

October 25, 2006

Newtown, Connecticut South Main Street Village Design District

ADDENDUM TO THE 2004 PLAN OF CONSERVATION AND DEVELOPMENT



Plan of Conservation and Development

Add new text as follows on page 96 of the POCD

There are three performance objectives for the South Main Street corridor:

- encouraging and allowing appropriate development and redevelopment in the corridor,
- managing traffic impacts and property access in the corridor, and
- guiding the design of buildings and sites in the corridor to enhance the character of Newtown.

The main regulatory strategy for this corridor is to establish a “South Main Village Design District”. The key aspects of this overlay zone are as follows:

- designating the South Main Village Design District as a “village district” to help the Commission manage change in the corridor,
- requiring that most development obtain a Special Exception,
- managing traffic impacts and aesthetic issues along the corridor through the Special Exception process,
- allowing adaptive reuse of residential homes by Special Exception, and
- enabling any property within the corridor to apply to be rezoned to Special Development District (SDD) in order to create a “planned development”.

Village District To Be Established

South Main Street has a distinctive character due to the nature of the resources, uses, and functions in the corridor:

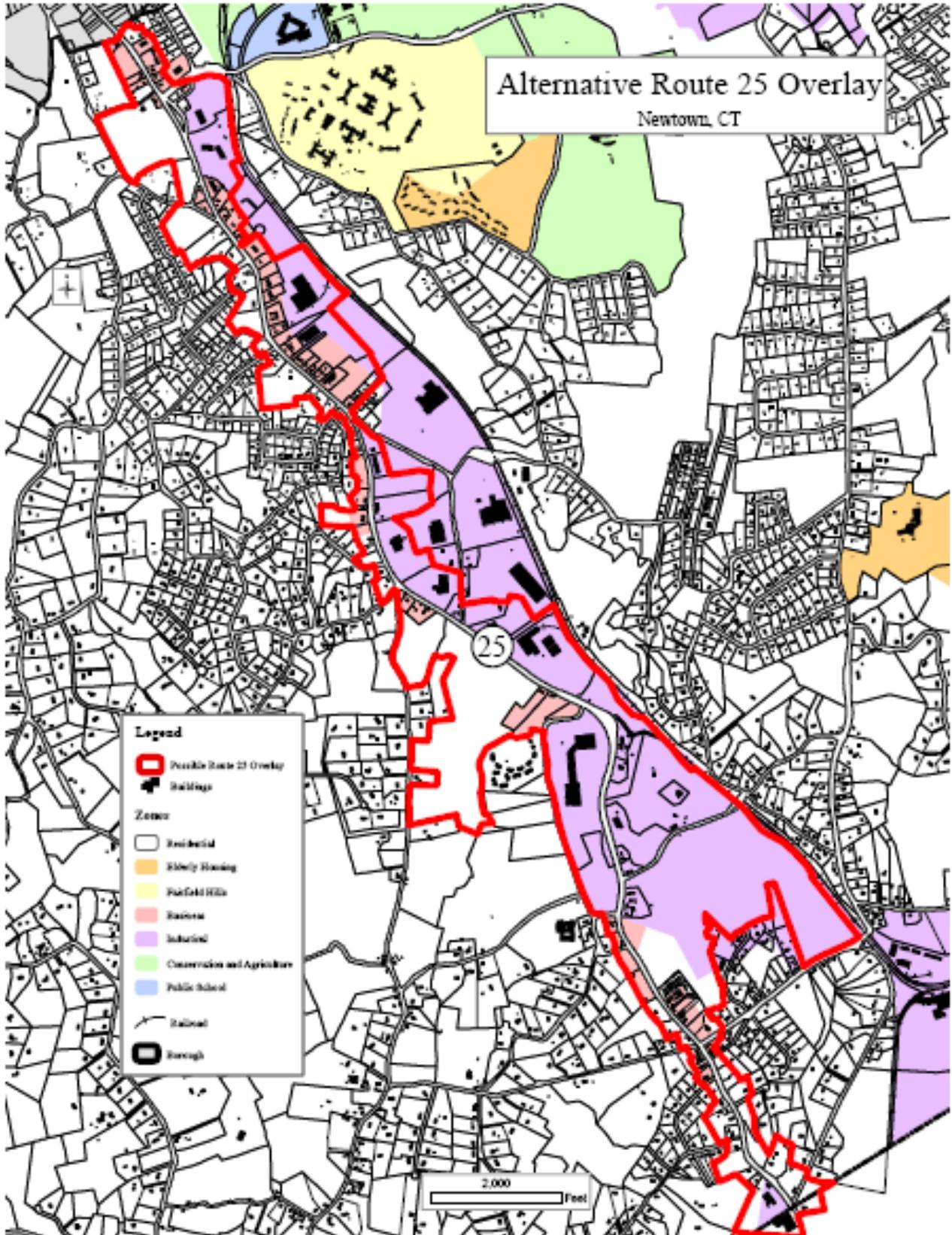
- the corridor serves as a gateway to Newtown from the south and as a transition to and from the borough on the north,
- it contains large expanses of fields and open lawns,
- it contains historic homes, open fields and small specialty retail shops that help give Newtown its “New England character”,
- it contains sensitive natural resources such as wetlands and aquifer areas.

In addition to these resources, the corridor contains or is adjacent to several large business and industrial operations or sites where future development has the potential, if not designed sensitively, to fundamentally change the character of the corridor. In addition, increasing traffic volumes may increase the pressure for alternative uses in the corridor.

However, development (even large scale development) can complement the overall character of the corridor provided it is designed sensitively and provided the architecture complements the desired character of the corridor.

Due to the desire to ensure that an appropriate balance is maintained between the intensity of uses and the character of uses, the POCD specifically recommends that this corridor be designated as a “village district” as part of any regulatory changes.

Designation as a “village district” under CGS 8-2j provides better tools for the Commission to manage activities in the corridor by regulating new construction and rehabilitation of properties in view from public roadways.



October 25, 2006

Special Exception To Be Required

Except for a single-family residential dwelling, most new non-residential development in the South Main Street corridor should be required to obtain a Special Exception from the Commission. This is to ensure that adequate consideration will be given (by applicants and by the Commission) the to traffic impacts, the design and placement of buildings, maintenance of public views and to the distinctive character of the corridor.

Adaptive Reuse of Residential Structures To Be Allowed

To encourage the preservation and maintenance of existing residential buildings along South Main Street, especially those of historical and/or architectural significance, the regulations should allow for the adaptive reuse of such buildings to non-residential uses by Special Exception.

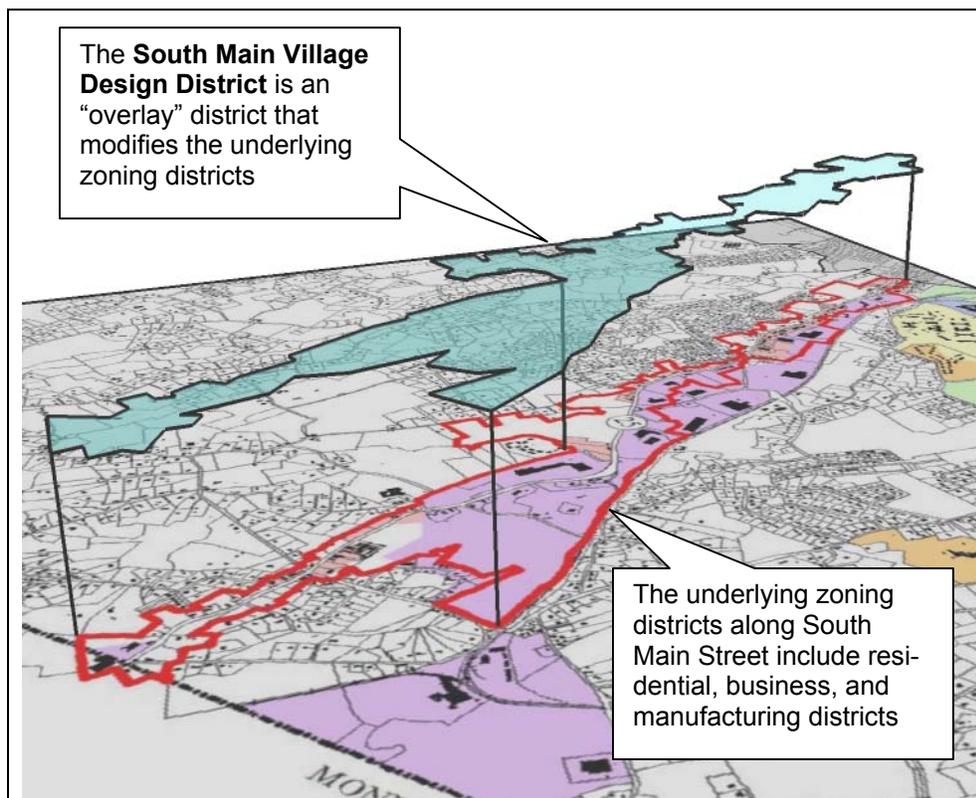
Design District Designation To Be Allowed

To allow for appropriate land use changes in the corridor which will meet the performance objectives outlined by the Commission, a new provision should be added to the Newtown Zoning Regulations allowing “planned developments” in the South Main Village Design District.

PERMITTING PROCEDURES

| Underlying Zone | Activity Proposed | Approvals Required | Comment |
|------------------------|--------------------------|---|-------------------------------|
| Residential | New single-family | Building permit | No change |
| | Single-family addition | Building permit | No change |
| | Special Exception use | PZC (Special Exception) DAB (Design Review) | DAB is new |
| | Adaptive Re-use | PZC (Special Exc.) DAB (Design Review) | NEW |
| | Rezone to SDD | PZC (Zone Change) DAB (Design Review) | NEW |
| Business | <5,000 SF | PZC (Site Plan Approval) DAB (Design Review) | 5,000 SF is new DAB is new |
| | >5,000 SF | PZC (Special Exception) DAB (Design Review) | 5,000 SF is new DAB is new |
| | Rezone to SDD | PZC (Zone Change) DAB (Design Review) | NEW |
| Manufacturing | <10,000 SF | PZC (Site Plan Approval) DAB (Design Review) | DAB is new |
| | > 10,000 SF | PZC (Special Exception) DAB (Design Review) | DAB is new |
| | Rezone to SDD | PZC (Zone Change) DAB (Design Review) | NEW |

ZONING CONCEPT



Benefits to Newtown

The Planning and Zoning Commission believes that establishing the South Main Village Design District will allow Newtown to:

- encourage and allow appropriate development and redevelopment in the South Main Street corridor,
- effectively manage traffic impacts and property access in the corridor, and
- guide the design of buildings and sites in the corridor in ways that will enhance the character of Newtown.

Benefits to Properties

The Planning and Zoning Commission believes that establishing the South Main Village Design District will accomplish the above objectives while allowing:

- all property owners to apply for establishment of a Special Development District (a more flexible zoning designation), and
- residential property owners to apply for adaptive reuse of existing structures.

Properties which front on Route 25 would be included in the South Main Village Design District (SMVDD).

For properties in a residential zone, the SMVDD would:

- allow for adaptive re-use of a residential structure for other uses (requires a Special Exception from the Commission and review by the Design Advisory Board), and
- allow for rezoning of the property to Special Development District (a more flexible zoning designation).

For properties in a business zone, the SMVDD would:

- require review by the Design Advisory Board of any new construction,
- require a Special Exception from the PZC for new construction in excess of 5,000 square feet (the current standard is 10,000 square feet), and
- allow for rezoning of the property to Special Development District (a more flexible zoning designation).

For properties in a manufacturing zone, the SMVDD would:

- require review by the Design Advisory Board of any new construction,
- continue the current requirement of a Special Exception from the PZC for new construction in excess of 10,000 square feet, and
- allow for rezoning of the property to Special Development District (a more flexible zoning designation).