The Hartford-Simsbury Form-Based Code

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Created for

By:

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Form-Based Code

1.0 Purpose and Intent

The purpose and intent of the Hartford-Simsbury Form-Based Code (hereafter known as HS-FBC or "the Code") is to implement a long-term, sustainable redevelopment strategy for the Hartford Site (hereafter known as the HS-FBC District). The HS-FBC is intended to:

A. Implement the Town's vision for a vibrant and sustainable approach to the development of the North Hartford Site and to encourage the reuse of the South Hartford Site and Building for office, technology, healthcare and support services, while preserving where feasible the environmentally sensitive design of the overall site, with a mix of complementary uses including housing, retail, offices, commercial services, and civic uses, supporting long term attractiveness for both employment uses and neighborhood uses;

B. Establish a high level of development standards to create development of exemplary and enduring quality that fits into the Town's vision;

C. Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;

D. Provide flexibility on the site and with design of new development to anticipate changes in the marketplace while establishing human-scaled buildings;

E. Leverage the frontage and access to the Farmington River and views from the site and treat them as "features" and not constraints;

F. Create of a variety of connected community gathering places and passive open spaces with trails to make walking and biking easy from one place to another and connect to off-site trails;

G. Include a range of residential options that reflect changing lifestyles considering both market demand and Town preferences;

H. Provide appropriate transitions to protect adjacent neighborhoods and to promote sustained value; and

I. Encourage efficient uses of land.

J. Utilize existing transportation and parking assets efficiently in order to optimize both auto traffic on surrounding streets and on-site parking demand through design strategies and policy incentives that support use of transit, biking, and walking.

2.0 Relationship to the Plan of Conservation and Development

The HS-FBC implements the following goals of the Plan of Conservation and Development (POCD):

A. A Future By Design: Recommends that Simsbury consider amending local regulations to incorporate some type of "form-based coding" which will focus more on form than on use to recognize, embrace, reinforce, and enhance the sense of place that exists in Simsbury

B. Special Area: The creation of a unique vision and implementing code for the Hartford Site as a "Special Area" that enhances the overall character of Simsbury.

C. Economic Development: The creation of a vision and implementing form-based code is a critical economic development tool for the town and is in line with the goal of implementing programs to assist with economic development including establishing incentives and streamlining the application process for development.

D. Housing: The HS-FBC implements the Housing goals of the POCD by:

1. enabling and promoting greater diversity in Simsbury's housing options, and
2. allowing mixed-use developments that will create residences of varying types close to, and within commercial areas.

E. Open Space: The HS-FBC implements the Open Space goals of the POCD by:

1. Acquiring and retaining open space is the preferred method of protecting the Town's natural, historic, cultural, agricultural, and scenic resources --- all of which are critical to Simsbury's "sense of place".
2. Help preserve these resources and proposes a heightened focus towards interconnecting areas with a town-wide network of sidewalks, bicycle lanes, paths, and multi-purpose trails.

F. Transportation: The HS-FBC implements the Transportation goals of the POCD by placing a renewed focus on alternative modes of local transportation and their beneficial effects including:

1. The implementation of "park and walk" opportunities, and
2. The expansion of, and creation of, a network of sidewalks, bicycle lanes, and multi-use paths.

G. Infrastructure: The HS-FBC supports the Infrastructure goals of the POCD by establishing a proactive and collaborative approach to the planning and maintenance of needed infrastructure (including water supply and high-speed data communications technology) to redevelop the Hartford Site.

3.0 Applicability

The HS-FBC applies to property shown as the Hartford-Simsbury Zone on Simsbury Zoning Map and boundaries as established in the Illustrative Framework Plans in Appendices B and D of this Code hereafter known as the HS-FBC District. The HS-FBC District shall be composed of two sites – the Hartford North and Hartford South sites.

Notwithstanding anything contained in the HS-FBC, the existing underlying industrial zoning district shall also be available for application to future development without the requirement of completing the HS-FBC process.

4.0 FBC Structure

The following plans establish the structure within which the details of the form-based code are calibrated to a specific Master Site Development Plan (MSDP) at the time of development. The Illustrative Plans (Master and Framework Plans) are included only to provide guidance on the pattern and character of development envisioned under this code. Using those as a guide, an applicant shall develop a detailed MSDP and calibrated standards based on the requirements of the HS-FBC to implement the ultimate development plan for the HS-FBC District.

A. Illustrative Master Plans – are conceptual plans generated during the charrette and used as guides that provide input on market and community preferences. The Illustrative Master Plans also provide information on the general mix and intensity of uses, neighborhood character, and design intent. The different versions of the Illustrative Master Plans are included to show different potential development outcomes and scenarios and illustrate important principles of planning a mixed use, walkable neighborhood. See Appendices A and C for two different versions of the Illustrative Master Plan for the North and South sites.

B. Illustrative Framework Plans – provide guidance on how to translate the respective Illustrative Master Plans into an MSDP that establishes the details required to develop under this Code including the allocation of component zones, layout of streets and open spaces, and mix and intensity of uses. These Illustrative Framework Plans will then be the basis to create the final MSDPs by property owners/developers at the time of new development or redevelopment. See Appendices B and D for two (2) different versions of the Illustrative Framework Plans that implement the respective Illustrative Master Plans for the North and South sites.

C. Master Site Development Plan (MSDP) – Shall be created and submitted by the applicant/developer prior to any new development on the site (plat or building permit) unless exempt under Section 5.0 of this Code. An MSDP shall meet the performance and development standards as established in this Code and shall be developed for the entirety of either the North or South sites or both (showing connections to the other) even if development is phased. An MSDP shall establish the standards and specifications for a minimum of the following elements based on the specific development vision:

1. The different type and boundaries of the component zones to be included;
2. Alignment and layout of new streets, blocks, and lots per the criteria laid out in the FBC and the specific component zone standards;
3. Type "A" and "B" Street Frontage designations based on the standards in this Code;
4. Development standards for each of the component zones per the criteria laid out in this Code for the north and south sites;
5. Building Design and Architectural standards for the different component zones per the criteria laid out in this Code;
6. Open Space/Landscape Standards;
7. Signage Standards; and
8. Permitted administrative modifications to the above established standards.

D. Site Plans – Site plans shall be the most detailed building and lot level plans and shall be required for individual lots and/or buildings prior to Building Permit approval. The approval process for Site Plans shall be based on the process established for Type 1, 2, 3 or 4 applications in Section 5.B.

5.0 Administration

A. General

1. Conformance Required: No new building or structure may be erected or moved unless in conformity with this Code. No new building, structure or land may be used unless in conformity with this Code.
2. Reuse, modification, alteration, demolition or maintenance of any building and/or site improvements that existed at the time of adoption of this Code shall be exempt from this Code, including, without limitation, any MSDP requirements. This exemption shall include any structural or site alteration as a result of building reuse unless the existing building foot print or the impervious cover on the site is increased (in either case) more than 25,000 sq. ft. Any addition to the existing building footprint or increase in impervious cover on the site in excess of (in either case) 25,000 sq. ft. shall trigger the requirement for an MSDP. Notwithstanding anything to the contrary in this section, addition of sidewalks and/or trails within the existing site shall not be considered as an increase in impervious cover.

3. Master Site Development Plan (MSDP) Required: Subject to the exemption set forth in subsection 5.A.2 above, prior to any Site Plan approval, an approved MSDP shall be required. The MSDP for the two sites may be created separately for the north and the south sites, but they shall include the entirety of the respective site. The requirements for an MSDP are established in Section 5.E of this Code.

4. Site Plan Required: Excluding any building and/or site improvements that existed at the time of adoption of this Code, and the demolition thereof, any building or structure erected, constructed, reconstructed, moved or structurally altered after the effective date of this Code requires Site Plan review as specified in Section 5.B after approval of a MSDP for the property included in the Site Plan. Exterior modification, or exterior alteration of any building or site improvements that existed at the time of adoption of this Code with an area of modification or alteration of such building or site improvements 25,000 square feet and under shall require a Type 2 application for Site Plan review as set forth below in subsection 5.B.2. Even if the project does not require an approved MSDP per subsection 5.A.2. above, a Site Plan application for the reuse, modification, or alteration of any existing building and/or site improvements shall be required if for a Special Exception Use as set forth in Table 6.1 herein.

5. No building permit or certificate of occupancy for a <u>new</u> building shall be issued by the Building Official until a Site Plan has been approved as required by this Code.

6. All site improvements shall be installed to the satisfaction of the Zoning Commission before a Certificate of Zoning Compliance is issued. The Zoning Commission may require a performance bond as authorized in Connecticut General Statues (CGS) and Article Five Section j. 5. of the Simsbury Zoning Regulations for all improvements not installed prior to the request for a Certificate of Zoning Compliance.

B. Types of Applications: Type 1, Type 2, Type 3, and Type 4 Applications established for all new development on both the north and south site:

1. Type 1 Applications shall include:
   a. Reuse (for a different use) of any building that existed at the time of adoption of this Code. It shall include any structural alteration as a result of building reuse so long as no additional square footage is added or any exterior façade changes are made to the existing building. Any addition to the existing building square footage or changes to the existing building façade or site improvements shall be considered a Type 2 application.
   b. Sign permit applications consistent with a previously approved MSDP or applicable Town Regulations (if no MSDP is approved),
   c. Landscape plans consistent with a previously approved MSDP or applicable Town Regulations (if no MSDP is approved), or
   d. Minor amendments to previously approved Site Plans.

2. Type 2 Applications shall include:
   a. Exterior modification, or exterior alteration of any building or site improvements that existed at the time of adoption of this Code with an area of modification, alteration, or addition of such building or site improvements of up to 25,000 square feet. Addition of sidewalks and/or trails within the existing site shall not be considered as increase in impervious cover.

b. Any Site Plan for new development under 25,000 sq.ft. consistent with this Code and with a previously approved MSDP or applicable Town Regulations (if no MSDP is approved),
c. Minor amendments to previously approved MSDPs or
d. Major amendments to previously approved Site Plans consistent with an approved MSDP or applicable Town Regulations (if no MSDP is approved).

3. Type 3 Applications shall include:
   a. Any new MSDP consistent with the requirements of this Code
   b. Site Plan for new development 25,000 sq.ft. and over consistent with this Code and a previously approved MSDP or
   c. Major amendments to previously approved MSDPs

4. Type 4 Applications shall include Alternative Compliance Applications such as:
   a. Any new MSDP NOT consistent with this Code; but proposing alternative compliance standards per this Code.
   b. Site Plan for new development (regardless of size) NOT consistent with this Code or a previously approved MSDP, or
   c. Any major amendments to previously approved MSDPs or major amendments to Site Plans NOT consistent with this Code.

C. Application Process (See Appendix G for flow charts illustrating the Application Process for the different Application Types):
1. Pre-Application Process: Applicable to all Application Types:
   a. Pre-Application Meeting:
      i. Prior to submitting any application for review, an applicant must schedule a pre-application meeting with the Planning Director to discuss project, review process, and the requirements of this Code.
      ii. The request for a pre-application meeting shall be accompanied by conceptual plan(s) or design of the project. During the pre-application meeting, the Planning Director shall inform the applicant of requirements as they apply to the proposed project, discuss issues of concern that may arise during the plan review process, suggest possible modifications to the proposed application, and identify any additional information or technical studies that may be necessary for the review process when the formal application submittal is made including any referral to the Conservation Commission for their input given the context of the property. Pursuant to CGS 7-159b, any discussion held during a pre-application meeting shall not be deemed binding on either the applicant or the Town.

   b. Pre-Application Work Session(s) with applicable Board or Commission:
      i. Prior to any formal submission of any development application and after a Pre-Application Meeting with the Planning Director, the applicant must schedule a Work Session with the applicable Board or Commission to get feedback on the project. The specific Board or Commission to meet with shall be per the Planning Director's recommendation based on the scope and scale of the development application.

ii. The request for a Pre-Application Work Session shall be accompanied by conceptual plan(s) or design of the project. During the Pre-Application work session, the Board or Commission may discuss issues of concern that may arise during the formal plan review process, suggest possible modifications to the proposed application, and identify any additional information or technical studies that may be necessary for the review process when the formal application submittal is made. Pursuant to CGS 7-159b, any discussion held during a pre-application work session shall not be deemed binding on either the applicant or the Town.

2. Formal Submittal Process:
   a. For Type 1 applications, the following approval process shall apply: Following a complete application, pre-application process, Planning Director shall review and approve, approve with conditions, or forward the application for Design Review Board recommendation and Zoning Commission decision. No public hearing is required at the Zoning Commission for a Type 1 application.
   b. For Type 2 and 3 applications for new development (not otherwise exempted in this Code), a MSDP and/or a Site Plan, both approved by the Zoning Commission, shall be required prior to building permit application.
      i. All Type 2 Applications:
         1) Following a complete application, pre-application process, Planning Director and Design Review Board review and recommendation, application is placed on consent agenda for final action by the Zoning Commission.
         2) If the Zoning Commission has no additional concerns, the application is granted final approval as part of the consent agenda. If the Zoning Commission has additional concerns, the application is placed on the regular agenda for discussion and action. No public hearing is required at the Zoning Commission.
      ii. All Type 3 Applications: Following a complete application, pre-application process, Planning Director and Design Review Board review and recommendation, application placed on the Zoning Commission agenda for discussion and possible action. No public hearing is required at the Zoning Commission.

   c. Type 4 Applications shall include Alternative Compliance applications:
      i. In order to encourage appropriate design diversity, alternatives to the standards set forth in this Code may be approved by the Zoning Commission in accordance with the process established for approving Planned Area Development Zoning Regulations under Article Ten (L.).

D. Review Bodies
   1. Planning Director: In addition to any authority set forth elsewhere in the Town of Simsbury Town Code and the Simsbury Zoning Regulations, the Planning Director has the following authority with regard to this Code:
      a. Review and Recommendation:
         i. To review and make recommendations on any modification to the text of this Code;
         ii. To review all MSDPs for compliance with this Code and any applicable Town standards and guidelines; consider the comments of the Design Review Board with

respect to consistency with any applicable standards or guidelines; and make a recommendation to approve, approve with conditions or deny the MSDP;

iii. To review all Site Plans for compliance with the Town's standards and any applicable approved MSDP standards; consider the comments of the Design Review Board with respect to consistency with an approved MSDP; and make a recommendation to approve, approve with conditions or deny the Site Plan;

iv. To review and make recommendations on any Type 4 Application ; and

v. To review and make recommendations on any MSDP, Site Plan, special exception, subdivision or application to the Zoning Board of Appeals, or any informal inquiry regarding this Code including any inquiry directed to the Zoning Commission.

b. Review and Final Action: In addition, the Planning Director shall have the authority to review, make recommendations and take final action on any Type 1 Applications including sign permits, landscape plans, minor amendments to an approved Site Plans or other application in accordance with the requirements and authorizations of this Code, and as may be authorized by the Zoning Commission.

2. Design Review Board: In addition to any authority set forth elsewhere in the Simsbury Zoning Regulations , the Design Review Board has the following authority with regard to this Code:
   a. To review and make recommendations on any modification to the text of this Code;
   b. To review any proposed MSDP and make a recommendation as to its consistency with this Code and any applicable adopted design guidelines;
   c. To review any proposed Site Plan and make a recommendation as to its consistency with the corresponding approved MSDP;
   d. To review and make a recommendation on any Type 4 Applications for Alternative Compliance;
   e. To review and make recommendations on any special exception, special permit application to the Zoning Commission or any application for variance to the Zoning Board of Appeals, or other matter for which the Zoning Commission, Planning Commission, Zoning Board of Appeals or Conservation/Inland Wetlands Agency may ask the Design Review Board for its recommendation.

3. Zoning Board of Appeals: In addition to any authority set forth in the Connecticut General Statutes or elsewhere in the Simsbury Zoning Regulations, the Zoning Board of Appeals has the authority to hear and decide appeals where it is alleged that there is error in any order, requirement or decision made by the Planning Director or other official charged with or delegated the authority to enforce this Code.

4. Zoning Commission: In addition to any authority set forth in the Connecticut General Statutes or elsewhere in the Simsbury Zoning Regulations, the Zoning Commission has the authority with regard to this Code:
   a. To propose, hear, review and decide on any proposed modification to any part of this Code;
   b. To review, process and take action including final action on any proposed MSDP, Site Plan or special exception; and
   c. To review, process and take final action on any Type 4 Application for Alternative Compliance.

5. Planning Commission: In addition to any authority set forth in the Connecticut General Statutes or elsewhere in the Simsbury Zoning Regulations, the Planning Commission has the authority with regard to this Code:
   a. Statutory referrals pertaining to any proposed zoning code amendments; and
   b. Proposed divisions of property which are determined to be subdivisions or resubdivisions per the Town of Simsbury Subdivision Regulations.

E. Master Site Development Plan (MSDP) Requirements: The MSDP is intended to illustrate the general development pattern of the district consistent with the purpose and intent of the Code and establish the detailed standards for any new development or redevelopment.

1. The applicant shall submit an MSDP for the entire north or south site prior to Site Plan application prior to any new development over 25,000 sq.ft. An MSDP shall establish the location of land uses and open spaces, blocks, lots, building and street layout, treatment of transition areas to adjacent uses and any other appropriate information required by this Code. The MSDP in the HS-FBC District shall illustrate the design direction of the site with dimensional standards that provide adequate certainty about the development outcomes, intensity, and phasing of the proposed development.

   The application shall:

   a. demonstrate compliance with this Code's purpose, intent, development standards and the Plan of Conservation and Development;

   b. include exhibits meeting all the informational requirements for a Master Development Plan under Article 10 L. Simsbury Planned Area Development (PAD) Zone, and meeting the standards of this Code including:
      i. delineation of HS-FBC component zones proposed in the development;
      ii. the layout of proposed blocks, streets, bikeways, sidewalks, and trails;
      iii. the location and acreage of open space areas and whether each will be privately owned, a common area for residents only or dedicated to public use;
      iv. the accommodation of stormwater drainage and detention and other major water and sewer infrastructure elements for the proposed development. The Simsbury Stormwater Design Guidelines shall be used as a guide for the development;
      v. the location, area, and percentages of retail, office, industrial, residential, civic, and open space uses;
      vi. the approximate shape, size, and placement of buildings; and
      vii. the general parking location relative to streets and buildings and approximate parking count, with indication of parking lot landscape areas;
      viii. Street Classification Master Plan with associated with cross-sections and street classifications for the HS-FBC District (or for each phase, if it is to be developed in phases) specifying minimum pavement width, right-of-way width, presence of curbs, on-street parking, street trees, bikeways and sidewalks (ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used to guide the development of the proposed cross sections. See Definitions for complete citation).

c. include a report in the form of text, statistical information, tables, guidelines, and graphics that includes:
   i. a statement of the purpose and intent of the proposed development consistent with the vision for HS-FBC;
   ii. a description of the mix of land uses and the factors which ensure compatibility both within the development site, with adjacent land uses, and compliance with the recommendations of all the adopted elements of the Plan of Conservation and Development;
   iii. any special standards for signage in the form of a Unified Sign Plan application that provides a design palette addressing the location, size, type, lighting, colors, and materials for all signage in the HS-FBC District unless meeting the standards in the Town of Simsbury Guidelines for Community Design;
   iv. a parking demand analysis for the mix of uses proposed to support the on-street and off-street parking ratios (both automobile and bicycle parking ratios) to be used for development in the HS-FBC District, especially if the applicant is not using Article 10, E. Off-Street Parking Regulations of the Simsbury Zoning Regulations as a guide.
   v. statistical information including:
      1) gross acreage of the site, and net acreage of the site excluding jurisdictional wetlands, regulatory floodplains, and slopes over 20%;
      2) the amount of land devoted to open space, both in acres and as a percentage of the gross acreage of the site.
      3) the amount of land devoted to retail, office, industrial, residential, and civic uses, both in acres and as a percentage of the gross acreage of the site.
      4) a plan for pedestrian, bicycle, and vehicular circulation describing the general design capacity of the system as well as access points to Hwy 10 and the Farmington River Trail.
      5) a daily and peak hour trip generation and directional distribution report by use unless the Town Engineer finds that the traffic to be generated by the proposed development does not warrant the preparation and submission of a study;
      6) the maximum allowable building coverage, density, and height; and
      7) the minimum and maximum building setbacks.
   vi. development standards for the proposed development that meet Section 7 of this Code and specifying standards for all the "flexible" and "required" elements by each component zone area in the form of a table (see Development Standards Tables in Section 7 for criteria and format);
   vii. architectural design standards that meet Section 7.B.6 of this Code for the proposed development specifying materials and configurations permitted for facades, roofs, openings and other elements, renderings, and typical elevations. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the architectural standards for the proposed development;
   viii. a landscape concept plan that includes: the design direction and general schematics for all proposed landscaping including all aspects of the public realm such as street trees, streetscape treatments, pavement details, front yards, and

medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, lighting, and any other information required by this Code. The Town of Simsbury Guidelines for Community Design and Simsbury Stormwater Design Guidelines shall be used as a guide to develop the landscaping standards for the proposed development; and

ix. a non-binding schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:
   1) the proposed order of construction by section delineated on the MSDP;
   2) the proposed schedule for construction of improvements to open space areas; and
   3) the proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.

F. Site Plan Requirements: A Site Plan shall be required for all commercial, mixed use, and multi-family (3 units per lot or more) development. Site Plans shall meet the requirements established under the Town of Simsbury Zoning Regulations, Article 5 (J). Additional information that adequately illustrates the Site Plan's compliance with this Code and any approved MSDP may be required.

G. Minor Amendments to Approved MSDPs and Site Plans: The Planning Director may approve minor changes to and deviations from an approved MSDP or Site Plan with the applicant's written justification for such changes. Any significant changes to and deviations from approved plans shall be regarded as an amendment to that particular plan and shall be reviewed by the Planning Director and subject to Design Review Board recommendation and Zoning Commission approval. The Planning Director shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:
   1. whether the proposed change substantially alters the arrangement of component zones, buildings or changes the use of building space designated on the original plan;
   2. whether there is an increase in the number of residential dwelling units beyond the threshold established in the approved MSDP;
   3. whether the proposed change substantially alters vehicular circulation or the placement/ arrangement of parking areas;
   4. whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges; or
   5. whether the proposed change will substantially alter or change the design elevation, roof pitch, materials, or massing of the buildings so as to restrict view corridors towards the ridge or tower.

H. Application and Fees: The applicant must submit all the required information for an MSDP and Site Plan per the requirements of this Code and:
   1. All information deemed necessary as is shown on the completed application checklist form provided by the Town and as filled out at the applicant's pre-application meeting with staff to discuss the details of the proposed project. A written narrative description of the proposed application may be required by staff at the time of initial meeting to ensure that all parties are aware of the proposed project's nature, extent and impact.

2. Complete applications shall be submitted in 12 paper copies and one electronic Adobe PDF copy.
3. Applicant shall submit the required fees as shown on the Town adopted fee schedule.

I. Public Information Notification:

1. Whenever a MSDP or Site Plan application has been filed with the Zoning Commission, the applicant shall display a public information notice sign on the site giving notice that an application is pending before the Zoning Commission.
2. The sign shall be provided by the Zoning Commission to the applicant, and shall be displayed in a highly visible place at each location on the site where the property line abuts a public or private street or at a visible location nearest the site as per the requirements of Article Eleven, Section E. of the Simsbury Zoning Regulations.

J. Planning Director Review

1. Upon acceptance of a completed application, the Planning Director shall review the MSDP/Site Plan for consistency with the requirements of this Code/approved MSDP.
2. The Planning Director shall forward the application to all appropriate local, state, regional and federal departments and agencies as required by law for review and recommendation.
3. The Planning Director shall forward the application to the Design Review Board for review and recommendation.
4. The Planning Director shall review the application in accordance with the approval criteria below, and provide a staff report for consideration by the Zoning Commission.
5. Upon completion of the staff, agency, and Design Review Board review, the applicant may choose to meet with the Planning Director to discuss changes to the MSDP or Site Plan.
6. Within 65 days of the official receipt date of a complete application, the Planning Director shall place the application on the Zoning Commission's agenda for action. The Zoning Commission shall act on the application as described below.

K. Zoning Commission Action

1. For an application not requiring a public hearing, the Zoning Commission shall take appropriate final action on a complete application within 65 days as is required by the Connecticut General Statutes. Alternatively, the applicant may grant an extension of time in writing for such an application as authorized by the Connecticut General Statutes. The written extension shall be on a form provided by the Town.
2. For an application that requires a public hearing, the public hearing shall be scheduled within 65 days of the official date of receipt of a complete application as required by the Connecticut General Statutes. A public hearing shall be opened and concluded within 35 days from the date of the initial public hearing. The Zoning Commission shall act on the application within 65 days of the close of the public hearing. Any of the above times may be extended in writing by the applicant as long as the total of all extensions does not exceed the number of days authorized by the Connecticut General Statutes.
3. Applications which also require action by the Inland Wetlands Agency shall provide the final report of such action to the Zoning Commission prior to the Zoning Commission being required to act as provided in the Connecticut General Statutes.

L. Approval Criteria for Type 2 and Type 3 Applications: During review and prior to action, the Zoning Commission shall consider the following:
   1. Recommendations from appropriate local, regional, state and federal departments, agencies and organizations;
   2. Compliance with all applicable and relevant portions of this Code, the Simsbury Zoning Regulations, and the Simsbury Plan of Conservation and Development; and
   3. Compliance with the both the specific standards, and purpose and intent of this Code

M. Approval Criteria for Type 4 (Alternative Compliance) Applications: During review and prior to action, the Zoning Commission shall consider the following:
   1. The purpose and intent of the adopted HS-FBC Code
   2. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
   3. The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, housing choice, economic development and employment opportunities;
   4. The extent to which the proposal does not hinder future opportunities for higher intensity development; and
   5. Considerations of health and welfare of the general public.

6.0 Schedule of Uses

A. No Certificate of Occupancy may be issued for a use that is not allowed by this Code.

B. Use Categories: In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

C. Principal Uses: Allowed principal uses by building type are listed in Table 6.1 Permitted Use Table. Principal uses are grouped into categories of uses (see Appendix F. Description of Use Categories). The example uses listed are not an exhaustive list. The Planning Director has the responsibility for categorizing all uses (see Sec. 6.F Use Determination of this Code).

D. Accessory Uses: The following standards shall apply to Accessory Uses:

   1. Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses shall be accessory and customarily incidental and subordinate to a permitted principal use.
   2. No accessory use may be established on a site prior to the establishment of a permitted principal use.
   3. The Planning Director is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Planning Director must determine that the use:
   4. Is subordinate to the principal use in terms of area, extent and purpose;
   5. Contributes to the comfort, convenience or necessity of occupants of the principal use served;

6. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
7. Does not involve operations not in keeping with the character of the principal use served; and
8. Is not of a nature likely to attract visitors in larger numbers than would normally be expected for the principal structure or use.
9. Home Occupations: The intent of a home occupation is to permit limited nonresidential activity in a residential dwelling unit, provided such activity does not impact or detract from the residential character of the neighborhood or building. A home occupation is permitted in all Component Zones in which residential uses are permitted by right, provided the following standards are met:
10. The use of the dwelling unit for a home occupation must be clearly incidental and subordinate to its use for residential purposes by its occupants, and under no circumstances change the residential character of the dwelling unit.
11. There can be no change in the outside appearance of the building or premises, or other visible evidence of a home occupation. No display of products can be visible from the street.
12. No outdoor business storage or warehousing of material, supplies or equipment is permitted on the lot.
13. No equipment or process can be used in connection with the home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
14. No persons other than members of the family residing on the premises can be engaged in the home occupation
15. The home occupation cannot exceed 25% of the livable portion of the dwelling or 500 square feet, whichever is less.
16. Customers and employees coming to the residence to conduct business are not permitted

E. Live-Work Uses and Structures: Live-work uses and structures are permitted in all Component Zones in which residential uses are permitted by right. A live-work structure is a mixed use building type with a dwelling unit that is also used for work purposes, provided that the 'work' component is (1) restricted to the uses of professional office, personal service, cottage industrial, artist's workshop, studio, or other similar uses, (2) is located on the street level and constructed to Commercial Ready standards, and (3) is constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work dwelling is distinguished from a home occupation otherwise defined by this Code in that the "work" component is not required to be incidental and secondary to the "live" component. Additionally, the "work" component may employ individuals who are not residents of the "live" component.

F. Use Determination: The Planning Director is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Planning Director shall place the proposed use under that use category. A use not specifically listed shall be prohibited unless it is found to be similar to another listed use as described using the criteria below. The Planning Director's decision may be appealed to the Zoning Commission for final determination. When determining whether a proposed use is similar to a listed use, the Planning Director <u>may</u>

consider any of the following relevant criteria, especially as it relates to any direct impacts on adjoining roadways and/or neighborhoods:

1. The actual or projected characteristics of the proposed use.
2. The relative amount of site area or floor area and equipment devoted to the proposed use
3. Relative amounts of sales.
4. The customer type.
5. The relative number of employees.
6. Hours of operation.
7. Building and site arrangement.
8. Types of vehicles used and their parking requirements.
9. Transportation demand by all modes, including the number of vehicle, transit, and bike/walk trips generated and whether existing or proposed infrastructure is adequate to serve those trips.
10. Signs.
11. How the proposed use is advertised.
12. The likely impact on surrounding properties.
13. Whether the activity is likely to be found independent of the other activities on the site.

G. Accessory Structures: All accessory structures shall be clearly subordinate to the principal structure on the lot. All accessory structures shall meet the applicable principal structure standards per the Component Zone unless alternative standards are adopted as part of the MSDP approval.

Table 6.1 Permitted Use Table

Legend	Permitted Use = ■	Not Permitted = "blank cell"	Special Exception Use= □

Component Zone	Neighborhood Commercial		Neighborhood Transition		Neighborhood		Cluster Neighborhood		Mixed Use Transition		Special District	
Use Category	GF	UF	GF	UF	GF	UF	GF	UF	GF	UF	GF	UF
Residential Uses												
Household Living		■	■	■	■	■	■	■		■	□	■
Group Living		■	■	■	■	■	■	■	■	■		■
Social Service											□	□
Public Uses												
Civic	■	■	■				■		■	■	■	■
Parks and open space (Neighborhood Scale)	■		■		■		■		■		■	
Parks and open space (Regional)	■										■	
Minor Utilities	■		■		■		■		■		■	
Major Utilities											□	
Commercial Uses												
Day Care	■		■						■		■	■
Indoor Recreation	■										■	■
Medical	■	■							■	■	■	■
Office	■	■	■						■	■	■	■
Outdoor Recreation	□						□				□	
Overnight lodging	■	■							■	■	■	■
Passenger terminal												□
Personal service	■								■	■	■	■
Personal service (under 3,000 sq.ft.)			■									
Restaurant/bar	■								■		■	■
Restaurant/bar (under 3,000 sq.ft)			■				■					
Retail sales and service	■								■		■	■
Vehicle rental/sales												
Any commercial use with a drive-through (standards in __ apply)	■											
Industrial Uses												
Agriculture							■					
Heavy Industry												
Light Industry and Assembly									■	■	■	■
Cottage Industry							□	□	■	■	■	■
Light Manufacturing									■	■	■	■
Research and development		■							■	■	■	■
Resource extraction												
Self-service storage (mini-storage)											□	□
Vehicle service												
Warehouse & distribution											□	□
Waste-related												
Other												
Surface Parking (accessory use)	■		■		■		■		■		■	
Surface Parking (primary use)	■								■		■	
Parking structure or garage (commercial)	■	■							■	■	■	■

GF = Ground Floor UF = Upper Floors

7.0 Development Standards:

This section shall establish the overarching development standards for both sites, performance and design standards and criteria to be used by the applicant and applied during the development of a MSDP, and development standards specific to the North and South sites.

A. General to both sites:

i. The HS-FBC District is composed of the Hartford North and Hartford South Sites. The Hartford North site being an undeveloped tract of land and separated by a creek and floodplain to the Hartford South site. Prior to any new development on either site, a MSDP shall be developed by the applicant/property owner or developer unless exempt under Section 5.0 of this Code. Overall, six (6) component zones are established for the HS-FBC District. Please refer to Appendix E for Component Zone Illustrative Images.

a. Neighborhood Commercial: The Neighborhood Commercial Zone is intended to provide for a range of neighborhood serving office, retail, and service uses in a walkable neighborhood context. It may be located on either the Hartford North or South site. Primary automobile access shall be from Hwy 10, but will also have pedestrian and bicycle access to the other Hartford site and to the Farmington Trail. It shall be generally locater closer to the Hwy 10 frontage in order to provide for visibility within a parkway context. Additional site specific standards shall also apply.

b. Neighborhood Transition: The Neighborhood Transition Zone may be located on either the Hartford North of South site. This zone shall provide for the use and scale transitions within a walkable neighborhood context from any Neighborhood Commercial and the adjoining Neighborhood or Cluster Neighborhood zone. Such transitions may be in the form of small stacked flats, courtyard apartments, townhomes, or live work units. Additional site specific standards shall also apply.

c. Neighborhood: The Neighborhood Zone may be located on either the Hartford North of South site. This zone shall provide for a range of residential uses within a walkable, traditional neighborhood development context with appropriately designed open spaces and street streets. Additional site specific standards shall also apply.

d. Cluster Neighborhood: The Cluster Neighborhood Zone may be located on either the Hartford North of South site. This zone provides for a conservation subdivision development with smaller clustered residential lots with a significant amount of the component zone preserved as agricultural land or as open space with a conservation easement. Additional site specific standards shall also apply.

e. Mixed Use Transition: The Mixed Use Transition Zone may only be located within the Hartford South site. This zone shall provide for the use and scale transitions within a walkable neighborhood context from any Neighborhood Commercial zone along the Hwy 10 frontage and the Special District zone which includes the Hartford office building. Such transitions may be in the form of smaller light/cottage industrial, flex/office uses, stacked flats, townhomes, or live work units. Additional site specific standards shall also apply.

f. Special District: The Special District Zone shall be the area with the existing office building. It may include the site improvements on the Hartford South site as they exist at the time of adoption of this Code. It has been designated as a Special District due to its unique context and scale within the South Site. Given the scale of the existing office building and the condition and amount of investment of the building and improvements (including landscaping and parking), development standards for this district are created to encourage the reuse of the building and site until such time when

private market forces drive a higher and better use within a master planned, walkable neighborhood context. Additional site specific standards shall also apply.

ii. Standards in the HS-FBC District are intended to facilitate the development of market responsive and unique pedestrian-friendly environments. To this end, design and development standards are intended to be tailored to create such an environment based on market-driven projects over a long-term development horizon. In order to provide flexibility in use and design with prescription of the performance standards for specific building form outcomes, all applicable development standards for each component zone in the HS-FBC, including listing any applicable sections of the Simsbury Zoning Regulations that the particular development project may be exempt from, shall be established via the MSDP for the north and the south sites respectively.

iii. Requirements for Site Development Standards by Component Zone: At the time of MSDP application, each applicant shall establish specific Site Development Standards for each component zone to be included. These standards shall be based on this Section, Performance and Design Standards in Section 7.B. below and the criteria in the respective Site Development Standards Table and shall be developed at the time of MSDP by the applicant.

B. Performance and Design Standards

i. General Layout Standards: The Master Development Site Plan for the Hartford North and South sites shall meet the following standards:

a. Buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
b. Development should adequately accommodate automobiles while providing supportive design and programs/incentives to increase the use of other modes of transportation and respecting the spatial form of public areas.
c. Architecture and landscape design should grow from local climate, topography, history, and building practice.
d. Buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
e. Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
f. Civic Buildings and Sites should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
g. The plan should anticipate a harmonious and orderly evolution of the HS-FBC District based on market changes.

ii. Street Design Standards: ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall be used as guide to develop the Street Design Standards for development in the HS-FBC District and shall meet the following performance standards:

a. Streets in the HS-FBC District shall create a localized grid of pedestrian and vehicular travel ways.
b. Streets shall be designed to create a pleasant walking environment with on-street parking and streetscape treatments.
c. Cul-de-sacs are prohibited unless natural features such as topography, floodplains or stream corridors prevent a street connection.
d. Blocks may be square, elongated or irregular. Block shape and size should respond to topography, existing vegetation, hydrology, and design intentions.

e. Average blocks widths shall be between 400 feet and 600 feet. Blocks should vary in size based on the component zone.
f. Blocks that are longer than 1,000 feet should be bisected by a walking path
g. The MSDP shall establish the cross section standards for the different street types in the HS-FBC District.
h. The MSDP shall also establish the Type "A" and Type "B" Frontage designations per the component zone standards for the North and South sites respectively.
i. Porte-cochers, if used, shall maintain the pedestrian streetscape along the edge of the street within minimal encroachments of driveways and street walls along the street frontage to help define the public realm.

iii. Open Space Standards: The provision of adequate and appropriate open space areas shall be integral to all development in the HS-FBC District. The minimum requirement for open space in the district is 10% of the gross area of the site which shall be dedicated open space and shall be included in the MSDP application. The design of open spaces within the development shall be integrated with the design of stormwater improvements and the Simsbury Stormwater Design Guidelines shall be used as a guide. In addition to the following standards for the design, location, and orientation of open space, site specific standards shall also apply for the North and South sites:

a. The open space provided shall be appropriately designed and scaled in each of the component zones.

b. The following criteria shall be used to evaluate the merits of proposed open spaces in the HS-FBC District MSDP:

i. The extent to which environmental elements preserved are considered as "features" or "focal points" and integrated into and prominently featured as "front yards" in the development; adding value to the development;
ii. The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
iii. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been addressed; and
iv. The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective component zone.

c. Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves. Active sports fields and structured recreational activities shall be limited to less than 10% of any parks located in the HS-FBC District.
d. Plazas and squares shall be permitted only in the Neighborhood Commercial, Mixed Use Transition and Special District Zones. A plaza which is intended to serve as open space may be located at a street intersection or a focal point and shall generally be small in scale (under ¼ acre in size). A square which is intended to serve as open space may also be located at a street intersection or as a focal point of a development.

iv. Special Designations: The following Special Designations are optional, but if used, shall be indicated on the MSDP:

a. Mandatory and/or Recommended Commercial Ready/Active Edge Requirement: Shall be designated frontages requiring active ground floor uses for a minimum depth of 25' (no residential uses, lodging rooms, parking, or service uses permitted) and with the ground floor façade being no less than 60% glazed (VT higher than 0.6). Permitted component zones- Neighborhood Commercial, Neighborhood Transition, and Mixed Use Transition zones

b. Designations for Mandatory and/or Recommended Gallery or Colonnade Frontage: requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery or Colonnade Frontage designation may be combined with a Commercial Ready/Active Edge Frontage designation.

v. Building Design Standards: Building design standards shall be established at the time of the MSDP and shall be based on the Simsbury Guidelines for Community Design and the following standards and criteria.

a. Building Orientation:

i. Primary Façade Orientation: Primary building facades for all non-residential and mixed use buildings shall be oriented towards a Type "A" Frontage Street and at least 50% of the residential lots shall be oriented to a Type "A" Frontage Street or toward a focal point such as a landscaped street, plaza, similar formal open space or an environmental feature.

ii. Building Frontage: Lots and blocks along Type "A" Frontage Streets shall have buildings fronting along at least 65% of the lot or block's frontage. Lots and blocks along Type "B" Frontage Streets need not have a minimum building frontage requirement. (see illustration in the Definitions section on how building frontage is to be calculated). Frontage along open spaces shall be considered as Type "A" Frontages.

b. Building Façade Standards:

i. Primary facades along Type "A" Frontage Streets shall contain the main entrance of any principal building located along that frontage.

ii. All principal buildings in the HS-FBC District located on a Type "A" Frontage Street shall also have doors, windows, and other architectural features facing that street. Non-residential or mixed use corner buildings shall have at least one customer entrance facing each street or a corner entrance instead of two entrances.

iii. The minimum ground floor height as measured from the finished sidewalk to the bottom of the second floor structural member for all Mandatory and/or Recommended Active Edge frontages shall be 12 feet.

iv. The ground floor elevation of all residential buildings (attached, detached, and stacked) located less than 10' from the front property line shall be raised a minimum of 18" above the finished level of the public sidewalk/trail in front of the residential structures.

v. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto a park,

plaza, or other civic space. The required area of windows and doors on each street façade fronting a Type "A" frontage, street, park, square, green, plaza, or other civic space as a percentage of that façade shall be established by the applicant at the time of MSDP based on the specific component zone. The required minimum area of windows and doors on all other street facades (Type "B" Streets with the exception of alleys) may be reduced by 20% of the corresponding requirement along a Type "A" Street façade. Darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along ground floor facades.

vi. Architectural Design Standards: To ensure compatibility of building types and to relate new buildings to the building traditions of the region, architectural design shall be regulated, governed, and enforced through architectural design standards proposed by the applicant at the time of MSDP. The applicant shall submit the proposed standards as a part of the MSDP application for all development in the specific site. The applicant shall use the Town of Simsbury Guidelines for Community Design in developing the Architectural Design standards for the HS-FBC district. The Planning Director and Design Review Board shall make a recommendation and the Zoning Commission shall approve them at the time of approval of the MSDP. Architectural design standards for a proposed HS-FBC District shall:

a. specify the materials and configurations permitted for walls, roofs, openings, street furniture, and other elements;
b. be based on traditional/historical building precedents from the region;
c. include the following:
   i. architectural compatibility among structures within the neighborhood;
   ii. human scale design;
   iii. pedestrian use of the entire district;
   iv. relationship to the street, to surrounding buildings, and to adjoining land uses; and
   v. special architectural treatment of gateways/civic buildings.

d. All building frontages along public and private streets (with the exception of alleys) shall break any flat, monolithic facades by including architectural elements such as bay windows, recessed entrances, or other articulations so as to provide pedestrian interest along the street level façade including discernible and architecturally appropriate features such as, but not limited to, porches, cornices, bases, fenestration, fluted masonry, bays, recesses, arcades, display windows, unique entry areas, plazas, courts, or other treatments to create visual interest, community character, and promote a sense of pedestrian scale.
e. All buildings in the HS-FBC District shall be constructed with exterior building materials and finishes of a quality to convey an impression of permanence and durability. Materials such as wood, stone, brick, glass, metal, etc and similar durable architectural materials are allowed and shall be approved with the MSDP.
f. Non-residential buildings and sites shall be organized to group the utilitarian functions away from the public view of any street (with the exception of alleys). Delivery and loading operations, HVAC equipment, trash compacting and collection, and other utility and service functions shall be incorporated into the overall design of the buildings and landscaping. The visual and acoustic impacts of all mechanical, electrical, and communications equipment (ground and roof-mounted) shall not be visible from

adjacent properties and public streets (except alleys), and screening materials and landscape screens shall be architecturally compatible with and similar to the building materials of the principal structures on the lot.

vii. Location and Design of Parking and Service Areas: The applicant shall provide standards for the quantity of off-street parking proposed (both automobile and bicycle parking) in the HS-FBC District component zones based on an analysis of the parking demand and a transportation management study for the mix of uses proposed and availability of on-street parking in the district at the time of MSDP application. Article 10, Section E of the Simsbury Zoning Regulations shall be used to establish the amount of parking required for uses proposed in the HS-FBC if the applicant does not provide alternative standards. The Zoning Commission shall establish the parking standards with the MSDP approval based on documented parking demand and transportation management study provided by the applicant.

a. All surface parking lots for non-residential uses shall be located at the side or rear of a building. If located adjacent to a street or a residential use, screening shall be provided in the form of a landscaped fence which is at least 3 feet in height.
b. A surface parking lot may not be adjacent to a street intersection or square, or occupy a lot that terminate a street vista.
c. Shared parking facilities are encouraged for non-residential uses in the HS-FBC District.
d. Bicycle parking shall be provided for non-residential uses, multi-family uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of 5% of all off-street automobile parking spaces provided for non-residential and mixed uses in the district unless alternative standards are established based on a peak occupant load study that includes residents, visitors, and employees for the mix of uses proposed. Bicycle parking may be shared between uses and should be centrally located, easily accessible, covered/protected from the elements, lit at night, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
e. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All residential lots that are 50 feet or less in width shall have off-street parking and/or garages accessed from alleys. All lots wider than 50 feet may have front loaded garages, but in no case shall the width of the garage exceed 50% of the front façade width of the entire building. In addition, the garage shall be set back at least three (3) feet from the front façade of the home.

viii. Design of Automobile Related Site Elements (Drive Throughs, service bays, etc.)

a. Drive-through lanes, drive up windows, service bays, and other auto-related site elements shall not be located along or be visible from any Type "A" Frontage Street.
b. Along Type "B" Frontage Streets, no more than 60% of the lot's frontage shall be dedicated to auto-related site elements.

c. Drive-through lanes shall be hidden behind a screening device (min. 4' in height) along the Type "B" frontages. There shall be no limit to the number or amount of frontage of drive-through lanes located along alleys.

d. All off-street loading, unloading, and trash pick-up areas shall be located along alleys only. Such uses may be located along Type "B" Frontage Streets only if the lot has no access to an alley. Any off-street loading, unloading, or trash pick-up areas shall be screened in accordance with Section 7.B.7.

e. Driveways shall be located along Type "A" Frontage Streets unless the site has no access to a Type "B" Frontage Street or alley. Driveway widths shall be a maximum of 24' unless providing service access in which case they shall be no wider than 30'. Driveways shall maintain a continuous and level sidewalk across the curb cut. Driveway spacing shall be per the Town standards in Simsbury Highway Construction and Design Manual and as approved by the Town Engineer. Driveways along Hwy 10 are under the purview of Connecticut Department of Transportation (CTDOT) and shall meet CTDOT standards.

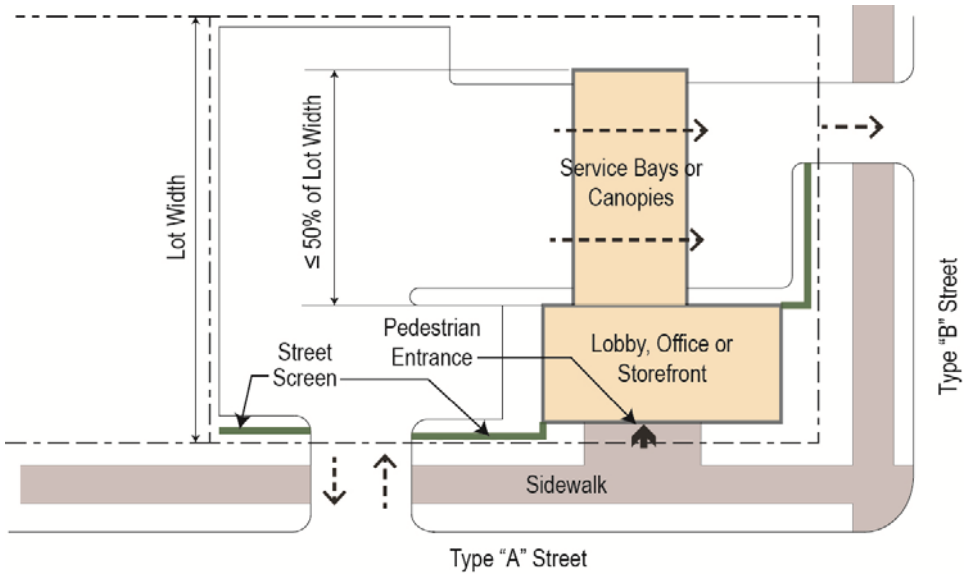


Image showing appropriate design of auto-related site elements

ix. Design of Parking Structures

a. All frontages of parking structures located on Type "A" Frontage Streets shall be lined by active c uses on the ground floor to a minimum depth of 25'.

b. Parking structure facades on all public streets (except alleys) shall be designed with both vertical (façade rhythm of 20' – 30') and horizontal (aligning with horizontal elements in the block) articulation.

c. Where above ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are not visible from adjacent buildings or the street. Parking garage ramps shall not be visible from any public street. Ideally, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.

Images showing appropriate design of parking structures

x. Landscaping Standards

a. The purpose of landscaping in the HS-FBC District is to enhance pedestrian and open space areas, to help delineate active areas from passive areas, to provide a screening buffer between pedestrians and vehicular circulation, utility functions, and incompatible adjacent developments.

b. The applicant shall submit a landscape concept plan in conjunction with the MSDP application. The landscape concept plan establishes the design direction and general schematics for all proposed landscaping including all aspects of the public realm such as street trees, plant/tree palette, streetscape treatments, pavement details, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, and lighting.

c. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the landscape concept plan in addition to the standards in this Section.

d. Proposed landscaping shall meet the following standards:

   i. Be pedestrian oriented.
   ii. Designed in such a way to not create a security or physical hazard to pedestrians, bicyclists or motorists.
   iii. Enhance or complement the architectural design of the mixed-use development.
   iv. Provide visual interest year-round. Utilize water conservation methods and drought tolerant planting where possible.
   v. Shall be provided between parking lots and all adjacent sidewalks.
   vi. Meet the standards for Installation and Maintenance in the Town of Simsbury Guidelines for Community Design or the Town Center Code Section 6.3
   vii. Propose a plant/tree palette that mostly includes indigenous species.

C. Specific to North Site

An MSDP and associated standards shall be developed by the applicant/developer to meet the standards in this Code, including the following Section and performance criteria in Section 7.B. of this Code.

1. The Hartford North District shall consist of at least one (1) of the following four (4) distinct component zones designated in the ordinance creating the district:
   a. Neighborhood Commercial: The Neighborhood Commercial zone is intended to provide for a range of neighborhood serving retail and service uses in a walkable neighborhood context.
   b. Neighborhood Transition: The Neighborhood Transition zone shall provide for the use and scale transitions within a walkable neighborhood context from the Neighborhood Commercial and the Neighborhood or Cluster Neighborhood zone. Such transitions will be in the form of small stacked flats, courtyard apartments, townhomes, or live-work units.
   c. Neighborhood: The Neighborhood zone shall provide for a range of single-family residential uses within a walkable, traditional neighborhood development context with appropriately designed open spaces and streets.
   d. Cluster Neighborhood: The Cluster Neighborhood zone provides for a conservation subdivision development with smaller clustered residential lots with a significant amount of the component zone preserved as agricultural land or as open space with a conservation easement.

2. General Standards: Regardless of the specific allocation, number, layout and alignment of the component zones, all development within the North Hartford Site shall meet the following general standards:
   a. Minimum Required Linear Green buffer along Hwy 10 shall be 100' in width
   b. Required multi-use trail (min. 12' wide) within the Hwy 10 buffer connecting south to the Hartford South site located within the Linear Green area
   c. Required minimum setback (100 feet min.) from all designated wetlands
   d. Required maximum impervious cover shall be established at 60% of the site unless the development proposes to use the adopted Simsbury Stormwater Design Guidelines to incorporate LID standards for development.
   e. Required minimum designated open space (including linear green) of 10% of the gross acreage of the site meeting Section 7.B.3 of this Code. (or Alternative Compliance standards for quality public spaces with a Type 4 Application)

3. Development Standards:
   a. Standards in the HS-FBC District are intended to facilitate the development of unique and pedestrian-friendly environments. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, all applicable development standards for each development project in the HS-FBC District shall be established via the MSDP consistent with the requirements in this Code with the approval of the Zoning Commission. If there are any conflicts between standards in Development Standards Table below and any other standards in the Simsbury Zoning Ordinance, then standards in Development Standards Table below shall prevail.

b. The following standards shall apply to development of an MSDP in the HS-FBC District, North site. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all component zones and to encourage a diversity of development proposals, the developer shall propose the standards indicated as "Flexible", "Permitted/Flexible", or "Required/Flexible" on the following table for the proposed development at the time of MSDP application submittal. But the proposed standards shall be based on the Purpose and Intent and Performance and Design Standards of the HS-FBC District.

DEVELOPMENT STANDARDS TABLE – North Site				
Development Standard	***Neighborhood Commercial***	***Neighborhood Transition***	***Neighborhood***	***Cluster Neighborhood***
1.0 Building and Site Standards				
a. Principal Building Height*	2 stories or 30' (maximum)	4 stories or 50' (maximum) (subject to preservation of views of the ridge and tower from Hwy 10)	3 stories or 40' (maximum)	2 stories or 30' (maximum)
** Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building. Building height shall be subject to view analysis of the ridge and tower from Hwy 10.*				
b. Setbacks and build-to zones** Front Side Rear	 Flexible Flexible Flexible	 Flexible Flexible Flexible	 Flexible Flexible Flexible	 Flexible Flexible Flexible
***Minimum and/or maximum setback standards shall be proposed by the applicant for each component zone based on the Development Standards established in Section 7a.8 of this Code.*				
c. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in Sec. 6 of this Code shall apply if the applicant does not specifically provide regulations for accessory uses and structures.				
d. Principal building orientation	Buildings shall be oriented to a Type "A" Frontage Street or toward another focal point such as a park, plaza, square, other open space or environmental feature. See subsection 7.B.5 for additional requirements.			
e. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the component zones in the development with the application for an MSDP. They shall be based on the criteria established in subsections 7.B.5 and 7.B.6 of this Code. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the architectural standards.			
1. Block and Lot Standards				
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography and/or vegetation prevents a rectilinear grid		Regular or irregular (square, rectangular, or curvilinear based on topography and vegetation)	
b. Block Perimeter	Max. block perimeter = 1,600'	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography and vegetation)		
c. Lot Area	Flexible	Flexible	Flexible	Flexible
d. Lot Width and Depth	Flexible	Flexible	Flexible	Flexible
e. Maximum Lot Coverage	Flexible	Flexible	Flexible	Flexible
f. Maximum Impervious Cover	Flexible for each context zone. Average overall site impervious cover shall not exceed 60% unless the development meets the requirements of Simsbury Stormwater Design Guidelines.			
3. Street Design Standards (This standard applies only to all new streets, public and private, located in the FB District)				
Street design standards in the HS-FBC District shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the HS-FBC District shall depend on the street typology and streetscape standards proposed by the applicant and approved by the Zoning Commission in conjunction with the MSDP application. Applicant shall establish a network of both Type "A" and Type "B" Frontage Streets. See Section 7.B.2 of this Code for Street Design Standards within the HS-FBC District, subject to the approval of the Town Engineer.				
a. Design speed	≤25 mph	< 25 mph	< 25 mph	<25 mph
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided	i. Avenues: 3-lane divided ii. Residential streets: 2-lane undivided iii. Residential Alleys		

DEVELOPMENT STANDARDS TABLE – North Site				
Development Standard	***Neighborhood Commercial***	***Neighborhood Transition***	***Neighborhood***	***Cluster Neighborhood***
	iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys			
c. Travel lane widths d. Turning radii	ITE's Designing Walkable Urban Thoroughfares manual or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MSDP.			
e. On-street Parking (along all internal streets except alleys) • Parallel • Angled (head-in or reverse angled). • Head in perpendicular	Permitted Permitted Not permitted	Permitted Permitted Not permitted	Permitted Not permitted Not permitted	Permitted Not permitted Not permitted
f. Parking lane width • Parallel • Angled	8 feet 18-20 feet	8 feet 18-20 feet	7 - 8 feet N/A	8 feet N/A
g. Alleys[1]	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4. Streetscape Standards				
a. Sidewalks/Trails/ Walkways	6 feet (minimum)	6 feet (minimum)	5 feet (minimum)	5 feet (minimum)
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Required - Tree wells or Planters	Required - Planters	N/A
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide tree well or planting strip	6 feet (min.) wide planting strip	Bar ditches/swales are permitted, so no planting strip req'd
d. Street trees	Required/Flexible	Required/Flexible	Required/Flexible	Flexible
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed by the Zoning Commission as part of the MSDP and must be approved by the Zoning Commission. The requirements for the landscape concept plan are outlined in section 7.B.10 of this Code. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the Streetscape Plan and Standards.				
5. Open/Civic Space Standards				
a. Open/Civic Space	Required/Flexible Squares and plazas are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, Squares and greens are appropriate	Required/Flexible, conservation areas, environmental preserves, greens are appropriate
**Overall open/civic space allocations in the HS-FBC District shall be a minimum of 10% of the gross area of the entire site included in the MSDP and shall be distributed appropriately between the component zones proposed. The location and design of appropriate open spaces shall be based on Section 7.B.3. of this Code.*				
6. Parking & Screening Standards				
a. Off-street parking	The applicant shall propose off-street parking standards appropriate to serve the proposed uses in the HS-FBC District. Standards in Article 10, L of the Simsbury Zoning Regulations shall be used as a guide to establish parking standards but parking standards unique to the HS-FBC District shall be established in the MSDP in order to meet demonstrated parking demand within the smallest parking footprint possible so that existing surface parking areas may potentially be redeveloped. Sections 7.B.7 and 7.B.9 shall regulate the location and design of all proposed off-street parking including any structured parking proposed.			
Parking standards in the HS-FBC District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.				
b. Off-street loading	Article 10 (F) of the Simsbury Zoning Regulations applies unless alternative standards are provided		N/A	

[1]Alleys shall be required for all residential development with lots 50 feet or less in width.

DEVELOPMENT STANDARDS TABLE – North Site				
Development Standard	***Neighborhood Commercial***	***Neighborhood Transition***	***Neighborhood***	***Cluster Neighborhood***
c. Screening 1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)		
2. Other utility equipment	See Sec. 7.B.6 and 7.B.7			
3. Loading spaces	Screening required for non-residential uses. Article 10 (F) of the Simsbury Zoning Regulations applies for non-residential uses only unless alternative standards are provided			
4. Surface parking areas	Required/Flexible (Standards in 7.B.7 shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of MSDP.)			
7. Landscape and Streetscape				
a. Landscaping# 1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses	N/A	N/A
2. Parking lot minimum interior landscaping	Flexible	Flexible	N/A	N/A
#The applicant shall provide a landscape concept plan with the MSDP application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the landscape concept plan. Information provided at the MSDP phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the Site Plan stage for all non-residential development. The requirements for the landscape concept plan are outlined in Section 7.B.10 of this Code.				
b. Lighting 1. Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required/Flexible (As a part of the MSDP application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the Lighting standards. The landscape concept plan may be combined with a concept plan for lighting.)			
8. Signs				
Flexible (Flexible signage in the HS-FBC District may be proposed by the applicant to the Zoning Commission as part of the MSDP application. Signage in the HS-FBC District shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in the Town of Simsbury Guidelines for Community Design shall be used.)				

D. Specific to South Site

An MSDP and associated development standards shall be developed by the applicant/developer to meet the standards in this Code, including the following Section and performance criteria in Section 7.B. of this Code.

1. The Hartford South District shall consist of any of the following six (6) component zones designated in the ordinance creating the district:
   a. Neighborhood Commercial (can be no more than 50% of the Hartford South Site): The Neighborhood Commercial zone is intended to provide for a range of neighborhood serving retail and service uses in a walkable neighborhood context.
   b. Mixed Use Transition (allows a mix of flex, office, and urban residential uses): The Mixed Use Transition zone shall provide for the use and scale transitions within a walkable neighborhood context from the Neighborhood Commercial and the Special District zone. Such transitions will be in the form of smaller light/cottage industrial, flex/office uses, stacked flats, townhomes, or live work units.

c. Special District: The Special District zone shall be the area with the existing office building. It has been designated as a Special District due to its unique context and scale within the South Site.
d. Neighborhood Transition: The Neighborhood Transition zone shall provide for the use and scale transitions within a walkable neighborhood context from the Neighborhood Commercial and the Neighborhood or Cluster Neighborhood zone. Such transitions will be in the form of small stacked flats, courtyard apartments, townhomes, or live-work units.
e. Neighborhood (can be no more than 50% of the Hartford South Site): The Neighborhood zone shall provide for a range of single-family residential uses within a walkable, traditional neighborhood development context with appropriately designed open spaces and streets.
f. Cluster Neighborhood: The Cluster Neighborhood zone provides for a conservation subdivision development with smaller clustered residential lots with a significant amount of the component zone preserved as agricultural land or as open space with a conservation easement.

2. General Standards: regardless of the specific allocation, number, and alignment of the component zones, all development shall meet the following general standards:
   a. Minimum Required Linear Green buffer along Hwy 10 (recommended at 200' in width)
   b. Required multi-use trail (min. 12' wide) along the property's Hwy 10 frontage connecting north to the Hartford North site located within the Linear Green area and also connecting to the Farmington River Trail
   c. Required minimum setback (100 feet min.) from all designated wetlands
   d. Required minimum designated open space (including linear green) of 10 % of the gross acreage of the site meeting Section 7.B.3 of this Code. No increase in the amount of impervious cover beyond the percentage on the site at the time of adoption of this Code or maximum impervious cover shall be established at 60% of the site unless the development proposes to use the adopted Simsbury Stormwater Design Guidelines to incorporate LID standards for development.
   e. Existing Hartford office building and associated facilities can be maintained and improved (including upgrades to existing facades) subject to the above and Section 5. of the HS-FBC

3. Development Standards:
   a. Standards in the HS-FBC District are intended to facilitate the development of unique and pedestrian-friendly environments. To this end, design and development standards are intended to be tailored to create such an environment. In order to provide flexibility in use with prescription of the building form, all applicable development standards for each development project in the HS-FBC District shall be established via the MSDP consistent with the requirements in this Code with the approval of the Zoning Commission. If there are any conflicts between standards in Development Standards Table below and any other standards in the Simsbury Zoning Ordinance, then standards in Development Standards Table below shall prevail.
   b. The following standards shall apply to the development of an MSDP in the HS-FBC, South site. Most standards have a numerical range and few have a specific numerical value. Due to the inapplicability of one development standard across all component

zones and to encourage a diversity of development proposals, the developer shall propose the standards indicated as "Flexible", "Permitted/Flexible", or "Required/Flexible" on the following table for the proposed development at the time of MSDP application submittal. But the proposed standards shall be based on the Purpose and Intent and Performance and Design Standards of the HS-FBC District. For development standards for the Neighborhood Transition, Neighborhood, and Cluster Neighborhood component zones, please refer to corresponding table for the North Site.

DEVELOPMENT STANDARDS TABLE – South Site			
Development Standard	***Neighborhood Commercial***	***Mixed Use Transition***	***Special District***
1.0 Building and Site Standards			
a. Principal Building Height*	2 stories or 30' (maximum)	4 stories or 50' (maximum) (subject to preservation of views of the ridge and tower from Hwy 10)	5 stories or 65' (maximum) (subject to preservation of views of the ridge and tower from Hwy 10)
** Building height shall be measured in number of stories. Attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building. Building height shall be subject to view analysis of the ridge and tower from Hwy 10.*			
b. Setbacks and build-to zones** Front Side Rear	 Flexible Flexible Flexible	 Flexible Flexible Flexible	 Flexible Flexible Flexible
***Minimum and/or maximum setback standards shall be proposed by the applicant for each component zone based on the Performance and Design Standards established in Section 7.B.5 of this Code.*			
c. Accessory buildings	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
Standards for accessory uses and structures shall be provided by the applicant. The standards shall result in accessory buildings being subordinate in size and scale to the principal building. Standards in Sec. 6 of this Code shall apply if the applicant does not specifically provide regulations for accessory uses and structures.			
d. Principal building orientation	Buildings shall be oriented to a Type "A" Frontage Street or toward another focal point such as a park, plaza, square, other open space or environmental feature. See subsection 7.B.5 for additional requirements.		
e. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the component zones in the development with the application for an MSDP. They shall be based on the criteria established in subsections 7.B.5 and 7.B.6 of this Code. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the architectural standards.		
2.0 Block and Lot Standards			
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography and/or vegetation prevents a rectilinear grid		Regular or irregular (square, rectangular, or curvilinear based on topography and vegetation)
b. Block Perimeter	Max. block perimeter = 1,600'	Max. block perimeter = 2,000' (unless limited by unique site conditions such as topography, vegetation, and existing buildings and site improvements)	
c. Lot Area	Flexible	Flexible	Flexible
d. Lot Width and Depth	Flexible	Flexible	Flexible
e. Maximum Lot Coverage	Flexible	Flexible	Flexible
f. Maximum Impervious Cover	Flexible for each context zone. Average overall site impervious cover shall not exceed 60 % unless the development meets the requirements of Simsbury Stormwater Design Guidelines.		
3.0 Street Design Standards (This standard applies only to all new streets, public and private, located in the HS-FBC District)			
Street design standards in the HS-FBC District shall be based upon creating a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection. The right-of-way widths for streets in the HS-FBC District shall depend on the street typology and streetscape standards proposed and approved in the MSDP application. Applicant shall establish a network of both Type "A" and Type "B" Frontage Streets. See Section 7.B.2 of this Code for Street Design Standards within the HS-FBC District, subject to the approval of the Town Engineer.			
a. Design speed	≤25 mph	< 25 mph	< 25 mph
b. Street types allowed	i. Boulevards: 4-lane divided) ii. Avenues: 3-lane divided iii. Main streets iv. Residential streets: 2-lane undivided v. Commercial Alleys	i. Avenues: 3-lane divided ii. Residential streets: 2-lane undivided iii. Residential Alleys	

DEVELOPMENT STANDARDS TABLE – South Site			
Development Standard	***Neighborhood Commercial***	***Mixed Use Transition***	***Special District***
c. Travel lane widths d. Turning radii	ITE's Designing Walkable Urban Thoroughfares or NACTO's Urban Street Design Guide shall guide the development of street design standards and shall be established as part of the MSDP		
e. On-street Parking (along all internal streets except alleys) • Parallel • Angled (head-in or reverse angled) • Head in perpendicular	 Permitted Permitted Not permitted	 Permitted Permitted Not permitted	 Permitted Not permitted Not permitted
f. Parking lane width • Parallel • Angled	 8 feet 18-20 feet	 8 feet 18-20 feet	 7 - 8 feet N/A
g. Alleys[2]	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4.0 Streetscape Standards			
a. Sidewalks/Trails/Walkways	6 feet (minimum)		
b. Planter/Planting Strip Type	Required - Tree wells or Planters		
c. Planter/Planting Strip width	6 feet (min.) wide tree well or planting strip		
d. Street trees	Required/Flexible		
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed by the Zoning Commission as part of the MSDP and must be approved by the Zoning Commission time of MSDP. The requirements for the landscape concept plan are outlined in Section 7.B.10 of this Code. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the Streetscape plan.			
5.0 Open/Civic Space Standards			
a. Open/Civic Space	Required/Flexible, Squares and greens are appropriate		
**Overall open/civic space allocations in the HS-FBC district shall be a minimum of 10% of the gross area of the entire site included in the MSDP and shall be distributed appropriately between the component zones. The location and design of appropriate open spaces shall be based on Section 7.B.3 of this Code.*			
6.0 Parking & Screening Standards			
a. Off-street parking	The applicant shall propose off-street parking standards appropriate to serve the proposed uses in the HS-FBC District. Standards in Article 10, L of the Simsbury Zoning Regulations shall be used as a guide to establish parking standards but parking standards unique to the HS-FBC District shall be established in the MSDP in order to meet demonstrated parking demand within the smallest parking footprint possible so that existing surface parking areas may potentially be redeveloped. Section 7.B.7 and 7.B.9 shall regulate the location and design of all proposed off-street parking including any structured parking proposed.		
Parking standards in the HS-FBC District are intended to be flexible due to the mixed use nature, shared parking opportunities, and availability of on-street parking.			
b. Off-street loading	Article 10, F of the Simsbury Zoning Regulations applies unless alternative standards are provided		
c. Screening 1. Trash/recycling receptacles	Required/Flexible	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)	
2. Other utility equipment	See Sec. 7.B.6 and 7.B.7		
3. Loading spaces	Screening required for non-residential uses. Article 10, F of the Simsbury Zoning Regulations applies for non-residential uses only unless alternative standards are provided		
4. Surface parking areas	Required/Flexible (Standards in 7.B.7 shall apply to any surface parking located along any public street with the exception of alleys unless the applicant proposes alternative screening standards at the time of MSDP.)		
7 Landscape and Streetscape			
a. Landscaping# 1. Landscape buffer between surface parking and sidewalks/trails and streets (except alleys)	Required/Flexible	Required only for non-residential uses	N/A
2. Parking lot minimum interior landscaping	Flexible	Flexible	N/A
#The applicant shall provide a landscape concept plan with the MSDP application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the landscape concept plan. Information provided at the MSDP phase may be schematic meeting the design intent of the proposed development. Detailed landscaping plans shall be required at the Site Plan stage for all			

[2]Alleys shall be required for all residential development with lots 50 feet or less in width.

DEVELOPMENT STANDARDS TABLE – South Site			
Development Standard	***Neighborhood Commercial***	***Mixed Use Transition***	***Special District***
non-residential development. The requirements for the landscape concept plan are outlined in Section 7.B.10 of this Code.			
b. Lighting 1. Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required/Flexible (As a part of the MSDP application, the applicant shall propose lighting standards that includes street light standards and other amenities as a part of the streetscape treatment plan. The landscape concept plan may be combined with a concept plan for lighting. The Town of Simsbury Guidelines for Community Design shall be used as a guide to develop the lighting plan.)		
8.0 Signs			
Flexible (Flexible signage in the HS-FBC District may be proposed by the applicant to the Zoning Commission as part of the MSDP application. Signage in the HS-FBC District shall integrate the streetscape and architectural design of the district through a palette of signs that enhance the pedestrian environment and create a unique identity. If no standards are proposed by the applicant, standards in the Town of Simsbury Guidelines for Community Design shall apply.)			

8.0 Definitions

Many terms used in this Code are defined in Article Four (B) of the Town of Simsbury Zoning Regulations. Definitions are only included here if not defined in Article Four (B), or if the definition for this Code differs from the Zoning Regulations. In case of a conflict between the definitions under this Section and the Zoning Regulations, the definitions in this section shall supersede.

Alternative Compliance Application

Shall be the same as a Type 4 Application.

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the property line. The principal building façade line shall be located within this area.

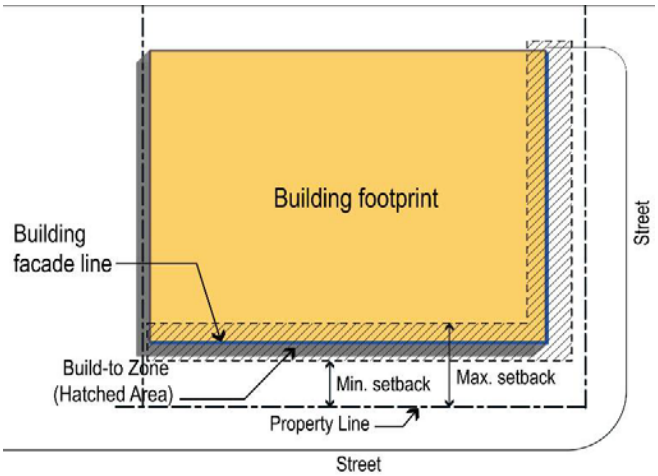
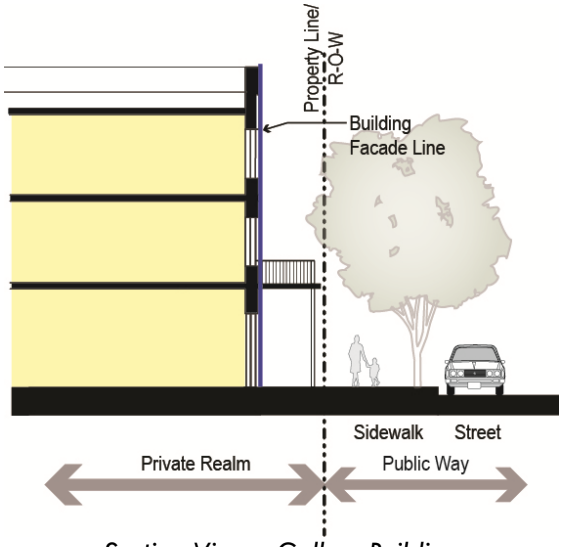


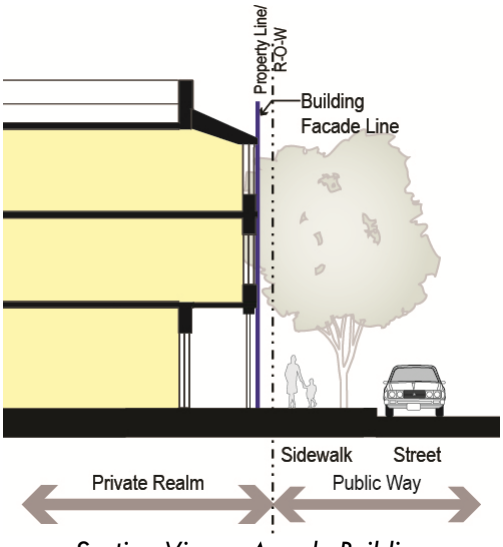
Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Façade Line

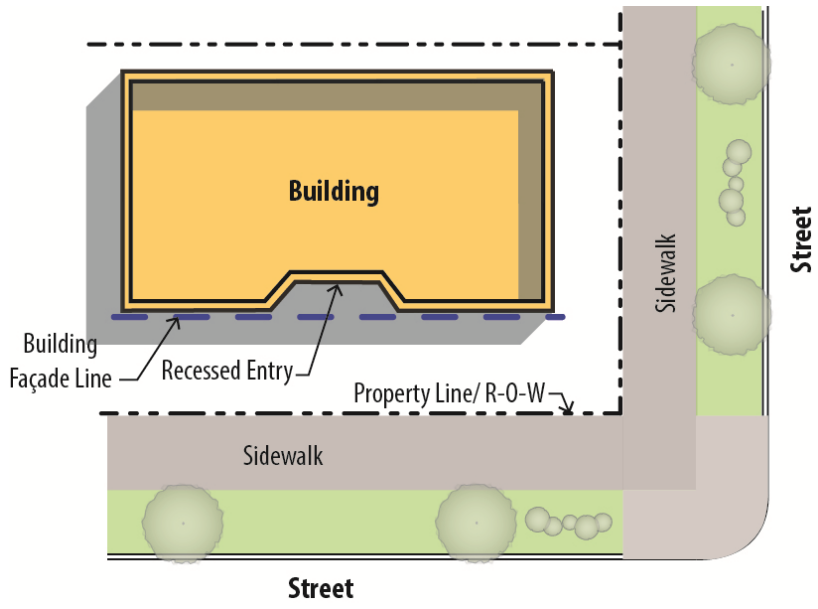
Is the location of the vertical plane of a building along a street frontage.



Section View – Gallery Building



Section View – Arcade Building



Plan View

Building Façade Line Illustrations

Building Frontage

Is the percentage of a building's façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required driveways, stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.

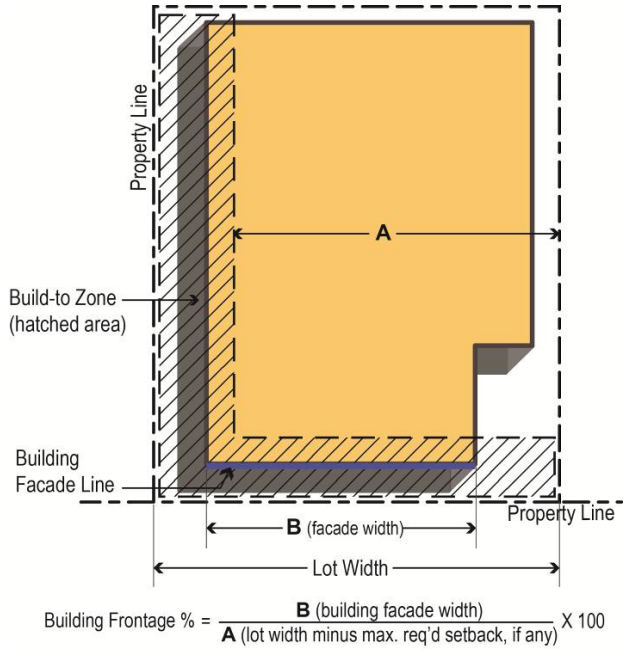


Image showing Building Frontage calculation

Building Step-back

Building step-back is the setting back of the building façade line away from the street at a specific floor or height.

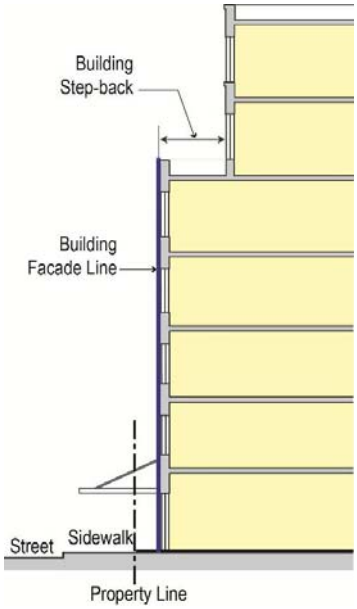
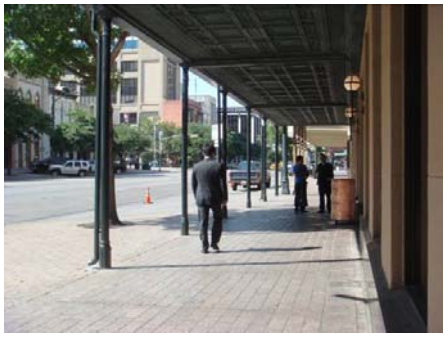
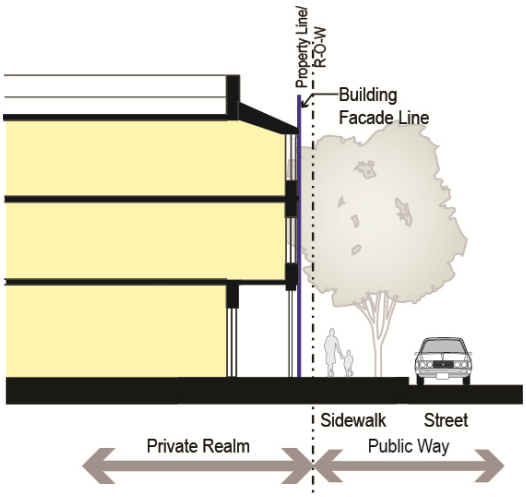


Illustration of a Building Step-back

Colonnade

Is a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Colonnades are intended for buildings with ground floor commercial or retail uses. The ground floor area within the colonnade may be conditioned or non-conditioned space.





Images of colonnade buildings

Component Zone

Means an area within the HS-FBC that is intended to preserve and/or create an urban form that is distinct from other areas within the HS-FBC. General layout of the Component Zones are identified in the Illustrative Framework Plan and the ultimate layout of the Component Zones shall be established through the MSDP.

Commercial Use or Mixed Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready or Active Edge

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses). Standards for Commercial Ready or Active Edge frontages are to be established as part of the MSDP. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction codes for commercial uses. The intent of Commercial Ready or Active Edge space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Encroachment

Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

Existing Buildings and Site Improvements:

Shall include all the buildings and site improvements (parking, driveways, landscaping, etc.) that exist on the Hartford site on the effective date of this code.

Façade Area

Means the surface area of a building's elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building's ground floor elevation not counting minor indentations fronting a particular street. Upper floor façade area is the surface area of a building's upper floor elevations not counting minor indentations fronting a particular street.

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.

Images of Galleries

Highway 10 Parkway:

Is the desired treatment of the public and private frontages along Hwy 10 along the Hartford North and South properties with generous landscaped buffers and multi-use trails that protect the view corridors to the ridge and tower while providing adequate visibility for some limited neighborhood commercial uses in keeping with preserving the town's unique architectural character.

HS-FBC (The Hartford Simsbury Form-Based Code or the Code):

Is the applicable set of zoning regulations for the Hartford North and South sites that is intended to regulate all elements of the public and private realms based on a market-based plan and approval process meeting the town's vision for a long-term, sustainable redevelopment of the Hartford site.

HS-FBC District

Is the physical boundary of the entire area that is subject to the HS-FBC. It includes the Hartford North and South sites.

Illustrative Master Plan:

are conceptual plans generated during the charrette and used as guides that provide input on market and community preferences. The Illustrative Master Plans also provide information on the general mix and intensity of uses, network of streets, open spaces, neighborhood character, and general development orientation (auto versus pedestrian orientation). The Illustrative Master Plans provide a composite of several building scale illustrations of preferred redevelopment concepts.

Illustrative Framework Plan:

is to provide guidance on how to translate the respective Illustrative Master Plans into a MSDP that establishes the details required to develop under this code including, but not limited to, the allocation of component zones, layout of streets and open spaces, and mix and intensity of uses. These Illustrative Framework Plans will then be the basis to create final MSDP by property owners/developers at the time of new development or redevelopment.

ITE's Designing Walkable Urban Thoroughfares Manual

Daisa, James M., *Designing walkable urban thoroughfares: a context sensitive approach.* Washington, DC: Institute of Transportation Engineers. (most recent edition)

Live-Work Unit

Means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the Zoning Regulations in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Major Amendments

Means any requested amendment to any approved plan that does not meet the standards for a minor amendment per Section 5 G of this code.

Master Site Development Plan (MSDP):

A Master Site Development Plan (MSDP) is a detailed plan for development that establishes the standards and specifications for all the critical elements of the built environment based on a specific development vision per all the requirements of this Code.

Minor Amendments

Means a requested amendment to an approved plan (Site Plan or MSDP) per Section 5 (G). The Planning Director shall have the authority to approve or approve with conditions or deny a minor amendment to an approved plan.

NACTO's Urban Street Design Guide

Urban Street Design Guide. New York City: National Association of City Transportation Officials. (most recent edition)

New Development:

Shall include any new building including any additions to the footprints of existing buildings within the Hartford Site proposed/developed after the adoption date of this Code.

Open Space

Is publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. provided to meet the standards in of this Code. Open space may be privately or publicly owned and/or maintained.

Plan of Conservation and Development (POCD):

Is the Town of Simsbury's comprehensive framework for informed decision making and establishes the blueprint for the long-term growth and development of the Town.

Planning Director

Shall be the Town of Simsbury Planning Director or his/her designee.

Primary Entrance

Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

Residential Use Building

Means a building that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), two family home (i.e. duplex), multiple family (3 or more), apartment building (under single ownership or under multiple owners within a condominium regime).

Service-related site functions

Means all uses that support the principal use on the site including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Street Frontage Designation

As identified on the approved MSDP, future streets in the HS-FBC area are designated as Type "A" or Type "B". Each frontage designation establishes a certain development context in order to improve walkability and pedestrian orientation within the HS-FBC district.

Street Screen

Is a freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

Image of a combination masonry and living street screen

Street Wall

Indicates the creation of a "wall" or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a "void" if there is a surface parking lot or service area adjacent to the sidewalk/street.

Type 1 – 4 Applications:

Are the different types of applications with specific review and approval processes tailored to the scope of proposed development within the HS-FBC. The application and development review flow charts in Appendix G summarizes the different application types and their respective processes.

Type "A" Frontage Street

Means the street frontagesidentified as such on the adopted MSDP. Type "A"' Frontage Streets are the primary pedestrian streets and buildings along Type "A" Frontage Streets shall be held to the highest standard of pedestrian-oriented design.

Type "B" Frontage Street

Means the street frontages identified as such on the adopted MSDP. Type "B" Frontage Streets are intended to primarily accommodate access to parking, service, utility, and other auto-related functions

Appendix A

Appendix B

Appendix C

Appendix D

Appendix E
Component Zone Summary and Illustrative Images

Neighborhood Commercial	The Neighborhood Commercial zone is intended to provide for a range of neighborhood service retail and service uses in a walkable neighborhood context
Illustrative Images	

Neighborhood Transition	The Neighborhood Transition zone shall provide for the use and scale transitions within a walkable neighborhood context from the Neighborhood Commercial and the Neighborhood or Cluster Neighborhood zone. Such transitions will be in the form of small stacked flats, courtyard apartments, townhomes, or live work units.
Illustrative Images	

Neighborhood	The Neighborhood zone shall provide for a range of single-family residential uses within a walkable, traditional neighborhood development context with appropriately designed open spaces and street streets.
Illustrative Images	

Cluster Neighborhood	The Cluster Neighborhood zone provides for a conservation subdivision development with smaller clustered residential lots with a significant amount of the component zone preserved as agricultural land or as open space with a conservation easement.
Illustrative Images	

Mixed Use Transition	The Mixed Use Transition zone shall provide for the use and scale transitions within a walkable neighborhood context from the Neighborhood Commercial and the Special District zone. Such transitions will be in the form of smaller light/cottage industrial, flex/office uses, stacked flats, townhomes, or live work units.

Special District	The Special District zone shall be the area with the existing office building. It has been designated as a Special District due to its unique context and scale within the South Site

Appendix F

Description of Use Categories

F-1 Residential Use Categories

1. Household Living

   Residential occupancy of a dwelling unit by a family on a monthly or longer basis. Household living includes the following:

   i. Single-family, multifamily
   ii. Family day care home
   iii. Group residential facility for up to eight handicapped dependent persons

2. Group Living

   Residential occupancy of a structure by a group of people that does not meet the definition of household living. Tenancy is usually arranged on a monthly or longer basis. Generally, group living facilities have a common eating area for residents, and residents may receive care or training. Group living includes the following:

   i. Assisted living facility
   ii. Boarding house, rooming house, lodging house.
   iii. Congregate care facility, independent living facility
   iv. Fraternity, sorority, dormitory
   v. Group residential facility for more than eight handicapped dependent persons
   vi. Hospice
   vii. Monastery, convent
   viii. Nursing or care home
   ix. Single room occupancy

3. Social Service

   Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.
   Social service includes the following:
   i. Adult rehabilitation center
   ii. Group shelter
   iii. Overnight general purpose shelter
   iv. Rehabilitative clinic
   v. Social service facility, soup kitchen, transient lodging, homeless shelter
   vi. Transitional home, halfway house

F-2 Public Uses

1. Civic

   Places of public assembly that provide ongoing governmental, life safety, educational and cultural services to the general public, as well as meeting areas for religious practice. Civic uses include the following:

   i. College, community college, university
   ii. Convention center, arena
   iii. Museum, library, post office
   iv. Municipal office building
   v. Places of worship including church, mosque, synagogue, temple
   vi. Police, fire, EMS station, substation
   vii. Public or private (K-12) school
   viii. Neighborhood arts center or similar community facility (public)

2. Parks and Open Space (Neighborhood Scale)
   Uses focusing on natural and landscaped spaces generally used for passive recreation and having few structures. Uses in this category shall be smaller in scale (15 acres or less) and include the following types of public or private open spaces:
   i. Botanical garden, nature preserve, recreational trail, community garden
   ii. Park, square, plaza, green
   iii. Playground, pocket park, pedestrian paseo or mews (shared street)

3. Parks and Open Space (Regional)
   Uses focusing on natural and improved areas generally used for passive and active/structured recreation and sports fields. Uses in this category shall be larger in scale (> 15 acres) and include the following types of public or private open spaces:
   i. Cemetery, mausoleum, columbarium, memorial park
   ii. Ball field, ice rink, tennis courts and other active sports courts
   iii. Skateboarding facility
   iv. Other public outdoor recreation or amusement facility such as miniature golf, golf courses, Frisbee golf, boat docks, etc.

4. Minor Utilities
   Public or private infrastructure serving a limited area with no on-site personnel. Minor utilities includes the following:
   i. On-site stormwater retention or detention facility
   ii. Neighborhood-serving cable, telephone, gas, fiber-optic, or electric facility (includes junction boxes and switching stations and boxes) (screening standards apply)
   iii. Water and wastewater pump station or lift station

5. Major Utilities

   Public or private infrastructure with a focus on serving the entire community and possibly having on-site personnel (major utility). Major utilities includes the following:
   i. Aeration facility, artesian well, electrical substation, electric or gas generation plant, filter bed
   ii. Waste treatment plant, water pumping facility, water tower or tank

F-3 Commercial Uses

1. Day Care:
   Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day. Day care includes the following:
   i. Adult day care center
   ii. Day care center for children
   iii. Drop-in child care center
   iv. Nursery school, preschool
   v. Recreational program, before- and after-school
   vi. Small group child care center

2. Indoor Recreation
   Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting. Indoor recreation includes the following:
   i. Amusement center, game arcade, children's amusement center
   ii. Athletic, tennis, swim or health club, fitness center, gym, yoga studio
   iii. Billiard hall, pool hall
   iv. Bingo parlor
   v. Bowling alley
   vi. Club or lodge, membership club, dance hall
   vii. Dance, martial arts, music studio or classroom

viii. Go-kart track
ix. Gymnastic facility, indoor sports academy
x. Miniature golf facility
xi. Movie or theater
xii. Skating rink

3. Medical
Uses providing medical or surgical care to patients. Some uses may offer overnight care. Medical includes the following:
i. Ambulatory surgical center, elective surgery center
ii. Blood plasma donation center, medical or dental laboratory
iii. Hospital, urgent care or emergency medical office
iv. Medical, dental office

4. Office
Activities conducted in an office setting and generally focusing on business, professional or financial services. Office includes the following:
i. Art studio, gallery, photography studio
ii. Advertising, business management consulting, corporate head quarters, data processing, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency
iii. Financial services such as lender, investment or brokerage house, bank, call center, bail bonds (without drive through or drive up service)
iv. Counseling in an office setting
v. Radio, TV or recording studio
vi. Trade, vocational, business school

5. Outdoor Recreation (Private)
Generally private commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures or a combination of outdoor and indoor structures. Outdoor recreation includes the following:
i. Drive-in theater
ii. Executive par three golf course
iii. Extreme sports such as paintball, BMX or motocross
iv. Golf course, country club, clubhouse
v. Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park
vi. Horse stable, riding academy, equestrian center
vii. Sports academy for active recreational or competitive sports
viii. Stadium, arena, commercial amphitheater

6. Overnight Lodging
Accommodations arranged for short term stays of less than 30 days for rent or lease. Overnight lodging includes the following:
i. Bed and breakfast
ii. Hotel, motel, inn, extended-stay facility

7. Passenger terminal
Public or commercial facilities for the takeoff and landing of helicopters, and facilities for bus, taxi or limo service. Passenger terminal includes the following:
i. Bus passenger terminal, multi-modal facility
ii. Heliport
iii. Taxi dispatch center, limousine service

8. Personal service
   Facilities involved in providing personal services or repair services to the general public without drive through or drive up service. Personal service includes the following:
   i. Animal care, animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding place, animal shelter, kennel, doggy day care
   ii. Catering establishment, cleaning establishment, dry-cleaning or laundry drop-off facility, laundromat
   iii. Funeral home, funeral parlor, mortuary, undertaking establishment
   iv. Hair, nail, tanning, massage therapy, therapeutic massage, personal care service, barber, beauty shop
   v. Palmist, psychic, medium, fortune telling
   vi. Photocopy, blueprint, package shipping and quick-sign service, printing and publishing
   vii. Repair of any appliance, bicycle, canvas product , clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch
   viii. Taxidermist, tailor, milliner, upholsterer, locksmith

9. Personal service (under 3,000 sq.ft.)
   Facilities involved in providing personal services or repair services to the general public. Personal service includes the the same uses as ones lister under H above but located within individual lease areas of 3,000 sq.ft or less.

10. Restaurant/bar
    Establishments that prepare and sell food or drink for on- or off-premise consumption without drive through access. Restaurant/bar includes the following:
    i. Bar, tavern, cocktail lounge, nightclub, brew pub
    ii. Coffee/tea shop, internet café
    iii. Pizza delivery facility
    iv. Restaurant, fast-food restaurant, take-out, yogurt or ice cream shop

11. Restaurant/bar (under 3,000 sq.ft)
    Establishments that prepare and sell food or drink for on- or off-premise consumption without drive through access. Restaurant/bar includes the same uses as ones listed under J above but located within individual lease areas of 3,000 sq.ft. or less.

12. Retail sales and service
    Facilities involved in the sale, lease, or rental of new or used products without drive through or drive up service. Retail sales includes the sales, rental, or lease of the following:
    i. Antiques, collectables, appliances, art supplies
    ii. Baked goods, bicycles, books, magazines, newspapers, building supplies
    iii. Cameras, carpet and floor coverings, artisanal crafts, clothing, computers, convenience goods, check cashing, payday loan
    iv. Electronic equipment, eyewear
    v. Fabric, flowers, furniture
    vi. Gas station (no auto service allowed), fuel (including gasoline and diesel fuel)
    vii. Garden supplies, plants, gifts or novelties, souvenirs, groceries, produce, seafood
    viii. Hardware, home improvement, household products
    ix. Jewelry
    x. Liquor store, alcoholic beverage sales, beer, wine
    xi. Medical supplies, movies, videos, DVDs, music, musical instruments, music equipment
    xii. Office supplies, optometrist
    xiii. Pawnshop, pets and supplies, pharmacy, photo finishing, prepared meals
    xiv. Sporting goods, stationery
    xv. Tobacco
    xvi. Vehicle parts and accessories

13. Vehicle rental and sales

Direct sales, rental or leasing, and service of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Vehicle rental/sales and service includes the following:

i. Boats and other recreational vehicles
ii. Cars, trucks, motorcycles, scooters
iii. Vehicle Service may only be permitted as accessory uses to Vehicle rental and sales uses

14. Any commercial use with a drive-through or drive up service
Site elements that accommodate sales or service directly to customers within their vehicles. Included in this category are drive through lanes, drive through service windows, stacking lanes, signs directed to drive-thru customers, vehicle, service bays, drive-thru drop off lane, etc.

F-4 Industrial Uses

1. Agriculture
Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production. Agriculture includes the following:

i. Animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals, apiculture, aquaculture, dairying, personal or commercial animal breeding and development
ii. Crop production, soil preparation, agricultural services, large animal and veterinary services, farm labor and management services
iii. Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture, sale of agriculture products
iv. Fish hatcheries and preserves
v. Grain, fruit, field crop and vegetable cultivation and storage
vi. Hunting, trapping and game propagation
vii. Livestock, horse, dairy, poultry and egg products
viii. Livestock auction
ix. Milk processing plant
x. Packing house for fruits or vegetables
xi. Plant nursery, plant nursery with landscape supply
xii. Poultry slaughtering and dressing
xiii. Timber tracts, forest nursery gathering of forest products

2. Heavy Industry
Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited. Heavy industrial includes the following:

i. Any use that is potentially dangerous, noxious or offensive to neighboring uses or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause
ii. Asbestos, radioactive materials
iii. Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, Automobile dismantlers and recyclers, commercial feed lot
iv. Bulk storage of flammable liquids, chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products
v. Concrete batching and asphalt processing and manufacture, batch plant
vi. Day labor facility
vii. Detention center, jail, prison
viii. Earth moving, heavy construction equipment, transportation equipment
ix. Explosives, fabricated metal products and machinery

x. Industrial sign-making
xi. Impound lot, wrecker service includes vehicle wreckers, auto storage, wrecking, junk or salvage yard
xii. Leather and leather products includes tanning and finishing
xiii. Manufactured or modular housing sales
xiv. Petroleum, liquefied petroleum gas and coal products and refining
xv. Primary metal manufacturing
xvi. Pulp mill, rubber and plastic products, rubber manufacturing
xvii. Scrap metal processors, sawmill, secondary materials dealers
xviii. Trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle
xix. Tire recapping, tobacco products, transportation equipment

3. Light Industry and Assembly

Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the facility but may be associated with retail or restaurant uses in close proximity or as accessory uses. Light industrial includes the following:

i. Brewery, winery, distillery
ii. Bus or rail transit vehicle maintenance or storage facility
iii. Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site but store equipment and materials or perform fabrication or similar work on-site
iv. Crematorium, pet crematorium
v. Electronics service center
vi. Food beverage products except animal slaughter, stockyards
vii. Lawn, tree or garden service
viii. Laundry, dry-cleaning, carpet cleaning plants
ix. Leather and leather products except tanning and finishing
x. Lumberyard and wood products, sheet metal shop, soft drink bottling
xi. Stone, clay, glass, and concrete products

4. Cottage Industry or Manufacturing:
Includes small scale and individualized (i.e., not mass produced) assembly and light manufacturing/fabrication of commodities fully enclosed within a building (no greater than 20,000 sq.ft.) adequately screened from any noise and dust and not producing any noxious odors, gas, or other pollutants. This category shall include workshops and studios for cottage industries such as pottery, wood working and carpentry, glass-blowing, metal working and fabrication, screen printing, weaving, craft brewery, coffee roasting, small-scale food production, etc.

5. Light Manufacturing
A facility conducting light manufacturing operations within a fully-enclosed building. Light manufacturing includes the following:

i. Bulk mailing service
ii. Clothing, textile apparel manufacturing
iii. Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, electrical items, sporting goods, office and art supplies, electrical equipment/items, paper products (except pulp mills), metal and glass products
iv. Office showroom/ furniture warehouse
v. Printing, publishing, and lithography
vi. Production of artwork and toys, movie production facility, photo-finishing laboratory
vii. Repair of scientific or professional instruments and electric motors
viii. Sheet metal, welding, machine, or tool repair shop
ix. Woodworking, including cabinet makers and furniture manufacturing

6. Research and development

   A facility focused primarily on the research and development of new products. Research and development includes the following:

   i. Laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private
   ii. Prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product
   iii. Pilot plants used to test manufacturing processes planned for use in production elsewhere

7. Resource extraction
   Characterized by uses that extract minerals and other solids and liquids from land. Resource extraction includes the following:

   i. Extraction of phosphate or minerals
   ii. Extraction of sand or gravel, borrow pit
   iii. Land clearing for the purpose of resource extraction
   iv. Metal, sand stone, gravel clay, mining and other related processing
   v. Stockpiling of sand, gravel, or other aggregate materials

8. Self-service storage (mini storage)
   Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property. Self-service storage includes the following:

   i. Fully enclosed indoor multi-story storage
   ii. Mini-warehouse
   iii. Warehouse, self-service

9. Vehicle Service

   Repair and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Vehicle service includes the following:

   i. Audio and alarm system installation, custom accessories, quick lubrication facilities, auto detailing, minor scratch and dent repair, bedliner installation, glass repair/replacement, tire sales and mounting, full- or self-service vehicle wash
   ii. Alignment shop, body shop, engine replacement or overhaul, repair of cars, trucks, RVs and boats, repair or replacement of brakes, shocks, mufflers and transmissions
   iii. Service station (gas station with service bays)
   iv. Towing service, truck service, vehicle towing station

10. Warehouse and distribution

    Facilities involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers. Warehouse and distribution includes the following:

    i. Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store
    ii. Bus barn or vehicle storage
    iii. Commercial packing for fruits and vegetables
    iv. Distribution facility, central postal facility
    v. Freight, service facility
    vi. Mail-order house
    vii. Outdoor storage yard

viii. Parcel services

ix. Railroad switching yard, freight terminal, piggyback yard

x. Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred

xi. Trailer storage, drop off lot

xii. Truck or motor freight terminal, service facility

xiii. Trucking operation

xiv. Warehouse

xv. Wholesale sales of food, clothing, auto parts, building hardware and similar products

11. Waste-related

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material. Waste-related service includes the following:

i. Animal waste processing

ii. Garbage or refuse collection service (office and truck fleet)

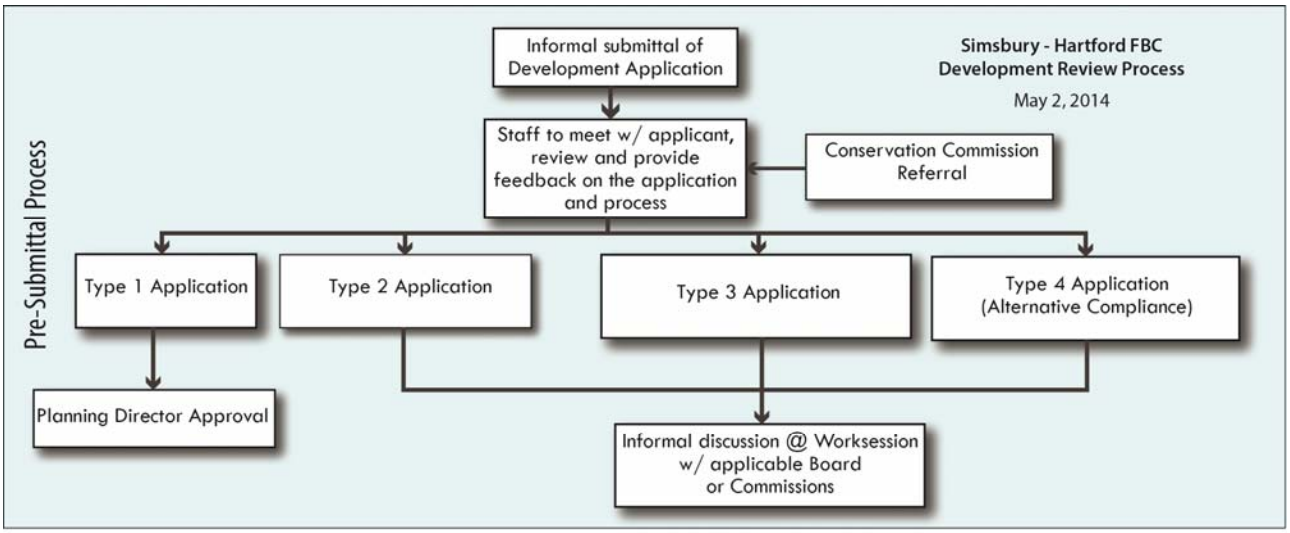
iii. Landfill, Class III rubble fill

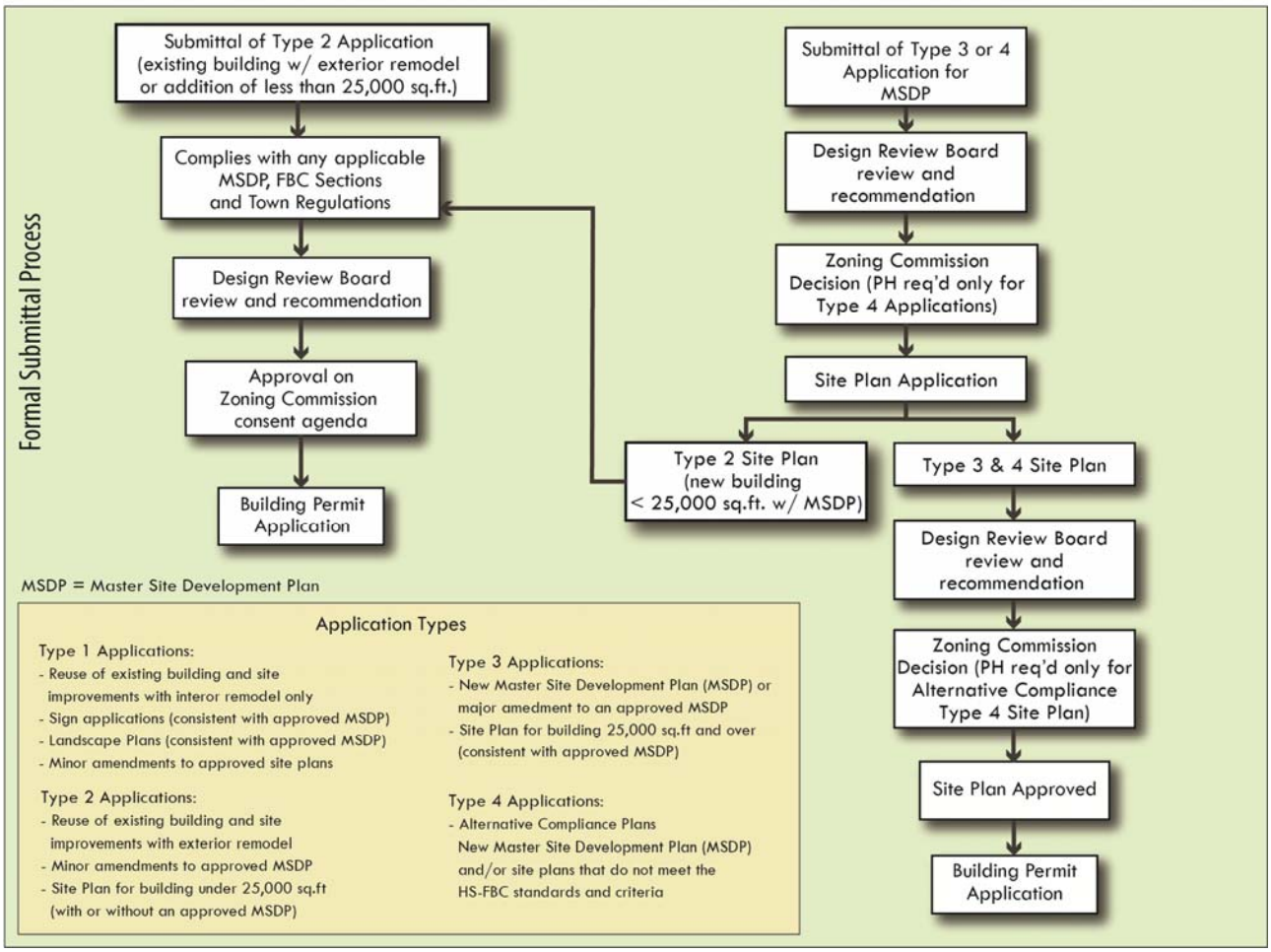
iv. Manufacture and production of goods from composting organic material Recycling facility including recyclable material storage, including construction material, recycling drop-off facility, recycling buy-back center, recycling collection center

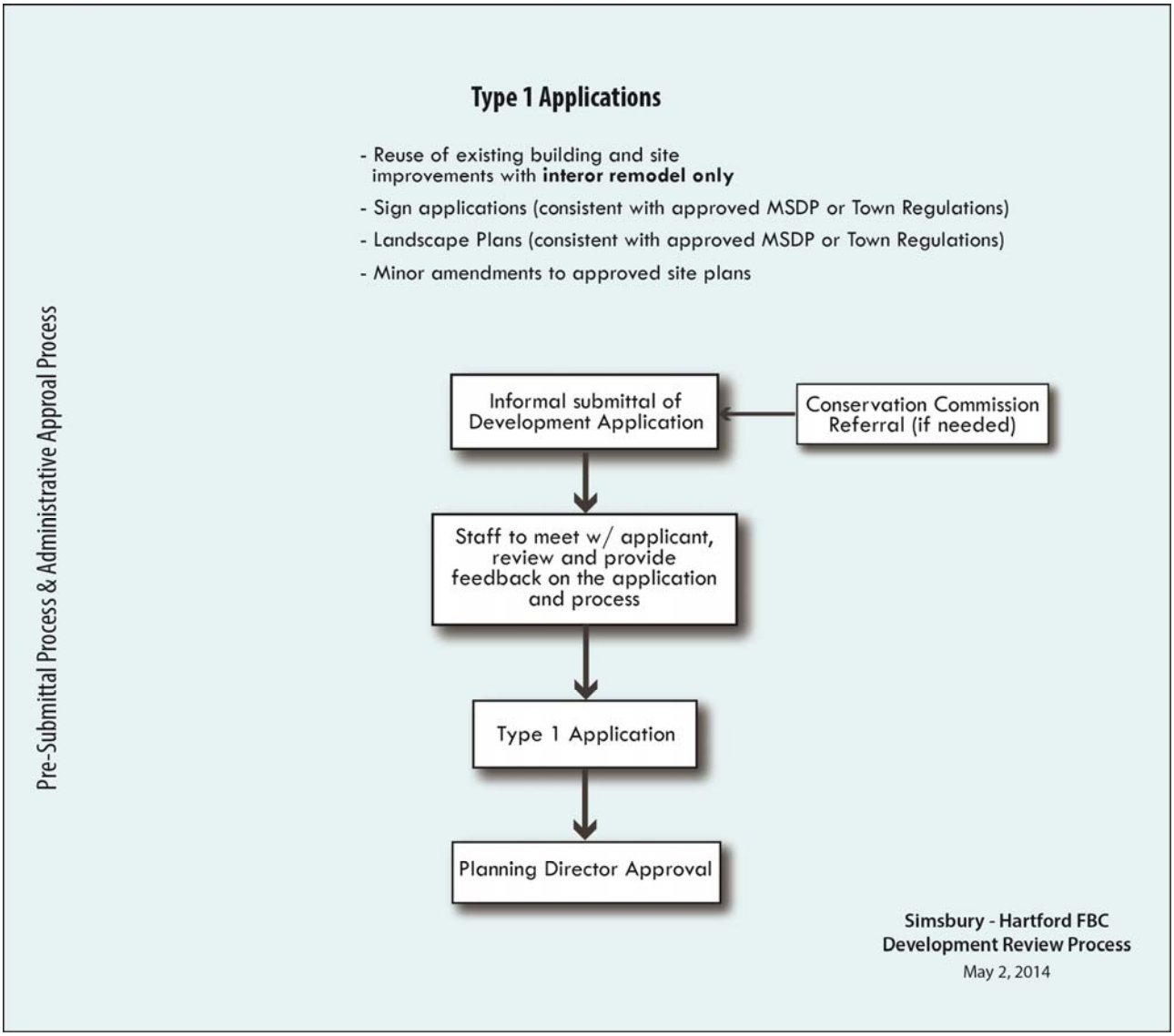
v. Solid or liquid waste transfer station, waste incineration

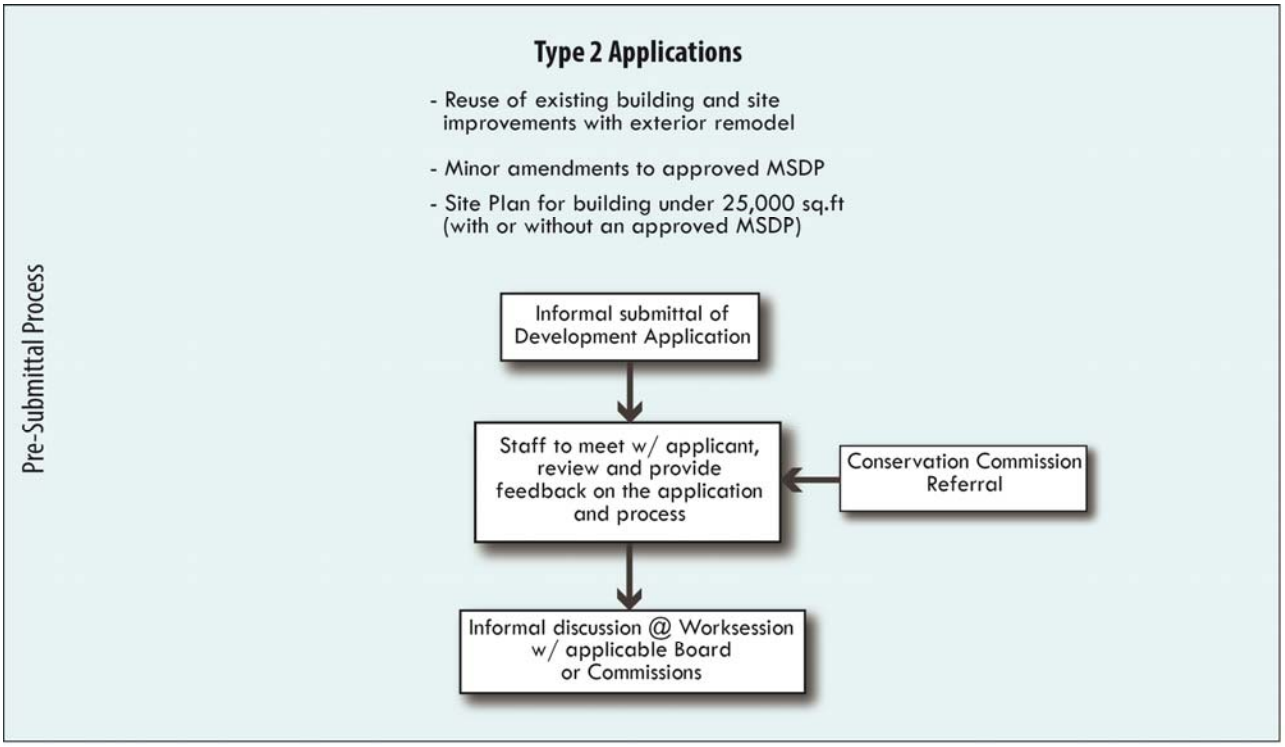
Appendix G

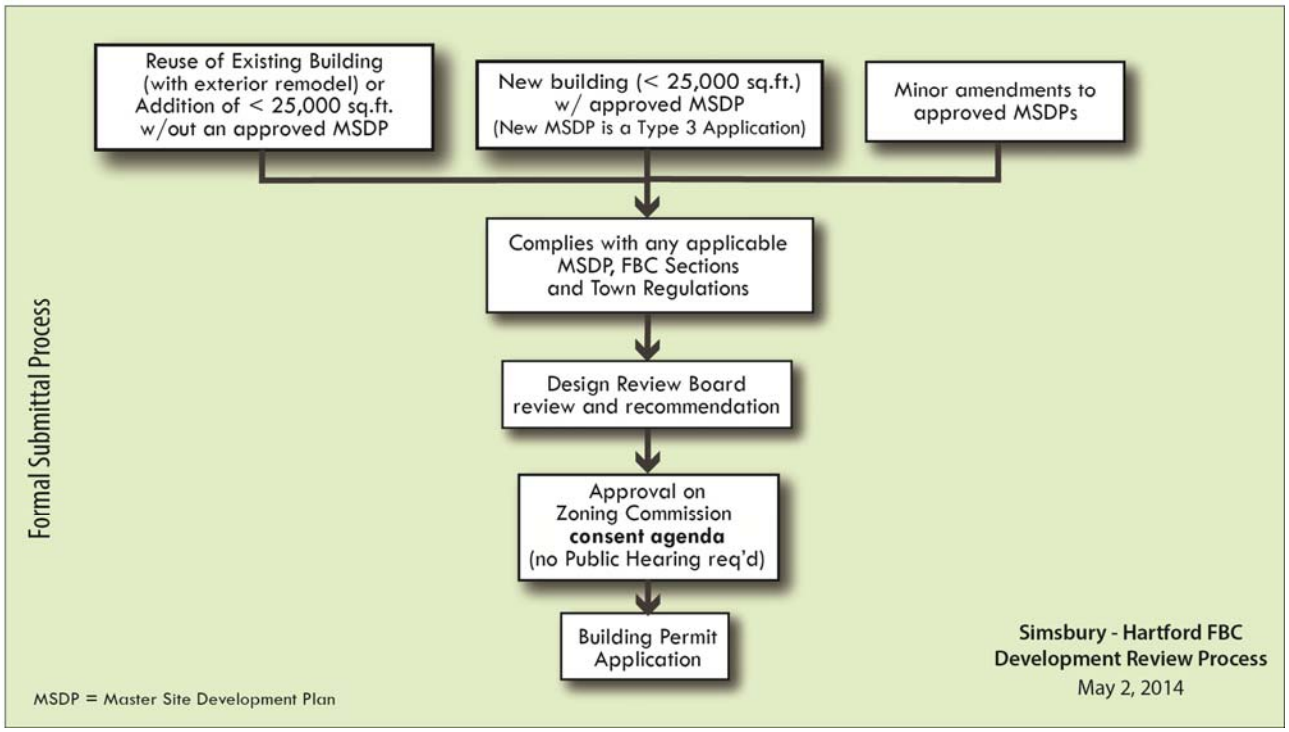
Application Flow Charts

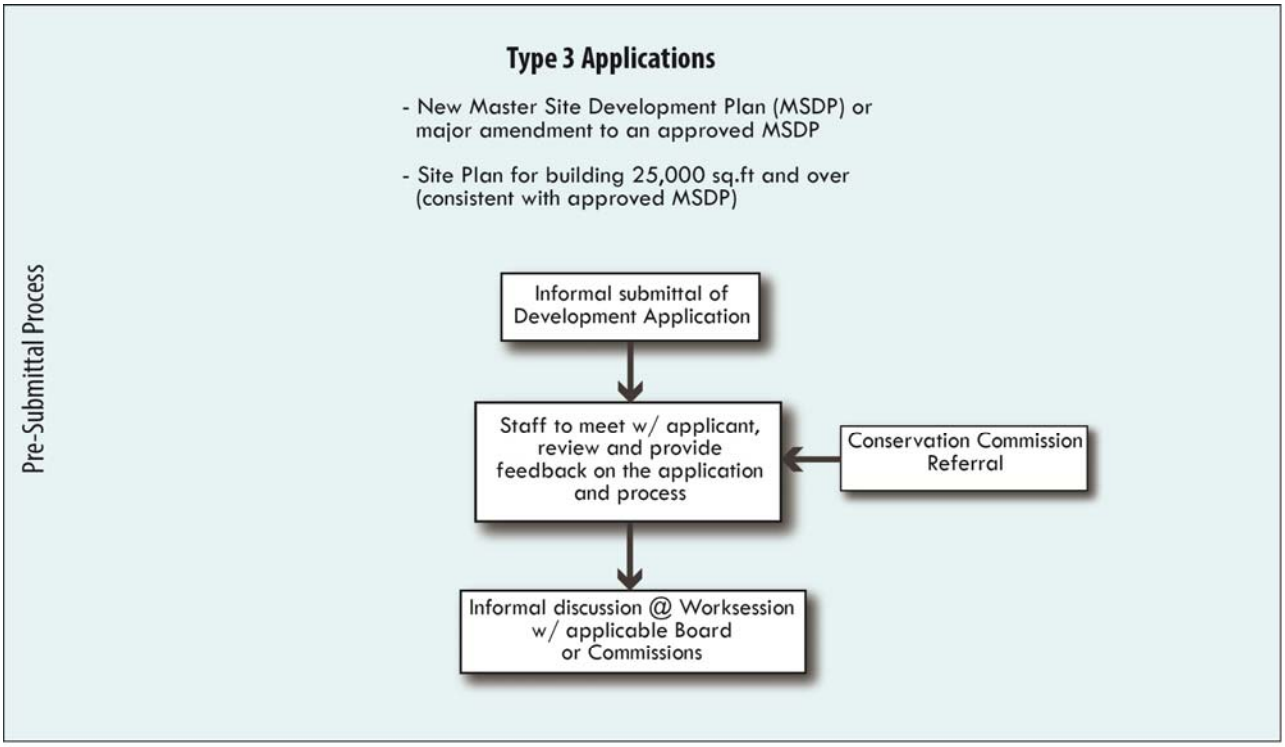


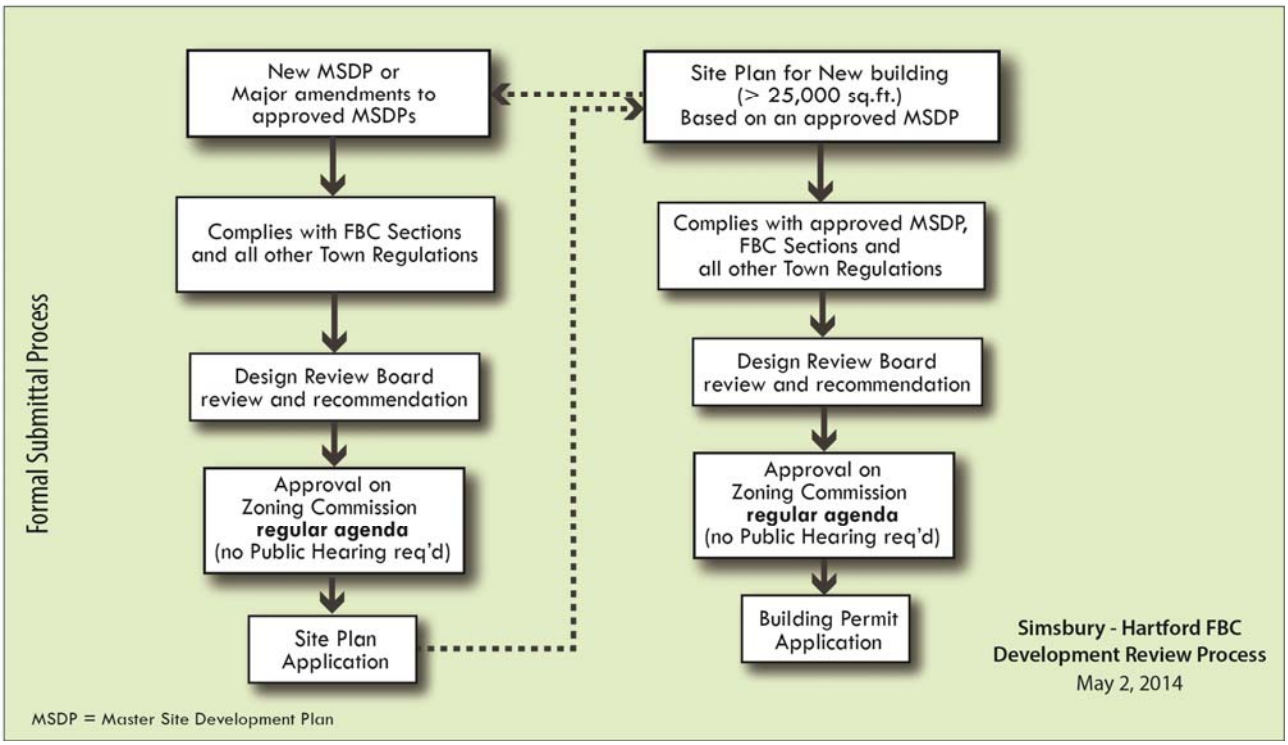


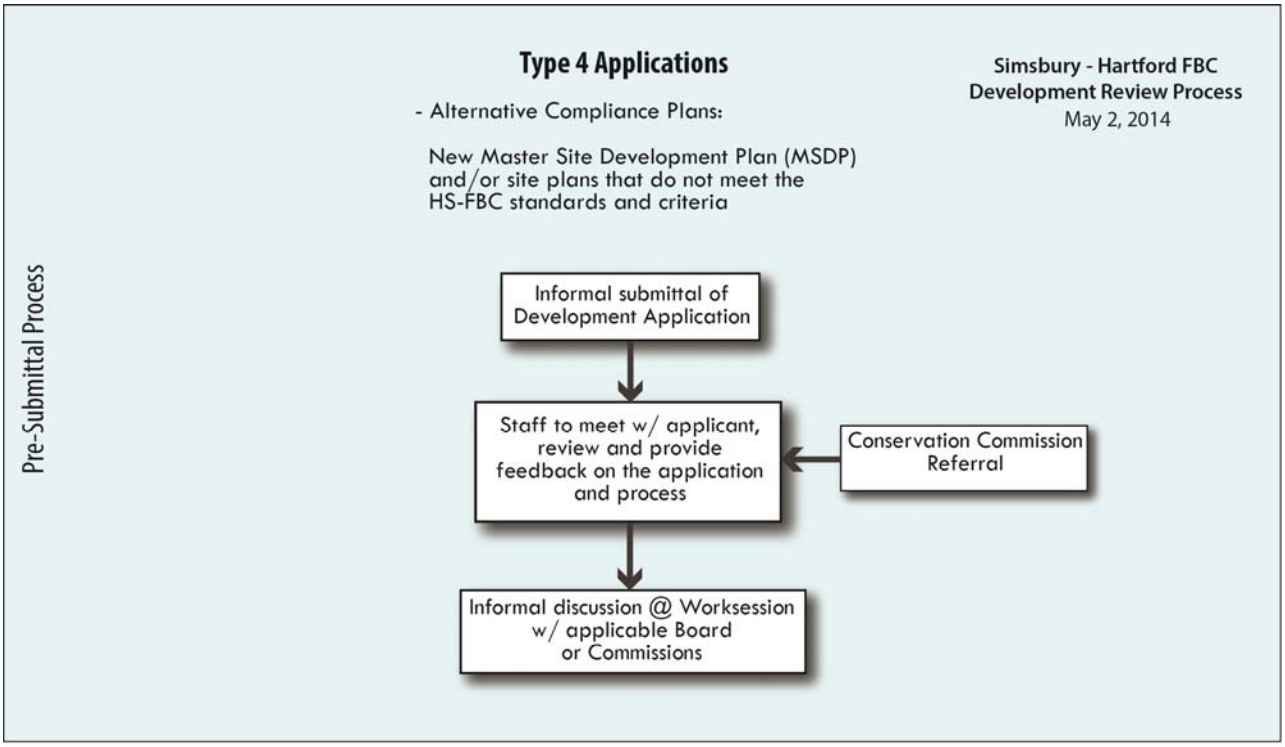

Type 1 Applications
- Reuse of existing building and site improvements with **interor remodel only**
- Sign applications (consistent with approved MSDP or Town Regulations)
- Landscape Plans (consistent with approved MSDP or Town Regulations)
- Minor amendments to approved site plans
Pre-Submittal Process & Administrative Approal Process
Informal submittal of Development Application
Conservation Commission Referral (if needed)
Staff to meet w/ applicant, review and provide feedback on the application and process
Type 1 Application
Planning Director Approval
Simsbury - Hartford FBC
Development Review Process
May 2, 2014

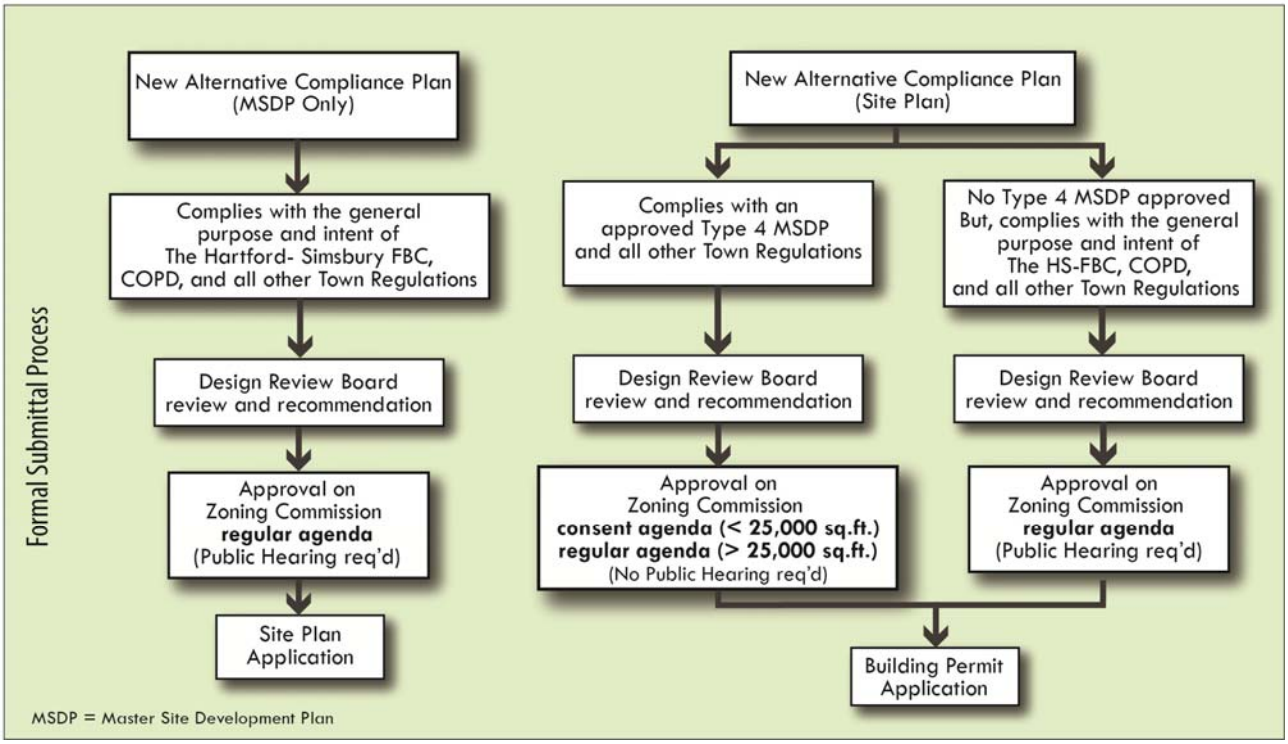

Type 2 Applications
- Reuse of existing building and site improvements with exterior remodel
- Minor amendments to approved MSDP
- Site Plan for building under 25,000 sq.ft (with or without an approved MSDP)
Pre-Submittal Process
Informal submittal of Development Application
Staff to meet w/ applicant, review and provide feedback on the application and process
Conservation Commission Referral
Informal discussion @ Worksession w/ applicable Board or Commissions


Formal Submittal Process
Reuse of Existing Building (with exterior remodel) or Addition of < 25,000 sq.ft. w/out an approved MSDP
New building (< 25,000 sq.ft.) w/ approved MSDP (New MSDP is a Type 3 Application)
Minor amendments to approved MSDPs
Complies with any applicable MSDP, FBC Sections and Town Regulations
Design Review Board review and recommendation
Approval on Zoning Commission consent agenda (no Public Hearing req'd)
Building Permit Application
MSDP = Master Site Development Plan
Simsbury - Hartford FBC Development Review Process
May 2, 2014


Type 3 Applications
- New Master Site Development Plan (MSDP) or major amendment to an approved MSDP
- Site Plan for building 25,000 sq.ft and over (consistent with approved MSDP)
Pre-Submittal Process
Informal submittal of Development Application
Staff to meet w/ applicant, review and provide feedback on the application and process
Conservation Commission Referral
Informal discussion @ Worksession w/ applicable Board or Commissions


Formal Submittal Process
New MSDP or Major amendments to approved MSDPs
Complies with FBC Sections and all other Town Regulations
Design Review Board review and recommendation
Approval on Zoning Commission regular agenda (no Public Hearing req'd)
Site Plan Application
Site Plan for New building (> 25,000 sq.ft.) Based on an approved MSDP
Complies with approved MSDP, FBC Sections and all other Town Regulations
Design Review Board review and recommendation
Approval on Zoning Commission regular agenda (no Public Hearing req'd)
Building Permit Application
Simsbury - Hartford FBC Development Review Process
May 2, 2014
MSDP = Master Site Development Plan


Type 4 Applications
- Alternative Compliance Plans:
New Master Site Development Plan (MSDP) and/or site plans that do not meet the HS-FBC standards and criteria
Simsbury - Hartford FBC Development Review Process
May 2, 2014
Pre-Submittal Process
Informal submittal of Development Application
Staff to meet w/ applicant, review and provide feedback on the application and process
Conservation Commission Referral
Informal discussion @ Worksession w/ applicable Board or Commissions


Formal Submittal Process
New Alternative Compliance Plan (MSDP Only)
Complies with the general purpose and intent of The Hartford- Simsbury FBC, COPD, and all other Town Regulations
Design Review Board review and recommendation
Approval on Zoning Commission regular agenda (Public Hearing req'd)
Site Plan Application
New Alternative Compliance Plan (Site Plan)
Complies with an approved Type 4 MSDP and all other Town Regulations
No Type 4 MSDP approved But, complies with the general purpose and intent of The HS-FBC, COPD, and all other Town Regulations
Design Review Board review and recommendation
Design Review Board review and recommendation
Approval on Zoning Commission consent agenda (< 25,000 sq.ft.) regular agenda (> 25,000 sq.ft.) (No Public Hearing req'd)
Approval on Zoning Commission regular agenda (Public Hearing req'd)
Building Permit Application
MSDP = Master Site Development Plan