



City of Bristol
Zoning Commission

SPECIAL MEETING - THURSDAY, JULY 24, 2025
VIRTUAL - ONLINE VIA ZOOM
5:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/81587498642?pwd=FiaDyNYfdirZyC603bRYy2FEaEcKH.1>

Meeting ID:

815 8749 8642

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. New Business
 - a. Review and discussion of proposed amendments to amend the Mixed-Use and Street Wall Requirements to allow Ground-Floor Residential in the BD (Downtown Business) zone
 - b. Review and discussion of proposed amendments to:
"A" Multi-Family Residential Zone
 - c. Preliminary review and discussion on:
Outdoor Lighting
 - d. Preliminary review and discussion on:
Signs
 - e. Preliminary review and discussion on:
Access Management
 - f. Preliminary review and discussion on:
Site Design Standards

- g. Preliminary review and discussion on:
Posting of Property for Public Hearings
 - h. Preliminary review and discussion on:
 - 1. The definition of Average Finished Grade (AFG) and
 - 2. The process for determining the height of a building using the AFG.
 - i. Preliminary review and discussion on:
Data Centers
- 3. Staff Reports
 - 4. Public Participation
 - 5. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, August 11, 2025



City of Bristol Comprehensive Zoning Update

Date: 6/30/25

Recommendation 38: Amend Mixed-Use and Street Wall Requirements of BD Zone

Purpose: To encourage mixed-use development by providing more flexibility in the regulations.

Description: This recommendation relaxes restrictions on the share and location of residential units at street level in a mixed-use development. More specifically, it removes the street-level, street-facing restriction on residential units facing Main Street, South Street, and Prospect Street. It increases the allowed residential floor area of street-level units on all other streets from 35% to 50%. It reduces the share of required non-residential street-facing walls from 60% to 50%. The recommendation also provides more flexibility in the use of required commercial space in a parking structure and removes the commercial space requirement from parking structures on Main Street.

This recommendation is linked to Recommendation 25, which recommends consolidation of the BD-1 and BD-2 into a singular BD zone. Recommendation 25 relocates the content of existing Section 4.3.15 (Mixed-Use Development) to an amended Section 8.4.2. As such, the content from existing Section 4.3.15 is shown below as new Section 8.4.2.D

Geographic Extents: BD zone

Potential Impacts: May encourage new mixed-use development in the BD.

Context: Demand for retail and office space is weak due to market trends partially related to the COVID pandemic. This demand is not expected to recover in the near future. By contrast, demand for housing is extremely high.

Recommended Zoning Amendments:

1. In accordance with Recommendation 25, relocate existing Section 4.3.15 to Section 8.4.2. Amend as follows (text to be removed shown in ~~strikethrough~~, text to be added shown in **red**):

8.4.2.D Mixed-Use Development

~~In the BD-1 zone,~~ Dwelling units shall not be allowed at street level in that portion of a building facing ~~Main Street, North Main Street, Church Street, Riverside Avenue, North Street, or South Street, School Street, or Prospect Street.~~ On all other streets ~~in the BD-1 zone,~~ up to ~~35%~~ **50%** of the gross floor area of a building's street level, excluding any street-level floor area devoted to structured parking, may be occupied by dwelling units.

2. Amend the street-level, street-facing wall requirement of Section 8.4.2.B of Recommendation 25 as follows (text to be removed shown in ~~strikethrough~~, text to be added shown in **red**):

Area of street-level, street-facing walls consisting of windows and public entrance/ exit doors ("building fenestration")

Minimum of ~~60%~~ **50%** of such wall area devoted to non-residential uses.

The wall area shall be measured between 2 and 10 feet above the top of the building foundation. Windows and public entrance/exit doors shall contain clear or tinted glass capable of providing an unobstructed view from the outside into the building. In developments containing two or more buildings, each building shall comply with this standard independently of any other building on the lot.



3. Amend Section 4.3.6 Commercial Parking Lots and Structures to remove existing content and replace with a reference to Section 5.4.17.I as follows (text to be removed shown in ~~striketrough~~, text to be added shown in red):

4.3.6 Commercial Parking Lots and Structures

In the BD zone, the street level frontage of any freestanding parking structure located on ~~Main Street, North Main Street, Church Street, North Street, Riverside Avenue or School Street~~ shall be devoted to permitted retail, personal service, convenience or entertainment uses, except for the structure's entrance and exit ramps and service doorways. See Section 5.14.17.I for street-level frontage requirements applicable to parking structures in the BD Zone.

4. Amend Section 5.4.17.I to remove reference to Main Street as proposed by Item 1 above and to remove the narrow range of permitted uses and allow any non-residential use permitted in the zone, and revise for clarity as follows (text to be removed shown in ~~striketrough~~, text to be added shown in red):
 - I. In the BD zone, the street-level frontage of any freestanding parking structure located on ~~Main Street, North Main Street, Church Street, North Street, Riverside Avenue or School Street~~ shall be devoted to ~~permitted retail, personal service, convenience or entertainment uses~~, non-residential uses permitted in the zone, except for the structure's entrances, and exits, ~~ramps~~ and service doorways.



City of Bristol Comprehensive Zoning Update

Date: 6/26/25

Recommendation 37: A Zone Bulk Standards

Purpose: To adjust bulk standards to more closely align with the purpose of the zone and existing development in A zones. To allow higher density residential development in A zones that have the infrastructure to support such density.

Description: This amendment would modify bulk standards of Section 7.2.2. It would also allow residential density to be increased from a maximum of 12 units per acre to 20 units per acre for A zone sites abutting a state highway. This requires an amendment of Section 7.2.2 and 7.2.3 of the regulations.

Geographic Extents: A Zone only.

Potential Impacts: May allow for residential density above levels that are currently permitted in the A zone.

Context: Many developments in the A zone do not conform to existing bulk standards. Additionally, development should be concentrated in areas that have the infrastructure to accommodate a higher density of development. One of the primary impacts of increased density is traffic generation. State highways generally have more capacity to absorb additional traffic than local roads.

Recommended Zoning Amendments:

1. Adjust the bulk requirements of Section 7.2.2 (Lot, Coverage, and Setback Standards) as follows (text to be removed shown in ~~striketrough~~, text to be added shown in red)

Standard	8 units per acre or less	Greater than 8 units per acre	Single-family subdivisions
A) Minimum Lot Area	2 acres	4 acres	6,000 sf
B) Minimum Lot Frontage (ft)	50	50	60
C) Minimum Lot Width (ft)	150	200	N/A
D) Minimum Front Yard (ft)	40 ^A	40 ^A	15
E) Minimum Side Yard (ft)	25/50 20/30 ^B	25/50 20/30 ^B	6
F) Minimum Rear Yard (ft)	25/50 20/40 ^B	25/50 20/40 ^B	15
G) Maximum Building Height (ft)	40	40	35
H) Maximum Building Coverage (%)	30	35	40
I) Maximum Impervious Coverage (%)	40 50	50 60	N/A

^A May be reduced to the minimum front yard requirement of the zone or zones abutting and opposite the frontage of the parcel. If abutting or opposite more than one zone, the greater minimum front yard requirement shall apply. In no case shall the front yard requirement be reduced to less than 20 feet.

^B Applicable to yards abutting a single-family residential zoning district



2. Amend Section 7.2.3 Development Density as follows (new text shown in red, amended text shown in blue):

7.2.3 Development Density

The following regulations are applicable to development in the A Zone:

- A. The maximum density of development of single-family, two-family, three-family or multi-family dwellings that can be approved with a Zoning Permit and Site Plan shall be 8 dwelling units per acre.
- B. Any combination of single-family, two-family, three-family or multi-family dwellings may be permitted subject to Special Permit and Site Plan approval at a density greater than 8 dwelling units per acre up to:
 - 1. 12 dwelling units per acre, or
 - 2. 20 dwelling units per acre if the site abuts a state highway.

Such development shall be consistent with the recommendations of the City's Plan of Conservation and Development and subject to referral to the Planning Commission for a binding recommendation in accordance with the provisions of Section 16.2.5.B.

11.1.6 Maintenance of Landscaping

- A. All landscaping shall be maintained in a healthy growing condition in accordance with acceptable horticultural practices. Landscaping which dies or becomes unhealthy because of accidents, drainage problems, disease or other causes shall be replaced with appropriate new landscaping during the following planting season.
- B. All landscaping shall be controlled by pruning, trimming or other suitable methods so as not to interfere with public utilities, restrict vehicular or pedestrian access or otherwise constitute a traffic hazard.
- C. All landscaped areas shall be maintained in a relatively weed-free condition and kept clear of undergrowth.
- D. Required fences or walls shall be maintained in good condition.

11.2 Outdoor Lighting

These lighting regulations are applicable to outdoor lighting of all properties in all zones unless otherwise stated below. The purpose is to reduce light pollution, minimize glare and sky glow, limit light trespass onto neighboring properties, and ensure sufficient illumination for safety and security.

11.2.1 Definitions

- A. ANSI/IES: Lighting standards published by the Illuminating Engineering Society and approved by the American National Standards Institute.
- B. Correlated Color Temperature (CCT): A measure of the color appearance of light, expressed in Kelvin (K).
- C. Dark Sky Approved: Fixtures certified by the International Dark Sky Association or equivalent, designed to minimize uplight and glare.
- D. Fully Shielded: A luminaire constructed so that no light is emitted above a horizontal plane drawn through the lowest light-emitting part.
- E. Light Source: The LED, lamp, bulb or other element from which the light is directly emitted.
- F. Light Trespass: Light emitted by a luminaire that shines beyond the property line onto adjacent properties or the public right-of-way.
- G. Luminaire: A complete lighting unit, including the lamp (bulb), fixture, and related components.
- H. Maximum-to-Minimum Uniformity Ratio: The ratio of the brightest illumination level to the darkest illumination level within a given area

11.2.2 Exempt Lighting

- A. Luminaires that emit less than 850 lumens.
- B. Critical lighting used by the Police Department, Fire Department, or Emergency Services.
- C. State or City roadway lighting.
- D. Temporary lighting authorized by a special event permit for a fair, carnival or similar function.
- E. Temporary holiday lighting provided it is not used for more than 60 days in a 12-month period.
- F. Flagpole lighting, provided all luminaires are shielded so that the light source is not visible from the property line and the CCT does not exceed 2,700K.
- G. Internally lit signs as permitted by Section 14.

11.2.3 Prohibited Lighting

In addition to lighting types prohibited elsewhere in these regulations, the following outdoor lighting shall be prohibited in all zones:

- A. Luminous tube lights or strips of light intended to outline or highlight a structure, whether composed of linear light tubes or a sequence of individual illumination sources.

T O C	Article I	Article II	Article III Regulatory Standards	Article IV	Article V	Appendices
----------------------	----------------------	-----------------------	---	-----------------------	----------------------	-------------------

Section 11. Landscaping and Site Features

- B. Light sources that oscillate or vary in intensity or color to the degree that the modulation is perceptible to the human eye (e.g., strobe lighting).
- C. Lasers.
- D. Illumination of entire building facades. Facade illumination shall be limited to security lighting or lighting of specific architectural features.
- E. Floodlights that project above the horizontal plane.

11.2.4 Lighting in Residential Zones

The following shall be applicable to all uses and all properties in residential zones:

- A. Any light source emitting more than 850 lumens shall be fully shielded and positioned so that the light source is not directly visible at a height of 5 feet above ground from any residence on another property.
- B. Athletic field or activity area lighting that complies with Section 11.2.7. is exempted from this requirement.

11.2.5 Lighting of Common Areas

Driveways, parking lots, loading areas, sidewalks, plazas, and other common areas used by vehicles or pedestrians on properties subject to Site Plan or Special Permit approval shall be illuminated in accordance with the following:

- A. The average horizontal maintained illumination shall be no less than one footcandle.
- B. With the exception of gas station canopies, loading areas, and primary building entrances, the average horizontal maintained illumination shall not exceed 3 footcandles, unless otherwise required for safety, security, or operational needs and provided such lighting does not exceed the illumination levels specified by ANSI/IES for the use.
- C. The maximum height of the light source shall be 30 feet measured from the surface of the ground. The use of luminaires mounted at lower heights is strongly encouraged.
- D. For parking lots with more than 20 parking spaces, the maximum-to-minimum uniformity ratio shall not exceed 10:1.

11.2.6 Lighting Standards

The following shall be applicable to all uses across all zones subject to a Site Plan or Special Permit approval except for athletic field or activity area lighting that complies with Section 11.2.7:

- A. Dark Sky Approval: Luminaires shall be Dark Sky approved.
- B. Light Trespass: Luminaires shall be located, aimed, and optically cutoff so that the light source is not directly visible from an adjacent property or the public right-of-way as measured at a height of 5 feet above ground.
- C. Glare and Sky Glow: Unless otherwise specified, luminaires shall be fully shielded and emit no more than 5% of their total lumen output above 80 degrees as measured from perpendicular to the ground.
- D. Illumination Level: Lighting shall provide the lowest level of illumination necessary for safety and intended use as specified by ANSI/IES except as otherwise specified by this Section 11.2. No lighting installation shall exceed the ANSI/IES recommended levels for the specified use.
- E. Correlated Color Temperature: All light sources shall have a CCT of 3,000K or less.
- F. Lighting Control: All outdoor lighting shall be enabled to be controlled by automatic timers and/or motion sensors. Except where there is a need to maintain lighting levels due to safety, security, or overnight hours of operation, all outdoor lighting shall be:
 1. Turned off after 11:00 p.m. and during daylight conditions, and/or
 2. Turned off or reduced to 25% of the full illumination level after 15 minutes of no activity.

11.2.7 Athletic Field or Activity Area Lighting

The following shall apply to outdoor athletic fields or other special outdoor activity areas such as sports courts that are subject to a Site Plan or Special Permit approval:

- A. Luminaires shall be Dark Sky approved.
- B. The luminaires shall include internal or external shielding to minimize uplighting and light trespass.
- C. Field or surface lighting shall be provided exclusively for the illumination of the surface of play and viewing stands and not for other applications.
- D. The design and installation of lighting shall follow the illuminance and uniformity guidelines of the Illuminating Engineering Society for the appropriate class of play.
- E. At least 85% of lumens shall be confined to within 60 feet or one pole height, whichever is greater, of the activity surface.
- F. The CCT of the lighting shall not exceed 4,200K.
- G. When the field or surface is used for purposes other than practice or play, lighting shall not exceed 25% of full output. After practice or play, illumination shall be reduced to 25% of full output within one hour and turned off completely within two hours.

11.2.8 Enforcement

- A. The Zoning Enforcement Officer may inspect any outdoor lighting installation for compliance with this section at any time.
- B. Upon notice of violation of the regulations of this Section 11.2, the responsible party shall correct the violation and provide a written statement to the Zoning Enforcement Officer as to how the violation was corrected within 10 days.
- C. If such statement is not received and/or corrective action is not sufficiently taken within 10 days, the Zoning Enforcement Officer may require a photometric survey and impose additional penalties as authorized by Section 8-12 of the Connecticut General Statutes.

11.3 Fences

No fence, wall, or other structure in the nature of a fence shall be constructed, installed or maintained except in accordance with the following provisions:

11.3.1 Fences in Residential Zones

- A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 4.5 feet and shall be at least 50 percent open.
- B. Fences, walls, or other structures in the nature of a fence located within the front yard but beyond the required front yard, within a side yard, or within the rear yard shall have a maximum height of 6.5 feet.
- C. Support posts or columns shall be no taller than one foot above the highest part of the fence itself. Pedestrian gates, arbors, and similar structures used as entryway features shall have a maximum height of 8 feet.
- D. Chain link fences shall not be allowed in the required front yard.

11.3.2 Fences in Business zones

- A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 6.5 feet.
- B. Fences, walls, or other structures in the nature of a fence located within the front yard beyond the required front yard, within a side yard, or within the rear yard shall have a maximum height of 10 feet.

T O C	Article I	Article II	Article III Regulatory Standards	Article IV	Article V	Appendices
-------------	--------------	---------------	-------------------------------------	---------------	--------------	------------

Section 14. Signs

14.1 Purpose

The purpose of these sign regulations is to balance the need for effective business identification, advertising, and visual communication with the City's responsibility to protect free speech, promote public safety, preserve property values, and reduce visual clutter through appropriately-sized, well-placed, and well-designed signs.

14.2 Exempt Signs

The following types of signs are exempt from these regulations:

- A. Legal Obligations: Any sign required by a valid and applicable federal, state, or local law, regulation, ordinance, or judicial order.
- B. Indoor Signs: Signs contained solely within a building and intended solely for inside use and not for attracting attention from the outside.
- C. Traffic Signs: Any sign or traffic control device installed by an authorized agency or as required or recommended by the Manual of Uniform Traffic Control Devices.
- D. Government Signs: Signs erected, maintained or otherwise posted, owned or leased by the U.S. government, State of Connecticut, or the City of Bristol.
- E. Campaign Signs: Any temporary sign directly related to a federal, state, or city election or referendum.

14.3 Prohibited Signs

Signs that are not expressly allowed by these regulations are prohibited. Additionally, the following sign types are prohibited in all zones:

- A. Rotating, moving or animated signs. However, electronic or manual message boards shall be permitted, provided that such devices shall be subject to the provisions of these Regulations.
- B. Signs on the exterior of parked vehicles that function primarily as static advertising, where such a vehicle is not regularly used by the business it advertises to transport persons, goods, or materials.
- C. Attention-getting devices such as pennants, valances, flags (except governmental flags), streamers, searchlights, string or festoon lights, flashing lights, balloons or similar devices designed for purposes of attracting attention, promotion or advertising.
- D. Roof signs.
- E. Any sign which could be mistaken for or confused with a traffic control sign, signal or device.
- F. Signs permanently painted, posted or otherwise attached to any rock, fence, tree or utility pole.
- G. Signs painted directly on any wall.

14.4 Allowed and Permitted Sign Types

- A. Billboard: A large freestanding or wall mounted sign typically oriented to a major transportation corridor and typically unrelated to the use of the property on which it is located.
- B. Canopy Sign: A sign which is part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, walkway or outdoor service area.
- C. Freestanding Sign: A sign placed on the ground or supported by one or more uprights, poles or other supports placed in or upon the ground.
- D. Incidental Sign: A small wall or freestanding sign typically containing information relevant to the property.

Section 14. Signs

- E. Internal Use Sign: A sign situated within the interior of a property that is typically used to provide direction and orientation to vehicles and pedestrians that have entered a property and convey important information about the use of the property.
- F. Marquee Sign: A sign attached to, or made part of, the vertical face of a building marquee; the marquee being any permanent structure that projects from a wall of a building typically above an entrance.
- G. Portable Sign: A sign which is not permanently affixed to a building, structure or the ground.
- H. Projecting Sign: A sign which is wholly or partly mounted to the exterior of a building perpendicular to the wall.
- I. Temporary Freestanding Sign: A small freestanding sign mounted in the ground for a limited period of time.
- J. Wall Sign: A sign that is wholly or partly mounted to the exterior of a building parallel with the wall.
- K. Window Sign: A sign placed on the inside of a window or the glass portion of a door that is visible from the outside.

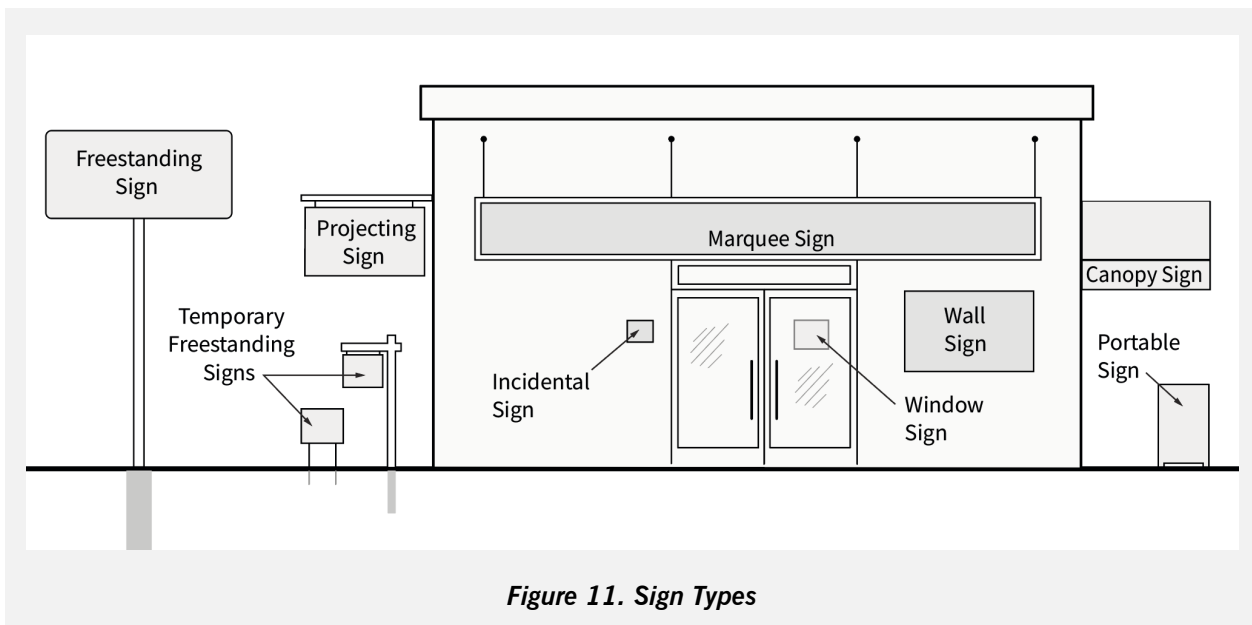


Figure 11. Sign Types

14.5 Allowed and Permitted Signs by Zone

Signs are allowed or permitted by zone in accordance with the following and in addition to the other requirements of this Section 14:

14.5.1 Signs Allowed As of Right in all Zones

The following sign types are allowed as of right for all uses in all zones without a Sign Permit:

- A. Temporary freestanding signs that do not exceed 6 square feet per sign in residential zones or 18 square feet per sign in business or industrial zones.
- B. Incidental signs one square foot each or less.
- C. Internal use signs.
- D. Window signs.

14.5.2 Signs Permitted in all Zones

In addition to the signs allowed by Section 14.5.1, the following signs are permitted in all zones subject to the issuance of a Sign Permit:

- A. One incidental sign greater than one square foot but not exceeding 3 square feet.
- B. One temporary freestanding sign for each street frontage of the lot on which the sign is located, such sign shall not exceed 18 square feet in residential zones or 32 square feet in business or industrial zones.
- C. One freestanding sign, not to exceed 32 square feet, per civic facility, community youth organization, cultural institution, membership organization, or religious organization or institution. As part of the sign area, the freestanding sign may include:
 - 1. A manual message board.
 - 2. An electronic message board, subject to approval by the Zoning Commission.
- D. Large and small portable signs.

14.5.3 Signs Permitted in the R-10, R-15, R-25, R-40, RM-5, and A Zones

In addition to the signs allowed by Section 14.5.1 and permitted by 14.5.2, one freestanding sign, not to exceed 18 square feet, is permitted per unified residential development, multi-family development with 10 or more units, or open space development upon issuance of a Sign Permit.

14.5.4 Signs Permitted in the BN and RT-5 Zones

In addition to the signs allowed by Section 14.5.1 and permitted by 14.5.2, each establishment may have two signs, which may include the following, subject to the issuance of a Sign Permit:

- A. Canopy signs
- B. Freestanding signs: maximum 18 square feet each.
- C. Marquee signs.
- D. Projecting signs: maximum 8 square feet each.
- E. Wall signs.

14.5.5 Signs Permitted in the BG, BD, BHC and I Zones

In addition to the signs allowed by Section 14.5.1 and permitted by 14.5.2, the following sign types are permitted subject to the issuance of a Sign Permit and the following:

- A. For sites with multiple establishments:
 - 1. One sign, not to exceed 48 square feet, per site in addition to those permitted for individual establishments.
 - 2. The combined total area of all freestanding signs on the site shall not exceed 192 square feet.
- B. Each establishment may have two signs, which may include the following:
 - 1. Canopy signs.
 - 2. Freestanding signs: maximum 24 square feet each, except that a motor vehicle filling station may have one additional freestanding sign up to 36 square feet in addition to the two signs permitted.
 - 3. Marquee signs.
 - 4. Projecting signs: maximum 16 square feet each.
 - 5. Wall signs.
- C. Billboards are permitted in the I Zone only and are subject to approval by the Zoning Commission.

14.5.6 Signs Permitted in the IP-1, IP-3 and IP-5 Zones

In addition to the signs allowed by Section 14.5.1 and permitted by 14.5.2, the following sign types are permitted subject to the issuance of a Sign Permit and the following:

- A. For sites with multiple establishments:

TOC	Article I	Article II	Article III Regulatory Standards	Article IV	Article V	Appendices
-----	-----------	------------	-------------------------------------	------------	-----------	------------

Section 14. Signs

1. One sign, not to exceed 32 square feet, per site in addition to those permitted for individual establishments.
 2. The combined total area of all freestanding signs on the site shall not exceed 128 square feet.
- B. Each establishment may have two signs, which may include the following:
1. Canopy signs.
 2. Freestanding signs: maximum 32 square feet each.
 3. Marquee signs.
 4. Projecting signs: maximum 16 square feet each.
 5. Wall signs.

14.6 General Standards

14.6.1 Sight Lines and Traffic

- A. Signs shall not conflict with the corner visibility requirements of Section 10.2.2B.
- B. Signs shall be so located as to not obstruct or interfere with the visibility of vehicular or pedestrian traffic, or of any traffic control sign, signal, or device.

14.6.2 Sign Illumination

- A. When a sign is internally illuminated, the light source shall be completely covered.
- B. When a sign is externally illuminated, the light source shall comply with the requirements of Section 11.2.
- C. Signs shall not contain flashing or moving lights, except such portions thereof which display the time, temperature and/or date or as related to changes of display of an electronic message board approved in accordance with 14.5.2.C.

14.6.3 Sign Maintenance, Compliance or Removal

- A. All signs, together with their supports, braces, guys and anchors, shall be kept in good working order and safe condition.
- B. The owner of the lot on which the sign is located shall be directly responsible for keeping such sign, including its illumination sources, in good working order and safe condition.
- C. Unsightly, damaged, deteriorated signs or signs in danger of falling shall be put in order or removed within 30 days following written notice to the sign owner by the Zoning Enforcement Officer.
- D. Any sign which pertains to a business no longer conducted on the premises where such sign is located shall be removed by the owner of the lot on which the sign is located within 30 days following cessation of the relevant activity.
- E. Any sign which replaces an existing non-conforming sign shall comply with this Section.

14.6.4 Computation of Sign Area

- A. The area of a sign shall be computed from the outer dimensions of the frame, trim or molding by which the sign is enclosed.
- B. When a sign consists of individual letters, symbols or characters, its area shall be computed as the area of the smallest rectangle which encloses all of the letters, symbols or characters.
- C. When a sign consists of two or more faces, only one face of the sign shall be used in computing the sign area if the faces are parallel to and within 12 inches of each other. Otherwise, all faces of the sign shall be used to compute the sign area.

14.6.5 Existing Signs

- A. The number of existing signs on a lot shall be counted toward the maximum number of allowable signs on that lot.
- B. The area of all existing signs on a lot shall be counted toward the maximum sign area allowable on that lot by these Regulations.

14.7 Standards by Sign Type**14.7.1 Billboards**

- A. Only one billboard shall be allowed per lot, provided that the lot has a minimum lot frontage of 100 feet.
- B. Billboards shall not contain more than two signboards per face.
- C. Billboards shall not exceed 30 feet in length.
- D. Billboards shall not exceed 32 feet in height, measured from the ground to the top of the sign.
- E. No billboard shall project into a required front yard unless attached to a building wall already existing in such yard. No part of a billboard attached to a building wall shall project more than 18 inches into a required side yard, other than the illuminating apparatus.
- F. Billboards shall be separated by a distance of at least 500 feet.
- G. Billboards shall not be permitted within 100 feet of any public park, school, playground, cemetery or residential zone.

14.7.2 Canopy Signs

The maximum area shall be equal to one square foot for each linear foot of the canopy face where the sign is applied or attached.

14.7.3 Freestanding Signs

- A. Except as otherwise provided for herein, only one freestanding sign shall be permitted on a lot for each street from which the lot has vehicular access, even if there is more than one building or use on that lot.
- B. The height of freestanding signs shall be measured from the ground to the top of the sign.
- C. In residential zones, the height of any freestanding sign shall not exceed 6 feet.
- D. In business and industrial zones, the height of any freestanding sign shall not exceed the height of the building to which it relates or a height of 16 feet, whichever is less. If the premises on which the sign is located does not contain a principal building, the sign shall not exceed a height of 6 feet.
- E. No part of any freestanding sign shall be located within 5 feet of any lot line.

14.7.4 Incidental Signs

Incidental signs shall be limited to two signs per principal structure or one sign per dwelling unit in buildings with more than one dwelling unit.

14.7.5 Internal Use Signs

- A. Signs shall be internal to the site, not located to be intentionally visible from a public highway, public right-of-way or abutting residential property.
- B. Signs shall not exceed 3 square feet in area per sign.
- C. Signs shall not be internally illuminated.

14.7.6 Marquee Signs

- A. The maximum area shall be equal to one square foot for each linear foot of the building face (or portion allocated to the establishment) where the sign is attached.
- B. The sign may extend the full length of the marquee but shall not extend beyond the ends of the marquee.

T O C	Article I	Article II	Article III Regulatory Standards	Article IV	Article V	Appendices
-------------	--------------	---------------	-------------------------------------	---------------	--------------	------------

14.7.7 Portable Signs, Large

One large portable sign is permitted for non-residential uses in accordance with the following:

- A. The permit number shall be displayed on the face of the sign nearest the street in lettering not less than one inch high.
- B. The permit shall be valid for a period not to exceed 30 days.
- C. The sign shall be removed within five days after any event for which it is promoting.
- D. No more than four such permits shall be issued to any establishment in any calendar year.
- E. The sign shall not exceed 32 square feet.

14.7.8 Portable Signs, Small

One small portable sign is permitted per commercial establishment, excluding home-based businesses or offices, in accordance with the following:

- A. The permit number shall be displayed on the face of the sign nearest the street in lettering not less than one inch high.
- B. The sign shall not exceed 8 square feet.
- C. The sign shall only be displayed during the normal hours of operation of the establishment and shall be removed and stored indoors when the establishment is not open.
- D. The sign shall not be directly illuminated.
- E. Signs must be located on the subject property or immediately adjacent if placed on a public sidewalk.
- F. Signs may be permitted on a public sidewalk only if the sign does not block pedestrian access and a minimum of 5 feet of unobstructed pedestrian space is maintained around the sign.
- G. No small portable sign shall be displayed at the same time as a large portable sign.

14.7.9 Projecting Signs

- A. The bottom edge of a projecting sign shall be at least 7 feet above ground level when located above an area with pedestrian traffic.
- B. No projecting sign shall extend more than 6 feet from the wall to which it is attached or above the eaves of the building to which it is attached.

14.7.10 Temporary Freestanding Signs

Temporary freestanding signs are allowed in accordance with the following:

- A. No more than two temporary freestanding signs are allowed per street frontage of the lot on which the sign is located.
- B. Signs shall not be directly illuminated.
- C. Signs shall be removed no more than one week following the purpose for which the sign was placed. In no case shall the sign remain in place for more than 12 consecutive months except as provided by Item D below.
- D. A Sign Permit shall be required for the display of a temporary freestanding sign for more than 12 consecutive months and shall only be granted in accordance with the following:
 - 1. The applicant shall demonstrate just cause for continuing display of the sign.
 - 2. The Sign Permit shall authorize the sign for continuance of a period of no more than 12 months or until the sign no longer serves its intended purpose, whichever comes first.
 - 3. No more than one temporary freestanding sign per street frontage may be continued beyond 12 consecutive months at any one time.

14.7.11 Wall Signs

- A. The maximum area shall be equal to one square foot for each linear foot of the building face (or portion allocated to the establishment) where the sign is attached.
- B. Wall signs shall not extend beyond the outer edge of any wall or above the eaves of the building to which it is attached.
- C. A wall sign shall be parallel to the wall to which it is attached and shall not project more than 15 inches from the wall.

14.7.12 Window Signs

- A. Window signs shall only be displayed by commercial establishments.
- B. Window signs shall only be used at the ground or first floor level.
- C. The total area occupied by window signs shall be no more than 25% of an individual or group of windows or doors in which placed or 48 square feet per establishment, whichever is less.
- D. Internally illuminated window signs shall be limited to 3 square feet per establishment.

14.8 Alternative Signage Program for Large Developments

Due to the complexities of site design and occupancy associated with large developments such as shopping centers, office parks and mixed-use facilities, the owner of a unified non-residential development containing more than 40,000 square feet of gross floor area may submit to the Zoning Commission, for approval of a Sign Permit, an "alternative signage program" differing from the standards contained in this Section 14.

- A. Such signage program shall, at a minimum, contain the information required by Section 14.9 for the issuance of Sign Permits.
- B. In approving such a Sign Permit, the Zoning Commission shall find that:
 - 1. Such signage program would be consistent with the purpose of these Regulations,
 - 2. Such signage program does not include signs prohibited by Section 14.3, and
 - 3. Such signage program would result in a more effective and less visually cluttered display of signs than could otherwise be accomplished under the standards of this Section.

14.9 Sign Permits

- A.  Except as otherwise provided herein, no sign shall be constructed, erected, altered or otherwise changed unless a Sign Permit has been issued by the Zoning Enforcement Officer.
- B.  All applications for a Sign Permit shall be signed or countersigned by the owner of the lot on which the sign will be located.
- C. The following information shall be provided for all signs except portable and temporary freestanding signs:
 - 1. Plans and specifications of the proposed sign, including its dimensions, area, maximum and minimum height, proposed design, materials, colors, method of construction and method of illumination.
 - 2. For freestanding signs, in addition to the requirements of Item 1 above, a plot plan of the premises and, for any signs attached to structures, a measured elevation drawing of the building facade, each drawn to scale, showing the location, dimensions and area of all existing and proposed signs on the premises.
- D. The following information shall be provided for portable and temporary freestanding signs: a drawing showing the dimensions, area, height, materials, colors, method of construction, method of illumination and approximate location on the lot of the sign.

Article V – Definitions

Section 18. Zoning Terminology Definitions

See Section 19 for Use Definitions

Abutting/Adjoining: Separated by no intervening private property and sharing a common boundary or land or separated only by a public street or private right-of-way.

Accessory Building: See Building Terms.

Accessory Structure: See Structure Terms.

Accessory Use: See Use Terms.

Addition: An extension or increase in floor area or height of a building or other structure or an increase in building coverage.

Agent: An individual specifically authorized to act on behalf of or in the place of the property owner of record at time of the application. Proof of said authorization shall be presented to the Zoning Commission in form acceptable to it.

Alteration: As applied to a building or structure: (a) a change or rearrangement in the structural parts; (b) an enlargement or reduction, whether horizontally or vertically; or (c) the moving from one location or position to another.

Attached Dwelling: See Dwelling Terms.

Automobile: See Vehicle Terms.

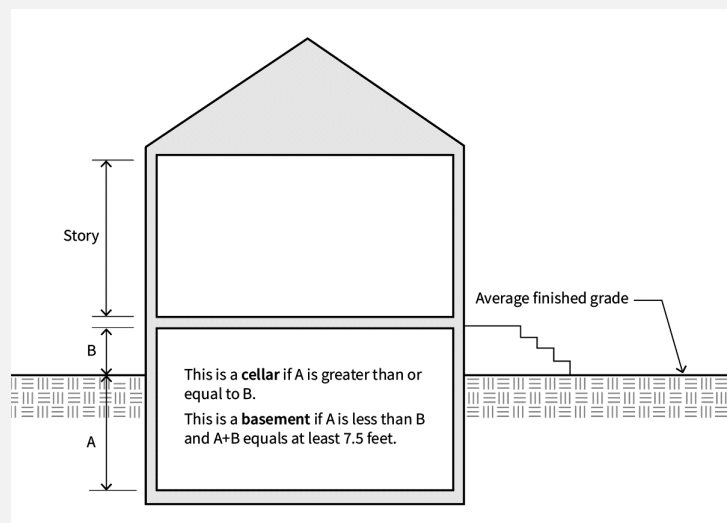
Average Finished Grade: See Grade Related Terms.

BASEMENT AND CELLAR

Basement: A portion of a building located partly underground but having less than one-half of its clear floor-to-ceiling height below the average finished grade of the adjoining ground and with a floor-to-ceiling height of not less than 7.5 feet.

Cellar: A portion of a building located partly or wholly underground and having one half or more of its clear floor-to-ceiling height below the average finished grade of the adjoining ground.

Figure 12. Basement and Cellar



Bedroom: An area within a residential building having the potential to be utilized as a sleeping area on a consistent basis and which provides privacy to the occupant. Entry is through a door from a common area, not through a room already deemed a bedroom. It normally contains at least one egress window and a closet. Dens, home offices, libraries, and the like are not considered bedrooms.

Berm: See Landscaping Terms.

Buffer or Buffer Area: See Landscaping Terms.

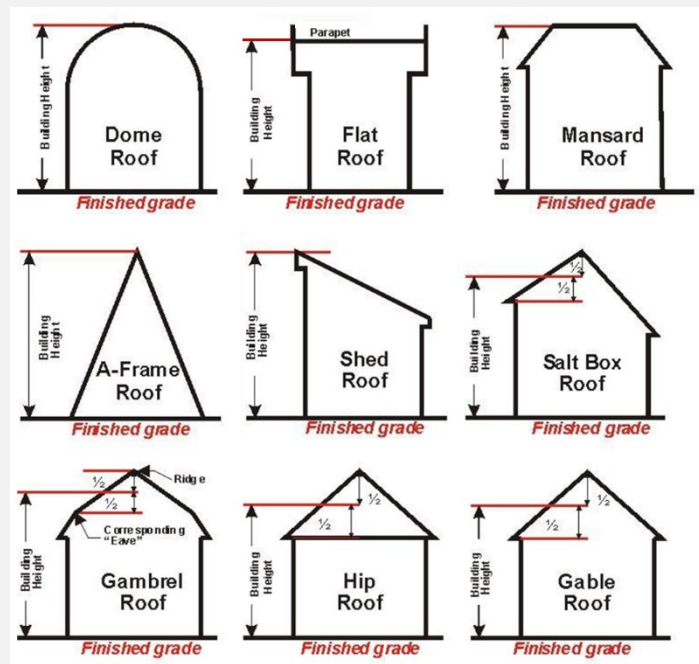
Building: See Building Terms.

Building Coverage: See Coverage Terms.

BUILDING HEIGHT

Building Height: The vertical distance of a building measured from the average finished grade at the building wall to the highest point of mansard, curvilinear or flat roofs or to the mean level between the eaves and the ridge of gable, hip or gambrel roofs, excluding parapets not more than 4 feet high.

Figure 13. Building Height by Roof Type



BUILDING TERMS

Building: A structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, animal, process, equipment, goods or materials of any kind or nature.

Accessory Building: A building, the use of which is customarily incidental and subordinate to that of the principal building, structure or use on the same lot.

Principal Building: A building in which is conducted the main or principal use of the lot on which it is located.

Caliper: See Landscaping Terms.

Cellar: See Basement and Cellar.

Certificate of Zoning Compliance: A certificate issued by the Zoning Enforcement Officer certifying that a proposed (or existing) use of land or buildings constructed thereon conform to the requirements of these Regulations and that the same may be occupied and used as permitted herein.

TOC	Article I	Article II	Article III	Article IV	Article V Definitions	Appendix
-----	-----------	------------	-------------	------------	-----------------------	----------

GRADE RELATED TERMS

Grade: When used in conjunction with the terms “existing” or “finished”, grade is used in reference to elevation. When used as a measurement, grade refers to the percentage of rise or descent of a slope.

Average Finished Grade: The final elevation of the average ground level adjoining a building at all exterior walls.

Finished or Final Grade: The final elevation of the ground surface after the completion of grading.

Grading: Any excavation, grubbing, filling (including hydraulic fill) or stockpiling of earth, or any combination thereof, which results in a change of contour or elevation.

Gross Floor Area: See Floor Area Terms.

Ground Cover: See Landscaping Terms.

Hazardous Materials: Any material or waste which may pose a present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of or otherwise managed and any material which is defined as hazardous within the meaning of any federal, state, or local law, regulations or ordinance including, but not limited to chemicals which are subject to reporting requirements under Title III of the Super Fund Amendments and Reauthorization Act of 1986 (SARA), as amended.

Impervious Surface Coverage: See Coverage Terms.

Interior Lot: See Lot Types.

Junk: Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed of, or for other use of disposition.

Kitchen: A room, place or space within a structure equipped for the preparation and/or cooking of food.

Lamp: See Lighting Terms.

Landscaping: See Landscaping Terms.

LANDSCAPING TERMS

Berm: An earthen bank used to provide a visual or noise buffer, or to provide other separation between uses, structures, or parcels.

Buffer or Buffer Area: An area of land free of any building, structure or use other than natural woody growth, landscaping, fencing or screening designed to shield or block noise, lights or other nuisances.

Caliper: The diameter of a tree trunk measured 4 feet from the top of the root ball of an established tree and two (2) feet from the top of the root ball of nursery specimen or newly planted tree.

Evergreen Tree: A coniferous species of tree with an expected mature height greater than 20 feet.

Ground Cover: Plant materials generally not in excess of ten inches in height and used for decorative purposes or for their soil stabilization characteristics. Such materials include but are not necessarily limited to ivy, pachysandra, crown vetch, ground pine, and similar materials.

Landscaping: The modification of the landscape for an aesthetic or functional purpose. It includes the preservation of existing vegetation, planting of new vegetation, and the continued maintenance thereof together with grading and installation of minor structures and appurtenances.

Shade Tree: A deciduous tree with an expected mature height of 35 feet or greater.

Shrub: A deciduous or coniferous species of plant with a mature height of at least 6 feet.

- A. Hours of operation;
- B. Periodic review and renewal of the Special Permit by the Commission to determine continuing compliance therewith;
- C. A date of expiration of a Special Permit associated with a Site Plan that is consistent with the Site Plan expiration date;
- D. Conservation restrictions necessary to protect and permanently preserve unique natural site features;
- E. Soil erosion and sediment control measures in accordance with the provisions of Section 15.1; or,
- F. A bond in accordance with the provisions of Section 16.3.16.

16.2.10 Limit of Special Permit

A Special Permit shall authorize only the particular use or uses specified in the Commission's approval.

16.2.11 Effective Date

No Special Permit shall become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

16.2.12 Duration of Special Permit

Unless otherwise established by the Commission, a Special Permit, along with any conditions and safeguards attached thereto, shall remain with the property.

16.2.13 Non-Compliance with Special Permit

Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of the Special Permit shall be a violation of these Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time period for compliance therewith. Unless there is full compliance within such time period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

16.2.14 Amendments or Modifications

An approved Special Permit may be amended or modified, provided that application shall be made in the same manner as the original application and subject to the same procedures for approval. Amendments to the Special Permit which would substantially alter the Special Permit or increase the existing building coverage or gross floor area of the use by 10% or more may be approved by the Commission only after a public hearing.

16.3 Site Plan Requirements and Procedures

16.3.1 Purpose

The Site Plan approval process is intended to assure that all aspects of industrial, commercial and multi-family residential development in the City, as well as other specialized uses, comply with the requirements and standards of these Regulations and that adequate provision is made in such developments for vehicular and pedestrian access and circulation, parking, landscaping, buffers, signage, lighting, drainage, utilities, and other aspects of the proposed development and use of the land.

16.3.2 Authority

- A. Site Plan approval shall be obtained from the Zoning Commission prior to the establishment, expansion or change of any use of land and/or structure which requires a Special Permit or involves an environmental remediation project that is subject to Section 15.6 of these Regulations. Site Plan approval shall be obtained concurrently with or subsequent to the granting of the Special Permit.
- B. Site Plan approval shall be obtained from the Planning Commission prior to the establishment, expansion or change of any use of land and/or structure which is permitted by right and requires Site Plan approval.

Such Site Plan approval shall be obtained prior to the issuance of a Building Permit, including a permit for a building foundation.

- C. References to "Commission" in the remainder of this Section shall mean the applicable Commission as determined by paragraphs A. and B. immediately above.

16.3.3 Pre-Application Procedure

- A. Pre-Application Conference – Prior to submission of a formal Site Plan application, the applicant shall meet with City staff to discuss the application requirements and review pre-application plans.
- B. Pre-Application Plan – A pre-application plan may be submitted to the Commission and/or to City staff for the purpose of preliminary discussion. The plan may be general in nature but should be sufficiently clear to indicate all proposals. As stipulated by CGS Section 7-159b, any comments or suggestions on the pre-application plan by the Commission or City staff shall not be construed as a form of approval and shall not be binding upon the Commission should a subsequent application for the site be officially filed.

16.3.4 Application Procedure

- A. All applications for Site Plan approval shall be submitted in writing to and in a form prescribed by the Commission. The Commission shall adopt administrative procedures therefor, including but not limited to application forms, map submission requirements, number of copies, and filing deadlines. Failure to comply with the application submission requirements of these Regulations shall be grounds for the Commission to deny such application. Six paper copies and one digital copy of the full Site Plan application shall be provided for the original submission. Subsequent submissions on the same application may be provided digitally.
- B. Exceptions – Upon written request by the applicant, the Commission may waive or modify one or more of the map submission requirements of the Site Plan application if:
1. The proposed improvement or development will not affect existing parking, circulation, drainage, building relationships, landscaping, signs, lighting or any other consideration of Site Plan approval; or,
 2. The information required is unnecessary for the particular application and the lack of such information would not impair the Commission's determination as to the Site Plan's conformance with these Regulations.

16.3.5 Site Plan Requirements

All Site Plans shall be prepared in accordance with the following general requirements:

- A. The Site Plan shall be based upon an accurate and up-to-date Class A-2 survey of the property prepared in accordance with the standards as defined in the Code of Recommended Practice for Standards of Accuracy of Surveys and Maps, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984, as may be amended. The survey map shall be certified, signed and sealed by a registered land surveyor licensed to conduct business in Connecticut. If a separate survey map is used, a copy shall be attached to the Site Plan. The survey shall identify if a property is located within an Aquifer Protection Area and shall delineate an Aquifer Protection Area boundary that traverses the property (if applicable).
- B. The Site Plan shall be prepared, signed and sealed by an engineer, architect and/or landscape architect, whichever shall be appropriate. Each such professional shall be registered and licensed to conduct business in Connecticut.
- C. The Site Plan shall indicate all existing and proposed features of the property and shall contain such information as required by these Regulations and by the Commission. The Commission shall establish administratively a checklist of information to be included on all Site Plans, including but not limited to the following: general information concerning the property and the Site Plan; topography and other natural features; buildings, structures and uses; parking, loading and circulation; utilities; signs and lighting; and landscaping.

- D. The Commission may, in accordance with the requirements of these regulations, require the submission of additional information as deemed necessary to make a reasonable review of the application.
- E. If a Site Plan application involves an activity regulated pursuant to CGS Section 22a-36 to 22a-45, inclusive, the applicant shall submit an application for a permit to the Inland Wetlands and Watercourses Agency not later than the day such application is filed with the Commission.
- F. In addition to the submission requirements above, the applicant shall submit in digital format (PDF or JPEG, as deemed appropriate by Land Use staff) all application materials and public hearing exhibits, or, in the absence of a public hearing, any supplemental information received up to final action by the Commission. These materials shall include, but not be limited to, the application form, cover letter, plan narrative, Site Plan and architectural plans, reports, easements or deeds to roads, and any other information submitted to support an application. The Commission may waive this requirement upon request by the applicant showing good cause.
- G. A complete Site Plan application must be submitted a minimum of ten days before a regular meeting in order to be considered by the Commission at that meeting. Nothing in this section shall be construed to extend the time limits for action as specified in the CGS.
- H. For any Site Plan application where a public hearing is required, all additional information required by the Commission, or provided by the applicant shall be submitted a minimum of ten days prior to the public hearing to enable the Commission, staff, public and any consultants contracted by the Commission, adequate time to review the information before the expiration of the time limits set forth in the CGS.
- I. The Commission may choose not to accept any modifications to an application after it has been received except those modifications specifically requested by the Commission (or without confirming with the Commission such modification could be handled as a condition of approval).
- J. Nothing in this section shall prohibit an applicant from submitting reply reports in response to documents submitted by the public, staff, consultants or other sources during the proceeding on the application.
- K. The Commission may deny an application without prejudice where application information or revisions have been received so late in the process as to deny or curtail the opportunity for thorough review and comment by the public, City staff, or other public agencies.

16.3.6 Architectural Plans

The Commission may require the applicant to submit preliminary architectural drawings that show the building height relative to the ground plane, exterior wall elevations, roof lines, and facade materials of proposed buildings and structures.

16.3.7 Phasing Plan

In cases where the development of the property is proposed to be undertaken in stages, the applicant shall submit a phasing plan which indicates the extent of each phase of the development.

16.3.8 Off-Site Information

The Commission may require the applicant to submit off-site information including but not limited to the location of: buildings, parking areas and curb cuts on adjoining properties, including those across the street; traffic lights and controls, public trees, catch basins, manholes, hydrants, utility poles and utility lines located in adjacent streets; and zoning district boundary lines.

16.3.9 Impact Analysis

In those cases where the Commission believes that public facilities or the environment may be adversely affected by the proposed development, the Commission may require the applicant to submit an impact analysis of the development upon storm drainage, sanitary sewerage, traffic, site conditions and/or water, air or noise pollution.

16.3.10 Additional Information

During its consideration of an application for Site Plan approval, the Commission may require the submission by the applicant of such additional information as the Commission deems necessary to determine compliance of the proposed Site Plan with these Regulations.

16.3.11 Referrals

- A. To assist with its consideration of an application for Site Plan approval, the Commission may refer the plan to any department, agency or official it deems appropriate, to review and comment upon those technical matters which are the concern or responsibility of such department, agency or official.
- B. The Zoning Commission may engage the services of an outside consultant to assist in its review of a Site Plan application. If such services are engaged, the Commission will procure an estimate for those services and the applicant shall submit a deposit for the full amount of the estimated fee to the City prior to opening of a public hearing on the application. An application will be denied as incomplete if the deposit is not submitted.

16.3.12 Procedure

The Commission may hold a public hearing on an application for Site Plan approval in accordance with the provisions of the Connecticut General Statutes.

16.3.13 Standards for Approval

In reviewing and acting upon an application for Site Plan approval, the Commission shall take into consideration the health, safety and welfare of the public in general and the immediate neighborhood in particular, as well as the following factors:

- A. The general conformity of the Site Plan with the intent of the Plan of Conservation and Development; however, the Plan of Conservation and Development shall not take precedence over specific provisions of these Regulations;
- B. The arrangement of buildings, structures and uses on the site;
- C. The adequacy of design of the interior vehicular circulation system to provide safe and convenient access to all structures, uses, parking spaces and loading spaces;
- D. Provision for safe pedestrian movement within and adjacent to the site;
- E. The adequacy of access for fire, police and ambulance services;
- F. The adequacy of design of the storm drainage system to accommodate any increase in storm water runoff and to minimize soil erosion and sedimentation;
- G. The adequacy of water, sewer and other public facilities to accommodate the development;
- H. The location, intensity and direction of outdoor lighting and the proposed times for its use;
- I. The size, location and type of any outdoor storage facilities, including dumpsters;
- J. The size, location and type of signs, and their appropriateness to the neighborhood; and,
- K. The adequacy of the landscaping treatment, including any buffers and other screening.

16.3.14 Conditions and Safeguards

In granting Site Plan approval, the Commission may attach such conditions and safeguards as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these Regulations.

16.3.15 Phasing

In cases where the development of the property is proposed to be undertaken in phases, the Commission may grant Site Plan approval limited to each phase of development. Each phase shall be capable of independent existence without the completion of succeeding phases. Buffer and setback requirements shall not apply to the common line between phases of development.

16.3.16 Bonding Requirements

A. Posting of Performance Bond

1. As a condition of Site Plan approval, the Commission may require that the applicant post with the City a performance bond to guarantee satisfactory completion of landscaping and stormwater site improvements (excluding buildings) and public improvements shown on the approved Site Plan.
2. An itemized estimate of the cost of the site improvements shall be prepared by the applicant, including a separate inflation factor for the estimated construction period, and shall be submitted to the City Engineer and the City Planner for approval.
3. The bond shall be posted with the City for an initial period of 18 months unless an extension of time shall be requested by the applicant and granted by the Commission.

B. Reduction of Performance Bond – Upon the completion of at least 25%, 50% and/or 75% of the cost of the bonded site improvements, the applicant may request in writing a reduction of the bond. The Commission shall cause the site to be inspected by the Zoning Enforcement Officer, the City Engineer, and/or other appropriate City officials to determine if the portion of the required site improvements for which the reduction is being requested has been satisfactorily completed in accordance with the approved Site Plan. Based upon these findings, the Commission may authorize the reduction of such bond.

C. Release of Performance Bond/Posting of Maintenance Bond – Before the release of a performance bond, the Commission:

1. Shall require the applicant to submit "as-built" drawings in accordance with Section 16.3.22;
2. May require that the applicant post a maintenance bond to be retained for a period of one year after vegetative cover and plantings have been installed in order to guarantee the survival of landscaping and to ensure any other relevant improvements.

D. Form of Bond – Performance and maintenance bonds required under this Section shall:

1. Be in a form and with surety satisfactory to the Commission; and,
2. Be in the form of: cash, or a check payable to the City of Bristol, to be placed on deposit with the City; a surety bond from a surety company licensed to conduct business in the State of Connecticut; or an irrevocable letter of credit from a bank chartered to conduct business in the State of Connecticut.

16.3.17 Expiration of Site Plan

All site improvements in connection with an approved Site Plan shall be completed within the time period specified in the Connecticut General Statutes and the Commission shall state the expiration date under the statutes applicable at the time of its decision in its written decision. Failure to complete all site improvements within such period shall result in automatic expiration of the approval of such Site Plan.

16.3.18 Amendments

All site improvements shall be carried out in strict compliance with the Site Plan approved by the Commission. Minor amendments to the approved Site Plan may be approved only in writing by the City Engineer and the City Planner upon the written request of the applicant. All other amendments or modifications to the Site Plan shall require the approval of the Commission.

16.3.19 Continuance

All conditions and improvements shown on the approved Site Plan shall remain with the site and continue in force as long as the use indicated on the approved Site Plan shall be in operation, regardless of any change in ownership of the property.

16.3.20 Certificate of Zoning Compliance

- A. A Certificate of Zoning Compliance shall be issued by the Zoning Enforcement Officer after all the site improvements have been completed in accordance with the approved Site Plan.
- B. If the site improvements cannot be completed because of weather, or if an alteration does not require the vacating of the premises, or if a portion of a building or development is ready for occupancy before the completion of the entire building or development, or for other pertinent reasons, a conditional Certificate of Zoning Compliance may be issued by the Zoning Enforcement Officer for a period not to exceed 180 days, provided that a portion of the posted bond shall be retained in an amount sufficient to cover the cost of completing the remaining site improvements or, if necessary, a new bond shall be posted. Upon satisfactory completion of the remaining site improvements and the written request of the applicant, the Commission shall release the bond.

16.3.21 Certificate of Occupancy

A Certificate of Occupancy shall not be issued by the Building Official until the Zoning Enforcement Officer has determined that the site improvements have been completed in accordance with the approved Site Plan and has issued a Certificate of Zoning Compliance.

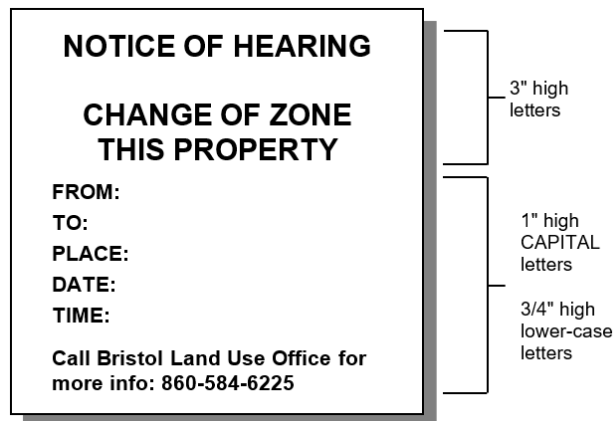
16.3.22 As-Built Drawings

- A. No Certificate of Zoning Compliance or Certificate of Occupancy shall be issued until "as-built" drawings have been submitted to the Zoning Enforcement Officer and City Engineer and are determined by them to be in substantial compliance with the approved Site Plan.
- B. The "as-built" drawings shall:
 - 1. Be prepared at the same scale as the Site Plan by an engineer and/or surveyor, as appropriate, registered and licensed to conduct business in Connecticut;
 - 2. Show the actual installation of all site improvements, the exact location of buildings, and other required items at a level of detail at or exceeding that of the approved Site Plan;
 - 3. Include a certification as to substantial compliance with the approved Site Plan; and,
 - 4. List or show all deviations from the approved Site Plan.
- C. The Zoning Enforcement Officer shall submit all "as-built" drawings which substantially deviate from the approved Site Plan to the Commission for its determination of acceptance or need for plan amendment.

2. Any proposed amendment to the Zoning Map or Zoning Regulations affecting the use of a zoning district any portion of which is within 500 feet of the City line shall be referred by the Commission to the appropriate regional planning agency, as required by the Connecticut General Statutes.
 3. To assist with its consideration of any petition to amend these Regulations or the Zoning Map, the Commission may refer such petition to any department, agency or official it deems appropriate, to review and comment upon those technical matters which are the concern or responsibility of such department, agency or official.
- D. Public Hearing – The Commission shall hold a public hearing on all proposed amendments to these Regulations or to the Zoning Map, shall decide thereon, and shall give notice of its decision as required by the provisions of the Connecticut General Statutes.

17.1.5 Posting of Property

- A. Except as otherwise specified in Section 17.1.5D below, a "notice of hearing" sign or signs shall be posted on any property which is the subject of a public hearing before the Commission or Zoning Board of Appeals.
1. A minimum of one such sign shall be posted facing each street on which the subject property has frontage. Signs shall also be so posted approximately every 200 feet apart along the street frontage of the subject property. There shall be a minimum of two signs posted on corner and through lots, one facing each street. In those cases where the subject property does not have frontage on or is not otherwise readily visible from a street, the sign shall be posted in a location deemed suitable by the Zoning Enforcement Officer.
 2. Such sign or signs shall be posted no more than 5 feet from the street line and shall be visible and readable from the street for the entire time of the required posting.
 3. Such sign or signs shall be posted at least 12 days before the hearing and shall be removed within 5 days after completion of the hearing.
 4. Such sign or signs shall be prepared and posted by the applicant, agent, or property owner. The cost of the sign or signs shall be borne by the applicant, agent, or property owner.
- B. Signs posted on any property which is the subject of a zone change shall be a minimum size of 4 feet by 4 feet. Printed lettering shall be black on a yellow background. The wording and size of lettering shall be as follows:



- C. Signs posted on any property which is the subject of an application to come before the Commission or the Zoning Board of Appeals for other than a zone change shall be a minimum size of two feet by two feet. Printed lettering shall be black on a yellow background. The wording and size of lettering shall be as follows:

POSTING OF PROPERTY

Bristol Zoning Commission
Bristol Planning Commission

NOTICE OF HEARING CHANGE OF ZONE THIS PROPERTY

FROM:

TO:

PLACE: City Hall

DATE:

TIME: 6:00 PM

Call Bristol Land Use Office for
more info: 860-584-6225

3" high
letters

1" high
CAPITAL
letters

3/4" high
lower-case
letters

1" high
letters

1" high
CAPITAL
letters

3/4" high
lower-case
letters

NOTICE OF HEARING THIS PROPERTY

PURPOSE:

PLACE: City Hall
111 North Main St.

DATE:

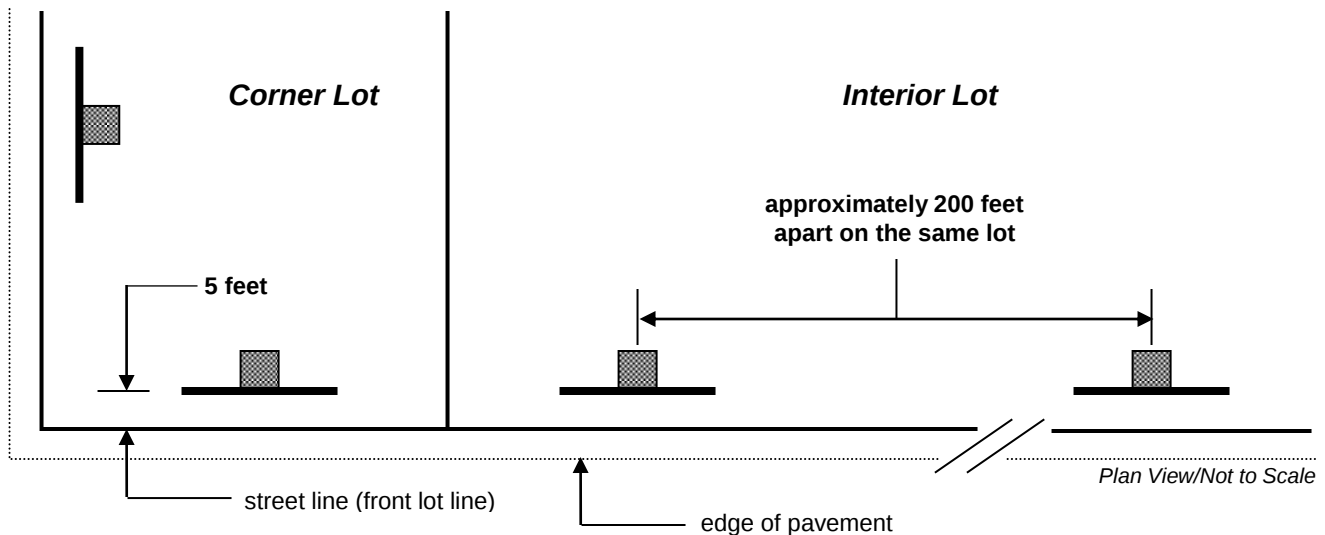
TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-584-6225

FOR ALL OTHER APPLICATIONS
minimum sign size: 2 feet x 2 feet

FOR ZONE CHANGE APPLICATIONS
minimum sign size: 4 feet x 4 feet

SIGNS SHALL BE BLACK LETTERS ON A YELLOW BACKGROUND



- Except for appeals from the Zoning Enforcement Officer (ZEO), a "notice of public hearing" sign or signs shall be posted on any property which is the subject of a public hearing before the Zoning Commission or Zoning Board of Appeals.
- A minimum of one sign shall be posted facing each street on which the property has frontage. Signs shall also be posted about every 200 feet apart along the street frontage of the property.
- There shall be a minimum of two signs posted on corner lots and through lots, one facing each street.
- Where the property does not have frontage on or is not readily visible from a street, the sign(s) shall be posted in a location deemed suitable to the ZEO.
- The sign(s) shall be posted no more than 5 feet from the street line and shall be visible and readable from the street for the entire time of the posting.
- The sign(s) shall be posted at least 12 days before the hearing and removed within 5 days after its completion. The 12 days shall not include the day the sign is first posted or the day of the hearing.

Signs may be purchased in Bristol at:
The Sign Source, 190 Century Drive
Unit 4; Bristol Signart, 550 Broad St.

POSTING OF PROPERTY

Bristol Planning Commission

1" high
CAPITAL
letters

NOTICE OF HEARING THIS PROPERTY

PURPOSE: _____

PLACE: CITY HALL

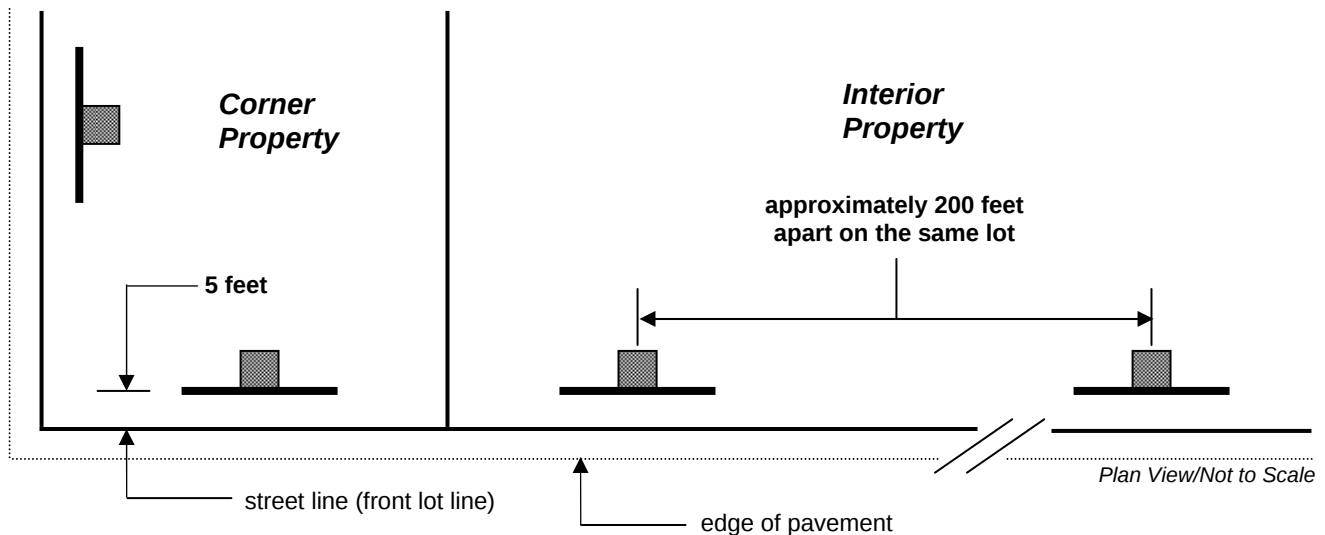
111 North Main St.

DATE: _____

TIME: 6:00 P.M.

FOR ADDITIONAL INFO
CALL: 860-584-6225

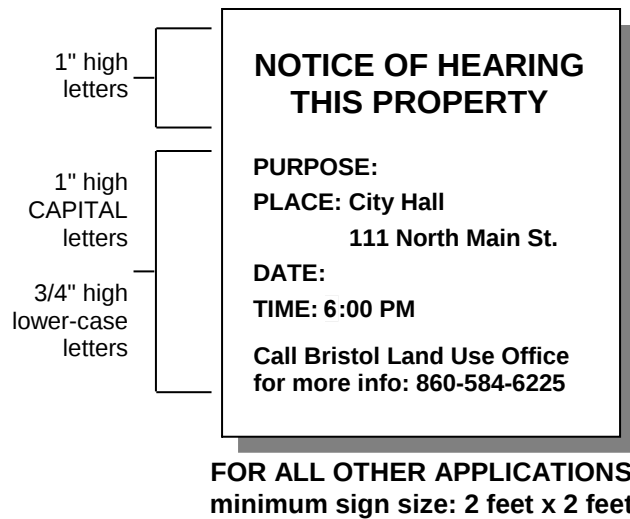
SIGNS SHALL BE BLACK LETTERS ON A YELLOW BACKGROUND
minimum sign size: 2 feet x 2 feet



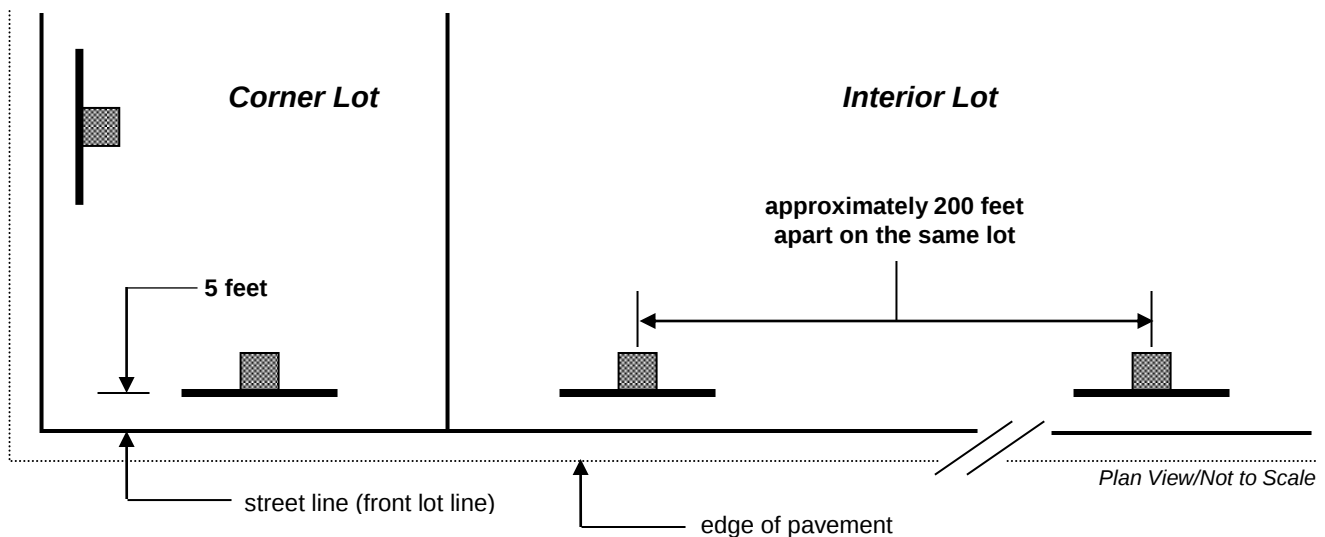
1. The subdivider shall post a "notice of public hearing" sign or signs on any property which is the subject of a public hearing before the Planning Commission for subdivision approval.
2. A minimum of one sign shall be posted facing each street on which the property has frontage. Signs shall also be posted about every 200 feet apart along the street frontage of the property.
3. There shall be a minimum of two signs posted on corner properties and through lots, one facing each street.
4. Where the property does not have frontage on or is not readily visible from a street, the sign(s) shall be posted in a location deemed suitable to the Zoning Enforcement Officer.
5. The sign(s) shall be posted no more than 5 feet from the street line and shall be visible and readable from the street for the entire time of the posting.
6. The sign(s) shall be posted at least 12 days before the hearing and removed within 5 days after its completion. The 12 days shall not include the day the sign is first posted or the day of the hearing.

*Signs may be purchased in Bristol at:
The Sign Source, 190 Century Drive,
Unit 4; Bristol Signart, 550 Broad St.;
and Fastsigns, 1290 Farmington Ave.*

POSTING OF PROPERTY



SIGNS SHALL BE BLACK LETTERS ON A YELLOW BACKGROUND

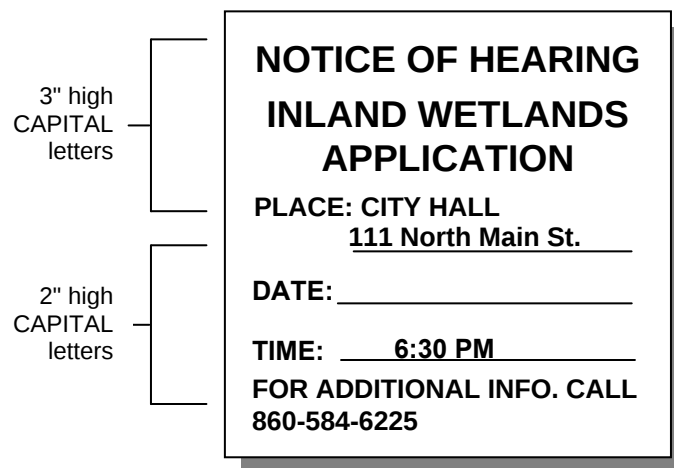


1. Except for appeals from the Zoning Enforcement Officer (ZEO), a "notice of public hearing" sign or signs shall be posted on any property which is the subject of a public hearing before the Zoning Commission or Zoning Board of Appeals.
2. A minimum of one sign shall be posted facing each street on which the property has frontage. Signs shall also be posted about every 200 feet apart along the street frontage of the property.
3. There shall be a minimum of two signs posted on corner lots and through lots, one facing each street.
4. Where the property does not have frontage on or is not readily visible from a street, the sign(s) shall be posted in a location deemed suitable to the ZEO.
5. The sign(s) shall be posted no more than 5 feet from the street line and shall be visible and readable from the street for the entire time of the posting.
6. The sign(s) shall be posted at least 12 days before the hearing and removed within 5 days after its completion. The 12 days shall not include the day the sign is first posted or the day of the hearing.

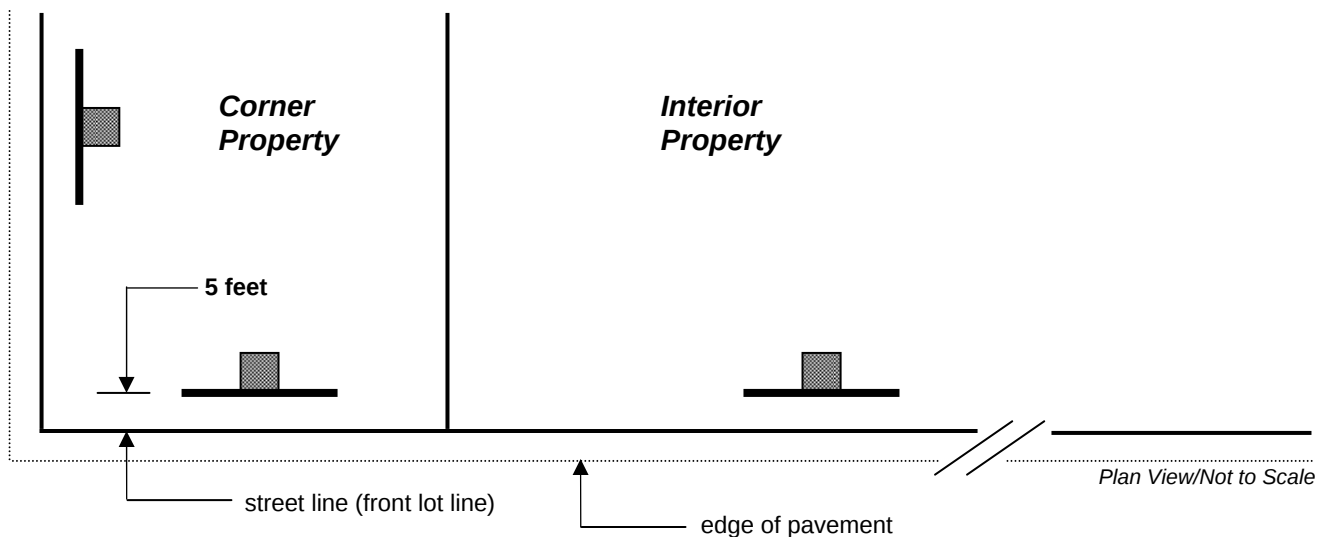
*Signs may be purchased in Bristol at:
The Sign Source, 190 Century Drive
Unit 4; Bristol Signart, 550 Broad St.*

POSTING OF PROPERTY

Bristol Inland Wetlands and
Watercourses Commission



SIGNS SHALL BE BLACK LETTERS ON A YELLOW BACKGROUND
minimum sign size: 4 feet x 4 feet



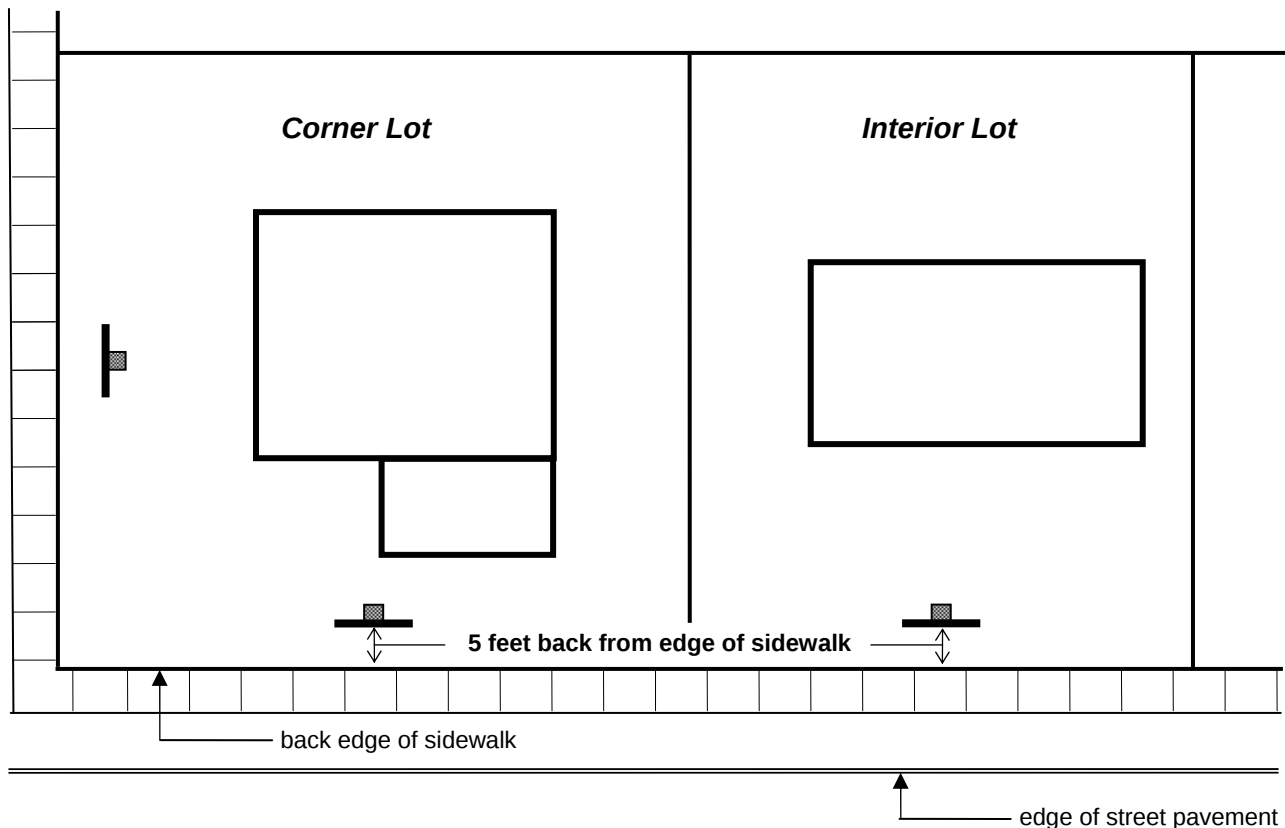
1. The applicant shall post a "notice of public hearing" sign or signs on any property which is the subject of a public hearing before the Inland Wetlands Commission for a wetlands permit.
2. A minimum of one sign shall be posted facing each street on which the property has frontage.
3. The sign(s) shall be posted no more than 5 feet from the street line and shall be visible and readable from the street for the entire time of the posting.
4. The sign(s) shall be posted at least 15 days before the hearing or any reconvening thereof and removed within 10 days after its completion. The 15 days shall not include the day the sign is first posted or the day of the hearing.
5. The cost of preparing and erecting the sign shall be borne by the applicant.
6. If the opening of the hearing is postponed, the date on the sign shall be revised to indicate the date of the rescheduled public hearing. Such revision shall be made to the sign at least 15 days before the rescheduled hearing.

*Signs may be purchased in Bristol at:
The Sign Source, 190 Century Drive,
Unit 4; Bristol Signart, 550 Broad St.;
and Fastsigns, 1290 Farmington Ave.*

POSTING OF PROPERTY

Bristol Historic District Commission

- A "notice of public hearing" sign or signs shall be posted on any property which is the subject of a public hearing before the Bristol Historic District Commission.
- A minimum of one sign shall be posted facing each street on which the property has frontage.
- A minimum of two signs shall be posted on corner lots and through lots, one facing each street.
- The sign(s) shall be posted no more than 5 feet back from the back edge of the sidewalk and shall be visible and readable from the street for the entire time of the posting
- The sign(s) shall be posted at least 7 days before the public hearing and removed within 5 days after its completion. The 7 days shall not include the day that the sign is first posted or the day of the public hearing
- The required sign(s) shall be provided to the applicant by the Bristol Land Use Office. The applicant shall leave a deposit of \$25 per sign. If the sign is returned to the Land Use Office in good condition (subject to normal wear and tear), the deposit will be returned in full to the applicant; if the sign is not returned to the Land Use Office or is returned in damaged or otherwise unusable condition, the deposit will be kept in full by the city and used to pay for a replacement sign.
- Failure to post the sign(s) in compliance with the requirements outlined herein may result in a postponement of the public hearing by the Commission.



Plan View/Not to Scale

Article V – Definitions

Section 18. Zoning Terminology Definitions

See Section 19 for Use Definitions

Abutting/Adjoining: Separated by no intervening private property and sharing a common boundary or land or separated only by a public street or private right-of-way.

Accessory Building: See Building Terms.

Accessory Structure: See Structure Terms.

Accessory Use: See Use Terms.

Addition: An extension or increase in floor area or height of a building or other structure or an increase in building coverage.

Agent: An individual specifically authorized to act on behalf of or in the place of the property owner of record at time of the application. Proof of said authorization shall be presented to the Zoning Commission in form acceptable to it.

Alteration: As applied to a building or structure: (a) a change or rearrangement in the structural parts; (b) an enlargement or reduction, whether horizontally or vertically; or (c) the moving from one location or position to another.

Attached Dwelling: See Dwelling Terms.

Automobile: See Vehicle Terms.

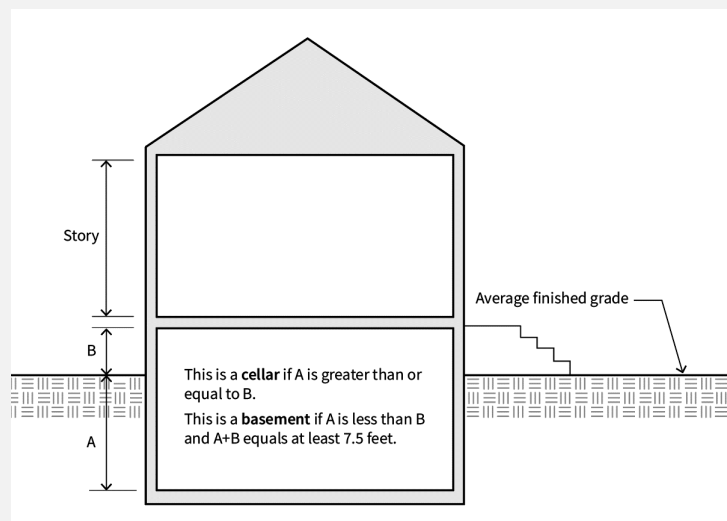
Average Finished Grade: See Grade Related Terms.

BASEMENT AND CELLAR

Basement: A portion of a building located partly underground but having less than one-half of its clear floor-to-ceiling height below the average finished grade of the adjoining ground and with a floor-to-ceiling height of not less than 7.5 feet.

Cellar: A portion of a building located partly or wholly underground and having one half or more of its clear floor-to-ceiling height below the average finished grade of the adjoining ground.

Figure 12. Basement and Cellar



Bedroom: An area within a residential building having the potential to be utilized as a sleeping area on a consistent basis and which provides privacy to the occupant. Entry is through a door from a common area, not through a room already deemed a bedroom. It normally contains at least one egress window and a closet. Dens, home offices, libraries, and the like are not considered bedrooms.

Berm: See Landscaping Terms.

Buffer or Buffer Area: See Landscaping Terms.

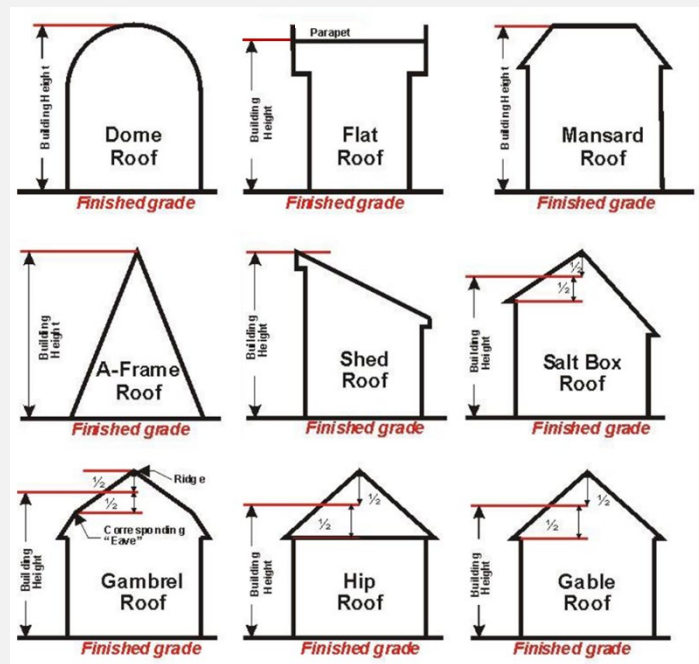
Building: See Building Terms.

Building Coverage: See Coverage Terms.

BUILDING HEIGHT

Building Height: The vertical distance of a building measured from the average finished grade at the building wall to the highest point of mansard, curvilinear or flat roofs or to the mean level between the eaves and the ridge of gable, hip or gambrel roofs, excluding parapets not more than 4 feet high.

Figure 13. Building Height by Roof Type



BUILDING TERMS

Building: A structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, animal, process, equipment, goods or materials of any kind or nature.

Accessory Building: A building, the use of which is customarily incidental and subordinate to that of the principal building, structure or use on the same lot.

Principal Building: A building in which is conducted the main or principal use of the lot on which it is located.

Caliper: See Landscaping Terms.

Cellar: See Basement and Cellar.

Certificate of Zoning Compliance: A certificate issued by the Zoning Enforcement Officer certifying that a proposed (or existing) use of land or buildings constructed thereon conform to the requirements of these Regulations and that the same may be occupied and used as permitted herein.

TOC	Article I	Article II	Article III	Article IV	Article V Definitions	Appendix
-----	-----------	------------	-------------	------------	-----------------------	----------

GRADE RELATED TERMS

Grade: When used in conjunction with the terms “existing” or “finished”, grade is used in reference to elevation. When used as a measurement, grade refers to the percentage of rise or descent of a slope.

Average Finished Grade: The final elevation of the average ground level adjoining a building at all exterior walls.

Finished or Final Grade: The final elevation of the ground surface after the completion of grading.

Grading: Any excavation, grubbing, filling (including hydraulic fill) or stockpiling of earth, or any combination thereof, which results in a change of contour or elevation.

Gross Floor Area: See Floor Area Terms.

Ground Cover: See Landscaping Terms.

Hazardous Materials: Any material or waste which may pose a present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of or otherwise managed and any material which is defined as hazardous within the meaning of any federal, state, or local law, regulations or ordinance including, but not limited to chemicals which are subject to reporting requirements under Title III of the Super Fund Amendments and Reauthorization Act of 1986 (SARA), as amended.

Impervious Surface Coverage: See Coverage Terms.

Interior Lot: See Lot Types.

Junk: Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed of, or for other use of disposition.

Kitchen: A room, place or space within a structure equipped for the preparation and/or cooking of food.

Lamp: See Lighting Terms.

Landscaping: See Landscaping Terms.

LANDSCAPING TERMS

Berm: An earthen bank used to provide a visual or noise buffer, or to provide other separation between uses, structures, or parcels.

Buffer or Buffer Area: An area of land free of any building, structure or use other than natural woody growth, landscaping, fencing or screening designed to shield or block noise, lights or other nuisances.

Caliper: The diameter of a tree trunk measured 4 feet from the top of the root ball of an established tree and two (2) feet from the top of the root ball of nursery specimen or newly planted tree.

Evergreen Tree: A coniferous species of tree with an expected mature height greater than 20 feet.

Ground Cover: Plant materials generally not in excess of ten inches in height and used for decorative purposes or for their soil stabilization characteristics. Such materials include but are not necessarily limited to ivy, pachysandra, crown vetch, ground pine, and similar materials.

Landscaping: The modification of the landscape for an aesthetic or functional purpose. It includes the preservation of existing vegetation, planting of new vegetation, and the continued maintenance thereof together with grading and installation of minor structures and appurtenances.

Shade Tree: A deciduous tree with an expected mature height of 35 feet or greater.

Shrub: A deciduous or coniferous species of plant with a mature height of at least 6 feet.