Town of Stonington
Planning and Zoning Commission

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TOWN OF STONINGTON
PLANNING & ZONING

ZONING TEXT & MAP AMENDMENT
APPLICATION FORM

Please submit original and 15 copies of this application and relevant plans

FOR OFFICE USE ONLY

Application Number: PZ1718RA + ZC Receipt Date: 6/20/17

Application is for: ☒ **TEXT AMENDMENT** ☒ **MAP AMENDMENT**

Name of Applicant: **Stonington Planning and Zoning Commission**

Mailing Address: **152 Elm Street**

Telephone Number: **860.535.5095**

Email Address: **dop@stonington-ct.gov**

Any property owner or resident in the Town may apply to amend the Zoning Regulations or Zoning Map. All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

AMENDMENT TO ZONING REGULATIONS. Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan (ZR 8.8.3), and a statement regarding conformance to general purposes of the Zoning Regulations (ZR 1.0.1).

AMENDMENT TO ZONING MAP. Pursuant to ZR 9.4.4.2, proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement in accordance with ZR 8.8.2.

COMPLETE FOR ZONING MAP AMENDMENTS ONLY:

Property Address(es): **See attached document**

Assessor's information: Map [ ] Block [ ] Lot [ ]

Present Zoning District: **DB-5 & LS-5** Proposed Zoning District: **PV-5**

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):

Revised 5/4/2012

PZ1718RA & ZC Town of Stonington PZC (PV-5) – Zoning Regulations Text Amendment to create a new Zoning District (PV-5), and Zoning Map amendment to rezone downtown Pawcatuck from DB-5 and LS-5 to PV-5.

COMPLETE FOR ZONING REGULATION OR MAP AMENDMENTS:

Reason for requesting Regulation or Map Amendment: (ATTACH SHEET IF NECESSARY)

The Planning and Zoning Commission has submitted this Zoning Regulation and Map Amendment to create a new zoning district for Downtown Pawcatuck. The new zone has been written to incentivize the type of mixed use, village-scale development that is promoted for this area in the Town's Plan of Conservation and Development.

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, any approvals may be modified, suspended, or revoked by the Commission or its agents.

For PZC — 6/14/17

Applicant Signature — Date

Acknowledgement of financial responsibility for required studies, information and/or third party review

The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.

For PZC — 6/14/17

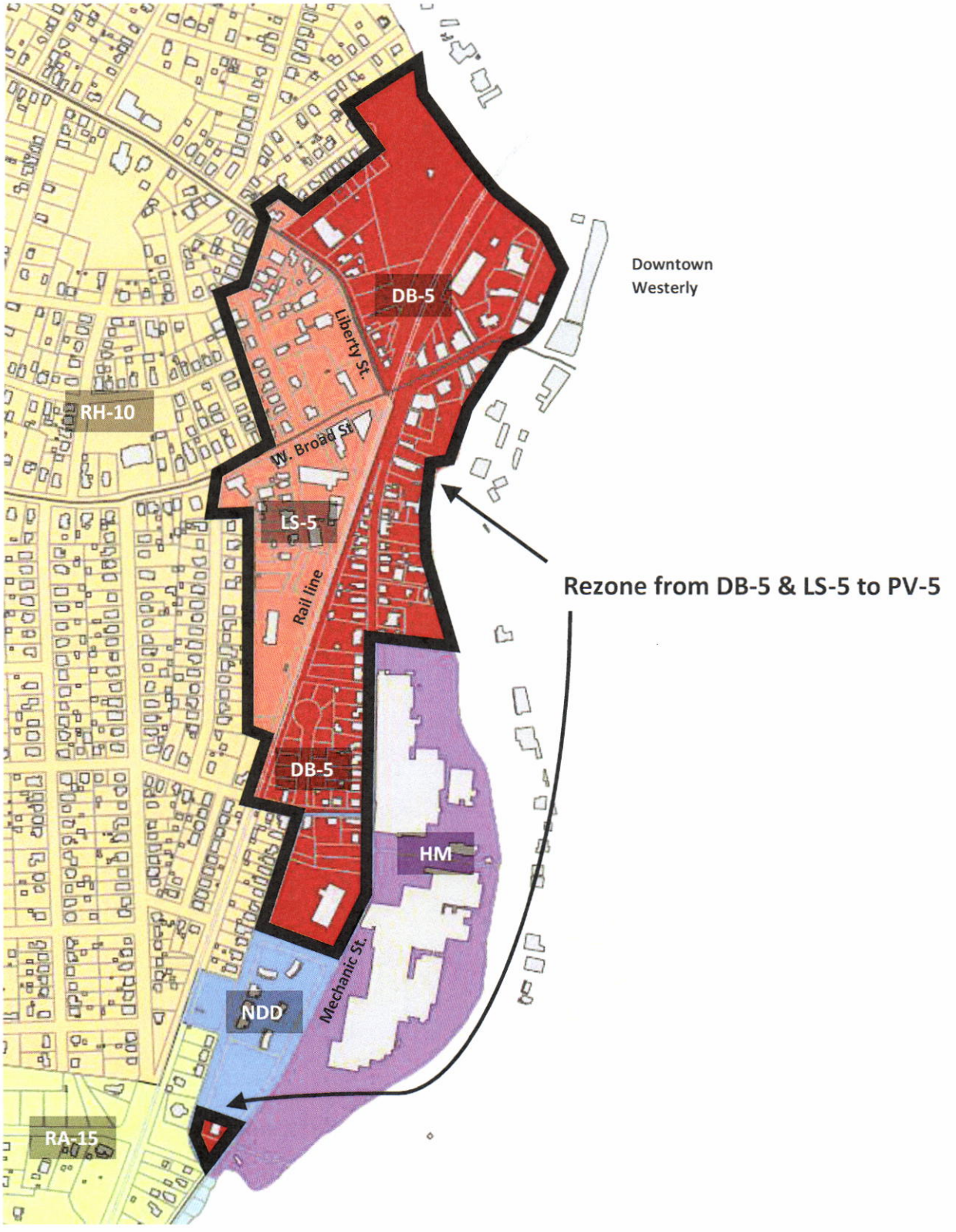
Applicant Signature — Date

ZONING TEXT AMENDMENTS (ZONING REGULATIONS, SECTION 8.8.3)

Each zoning text amendment application shall include the following items (See Section 9.4 for additional guidance):

8.8.3.1	Written statement regarding consistency of the proposal with the Plan of Conservation and Development, including the goals and policy statements and the implementation program contained in said Plan.
	Response: This Regulation Amendment is consistent with several of the recommendations of the 2015 Plan of Conservation and Development. The POCD's Future Land Use Plan recommends "Village Mixed Use" for the areas proposed to be rezoned as PV-5. The description of the term "Village Mixed Use" on page 126 of the POCD aptly summarizes the new PV-5 Zone. Several of the recommended policies and tasks in Chapter 8 (Villages), 9 (Housing) and 10 (Commercial and Industrial Development) are directly supported by the new zone. These include but are not limited to the following: • Policy 9.1.5 to "Modify zoning regulations to make more provision for mixed use development, including residential units." • Policy 9.3.2 to "Encourage re-use of existing buildings and mills for mixed use developments in village areas." • Policy 10.2.1 to "Encourage re-use of the mills and other underutilized commercial and industrial sites." • Task 10.2.5 to "Conduct a comprehensive rewrite of zoning regulations to revisit, update and modernize commercial zoning and streamline the planning process."
8.8.3.2	Written statement regarding consistency of the proposal with the Comprehensive Plan, defined as the existing zoning map and zoning text, in combination with the actual pattern of built development that has taken place on the ground.
	Response: This Regulation Amendment is consistent with the Town's Comprehensive Plan. The Town's pattern of land use and general strategy of development regulation will remain unchanged or be enhanced if this application is approved. The current DB-5 and LS-5 zones were intended to be village-scale districts. The Department of Planning sees the new PV-5 as a better tool to achieve this same goal.
8.8.3.3	Written statement regarding conformance of the amendment to the general zoning purposes set forth in Section 1.0.1.
	Response: This Regulation Amendment is consistent with the general purposes of zoning set forth in Section 1.0.1, specifically the purpose of regulating "height, number of stories, and size of buildings and other structures, the percentage of the area of the lot that may be occupied, the location, form, proportion, and use of buildings, structures, and size, design and location of advertising signs and billboards..." The PV-5 Zone regulates these features in a manner that is in keeping with a mixed use village area.

Proposed Zoning Map Amendment:
Rezone DB-5 and LS-5 to new PV-5 District



PZ1718RA + ZC

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TOWN OF STONINGTON
PLANNING & ZONING

Downtown Pawcatuck
Proposed PV-5 Zoning Changes

Stonington Department of Planning

June 20, 2017

PAWCATUCK VILLAGE ZONE (PV-5)

Proposed changes to the Zoning Regulations to create a new zoning district for downtown Pawcatuck

This amendment would achieve the following:

1. Amend the language of the *Zoning Regulations* to create a new zone to be applied to downtown Pawcatuck.
2. Amend the *Zoning Map* to rezone downtown Pawcatuck from DB-5 and LS-5 to PV-5. Other DB-5 and LS-5 areas throughout Town would not be changed. (This zone change will include the DB-5 properties on Mechanic Street that were recently rezoned from M-1.)

The Downtown Pawcatuck Area is a geographically small portion of the Town of Stonington. However, Downtown Pawcatuck represents untapped potential to become a thriving village center. For over a decade, Pawcatuck residents have hoped that the revitalization that has occurred in Downtown Westerly would spread over the bridge. While progress has been made in the form of some building rehabilitations and new businesses, there are still many underutilized buildings and properties that are ripe for reinvestment. While zoning regulations are not the only factor in the real estate market, there are several cases in which the current DB-5 regulations hamper redevelopment – particularly the type of village-scale, mixed-use redevelopment that is recommended in the Town's Plan of Conservation and Development. It is this type of reinvestment, drawing on Pawcatuck's character as a compact village area, that the PV-5 Zone seeks to promote.

In the opinion of the Department of Planning, Downtown Pawcatuck is not well served by "sharing" the DB-5 zoning designation with Mystic. Both villages have their own challenges and a one-size-fits-all approach has been a disservice to both. Downtown Pawcatuck differs from Mystic in that it is an area that is calling for significant reinvestment, has ample public parking and has a commercial core that experiences fewer conflicts between commercial and residential uses.

Highlights of Regulation Changes:

- Significantly increase the opportunities for mixed use redevelopment of the district's historic buildings and enable new construction that conforms to the village's character.
- Significantly increase allowed residential density for mixed use development.
- Remove or modify current DB-5 bulk regulations such as the low FAR and 20% open space requirement.
- Expand allowed uses.
- Streamline permitting process by allowing staff level review of most changes of use that do not require building additions or new construction.
- Allow additional flexibility regarding on-site parking requirements.

March 27, 2017 Community Forum:

The Dept. of Planning and EDC held a neighborhood meeting at the Pawcatuck Fire Station to discuss the draft PV-5 regulations. Mailings were sent out to property owners and abutters. The meeting was very well attended and valuable input was received from the public. Most attendees were supportive of the new zone.

A mapping exercise was also held in which a large majority of participants preferred that the new zone's boundaries be extended over all of the current DB-5 and LS-5 zones.

Add the following text as new Section 4.10

4.10 PAWCATUCK VILLAGE (PV-5)

Purpose: This zone provides opportunities for village-scale, mixed use development in the Downtown Pawcatuck area.

4.10.1 **Zoning Permit (Staff level approval).**
Changes of use in existing buildings may be permitted by Town staff through the Zoning Permit process for the following uses. New construction or building additions shall require Commission approval.

4.10.1.1 1-3 dwelling units.
4.10.1.2 Bait/tackle sales
4.10.1.3 Bowling/billiards
4.10.1.4 Churches and places of worship.
4.10.1.5 Community centers, library.
4.10.1.6 Commercial recreation.
4.10.1.7 Family day care center.
4.10.1.8 Financial Institutions.
4.10.1.9 Health Club.
4.10.1.10 Medical Clinics.
4.10.1.11 Municipal facility.
4.10.1.12 Office buildings.
4.10.1.13 Personal services.
4.10.1.14 Public/private recreational facilities.
4.10.1.15 Public utilities.
4.10.1.16 Restaurant, Retail.
4.10.1.17 Restaurant.
4.10.1.18 Retail/wholesale sales.
4.10.1.19 Schools – public and private; day care centers.
4.10.1.20 Wellness Centers.

4.10.2 **Site Plan Review (Commission level approval).**

4.10.2.1 Any new construction or building additions up to 5,000SF (except 1-3 residential dwelling units and their accessory uses).
4.10.2.2 Advanced manufacturing.
4.10.2.3 Agriculture/aquaculture.
4.10.2.4 Assembly.
4.10.2.5 Attached housing 4-7 dwelling units.
4.10.2.6 New off-street parking lots of less than 40 spaces.
4.10.2.7 Mixed use development of less than 10 dwelling units in accordance with Section 6.6.21.
4.10.2.8 Processing, bottling, conversion of agricultural products.
4.10.2.9 Research and development.
4.10.2.10 Special Detached Banners in accordance with Section 7.12.7.3.
4.10.2.11 Theaters.

4.10.3 **Uses Allowed by Special Permit.**

4.10.3.1 Any new construction or building additions over 5,000SF (except 1-3 family residences and their accessory uses)
4.10.3.2 Attached Housing 8 dwelling units or more.
4.10.3.3 Conference Center.
4.10.3.4 Convalescent home in accordance with provisions in Section 6.6.3.
4.10.3.5 Drive-in windows, limited to financial institutions and pharmacies, in accordance with Section 6.6.5.
4.10.3.6 Excavation in accordance with Section 6.6.7.
4.10.3.7 Fabrication/compounding.
4.10.3.8 Filling in accordance with Section 6.6.7.
4.10.3.9 Funeral homes.
4.10.3.10 Gas stations/auto repair in accordance with Sections 2.11 and 8.10.5
4.10.3.11 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20.
4.10.3.12 Hospitals.
4.10.3.13 Hotels and motels, in accordance with Section 6.6.10.
4.10.3.14 Laundries and Laundromats.
4.10.3.15 Light manufacturing.
4.10.3.16 Liquor sales (all types), in accordance with provisions of Section 6.6.16.
4.10.3.17 Marinas.
4.10.3.18 Micro Brewery/Brewpub.
4.10.3.19 Outdoor boat sales/boat livery.
4.10.3.20 New off street parking lots of 40 or more cars.
4.10.3.21 Parking, dedicated off-site – sender and/or receiver as per Section 7.10.2.4.
4.10.3.22 Parking, reductions, in accordance with Section 7.10.2.3.
4.10.3.23 Parking, shared, in accordance with Section 7.10.2.5
4.10.3.24 Rehabilitation of Existing Buildings in accordance with Section 6.6.14.
4.10.3.25 Residential Mixed Use of 10 or more dwelling units in accordance with Section 6.6.21.
4.10.3.26 Special Wall Signs larger than 18sq. ft. in accordance with Section 7.12.7.1.4.
4.10.3.27 Winery.
4.10.3.28 Wooden boat restoration.

4.10.4 **Accessory Uses.**

4.10.4.1 No Permit Required.
.1 Storage of goods or supplies incidental to permitted uses.
.2 Keeping of domestic animals as an accessory to a residential use.
NOTE: No commercial activity involving domestic animals is permitted. With the exception of hens, no more than two (2) adults of a species per household number may be kept and only on the following lot sizes:
.1 Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept on the minimum lot areas.
.2 Grazing animals such as horses, cows, sheep, and goats with no more than two (2) animals per 130,000 square feet.
.3 Keeping of hens in accordance with Section 2.17.

4.10.4.2 Zoning Permit (Staff level approval)

.1 Home Occupations, in accordance with Section 1.2.2.

.2 Off-street parking of less than 40 cars and commercial vehicles, in accordance with Section 7.10. (Construction of new parking lots requires Commission approval.)

.3 Recreational facilities, such as tennis/handball courts and pools, accessory to commercial, institutional or residential uses.

.4 Seasonal marina structures

4.10.5 **Maximum Dwelling Units per Acre.**

Base density (single use residential)	1 unit / 5,000SF lot area (8.7 units / acre)
Residential Mixed Use (in accordance with Section 6.6.21)	1 unit / 1,000SF lot area (43.5 units / acre)

4.10.6 **PV-5 Bulk Requirements.**

In addition to the bulk requirements in Section 5.2.1, the following bulk requirements shall apply:

4.10.6.1 Maximum front building setback line of 20' for new construction. Only one building per property shall be required to conform to this section. A building that fronts on multiple streets shall only be required to conform to this section on one street. Additions to existing structures shall not be required to conform to this regulation. Municipal and public safety facilities shall be exempt from this requirement.

4.10.6.2 Parking lot location. No new parking lots shall be located in front of buildings with the exception of government or public safety facilities.

4.10.6.3 New commercial or mixed-use buildings must have a minimum height of 2 stories over at least 50% of the building footprint (accessory buildings excepted).

4.10.6.4 A screened buffer of at least 10 feet in width shall be required for new commercial or mixed use construction adjacent to a residential zone.

4.10.7 **Building Design Standards**

4.10.7.1 All commercial buildings shall have a principal façade and entry facing a street.

4.10.7.2 Blank walls adjacent to streets shall not be permitted. Where windows are not possible or appropriate to the intended use, vertical articulation in the form of raised or recessed surfaces shall be used to break up blank walls.

KEY: Original Text Remaining Unchanged

~~Existing Text to be Deleted~~

New Text

Add the following text to Section 1.1:

1.1 ZONING DISTRICTS – ESTABLISHED

COMMERCIAL	SYMBOL
Development Area	DB-5
Convenience Shopping	CS-5
Local Shopping	LS-5
General Commercial	GC-60
Tourist Commercial	TC-80
Marine Commercial	MC-80
Heritage Mill	HM
Highway Interchange	HI-60
Pawcatuck Village	**PV-5**

Amend bulk requirements in Section 5.2.1 as follows:

5.2.1 Commercial / Industrial Zone Bulk Requirements.

ZONE	MINIMUM LOT AREA [1]	FRONTAGE	FRONT YARD	REAR YARD	SIDE YARD	MAXIMUM HEIGHT [2]	FLOOR AREA RATIO	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE [3]
PV-5	**5,000**	**50'**	**0' min (max 20')**	**0**	**0**	**50'[12]**	**1.5**	**N/A**	**N/A**
DB-5	5,000	50'	0'	0'	0'	BY REVIEW [4]	0.6	N/A	N/A
CS-5	5,000	75'	10'	25% [4]	10'	30'	0.3	N/A	N/A
LS-5	5,000	50'	10'	10% [4]	0/5' [5]	40'	0.5	N/A	N/A
GC-60	60,000	200'	40'	50'	20/50' [6]	30'	0.25 [7]	N/A	N/A
HI-60	60,000	200' [8]	25'	25'	25'	25' [9]	N/A	75%	60%
TC-80	80,000	200'	50'	50'	25'	50' [11]	0.75	N/A	N/A
MC-80	80,000	150'	50'	50' [10]	25'	20'	0.25	N/A	N/A
M-1	80,000	200'	50'	50'	25'	50'	0.30	N/A	N/A
LI-130	130,000	200'	50'	50'	25'	30'	0.25	N/A	N/A

NOTES FROM ABOVE:

1. Square feet.
2. See Section 1.2.2 for application of the height requirement. In addition, see Section 7.3.5 for Coastal Areas.
3. Effective impervious coverage may be achieved by connecting building roof leaders to drywells capable of capturing and infiltrating clean stormwater from a 25-year storm into the ground.
4. Percent of Depth of Lot.
5. One side may be zero (0) feet with a total side yard of five (5) feet.
6. One side may be 20 feet with a total side yard of 50 feet.
7. Floor Area Ratio bonus for hotels per ZR 6.6.10.
8. Property lines abutting Interstate 95 and Route 78 shall not be considered street lines for the purpose of determining yard setbacks and frontage. No access shall be permitted from Elm Ridge Road, Soundview Drive, Croft Court, or Cavendish Lane to any parcel located within the zone.

9. Maximum height of a structure may be increased to 50 feet if: 1) the front yard setback requirement is increased one foot for every one foot of structure which exceeds 30 feet in height; and 2) the side and rear yard setback requirements are increased two feet for every one foot of structure which exceeds 40 feet in height.
10. When the Rear Yard is waterfront, a five (5) foot Minimum Rear Yard for Yacht Clubs and Marinas is allowed.
11. Maximum height of a structure may be increased to 65 feet, by Special Use Permit, to accommodate architectural features and rooflines.
12. **Maximum height of a structure may be increased to 70 feet, by Special Use Permit, for Mixed Use development after careful consideration of impacts.**

N/A Not Applicable

Amend Commercial Use Table in Section 5.2.2 as follows:

Note: DB-5 and LS-5 are shown for comparison only. No changes are proposed to these zones.

5.2.2 Commercial / Industrial Zones: Summary of Permitted, Accessory & Special Uses.

USE	ZONE		
	LS-5	DB-5	**PV-5**
Assembly: Buildings < 10,000 sq ft	N	P	**P**
Assembly: Buildings ≥ 10,000 sq ft	N	S	**P**
Attached Housing [ZR 6.6.15]	N	N	**P/S**
Auto Sales/Service	N	N	**N**
Bait/Tackle Sales	P	P	**P**
Boarding/Tourist Home	P	N	**N**
Boat Fabrication	N	N	**N**
Boat Livery	N	N	**N**
Boat Part Sales	N	N	**N**
Boat Repair	N	N	**N**
Boat Sales	S	S	**N**
Bowling /Billiards	N	N	**P**
Brewery	N	N	**N**
Bulk Storage	N	N	**N**
Cemetery/Crematorium	N	S	**N**
Change of Non-Conforming Use [ZR 2.6.1.3]	S	S	**S**
Churches	N	S	**P**

USE	ZONE		
	LS-5	DB-5	**PV-5**
Coal Yards/Oil Tanks	N	N	**N**
Commercial Recreation	N	N	**P**
Community Center/Library	S	S	**P**
Conference Center	N	N	**S**
Congregate Living Facility [**ZR 6.6.2**]	S	N	**N**
Convalescent Home [**ZR 6.6.3**]	S	S	**S**
Construction of a new building or addition to an existing building	-	-	**P/S**
Day Care Center [**ZR 1.2.2**]	P	N	**P**
Distillery	N	N	N
Drive-In Window limited to financial institutions and pharmacies [**ZR 6.6.5**]	S	S	**S**
Excavation [**ZR 6.6.7**]	S	S	**S**
Fabricate/Compounding: Buildings < 10,000 SF	N	N	**S**
Fabricate/Compounding: Buildings ≥ to 10,000 SF	N	N	**S**
Family Day Care Center [**ZR 1.2.2**]	P	N	**P**
Family Entertainment Center [**ZR 6.6.18**]	N	N	**N**
Filling [**ZR 6.6.7**]	S	S	**S**
Financial Institutions ≤ 5,000 SF	P	P	**P**
Financial Institutions > 5,000 SF	S	S	**P**
Funeral Home/Mortuary	S	N	**S**
Gas/Auto Service	S	N	**S**
Health Club	S	S	**P**
Height Exceptions [**ZR 6.6.20**]	S	S	**S**
Home Occupations	A	A	**A**
Hospital	S	S	**S**
Hotels [**ZR 6.6.10**]	S	S	**S**
Housing for the Elderly [**ZR 6.6.6**]	S	N	**N**
Laundries/Laundromats	S	S	**S**
Light Manufacturing [**ZR 1.2.2**]	N	N	**S**

USE	ZONE		
	LS-5	DB-5	**PV-5**
Liquor Sales – Off Premise [ZR 6.6.16]	S	S	**S**
Liquor Sales – On Premise [ZR 6.6.16]	S	S	**S**
Lumbering/Lumber Mills	N	N	**N**
Marina/Yacht Club [**ZR 6.6.9**]	N	N	**S**
Micro Brewery/Brewpub	S	S	**S**
Medical Clinic	S	S	**P**
Motels [**ZR 6.6.10**]	S	S	**S**
Municipal Facility	P	P	**P**
Office Building < 5000 SF	P	P	**P**
Office Building ≥ to 5000 SF	S	S	**P**
Office – Home Occupation [**ZR 1.2.2**]	P	P	**A**
Open Space Development [**ZR 6.6.22**]	N	N	**N**
Outdoor Vendors [**ZR 6.6.11**]	N	N	**N**
Parking, dedicated off-site – sender [**ZR 7.10.2.4**]	N	S	**S**
Parking, dedicated off-site – receiver [**ZR 7.10.2.4**]	S	S	**S**
Parking, off street < 20 cars [**ZR 7.10**]	A	A	**-**
Parking, off street ≥ 20 cars [**ZR 6.6.12; ZR 7.10**]	S	S	**-**
Parking, reductions [**ZR 7.10.2.3**]	S	S	**S**
Parking, shared [**ZR 7.10.2.5**]	S	S	**S**
Packing	N	P	**N**
Personal Services	P	P	**P**
Processing Agricultural Products	S	S	**P**
Public Utilities	P	P	**P**
Recreational Camping [**ZR 6.6.13**]	N	N	**N**
Recreational Facilities accessory to permitted commercial/ manufacturing uses	A	A	**A**
Recreational Facilities: Incidental to Residence	A	A	**A**

USE	ZONE		
	LS-5	DB-5	**PV-5**
Recreational Facilities: Public or Private	S	S	**P**
Recreational Uses Accessory to Commercial Use	A	A	**A**
Rehabilitation of Existing Buildings [**ZR 6.6.14**]	S	S	**S**
Research & Development	N	N	**P**
Restaurants [**ZR 6.6.16**]	S	S	**P**
Restaurant, Retail [ZR 1.2.2]	P	P	**P**
Restaurant, Drive-in window **[ZR 1.2.2; 6.6.5; AND 6.6.16]**	N	N	**N**
Residential: Single-family	P	P	**P**
Residential: Duplex	P	P	**P**
Residential Mixed Use	S	S	**P/S**
Residential: Triplex	P	P	**P**
Sales: retail/wholesale Building < 5,000 SF	P	P	**P**
Sales: retail/wholesale Building ≥ 5,000 SF	S	S	**P**
Schools, Public/Private	S	S	**P**
Seasonal Marina Structures [ZR 7.18]	N	N	**A**
Special Detached Banner [ZR 7.12.7.3]	S	P	**P**
Special Detached Sign > 18 SF [ZR 7.12.7.2.4]	N	N	**N**
Special Wall Sign > 18 SF [ZR 7.12.7.1.4]	S	N	**S**
Storage (Incidental) of goods and supplies	A	A	**A**
Temporary Drive-In Theater Events	N	N	**N**
Theaters	S	N	**P**
Warehousing	N	N	**N**
Wellness Center	S	S	**P**
Wineries	N	S	**S**

A = Accessory Use; S = Special Use Permit; P = Permitted Use; N = Not Permitted

Add the following text to Section 6.6.10 Motels-Hotels

Reason: Allows hotels to have the same minimum density as mixed use development.

6.6.10 Motels – Hotels. [AMENDED SEPTEMBER 7, 2004; NOVEMBER 1, 2005]

6.6.10.1 Unit Density. The number of units permitted on a lot is as follows:

.1 Single story: 2,000 square feet per unit per prorated lot area.

.2 Multi-story: 1,500 square feet per unit per prorated lot area. **1,000 square feet per unit in the PV-5 Zone.**

Add the following text to Section 6.6.14 Rehabilitation of Existing Buildings:

Reason: Expands eligibility to smaller historic buildings in Pawcatuck to enable additional rehabilitation of existing buildings.

6.6.14 Rehabilitation of Existing Buildings. [ADOPTED APRIL 5, 1978; AMENDED NOVEMBER 6, 2007]

By Special Use Permit, the Commission may modify such bulk, density and buffer requirements as may apply to a proposal to rehabilitate, refurbish, or restore buildings that existed prior to the adoption of Zoning Regulations by the Town of Stonington (1961). The proposal shall meet the following requirements as determined in findings by the Planning and Zoning Commission:

6.6.14.1 This section of the Zoning Regulations shall not apply to a building less than 5,000 square feet in gross floor area**. For properties located in the PV-5 Zone, the minimum gross floor area necessary to utilize this section shall be 1,500 square feet.** No building shall be allowed more than one (1) dwelling unit for every 900 square feet of gross floor area or have less than one parking space per unit. No building shall have more than one (1) retail activity per every 1,000 square feet of interior floor space per retail activity. **Buildings in the PV-5 Zone shall be exempt from the retail activity requirement**.

6.6.14.2 The capacity of public utilities and facilities including, but not limited to, water, fire protection, sewerage, parking, and site drainage provisions must be adequate.

6.6.14.3 The capacity of connecting transportation systems must be sufficient to meet the extra demands resulting from the proposal.

6.6.14.4 The building proposed for rehabilitation is a part of the historic or architectural character of the community or is of significance because of its location or because of the construction methods used.

6.6.14.5 The Commission may authorize additional Floor Area Ratio (FAR) for building additions or new construction in the DB-5 **or PV-5 Zones** or on properties where restrictions are imposed by the Flood Hazard Overlay

District designations and limitations in Section 7.7. Total FAR may not exceed 1.2 **in DB-5**. Use of the ground floor is limited to non-residential usage, with the exception of parking and mechanical equipment for residences.

Add the following text to Section 6.6.15 Attached Housing:

Reason: Attached Housing is very tightly controlled in Stonington. Townhouses are allowed only in 3 residential zones with a minimum of 10 acres required for consideration. These zones have almost no properties of this size, essentially shutting the Town off from this type of development. While mixed use development is ideal along W. Broad Street, other areas such as Mechanic Street and the unbuilt Jameson Court subdivision may benefit from the allowance of Attached Housing. If Attached Housing is allowed in the RM-20 zone it should be allowed in Downtown Pawcatuck where infrastructure and community character best support it. The change can encourage the type of "missing middle" housing that can fit in well in this area (multi-unit housing types that are compatible in scale with single family homes). Allowing Attached Housing would also result in more of the existing multi-family properties on Mechanic Street conforming to zoning requirements which could help spur their reinvestment.

6.6.15 Attached Housing.

In those districts where attached housing is permitted, the Commission may grant a Special Use Permit for such uses only after determining that the required findings in Section 6.3 have been met and plans comply with the following. **In the PV-5 Zone, a Special Use Permit is required only for Attached Housing developments of 8 units or more.**

6.6.15.1 Lot area, density, design, and open space requirements shall conform to the standards listed in Table 6.6.15.2 as applicable.

6.6.15.2 Attached Housing, Bulk Requirements in Residential Zones (Table).

	ZONE			
	RM 20	RM 15	RH 10	**PV-5**
Minimum lot area	10 acres	10 acres	10 acres	**15,000 square feet**
Units per acre	2.17	2.90	4.35	**8.7**
Integral lot area per unit	3000 SF	2000 SF	2000 SF	**N/A**
Maximum number of stories	2	2	2	**3**
Minimum units per building	3	3	3	**2**

Maximum units per building	4	4	4	**12**
Minimum buffer (feet)	35	35	25	**N/A**
Design open space	100 SF per unit			**N/A**
Neighborhood area	1,500 SF per unit			**N/A**
Common recreation space	400 SF per unit			**100 SF per unit for developments of 10 units or more**
Special design requirements	See Note 1			

NOTE 1: Special Building Design Requirements are as follows **for the RM-20, RM-15 and RH-10 Zones**:

- Structure must have at least one (1) common party wall of not less than 12 feet in length.
- No unit may be above or below any other unit or have a central (common) staircase or hallway.
- Party walls may be between living areas, garages, or any fully enclosed weatherproofed areas. This does not include open decks or porches.
- See Section 2.13.6 for additional distance requirements.

Add the following text to Section 6.6.16 – Restaurants and/or Liquor Sale Places for Consumption on Premises:

Reason: Encouragement of outdoor seating to help establish a vibrant, village environment. Restaurants in DB-5 currently enjoy this exemption.

6.6.16.4 In the **PV-5,** DB-5 and HI-60 Districts, the Commission may exempt outdoor seating from the Off-Street Parking Requirements, for up to 24 patron seats.

Add the following text to Section 6.6.21 Residential Mixed Use:

Reason: Significantly increases the maximum density for mixed use development and removes minimum lot size requirement in the zone.

6.6.21 Residential Mixed Use (RMU).

The Commission may, by Special Use Permit, authorize a commercial property to incorporate residential dwelling units in accordance with the following requirements**. In the PV-5 Zone a Special Use Permit is required only for 10 units or more:**

6.6.21.1 A minimum lot area of 5,000 square feet is required. **No minimum lot size is required to utilize this section in the PV-5 Zone.**

6.6.21.2 Residential Density shall be allowed at the following rate: One (1) dwelling unit per 5,000 square feet of lot area. A maximum of ten (10) dwelling units is allowed on any one (1) parcel, or in any one (1) building. Dwelling units can be located above the commercial use, or in separate buildings.

6.6.21.3 In the PV-5 Zone, residential density shall be allowed at a maximum of one (1) dwelling unit per 1,000 square feet of lot area.

6.6.21.~~3~~.**4** The residential component of the project shall not exceed 66 percent of the Gross Floor Area. A minimum of 33 percent of the Gross Floor Area shall be dedicated to commercial uses authorized in the underlying zoning district. **In the PV-5 Zone, the minimum percent of Gross Floor Area dedicated to commercial uses in a building of four stories or more shall be calculated as the building's total gross floor area divided by the number of stories. For the purposes of this section, a cellar as defined in Section 1.2.2 shall not be considered a "story."**

6.6.21.4.**5** Parking. The minimum parking requirements under Section 7.10 shall be satisfied. Dwelling units must have parking spaces dedicated for residential use, exclusive of the commercial parking spaces required for the site, **except where allowed to be modified in the Downtown Pawcatuck Parking Overlay District**. The Commission may require guest parking where necessary.

6.6.21.~~5~~.**6** In addition to the Standards for Granting of a Special Use Permit listed under Section 6.4, the Commission shall make the following determinations before approving a Special Use Permit for a Residential Mixed Use Application:

.1 That the residential and commercial uses proposed are compatible and that the development is designed to minimize conflict between residential and commercial uses. No Residential Mixed Use application shall be approved where specific commercial uses create an unsafe environment for residents of the site.

.2 That the building and site design of any new construction conforms to the urban design features of the surrounding area.

.3 That the design of any building renovations conforms to the urban design features of the surrounding area and maintains the historic integrity of the existing structure.

Add the following text to Section 7.10.1.8.1 – Site Access Drive Requirements:

Reason: The less stringent driveway throat length should apply in this village-scale environment.

7.10.1.8 Site Access Drive Requirements. (Table)

DEVELOPMENT TYPE	MINIMUM DRIVEWAY THROAT LENGTH
Commercial/Industrial with greater than 200,000 gross leasable square feet	200 feet
Commercial/Industrial with signalized access driveways	50 feet
Commercial/Industrial with unsignalized driveways, and Attached Housing	20 feet

.1 The Planning and Zoning Commission may reduce the requirements in Table 7.10.1.8 in the **PV-5**, DB-5, LS-5 and CS-5 to a minimum of ten (10) feet.

Add the following text to Section 7.10.2 – Modifications to Parking Regulations:

Reason: Parking Reductions and Dedicated Off-Site Parking already exist as options in village-scale zones such as the DB-5 and should be continued in the PV-5.

7.10.2.3 Parking Reductions. The Planning and Zoning Commission may reduce the on-site parking requirement through Special Use Permit for properties in the **PV-5**, CS-5, DB-5 and LS-5 districts, provided:

.1 The reduction of parking shall not exceed 40 percent of the required parking under Table 7.10.4.4.

.2 Reductions in parking may be granted for operations with a high turnover of parking use.

.3 Reduction in parking may be applied only to customer parking. Parking for employees must be provided as required by the use, and may not be reduced in favor of available on-street parking.

.4 Reduction of parking shall not apply to residential uses.

.5 Sufficient off-street and/or on-street parking is available within 500 feet. Sufficiency shall be determined based on a parking study in accordance with Section 7.10.2.7.

7.10.2.4 Dedicated Off-Site Parking. Required parking for nonresidential uses in the **PV-5**, DB-5 and LS-5 districts may under certain circumstances be located off-site. Use of this provision is solely within the discretion of the Commission and subject to the following requirements, to include issuance of a Special Use Permit:

.1 A signed agreement between the applicant and owner of the off-site parcel shall run for the duration of the Special Use Permit. Termination of this agreement by one or both of the parties or a violation of its terms shall be considered a basis for revocation of the Special Use Permit. Any change in use of the properties which substantially alters the conditions of the Special Use Permit for off-site parking shall require a modified agreement, to be approved by the Commission. The shared parking agreement shall acknowledge that continued validity of the Special Use Permit depends on the applicant's ability to continuously provide the requisite number of parking spaces for the duration of said Permit.

.2 When evaluating a Special Use Permit application for off-site parking, the Commission shall consider proximity of the off-site facility to the buildings it serves, and the type of use intended to be served. Off-site parking may not be appropriate for uses with a high turnover or short duration parking.

.3 All off-site parking spaces shall be located within a radius of 500 feet of the use served.

.4 The Commission may require that a pedestrian walkway built in accordance with Section 7.10.6.2.5 be provided between the parcel on which the use is located, and the parcel on which the off-site parking is located.

Modify Section 7.10.4.4 (Minimum Off Street Parking Requirements Table) as follows:

Reason: Residential and restaurant parking standards vary by zone. PV-5 should use the less stringent requirements currently used by the DB-5.

USE/ACTIVITY SERVED	PARKING SPACES REQUIRED	
	MINIMUM	MAXIMUM
Residential: Single/Duplex/Triplex	2 per dwelling unit	No maximum
Residential: Attached	2 per dwelling unit + visitor parking at 1 per 4 units	No maximum
Residential DB-5 **and PV-5** Zones All Types	1 per dwelling unit	No maximum
Restaurants: DB-5/LS-5/HM/**PV-5** Zones and any Non-Conforming Restaurant Use	1 per four seats plus 1 per employee	No maximum
Restaurants: GC-60/TC-80/MC-80	1 per 3 seats +1 per employee	No maximum

Add the following text to Section 7.10.8 Downtown Pawcatuck Parking Overlay District:

Reason: Current DPPOD regulations exempt parking requirements only for existing commercial buildings. This change gives the Commission flexibility to modify parking requirements for new commercial construction and residential uses where appropriate. Not all of the areas proposed to be rezoned to PV-5 are located in the DPPOD.

7.10.8 Downtown Pawcatuck Parking Overlay District.

7.10.8.1 The ~~DB-5 and LS-5~~ **PV-5** zoning district~~s~~ located in Downtown Pawcatuck are characterized by a historic mixed-use pattern of development with high floor area ratios relative to lot size, resulting in unique parking demands. Unlike similar zoning districts in Mystic, parking studies conducted for downtown Pawcatuck indicate low peak hour usage relative to overall parking capacity, attributable to significant amounts of vacant retail space. Hence the Planning and Zoning Commission finds that minimum on-site parking standards developed for other areas of Stonington are overly-burdensome in Downtown Pawcatuck. The intent of this overlay district is to foster occupancy and redevelopment of businesses in the Downtown Pawcatuck area.

7.10.8.2 There is hereby established a Downtown Pawcatuck Parking Overlay District (DPPOD) confined to a specific area within the DB-5 and LS-5 zoning districts, as shown on a map entitled *Pawcatuck Parking Overlay District Boundary* dated June 2008. Minimum parking and loading requirements in Section 7.10.4.4 do not apply for existing commercial buildings in the overlay district. The Commission may require on-site parking or loading where it deems that the uses proposed will have a negative impact on parking, traffic and/or public safety in the area.

7.10.8.3 Minimum on-site parking requirements of 7.10.4.4 must be met for the following uses in the DPPOD **unless a reduction is granted by the Commission by Special Use Permit. The extent of such reductions is at the discretion of the Commission and is not limited to the specific parameters of Section 7.10.2.**

.1 New commercial, institutional and/or mixed use construction or additions to existing buildings which equal an increase of ten (10) percent over existing gross floor area. ~~For additions over ten (10) percent minimum parking requirements of 7.10.4.4 must be met for the new portion.~~

.2 All residential uses in the Pawcatuck Parking Overlay District, whether in existing buildings or new construction. ~~must provide on-site parking in compliance with Section 7.10.4.4.~~

7.10.8.4 Where on-site parking is provided in the Pawcatuck Parking Overlay District, shared parking and loading are encouraged.

Add the following text to Section 7.12.7.1 Building Mounted Signs:

Reason: Allows the ability to use an alternative wall sign calculation in the PV-5 Zone. This alternative would benefit commercial buildings with limited frontage. As in most districts, wall signs of over 18SF would require a Special Use Permit per Section 4.10.3.

7.12.7.1 Building Mounted Signs.

.1 Placement. No part of a sign attached to a building shall project above the eave of a pitched roof or above a flat roof. Wall signs shall be affixed parallel to the wall to which they are attached and shall not project outward more than 12 inches.

.2 Wall Sign Calculation. The total amount of a building's wall sign area shall be limited to one-half (½) square foot of area per lineal foot of facade of the building, defined as that portion of a structure fronting on a public roadway (excluding Interstate 95). Buildings on corner lots, which are clearly visible from multiple

streets, may utilize the façade length along each street in calculating a building's total wall sign area.

.3 PV-5 Zone Alternative Wall Sign Calculation. In the PV-5 Zone, the total amount of a building's wall sign area may, as an alternative, be calculated as one percent (1%) of a building's commercially occupied gross floor area, not including any cellar space as defined in Section 1.2.2. (For example, a building with 5,000SF of commercially occupied gross floor area would be allowed 50 square feet of total wall sign area.)

Add the following text to Section 7.12.7.3 – Special Detached Banners:

Reason: Downtown Pawcatuck should continue to allow decorative banners in the right of way as spelled out in the regulations.

7.12.7.3 Special Detached Banners. [ADOPTED APRIL 4, 2002; AMENDED JUNE 24, 2003; JULY 19, 2011] The use of banners suspended from the decorative street light poles in the **PV-5**, DB-5 and MHD zones to promote events held in those respective zones shall be permitted as follows:

.1 Banners shall be made of a durable material such as canvas, twill, or other acceptable fabric.

.2 Banners shall be used only and expressly for the purpose of promoting public events conducted by a non-profit organization, held in and for the support of the downtown district. Banners for events held outside of the downtown **PV-5**, DB-5 and MHD zoned areas in which they will be located, shall require approval from the Commission. A sponsorship panel, may be included, not to exceed 25 percent of the banner size. . .

[SECTIONS .3 -.8 REMAIN UNCHANGED]

.9 The Commission may allow banners to be hung in commercial zoning districts outside of **PV-5**, DB-5 and MHD Districts through a Special Use Permit, provided the majority of the banner program is located in the **PV-5**, DB-5 or MHD zones.

Add new Section 7.12.7.5 to Signage Regulations as follows:

Reason: Many downtown Pawcatuck business owners have requested that the Town legalize "A-frame" signs in the area. These new regulations would only apply to the PV-5 Zone.

7.12.7.5 Temporary Detached Commercial Signs. Temporary detached commercial signs, such as "A-frame" signs, shall be allowed in the PV-5 Zone subject to the following conditions:

.1 Signs shall be limited to no more than six (6) square feet in area and three (3) feet high.

.2 Signs shall be limited to one (1) at a time per business. Business with frontage on more than one street shall be allowed one such sign per frontage provided that no two signs on any property are less than fifty feet apart.

.3 Signs shall be non-illuminated.

.4 Signs shall not limit visibility of motorists.

.5 Signs must be located on the subject property. Signs may be permitted on a public sidewalk immediately in front of a property only if the sign does not block pedestrian access on any sidewalk or walkways nor otherwise limit access per the Americans with Disabilities Act. A minimum of five (5) feet of clearance for pedestrians shall be maintained on any public or privately owned sidewalk or walkway.

.6 Signs shall constructed out of durable materials and maintained in good/legible condition.

.7 Signs must be moveable and shall not be permanently attached to the ground, a building, sidewalk, street furniture, other signs, landscaping, utility poles or other objects.

.8 Signs must be removed between the hours of 11:00PM and 6:00AM.

Add the following text to Section 7.21 Neighborhood Development District (NDD):

Reason: Enables the NDD floating zone to be utilized on some PV-5 properties and allows density for mixed use development to be set by Commission review during the Master Plan process.

7.21.3 Establishment of District.

7.21.3.3 District Eligibility. The following characteristics are required for a site to be eligible for the NDD designation:

.1 Located in one of the following zoning districts: DB-5, MC-80, M-1, HI-60 or **PV-5**, or specifically identified in the Plan of Conservation and Development as a NDD eligible site;

.2 On a parcel of land of 150,000 square feet or more **(80,000 in PV-5 Zone)**; and

.3 Ability to connect to a public water supply and municipal sanitary sewer.

7.21.6 Specific Design Standards.
The following design standards shall apply to the NDD:

7.21.6.1 Area and Bulk Requirements. Existing structures located within the NDD are deemed to be conforming in terms of any encroachments on maximum height, maximum lot coverage and floor area ratio.

.1 Minimum district size: 150,000 square feet **(80,000 square feet in PV-5)**

7.21.6.2 Residential Density. (Table)

	SINGLE USE	MIXED USE TIER 1	MIXED USE TIER 2	**MIXED USE PV-5 AS UNDERLYING ZONE**
Maximum units per acre	8 **(10 where PV-5 is underlying zone)**	10	12	**By review**
Minimum units per building	2 units	3 units	3 units	**3 units**
Required commercial gross floor area[1]	0%	20%	40%	**30%**
Required residential above first floor[2]	0%	50%	100%	**50%**

1. Percent of Gross Floor Area, which is required to be dedicated to commercial use(s).
2. Percent of residential units required to be above the first floor of a commercial use(s).

Amend Appendix 1 – Acronyms, as follows:

APPENDIX 1
ACRONYMS

PV-5	**Pawcatuck Village**

PZ1718RA ZC - TOS PZC (PV-5)
Zone Change Affected Parcels

MBL	Location	Zoning
1-3-1	29 NOYES AVE P	DB-5
1-3-11	39-41 LIBERTY ST	LS-5
1-3-12	37 LIBERTY ST	DB-5
1-3-14	33 LIBERTY ST	DB-5
1-3-15	31 LIBERTY ST	DB-5
1-3-16	27 LIBERTY ST	DB-5
1-3-17	LIBERTY ST	DB-5
1-3-18	19 LIBERTY ST	DB-5
1-3-19	21 LIBERTY ST	DB-5
1-3-2	27 NOYES AVE P	RH-10
1-3-20	17 LIBERTY ST	DB-5
1-3-21	7-15 LIBERTY ST	DB-5
1-3-21A	LIBERTY ST	DB-5
1-3-23	3 LIBERTY ST	DB-5
1-3-3	25 NOYES AVE P	RH-10
1-3-4	23 NOYES AVE P	DB-5
1-3-5	21 NOYES AVE P	RH-10
1-3-6	19 NOYES AVE P	DB-5
1-4-1	W BROAD ST	DB-5
1-4-10	1 COGGSWELL ST	DB-5
1-4-13	5 COGGSWELL ST	DB-5
1-4-16	9 COGGSWELL ST	DB-5
1-4-18	27 W BROAD ST	DB-5
1-4-19	15 COGGSWELL ST	DB-5
1-4-2	59 W BROAD ST	DB-5
1-4-4	43 W BROAD ST	DB-5
1-4-6	37-39 W BROAD ST	DB-5
1-4-7	29 W BROAD ST	DB-5
1-4-9	25 W BROAD ST	DB-5
1-5-5	6 COGGSWELL ST 25	DB-5
3-21-1	101 W BROAD ST	LS-5
3-21-10	34-36 LIBERTY ST	LS-5
3-21-11	30-32 LIBERTY ST	LS-5
3-21-12	40 LIBERTY ST	LS-5
3-21-14	29 LINCOLN AVE P	LS-5
3-21-15	27 LINCOLN AVE P	LS-5
3-21-16	21-23 LINCOLN AVE P	LS-5
3-21-16A	19 LINCOLN AVE P	LS-5
3-21-19	13 LINCOLN AVE P	LS-5
3-21-2	W BROAD ST	LS-5
3-21-20	7 LINCOLN AVE P	LS-5
3-21-3	87 W BROAD ST	LS-5
3-21-6	20 LIBERTY ST	LS-5

PZ1718RA ZC - TOS PZC (PV-5)
Zone Change Affected Parcels

MBL	LOCATION	ZONING
3-21-7	22 LIBERTY ST	LS-5
3-21-8	24-26 LIBERTY ST	LS-5
3-21-9	28 LIBERTY ST	LS-5
3-22-12	3 STANTON ST	LS-5
3-22-13	1 STANTON ST	LS-5
3-22-14	14 LINCOLN AVE P	LS-5
3-22-15	16 LINCOLN AVE P	RH-10
3-22-16	18 LINCOLN AVE P	LS-5
3-27-2	109 W BROAD ST	LS-5
3-27-3	103 W BROAD ST	LS-5
3-27-4	4 LINCOLN AVE P	LS-5
3-27-5	6 LINCOLN AVE P	LS-5
3-27-6	8 LINCOLN AVE P	LS-5
3-27-7	10 LINCOLN AVE P	LS-5
3-27-8	12 LINCOLN AVE P	LS-5
3-28-1	W BROAD ST	DB-5
3-28-10	MECHANIC ST	DB-5
3-28-11	16 MECHANIC ST	DB-5
3-28-12	MECHANIC ST	DB-5
3-28-2	34 W BROAD ST	DB-5
3-28-3	38 W BROAD ST	DB-5
3-28-4	46 W BROAD ST	DB-5
3-28-5	MECHANIC ST	DB-5
3-28-7	2-4 MECHANIC ST	DB-5
3-28-8	6 MECHANIC ST	DB-5
3-28-9	8 MECHANIC ST	DB-5
4-17-1	85 MECHANIC ST	DB-5
4-17-2	8-10 PALMER ST P	DB-5
4-17-3	2 PROSPECT ST	DB-5
4-17-4	PROSPECT ST	DB-5
4-17-5	PROSPECT ST	DB-5
4-17-6	99 MECHANIC ST	DB-5
4-17-7	MECHANIC ST	DB-5
4-17-8	MECHANIC ST	DB-5
4-17-9	87-89 MECHANIC ST	DB-5
4-18-3A	66 PROSPECT ST	DB-5
4-18-4	MECHANIC ST	DB-5
4-5-1	W BROAD ST	LS-5
4-5-10	27 CHASE ST	LS-5
4-5-11	21 CHASE ST	LS-5
4-5-12	19 CHASE ST	LS-5
4-5-13	17 CHASE ST	LS-5
4-5-14	15 CHASE ST	LS-5

PZ1718RA ZC - TOS PZC (PV-5)
Zone Change Affected Parcels

MBL	LOCATION	ZONING
4-5-15	9 CHASE ST	LS-5
4-5-16	11 CHASE ST	LS-5
4-5-17	5-7 CHASE ST	LS-5
4-5-18	3 CHASE ST	LS-5
4-5-2	88 W BROAD ST	LS-5
4-5-22	116 W BROAD ST	LS-5
4-5-23	6 LESTER AVE	RH-10
4-5-24	8 LESTER AVE	RH-10
4-5-25	10 LESTER AVE	RH-10
4-5-26	12 LESTER AVE	RH-10
4-5-3	98 W BROAD ST	LS-5
4-5-37	36 LESTER AVE	RH-10
4-5-5	100 W BROAD ST	LS-5
4-5-6	106 W BROAD ST	LS-5
4-5-7	8 CHASE ST	LS-5
4-5-8	12 CHASE ST	LS-5
4-5-9	14 CHASE ST	LS-5
4-6-1	6 JAMESON CT	DB-5
4-6-10	71-73 MECHANIC ST	DB-5
4-6-11	69 MECHANIC ST	DB-5
4-6-12	67 MECHANIC ST	DB-5
4-6-13	14 JAMESON CT	DB-5
4-6-13A	JAMESON CT	DB-5
4-6-13B	19 JAMESON CT	DB-5
4-6-13C	15 JAMESON CT	DB-5
4-6-13D	JAMESON CT	DB-5
4-6-13E	11 JAMESON CT	DB-5
4-6-14	63 MECHANIC ST	DB-5
4-6-15	57 MECHANIC ST	DB-5
4-6-16	55 MECHANIC ST	DB-5
4-6-17	51 MECHANIC ST	DB-5
4-6-18	47 MECHANIC ST	DB-5
4-6-19	43-45 MECHANIC ST	DB-5
4-6-1A	8 JAMESON CT	DB-5
4-6-1B	10 JAMESON CT	DB-5
4-6-1C	12 JAMESON CT	DB-5
4-6-1D	5 JAMESON CT	DB-5
4-6-1E	7 JAMESON CT	DB-5
4-6-1F	9 JAMESON CT	DB-5
4-6-2	15 PALMER ST P	DB-5
4-6-20	41 MECHANIC ST	DB-5
4-6-21	39 MECHANIC ST	DB-5
4-6-22	37 MECHANIC ST	DB-5

PZ1718RA ZC - TOS PZC (PV-5)
Zone Change Affected Parcels

MBL	LOCATION	ZONING
4-6-23	35 MECHANIC ST	DB-5
4-6-24	31 MECHANIC ST	DB-5
4-6-25	29 MECHANIC ST	DB-5
4-6-26	27 MECHANIC ST	DB-5
4-6-3	11 PALMER ST P	DB-5
4-6-4	7 PALMER ST P	DB-5
4-6-5	1 PALMER ST P	DB-5
4-6-6	81 MECHANIC ST	DB-5
4-6-7	79 MECHANIC ST	DB-5
4-6-8	77 MECHANIC ST	DB-5
4-6-9	75 MECHANIC ST	DB-5
4-7-1	20 MECHANIC ST	DB-5
4-7-10	5 BLANCHARD LA	DB-5
4-7-11	48 MECHANIC ST	DB-5
4-7-12	50 MECHANIC ST	DB-5
4-7-13	52 MECHANIC ST	DB-5
4-7-14	56 MECHANIC ST	DB-5
4-7-2	22 MECHANIC ST	DB-5
4-7-3	26-28 MECHANIC ST	DB-5
4-7-4	30 MECHANIC ST	DB-5
4-7-4A	32 MECHANIC ST	DB-5
4-7-5	34-38 MECHANIC ST	DB-5
4-7-6	42 MECHANIC ST	DB-5
4-7-6A	40 MECHANIC ST	DB-5
4-7-7	44-46 MECHANIC ST	DB-5
4-7-8	4 BLANCHARD LA	DB-5
4-7-9	7 BLANCHARD LA	DB-5