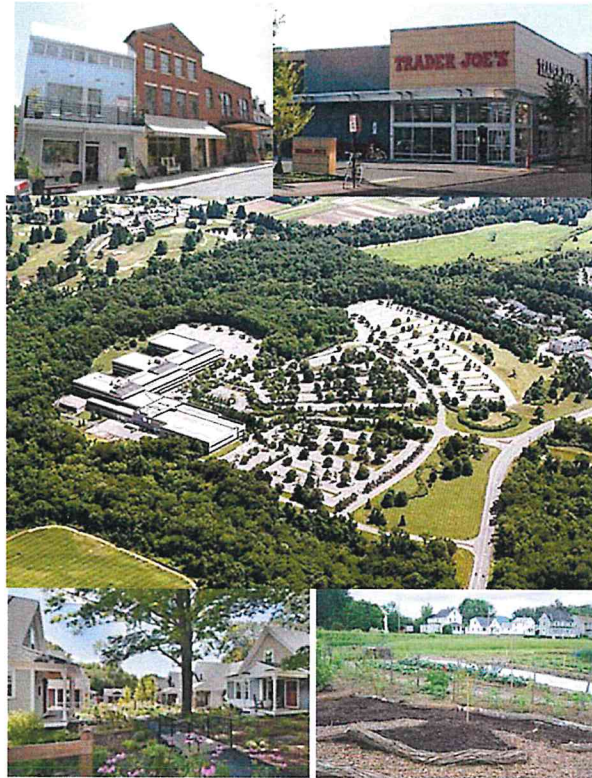


This document highlights the Type 4 application changes summarized in VHB's October 4, 2023 letter Re: Master Site Development Plan changes from the HS-FBC - The Ridge at Talcott Mountain South.

The Hartford-Simsbury Form-Based Code

Adopted by Simsbury Zoning Commission on July 7, 2014
Effective date August 1, 2014



Created for



By:

GATEWAYPLANNING
A VIALTA GROUP PARTNER

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 located 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 or 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 or 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 or 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

Item 1: "from any" changed to "to any"

- 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,

Comment 4: Changed to "Type "A" Frontage Streets shall have buildings fronting along at least 65% of the lot or block's frontage unless constricted by environmental, natural features, open space, or existing utility easements."

Comment 3: Highlighted portion revised to remove "a minimum of 18""

Comment 2: Established – Neighborhood Zone – “Residential buildings along the public pedestrian street and/or open spaces shall have a ground floor blank wall limitation of lineal 20-feet between window/door openings.”
Neighborhood Transition Zone – “Residential buildings along the public pedestrian street and/or open spaces shall have a minimum of 20% of the primary façade area designated for doors and windows. All other elevations shall have a blank wall limitation of lineal 20-feet between window/door openings.”

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.

Comment 5: Changed to "A surface parking lot may be adjacent to a street intersection or square, or occupy a lot that terminate a street vista. Parking at these locations shall be screened from Type "A" or Type "B" Streets."

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.

Comment 6: Changed to—"Garages do not need to be set back from the front façade of the single-family homes."

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.

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	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.)			
1. Lighting				
2. Building entrances				
3. Parking areas, trails, and streets				
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.

Comment 7: revised to –
 “Neighborhood (may be no more than 50% of the net acreage of the Hartford South Site). Net acreage of the site excludes jurisdictional wetlands, regulatory floodplains, and slopes over 20%.”

- 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

Comment 8: -"Required multi-use trail (min. 12' wide with the flexibility to narrow to 8' at areas where the path is adjacent to wetlands and/or steep slopes) along the Hwy 10 frontage.."

Comment 9: "Wetlands and buffer area disturbance will generally be limited to areas previously disturbed by the previous use. New disturbances will be limited to the maximum extent practicable. Work within the 100' wetlands upland review will require approval from the Simsbury Inland Wetland and Watercourse Agency during the Site Plan approval process."

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.

Comment 10

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) <i>revised to 55'</i>	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	Flexible	Flexible	Flexible
Side	Flexible	Flexible	Flexible
Rear	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	<i>revised to: "unless the block is split by open space and/or amenity space with sidewalk connectivity"</i>	Flexible	Flexible
d. Lot Width and Depth		Flexible	Flexible
e. Maximum Lot Coverage		Flexible	Flexible
f. Maximum Impervious Cover	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 <i>revised to "2-lane undivided and divided"</i>	

changed to: Head in perpendicular on-street parking (along all internal streets except alleys): Permitted

Adopted July 7, 2014

DEVELOPMENT STANDARDS TABLE – South Site			
Development Standard	Neighborhood Commercial	Mixed Use Transition	Special District
c. Travel lane widths	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		
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	Permitted	Permitted	Permitted
• Angled (head-in or reverse angled)	Permitted	Permitted	Not permitted
• Head in perpendicular	Not permitted	Not permitted	Not permitted
f. Parking lane width			
• Parallel	8 feet	8 feet	7 - 8 feet
• Angled	18-20 feet	18-20 feet	N/A
g. Alleys ²	Permitted/Flexible	Permitted/Flexible	Permitted/Flexible
4.0 Streetscape Standards			
a. Sidewalks/Trails/Walkways	8 feet (minimum)	Changed to: "Required - Planters or Trees"	
b. Planter/Planting Strip Type	Required - Tree wells or Planters	Changed to: "Required - Planters or Trees"	
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.