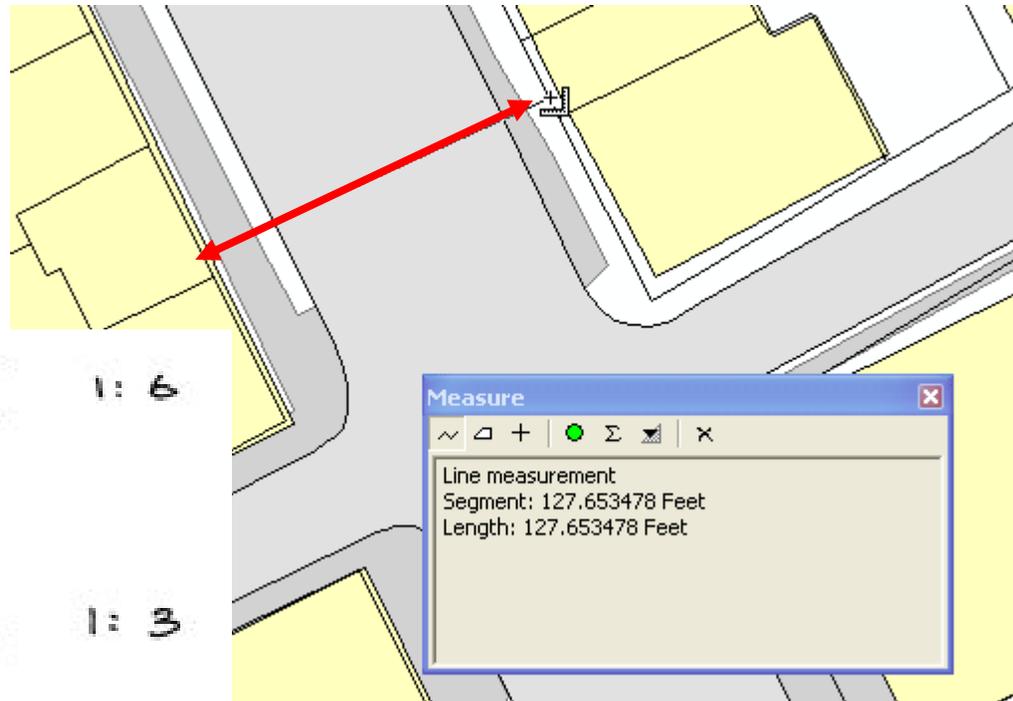
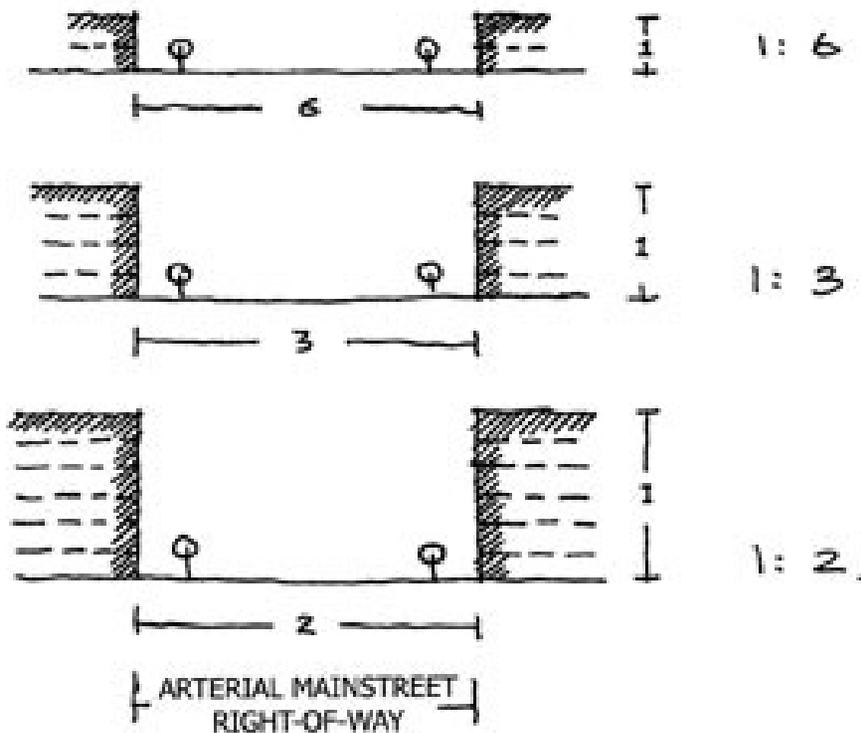
- Presentation to the Planning and Zoning Commission April 25, 2012



Main Street is approximately 127 feet wide.

Recommend the height of buildings along a street should be at least 1/3, ideally 1/2. Width of the street.

1/3 of 127 feet equals 42.3 feet.



1 story on Main St = 1/10
2 stories on Main St = 1/5
35 feet on Main St = 1/3.5

PROPOSED

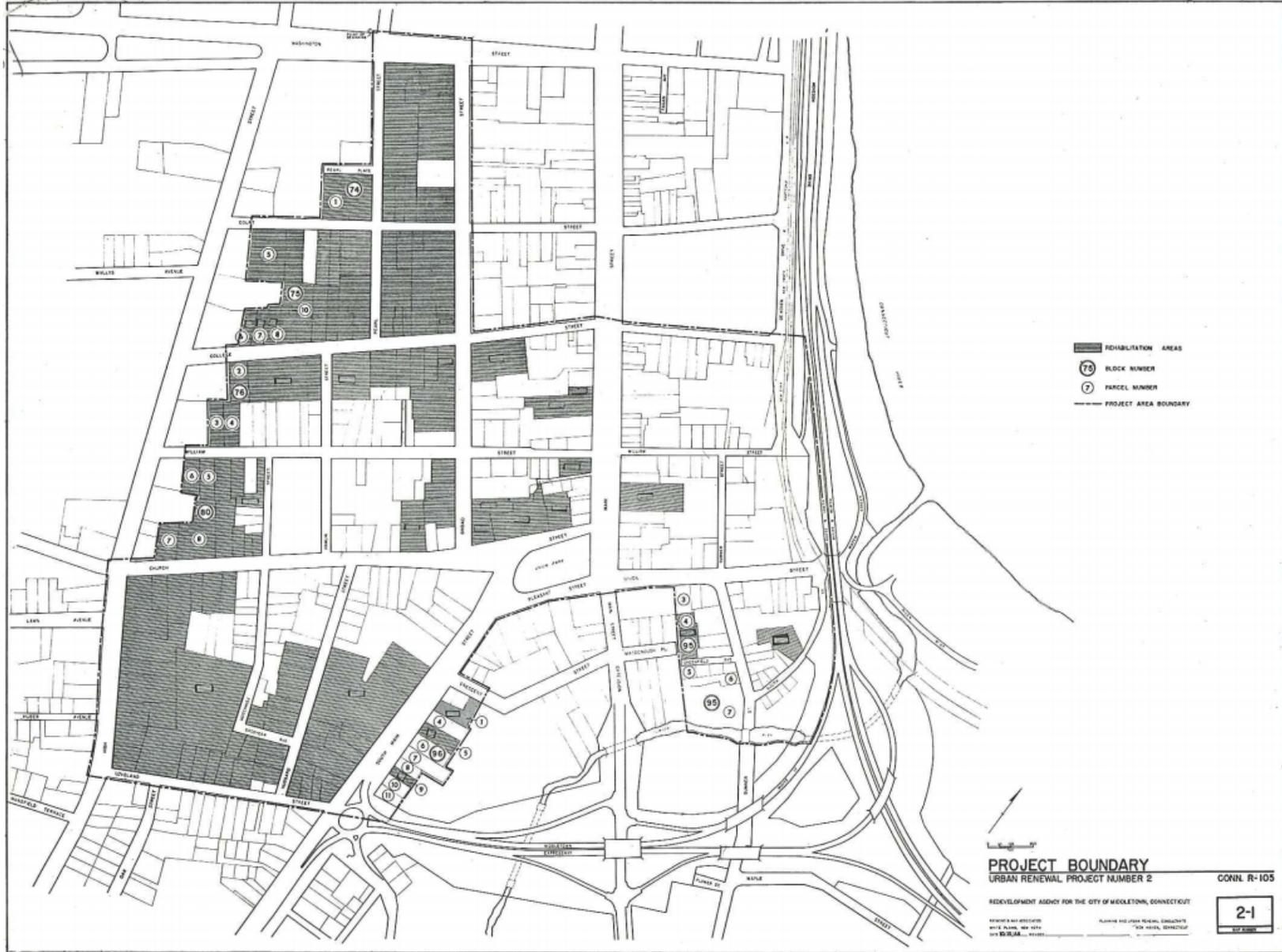
32.05.NEW CONSTRUCTION REQUIREMENTS

No new building shall be erected, or constructed along Main Street, except with an entrance on Main Street. No new building shall be erected, or constructed along Main Street, except where the amount of area taken up by windows and doors shall be greater than 60% of the first floor façade area. No new building shall be erected, or constructed along Main Street, except where the amount of area taken up by windows shall be greater than 25% of the upper floor façade area. The use of dormers above the roof line is encourage.



DELETE

FOOTNOTE #1-"This requirement shall not apply to land-uses in the B-1 Central Business Zone if outside the Redevelopment Project. (No. Conn. R. 105) area except as part of a municipal off-street parking program."



Land Area- 7.93 Acres

Commercial Space- 58,142 sqft.

Floor to Area Ratio- 0.2



Land Area- 2.1 Acres

Commercial Space- 54,500 sqft.

Floor to Area Ratio- 0.6



PROPOSED

33.06 LANDSCAPING

A landscaping plan which identifies the location of all landscaped islands and the types of species within the islands shall be submitted with the application materials.

33.06.01- Street trees will be planted along the public frontage at 25 foot intervals.

33.06.02- Parking Lots will have landscaped islands with trees. For every 10 parking spaces there will be one tree.

33.06.03- Interior driveways will be landscaped and lined with trees.

33.06.04- Entrances from a City Street should be designed as landscaped boulevard with trees.

33.07 PUBLIC AMENITIES

Sidewalks and crosswalks will allow access for pedestrians from the City Street to the entrance of the building or buildings. One bicycle rack will be installed near the entrance to the building.

592 parking spaces

8 parking lot trees

1 tree per 74 spaces

0 street trees





588 parking spaces

73 parking lot trees

1 tree per 8 spaces

1 street Tree



95 parking spaces

0 parking lot trees

0 trees per spaces

0 street trees



492 parking space
61 trees
1 tree for every 8 spaces
20 street trees