CANTON PLANNING AND ZONING COMMISSION

Town of Canton, Connecticut

Effective
April 10, 2018
HOW TO USE THIS CODE*

* Use and development under this Code is governed by the provisions of this Code. This section is not part of this Code but is intended as a general overview of this Code review process.
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1. GENERAL PROVISIONS

101. TITLE

This Code is known as the Canton Village Districts, Form-Based Design Code.

102. INTENT

A. The Town of Canton Plan of Conservation and Development 2014-2024 (adopted December, 2013) identifies Collinsville, the Canton Village District, Harts Corner, and the East Gateway as significant opportunities for protection and enhancement under a Village District designation per General Statutes of Connecticut (CGS) § 8-2j. Village districts, as amended. This Code as amended is intended to meet the goals of the Plan of Conservation and Development (POCD) by providing strong implementation tools for these areas.

B. This Code is designed to foster a setting for economic growth and development in a sustainable mixed-use pattern of diverse neighborhoods, integrating residential with employment, commercial, and recreation uses while preserving the existing neighborhoods and protecting the community character.

C. This Code places greatest emphasis on the design, or physical form, over density and uses, as it is of greatest importance when creating the pedestrian-oriented places that attract jobs and economic vitality. Density and uses can be expected to change over time as the districts grow and mature.

D. This Code shall be applied to new, and infill development, and re-development in the Design Village Districts to achieve the vision set forth by the POCD and to provide a mechanism for implementing the following specific goals:

1. Enable the development of a specific area in accordance with an overall master plan for such area;
2. Result in a development which demonstrates a high regard for a design which is compatible with the historic, cultural, and geographic qualities of Canton;
3. Foster development which is compatible with surrounding areas and which incorporates buffers or transition areas to reduce potentially negative impacts on single family residential areas;
4. Encourage a mixture of compatible uses and sizes of structures to create a sustainable and attractive environment for a wide variety of businesses and residences;
5. Break up the apparent mass and scale of large structures, as well as large paved areas, to reduce visual impacts and ensure that such development does not detract from Canton’s character, scale, and sense of place;
6. Mitigate the impact of large-scale development on its surroundings;
7. Promote and facilitate a safe and comfortable pedestrian scale environment;
8. Be flexible, to allow for innovative design techniques, accommodate unique uses and encourage creative approaches to development issues; and
9. Allow for an organized manner in which applications filed under CGS § 8-30g and under Chapter 124b, § 8-13m-x may be processed.

103. ORDINANCES AND AGREEMENTS
   A. References to “Zoning Regulations” throughout this Code are made to Canton Zoning Regulations, Town of Canton, Connecticut, effective May 12, 2014 and any amendments.
   B. All development must comply with Federal, State, and Town regulations. Whenever any provision of this Code imposes a greater requirement or a higher standard than is required in any State or Federal statute or other Town ordinance or regulation, the provisions of this Code shall govern unless preempted by State or Federal law.
   C. Where conflicts exist between the provisions of this Code and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements, the ZEO shall determine, based on the intent of this Code and the Town’s vision, which provisions shall govern.

104. MINIMUM REQUIREMENTS
   The provisions of this Code are the minimum requirements.

105. TERRITORIAL APPLICATION
   This Code is in effect for that Chapter of the Town of Canton, Connecticut, designated on the Zoning Map as the Collinsville Design Village District (CDVD), Harts Corner Design Village District (HCDVD), Canton Village Design Village District (CVDVD), and the East Gateway Design Village District (EGDVD). The Design Village Districts are created as individually designated Village Districts per CGS Title 8, Chapter 124 Zoning, § 8-2j.

106. SEVERABILITY
   Should any provision of this Code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of this Code other than the part decided to be unconstitutional or invalid. In the event that a court rules that this Code is invalid in its entirety, the zone for any property located in a Design Village District shall be the district where it was located immediately prior to the enactment of this Code.

107. COMPONENTS OF THIS CODE
   A. The Regulating Plan
      1. Chapter 3. Regulating Plan is the application key for this Code. It provides a master plan of public space with specific information on development parameters for each parcel within the district.
Design Village Districts

2. The Regulating Plan shows how each lot relates to the public realm or street-space (all streets, squares/civic greens, pedestrian pathways, etc.) and the surrounding neighborhood. The Regulating Plan may also identify additional requirements for lots in specific locations.

B. The Building Form Standards
1. The primary intent of Chapter 4. Building Form Standards (BFS) is to define the placement and massing controls on buildings as frames of the public space.
2. The BFS establish basic parameters governing building form, including the buildable envelope (in three dimensions) and certain permitted and/or required elements. The applicable street frontage for a building site is determined by the BFS designated on the Regulating Plan.

C. The Urban Space Standards
1. The purpose of Chapter 5. Urban Space Standards is to ensure coherent street-space and to assist builders and owners with understanding the relationship between the public space of the district and their own building. These standards set the parameters for the placement of street trees and other amenities or furnishings (e.g., benches, signs, street lights, etc.) within the street-space.
2. The Street Type Recommendations illustrate preferred typical configurations for streets within the districts. They recommend vehicular traffic lane widths, curb radii; sidewalk dimensions tree planting areas, and on-street parking configurations.
D. The Architectural Standards
The goal of Chapter 6 - Architectural Standards is a coherent and quality building character that reflects and is complementary to the best building traditions of Canton. The architectural standards govern a building’s exterior elements (including sidewalks), regardless of its BFS, and set parameters for allowable materials, configurations, and techniques.

E. Parking and Loading Standards
Chapter 7 - Parking and Loading Standards provide goals and requirements to promote a “park once” environment through shared parking and encourage a pedestrian-friendly district.

F. Building Functions
Chapter 8 - Building Function provides for the uses allowed on ground floors and in upper floors, correlated with each BFS. Because this Code emphasizes form more than use, it includes fewer, broader categories than those provided in the Canton Zoning Regulations.

G. Definitions
Chapter 10 – Definitions; located on page 74.
2. ADMINISTRATION

201. APPLICABILITY
This section, Chapter 2: Administration sets forth the provisions for reviewing and approving applications for Village District Certificate of Completion (VDCC) and is intended to provide an incentive to property owners and developers to develop in a particular form. This Code is applicable to the Canton Design Village Districts as shown on the official Zoning Map and the Regulating Plans for each district. All elements of the Form Based Code - the Regulating Plan, the Building Form Standards, the Urban Space Standards, and the Architectural Standards - will be applied during review to ensure that all development occurring is consistent with the provisions of this Code.

202. CODE ADMINISTRATION
A. Code Administration
The Zoning Enforcement Officer is designated by the Planning and Zoning Commission (PZC), will be responsible for working on the day-to-day administration and enforcement of this Code, and is specifically authorized to review and approve applications for submittal approvals in accordance with Section 205. Design Plan Submittal and Review Process.

B. Delegation of Administration
The PZC may designate any planning staff member to represent the ZEO in any function assigned by this Code. The ZEO remains responsible for any final action.

C. Delegation of Administration
The ZEO, in accordance with Section 901.B, shall delegate review of the application to the appropriate entity under that section. The ZEO may also refer such review to the PZC or Historic Commission as appropriate, to determine compliance with these regulations.

203. AUTHORITY
A. Type I Design Plan
A Type I Design Plan, see Section 205. Design Plan Submittal and Review Process, shall be reviewed and approved by the ZEO in accordance with the procedures and standards of this section prior to issuance of a VDCC.

B. Type II Design Plan
The PZC, in consultation with ZEO, shall review and make a decision on an application for a Type II Design Plan in accordance with the procedures and standards of Section 205. Design Plan Submittal and Review Process.

204. APPLICABILITY
A. Determination
1. The ZEO will determine whether the project requires a VDCC based on the applicability chart in Section 204.B.
## B. Applicability Chart

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Notes:
1. Expansions, including those that do not require the retrofitting of existing elements.
2. See applicability per Section 205.C.1.
3. Expansions above the 50% level or expansions requiring the retrofit of any existing elements.
4. Part 4 Building Form Standards, Parking Setback Line (PSL) only
5. Section 402.C Facades
## Canton Design Village Districts Form-Based Code Applicability

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<td>10% - 50% - Items checked apply to additional spaces only</td>
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<td>X</td>
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<tr>
<td>Greater than 50% - Items checked apply to all spaces/existing parking area and proposed</td>
<td></td>
<td>X</td>
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<tr>
<td>Façade Changes (percentage of cumulative change) per Section 402.C</td>
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<tr>
<td>0% - 10% Change in Façade - submitted to ZEO for documentation</td>
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<tr>
<td>10% - 30% Change in Façade - Zoning Permit required per Section 9.8.B of the Zoning Regulations</td>
<td></td>
<td>X</td>
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<tr>
<td>30% - 50% Change in Façade - Zoning Permit required. Chapter 6, Architectural Standards applies to new elements only</td>
<td></td>
<td>X</td>
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<tr>
<td>Greater than 50% Change in Façade - Zoning Permit required. Chapter 6 Architectural Standards, applies to new elements and requires retrofit of existing elements, but do not require additional height being added to the elevation being modified</td>
<td></td>
<td>X</td>
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</table>

Notes:
1. Expansions, including those that do not require the retrofitting of existing elements.
2. See applicability per Section 205.C.1.
3. Expansions above the 50% level or expansions requiring the retrofit of any existing elements.
4. Part 4 Building Form Standards, Parking Setback Line (PSL) only
5. See Section 402.C Facades
205. DESIGN PLAN SUBMITTAL AND REVIEW PROCESS

A. Pre-Application Conference

1. Prior to submitting a formal application for a Design Plan, an applicant is strongly encouraged to schedule a pre-application conference with the ZEO to discuss the requirements of this Code.

2. A request must be accompanied by an application form, preliminary project plans, and additional design information as identified in the Checklist found in the Appendix 1 of Zoning.

3. The ZEO will determine whether the project requires a VDCC based on Section 204, inform the applicant of requirements as they apply to the proposed project, discuss issues of concern that may arise during formal application review, suggest possible modifications to the proposed application, and identify any technical studies that may be necessary for the review process when a formal application is submitted.

4. The Design Plan Type, and therefore the appropriate review process, will be determined at this meeting.

5. Any discussion held is not to be binding on either the applicant or the Town.

6. Modifications to structures within the Collinsville Historic District (CHD) must follow the requirements of this Code. The CHD Commission shall review the Design Plan Application in accordance with the criteria established for exterior architectural features, as defined by Chapter 268 Article II 268-14 of the Canton Town Code that are visible from the street space, as defined by this Code.

B. Design Plan Types

1. Type I: Projects of building area in aggregate less than or equal to 10,000 total gross square feet and with individual story areas of less than or equal to 4,000 gross square feet shall be able to build as a matter of right when they meet all of the standards of this Code. During the review of the application, the ZEO will forward the application to appropriate Town departments and agencies for review and recommendation as necessary. A VDCC will be issued upon approval of the application by ZEO. Permits will not be issued for building activity until review is completed and a determination made that the proposal is consistent with this Code.

2. Type II: This process will be required for building area over 10,000 gross square feet, or with individual story areas of over 4,000 gross square feet, or parcels large enough to require a new regulating plan, see Section 302. Rules for New Regulating Plans. A review before the PZC is required to address the project’s compliance with this Code and to address issues that may not have been contemplated by this Code. Such sites will be required to meet the intent of this Code and will be evaluated in terms of how well they conform to this Code. A VDCC will be issued upon approval of the application by the PZC. Permits will not be issued for building activity until review is completed and a determination made that the proposal is consistent with this Code.
3. **Design Adjustments:** Unless otherwise specified, applications seeking to modify any of the following standards of this Code may request to do so as a Type II Design Plan.
   a. Any increases in maximums as defined by the Regulating Plan and applicable BFS or changes in Use up to 15%; or
   b. Decreases in required minimum standards as defined by the Regulating Plan and applicable BFS up to 15%; or
   c. Increases in building area, building heights, or build-to line variations or applications seeking to deviate from the standards found in Chapter 3. Regulating Plans and Chapter 4. Building Form Standards up to 15%

C. **Application**
   1. After the Pre-Application Conference, a Design Plan application shall be submitted in accordance with Zoning Regulations Section 9.1. Site Plan Application and Section 9.9.A. Application Submittal:
      a. For any activity designated in the regulations as requiring a VDCC;
      b. For any construction, development, or expansion of a multiple dwelling unit or non-residential use; or,
      c. For any demolition or expansion over 50% of the existing building area of a single-family dwelling; or,
      d. For any site modifications, such as parking, pedestrian or vehicle circulation, public utilities or landscaping in any Design Village District, unless determined to be a minor modification per Zoning Regulations 9.1.A.13.
   2. The ZEO may, in accordance with the requirements of these regulations, require the submission of additional information as deemed necessary to make a reasonable review of the application.
   3. If a site plan application involves an activity regulated pursuant to CGS Section 22a-36 to 22a-45, inclusive, the applicant shall submit an application for a permit to the Inland Wetlands and Watercourses Agency not later than the day such application is filed with the ZEO.
   4. Anything not covered under this section, including but not limited to demolition, minor modifications (Section 9.A.13 of the Zoning Regulations) and other similar changes will be processed as a Zoning Permit under Zoning Regulations 9.8.B.

D. **Type I Design Plan Review Criteria**
   1. The determination of Design Plan Type will be in accordance with Section 205.B.
   2. The ZEO shall review all applications in accordance with the following:
      a. Compliance with this Code;
      b. The Canton Design Village Districts Regulating Plans;
      c. Review by the CHD Commission as required by Section 205.A.6;
      d. POCD: Whether the proposed use or activity is in accordance with or facilitates achievement of one or more of the goals, objectives, policies, and recommendations of the POCD, as amended;
      e. Compliance with General Zoning, inclusive of but not limited to the standards of Section 7, except as modified by this Code.
         i. Special Permits identified under General

Potential Dowd Avenue Improvements
Zoning, not otherwise modified by this code, are required.

ii. Design District Applications under Section 5 of General Zoning may be submitted within the Design Village Districts regulated by this Code.

iii. This Code does not regulate properties located within the Industrial Heritage District.

f. Purposes of Regulations: The proposed use or activity is consistent with the purposes of Zoning Regulations and intent of the comprehensive plan of this Code;

g. The Village District Standards of Chapter 9;

h. Adequate Utilities and Services:
   i. The provisions for water supply, sewage disposal, and storm water drainage shall conform to accepted engineering practices, comply with all standards of the appropriate regulatory authority, and not unduly burden the capacity of such facilities.
   ii. The proposed use or activity shall provide ready accessibility for fire apparatus and police protection, and be laid out and equipped to further the provision of emergency services.

3. On an application involving an activity regulated pursuant to CGS Section 22a-36 to 22a-45, inclusive, the ZEO shall:
   a. Wait to render a decision until the Inland Wetlands and Watercourses Agency has submitted a report with its final decision; and
   b. Consideration any report of the Inland Wetlands and Watercourses Agency when making its decision.

4. On an application involving notice to adjoining municipalities under Zoning Regulations 9.9.H or notice to water companies under Zoning Regulations 9.9.J, the ZEO shall consider in association with any such notice, any report or testimony received.

E. Type II Design Plan Review Criteria

1. The determination of Design Plan Type will be in accordance with Section 205.B.

2. All Type I Design Plan Review Criteria (see Section 205.D), shall apply to a Type II Design Plan in addition to the following standards:
   a. The application shall depict the proposed development in a manner sufficient to allow the PZC to make a determination regarding its compatibility with surrounding uses;
   b. All improvements must be suitable and appropriate to the neighboring properties and the development of the Design Village District;

3. Review and Decision by the PZC
   a. The Commission shall consider, review, and act on a Type II application in accordance with the provisions of Chapter 9 of the Zoning Regulations.

F. Conditions of Approval

In approving a Design Plan, the ZEO or the PZC may impose such conditions regarding the location, character, and other features of the proposed Design Plan as may be deemed necessary to ensure compliance with this Code and to prevent or minimize adverse effects from the proposed Design Plan. Conditions, where imposed, shall be included as part of the approval.

G. Action by the Reviewing Body

1. The ZEO or the PZC, by a majority vote of a quorum present, as applicable, shall review the
application in accordance with this Section 205, and take one of the following actions:

a. Approval of the application as submitted; or
b. Approval of the application with conditions; or
c. Denial of the application.

H. Design District Compliance Certificate
1. A VDDC shall be issued upon compliance with the provisions of this Code.
2. Issuance of a VDCC allows an applicant to apply for permits and approvals, including but not limited to those permits required by the building code.
3. Following approval and prior to the issuance of Building Permits, applicants must comply with the requirements of Zoning Regulations 9.1.F and 9.1.G.

206. PETITIONS AND APPEALS
A. Petitions
1. A decision of the ZEO may be submitted in accordance with Section 9.5 of the Zoning Regulations.

B. Appeals
An applicant may appeal a decision of the PZC on an application for a Type II Design Plan to the Superior Court and, upon certification for review, to the Appellate Court in the manner provided in CGS Chapter 124 Zoning, § 8-8.

207. MODIFICATIONS TO APPROVED DESIGN PLANS
A. Modifications to approved Design Plans may be requested by submitting a letter of request and supplemental documents detailing the change and the reason for the modifications for the ZEO.
B. The ZEO has the authority to request a meeting with the applicant or refer the application to the PZC for additional review.
C. The ZEO has the authority to grant modifications to Design Plans approved under this Code, via written approval, in accordance with the procedures and standards that governed its original approval.

208. TEXT AMENDMENT
Any written amendment or change to this Code will be a Text Amendment that must follow the procedure set forth in Zoning Regulations 9.3. Regulation Amendment Application.

209. MAP AMENDMENT
Any amendment or change to the Regulating Plan will be a Zoning Map Amendment of this Code that must follow the procedure set forth in Zoning Regulations 9.4. Zone Map Change Application.

210. SUBDIVISION
Where Subdivision of parcels is desired, without the submission of a Design Plan as specified in Section 302. Rules for New Regulating Plans, approval of the Subdivision must occur in accordance with Subdivision Regulations of the Town of Canton Connecticut, including Amendments through December 7, 2009, as may be amended.
Schedule a Pre-Application Meeting with the Code Administrator
See Part 2: Administration

Type I Design Plan*
building area less than or equal to 10,000 total gross square feet (GSF) and with individual story areas of less than or equal to 4,000 GSF; refer to Table 2.1 in Zoning Regulations for overhangs

Make any required changes then Submit the application package

Review by the Code Administrator for application package completeness

INCOMPLETE
Revise and resubmit

COMPLETE
Type I Design Plan

Code Administrator Review
Part 2 Section 205.B-F

APPROVAL

Design District Compliance Certificate

COMPLETE
Type II Design Plan

Planning & Zoning Commission Review
Part 2 Section 205.B-F

APPROVAL with conditions

Type I Design Plan Petition to Board of Zoning Appeals

DENIAL

Type II Design Plan Appeal to Superior Court

* Shall follow Zoning Permit time lines
** Shall follow Site Plan time lines

Illustration of Submittal and Review Process, see text for details.
3. REGULATING PLANS

301. REGULATING PLANS
A. Purpose and Intent
1. A Regulating Plan is the controlling document and principal tool for implementing this Code.
2. The Regulating Plan makes the development standards place-specific, by allocating the BFS; the boundaries for the district; new and existing streets; the Build-To Line (BTL) and Parking Setback Line (PSL); the recommended street type; and delineating the public spaces.
3. The EGDVD Regulating Plan and the HCDVD Regulating Plan show a Build-To Zone between the BTL and PSL. Parking may occur in front of the building only in this zone and the building face may occur anywhere in this zone but no further back than the BTL.
4. A Regulating Plan may identify specific characteristics assigned to a lot or building site and may identify additional regulations (and opportunities) for lots in specific locations.
5. As identified on the Regulating Plans, “Existing Buildings to be Protected” are structures which should be rehabilitated and re-used. They represent historic buildings (either national, state, or local) including those not currently in a historic district and structures of local cultural significance or contributing influence.

B. Regulating Plan/Key

Key

- Design District Boundary
- Existing Buildings to be Protected
- Civic Building
- Existing Lot (property) Line
- Build-To Line (BTL)
- Parking Setback Line (PSL)
- Main Storefront Building Form Standard
- Main Building Form Standard
- Town Building Form Standard
- Detached Building Form Standard
- Open Space
- Collinsville Detached Business

302. BUILD-TO LINE
A. The BTL represents a 48 inch deep zone rather than a precise vertical plane.
B. In the event that a designated BTL on an approved Regulating Plan is within an existing travel way, the ZEO and the property owner shall make best efforts to resolve such conflict in order that the development may occur and meet the goals and objectives of the Canton Design Village District Form-Based Code.
C. In the event that a designated BTL on an approved Regulating Plan cannot be achieved and no vehicular access from the fronting street-space is possible due to topography or other constraint, then a planted buffer shall occur on the BTL for a depth of 25 feet. See Zoning Regulations 7.1.D Buffer Yard B for planting requirements. See “Build To Line Effective” and “Primary Street Façade”; Chapter 10, Definitions.
D. Any other necessary, not design, adjustments to a designated BTL on an approved Regulating Plan should follow the procedures of Section 205. Design Plan Submittal and Review Process.
E. When a BTL requirement conflicts with a landscaping requirement under Sections 7.1.D or 7.1.E of Zoning the BTL shall govern provided full limits of the BTL zone have been expended.
304. **SAMPLE REGULATING PLAN AND INFORMATION**

For illustrative purposes only, refer to the Town for Regulating Plan information. Reduced Regulating Plans are available in the appendix, and Full Size available at the Land Use Office, and on the town website.

*Illustrations: Multiple redevelopment possibilities.*
Illustrative redevelopment possibility.

**Town BFS**
- min. 2 stories
- max. 3 stories plus attic

- 12 rear access garage townhouses
  - 2 spaces per unit self-parked
- 24 units double-loaded multi-family
  - 3 story (optional lofts on top floor)
  - 26 parking spaces
- 13,200 gsf commercial
  - 2 story
  - 26 parking spaces
304. RULES FOR NEW REGULATING PLANS

A. Regulating Plans

1. Within the Design Village Districts, subdivision of parcels larger than 5 acres must follow these regulations, to generate a detailed Regulating Plan, and the Subdivision Regulations of the Town of Canton where:
   a. It contains at least five (5) acres;
   b. It complies in all respects with this Code and Canton Zoning Regulations;
   c. Each lot shall have a water supply system approved by the Farmington Valley Health District, Connecticut Water Company or other regulatory authority acceptable to the Commission; and,
   d. Each lot shall have a sewage disposal system approved by the Farmington Valley Health District or Plan Review Approval by the Canton Water Pollution Control Authority.

B. Building Form Standards

1. General
   a. When creating a Regulating Plan, the following standards apply.
   b. In determining the allocation, and thereby the form and mixed-use character of the district, attention must be paid to both the physical context (what goes next to what) and diversity of allowed/required uses.

2. Consistency of Application
   a. Consistent BFS (of a similar intensity) shall face across streets.
   b. When separated by an alley (or common access easement), or when fronting different streets (i.e. a corner lot and its adjacent lot), any BFS may sit adjacent to one another.
   c. When separated by a civic space or park, BFS shall be no more than one-story in height variation (e.g. 2-story and 3-story is acceptable but not 1-story to 3-story.)

C. Urban Standards

1. Streets
   a. Where new streets (not in existence at the time of the adoption of the Regulating Plan) are shown on the Regulating Plan with an asterisk (*), they shall be considered optional and at the discretion of the property owner(s). Where new streets are designated on the Regulating Plan without an asterisk, they are critical to the working of the larger community and shall be considered mandatory. While the street infrastructure may not be constructed until some point in the future, the BTL, and other regulations of the Regulating Plan shall be respected.
   b. New streets shall be designated and designed in accordance with the street type recommendations in Chapter 5, Urban Space Standards.
   c. New streets shall be public or common access easements.
d. Street types are configured such that in-lane bicycle travel is encouraged and appropriate unless dedicated bike lanes are shown on the Regulating Plan or in the Urban Space Standards.

e. Within neighborhoods, intersections configured as roundabouts are discouraged. They are encouraged at the edges of and between neighborhoods, where their ability to break up and distribute traffic flow is most appropriate and least disruptive to pedestrian comfort.

f. No street-space shall be gated.

g. All lots shall share a frontage line with a street-space.

h. Connectivity of the street grid and intersection alignment throughout is established and regulated by the Regulating Plan and street recommendations shown in Chapter 5. Urban Space Standards.

i. Streets that do not connect to other streets, as part of an interconnected network, are not permitted except as below:
   i. Where streets are configured with a one-way loop around the perimeter of a central green area, having a maximum depth (perpendicular to the primary street centerline) of 75 feet and a minimum width (dimension parallel to the primary street) of 75 feet;
   ii. Where streets are less than 120 feet long (measured from the street intersection centerline) and configured as a stub-out designed for connection to future streets/development;
   iii. Where streets are less than 120 feet long (measured from the intersection centerlines) and connected to alleys or common drives giving rear lot access, and ending at designated conservation lands.
   iv. Additional streets may be added to the Regulating Plan to create a smaller block pattern.

2. Blocks
   a. No block face shall have a length greater than 300 feet without an alley, common access easement, or pedestrian pathway providing through access to another street-space, alley or common access easement, or conservation restricted land. Individual lots with less than 100 feet of frontage are exempt from the requirement to interrupt the block face; those with over 200 feet of frontage shall meet the requirement within their lot, unless already satisfied within that block face. (See Section 603)
   b. Unless otherwise specified on the Regulating Plan, no curb cuts are permitted within 50 feet of another curb cut, intersection, or driveway. Driveways into or from alleys are not restricted by this measure.

3. Alleys
   a. New alleys may be public or private, but public access must be dedicated via a common access easement.
   b. Alleys may be incorporated into (rear) parking lots as standard drive aisles. Access to all properties adjacent to the alley shall be maintained. Access between parking lots across property lines is required, see Chapter 7. Parking and Loading Standards.
4. BUILDING FORM STANDARDS

401. PURPOSE AND INTENT

A. Goals
1. The goal of the BFS is the creation of a consistent public realm through the creation of coherent street-space. The form and function controls on buildings work together while allowing the buildings more flexibility in use.
2. The Regulating Plan identifies the BFS for all parcels within the Design Village Districts.
3. The BFS set the basic parameters governing the building form for development and redevelopment on private lots, unless otherwise indicated on the Regulating Plan, as well as certain required functional elements such as fenestration (windows and doors) and street walls, or permitted elements such as stoops, balconies, or front porches.

402. GENERAL PROVISIONS

A. Building Height
1. The height of all buildings is measured in stories, with a maximum limit in feet, measured from the average finished grade of the edge of street pavement directly in front of the building to the locations shown in Zoning Regulations 2.2 Defined Terms “Building Height” and “Story Related Terms”, unless otherwise designated. The height of all interior buildings shall be measured using Section 2 of the Zoning Regulations.
2. Dormers are permitted and do not constitute a story (for height measurement purposes) so long as: they do not break the primary eave line, are individually less than 15 feet wide, and are collectively not more than 60% of their BTL façade length.
3. If an individual story exceeds the maximum story clear height (floor to ceiling), it shall be counted against another story, and no individual building height may exceed the specified maximum height (except to allow places of assembly).
4. The prescribed minimum story clear height shall be met by at least 80% of the story’s floor area.
5. Mezzanines that have a floor area greater than 40% of the ground story’s floor area shall count as an additional full story in the story height measurement.
6. Any portion of a parking structure within 30 feet of a building constructed per this Code shall not exceed that building’s primary roof ridge or parapet height.
7. Exception to the maximum allowed height may be allowed by the Commission as a Type II application under Section 4.1.D.5 of the Zoning Regulations.

B. Siting
1. Buildable Area
   a. Buildings must be located within the designated buildable area per the BFS.
   b. The private, interior portions of the lots (toward the alley or rear lot lines) are much less controlled to allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private (semi-private for apartment and condominium dwellings) gardens and courtyards.
   c. No portion of any building shall be located outside of the buildable area except overhanging eaves, awnings, storefronts, bay windows, stoops, steps, balconies, or handicapped ramps approved by the ZEO. See Zoning Regulations 2.2, Table 2.1 – Coverage and Yard Setback Applicability.
d. On lots designated Main or Town BFS adjacent to the boundary of Design Village District and adjacent to existing single-family homes, a planted buffer must be provided along the common lot line in accordance with Zoning Regulations 7.1.

2. Corner Lots
   a. Corner lots shall satisfy the BTL requirements for their full/all street frontages, unless otherwise shown on the Regulating Plan.
   b. The building façade must occupy the BTL at a block corner for 20 feet minimum in both directions.

3. Street Walls (see also Chapter 6. Architectural Standards)
   a. A street wall, 2 feet minimum and 6 feet maximum height, shall be required along any BTL frontage that is not otherwise occupied by a building, private drive, or common access easement. The street wall shall be located not more than 12 inches behind the BTL.

4. Garage and Parking (see also Chapter 7. Parking and Loading Standards)
   a. The PSL, shown on the Regulating Plan, extends vertically from the ground floor as a plane to the minimum building height specified per BFS. Vehicle parking shall be located behind the PSL, except where parking is provided below grade or above the minimum required story height.
   b. Driveways shall be located at least 50 feet away from any block corner or another garage entry on the same block face. These requirements are not applicable along alleys or common access easements.

5. Transitions
   a. On a lot with more than one BFS across the BTL, the property owner has the option, of applying either BFS for a maximum additional distance of 20 feet, in either direction along that BTL.
   b. Existing structures located on a lot with more than one BFS across the BTL may use the Building Use for either BFS designated on the Regulating Plan for the existing structure only.
   c. Where any Main BFS is adjacent to an existing single-family detached residential lot, any structures shall have a maximum height of 30 feet for a minimum of 20 foot depth.
   d. Where any Main BFS abuts an existing single-family residential lot, a street wall or privacy fence up to 6 feet in height shall be constructed within 12 inches of the common lot line.

6. For proposed interior buildings on a lot with more than one BFS, the interior building shall utilize the BFS applied to the frontage building. If more than one frontage building exists utilizing different BFS, the owner has the option of applying either, provided should the frontage building be improved or replaced the BFS used for the interior building shall be used for the frontage building.

C. Facades
1. Façade changes (increases/decreases/change in fenestration, projections, awnings, per area of façade wall associated with the storefront being modified). If changes are proposed to a façade wall not related to storefront modifications, the % changes shall apply to the area of the façade wall. (See Figures 1 and 2)
2. Changes to existing Facades are regulated in accordance with the percentage area changes identified in Section 204.B.
3. Facade changes greater than 50% require the retrofit of existing architectural elements, but do not require additional height being added to the elevation being modified.

4. Retrofit of Existing Facades – Retrofit of existing elements within a multi-tenant/multi-building complex, including façade walls that are shared by more than one store front must meet the design intent of this code, while maintaining design continuity to the extent practical with the site and architectural motif of the building being modified, in accordance with Section 901 A. and B.
Figure 1 - 1 Storefront, 1 Facade Wall

Figure 2 - Multiple Storefronts, with Shared Facade Wall
403. MAIN FRONTAGE

CHARACTER FOR COLLINSVILLE AND CANTON VILLAGE DESIGN VILLAGE DISTRICTS

The Main Building Form Standard is the basic urban street frontage, once common across the United States. The uses are not specific, ranging from commercial to residential, retail to municipal – and combinations of all of the above. The primary form is that of a multi-story building placed directly at the sidewalk, with windows across the facade. There could be several buildings lined up shoulder to shoulder, filling out a block, or on smaller blocks, a single building might fill the frontage line.

Good corner building with entrances on both streets.

Three stories of flexible uses and optional attic story.

Three-story commercial (upper floor residential possible).

Main Storefront Frontages

Where designated on the Regulating Plan as Main Storefront, the Main BFS applies excepting that the ground story configuration shall be for commercial uses - that of a storefront. (See 606.B Storefront Windows for specific requirements.)
For Illustrative Purposes

1. Commercial or Residential Use
2. Ground floor Commercial Use - required under Main Storefront and optional under Main BFS
3. Storefront, where required, with larger windows
4. Minimum 2 story
5. Street Wall where buildings do not abut
6. Rear alley access preferable for parking and loading (service access)
7. Street trees and street lighting in continuous tree lawn or tree grates
8. Optional awnings
9. Build-To Line tight to sidewalk providing limited dooryard
10. Required minimum fenestration; must have windows and doors facing street
BFS FOR COLLINSVILLE AND CANTON VILLAGE (NO STOREFRONT REQUIRED)
DESIGN VILLAGE DISTRICTS

PLAN ELEMENTS

SECTION ELEMENTS

DIMENSIONS

A. Build-To Line 15’ from curb or edge of paving (Refer to Regulating Plan)
B. Parking Setback Line 30’ behind BTL
C. Rear Setback 10’ min. – Collinsville
20’ min. – Canton
D. Lot Width 40’ – Collinsville
20’ – Canton Village
E. Lot Depth 75’ – Collinsville
100’ – Canton Village
F. Side Setback N/A
G. Private Open Space 10% of Buildable Area
H. Primary Street Façade 80% min.

KEY

Build-To Line
Parking Setback Line
Property Line
Buildable Area
Private Open Space

DIMENSIONS

J. Façade Height Maximum 4 stories / 60’ max. (Canton)
(To top of wall plate)
K. Façade Height Minimum 3 stories / 36’ max. (Collinsville)
(To top of wall plate)
L. Finished Ground Floor Level Business: 2 stories / 24’ min.
Residential: at grade min. / 18’ max.
M. Finished Floor Story Clear Height Business: 12’0” min. / 18’0” max.
Residential: 9’0” min. / 18’0” max.
N. Upper Story Clear Height 9’0” min. / 18’0” max.
O. Optional Attic Height 8’-0” min.
P. Clear Walkway Width 5’-0” min.

Interior buildings are allowed provided all Section and Plan elements are met (excluding Build-To line). The maximum number of stories of interior buildings in Canton Village may be increased by one story (15 feet) as part of a Type II design application.

Accessory Buildings are allowed not greater than 25% of the floor area of the principle building.
CHARACTER FOR EAST GATEWAY DESIGN VILLAGE DISTRICT

The Main Building Form Standard has different examples for the east and west ends of Albany Turnpike. The East Gateway has a character precedent of simple or more modern forms of traditional Connecticut buildings.
**BFS FOR EAST GATEWAY DESIGN VILLAGE DISTRICT**

**PLAN ELEMENTS**

- **A. Parking Setback Line:** 15' from property line (Refer to Regulating Plan)
- **B. Build-to-Zone:** 75' depth from property line
- **C. Rear Setback:** 20' min.
- **D. Lot Width:** 70' min. / 200' max.
- **E. Lot Depth:** 175' min.
- **F. Side Setback:** N/A
- **G. Private Open Space:** 10% of Buildable Area
- **H. Primary Street Façade:** 50% min.

**SECTION ELEMENTS**

- **J. Façade Height Maximum:** 4 stories / 60' max. To top of wall plate
- **K. Façade Height Minimum:** 2 stories / 24' min. To top of wall plate
- **L. Finished Ground Floor Level Business:** at grade min. / 18" max.
- **M. Finished Floor Story Clear Height Business:** 12'0" min. / 24'0" max*
- **N. Upper Story Clear Height:** 9'0" min. / 18'0" max.
- **O. Optional Attic Height:** 8'-0" min.
- **P. Clear Walkway Width:** 5'-0" min.

*In the East Gateway, building exteriors must represent a 2 story construction from a minimum of three sides. This may be accomplished through the provision of unoccupied/unfinished interior space, façade elements, and other architectural treatments in provided the regards to the upper story, provided the upper story requirements and corresponding façade height is met for 75% of the structure on average. In a connected row of multiple storefronts along a shared block face, the upper story requirement must be met by a minimum of 75% of the connected facades.

Interior buildings are allowed provided all Section and Plan elements are met (excluding Build-To line). The maximum number of stories of interior buildings may be increased by one story (15 feet) as part of a Type II design application.

Accessory Buildings are allowed not greater than 25% of the floor area of the principle building.
CHARACTER DESCRIPTIONS

The Town Building Form Standard is of moderate intensity, often created by a series of smaller attached structures, most commonly single-family residential, but potentially also stacked flats, service commercial, or live-work arrangements. This standard has regular entrances and the character and intensity of this frontage varies (as designated on the Regulating Plan) with the siting/location of the Build-To Line – the buildings may be placed at the rear of the sidewalk with stoops, or may be arranged with front porches and small dooryards. Similarly, the tree lawns may be found uncovered and continuous or partially covered in the street-space, depending on the street type.

- Duplex (2 attached houses) type divided into four apartments
- Conventional Colonial-style rowhouses
- Attached single family cottages
- Architecturally detailed townhouses to articulate the row
- Duplex (2-family) with appearance of single-family detached
For Illustrative Purposes

1. Residential Use
2. Optional ground floor Commercial Use
3. Narrow dimension facing primary street
4. Raised finished floor level for ground floor Residential Use
5. Optional stoop or porch
6. Minimum 2 story
7. Street Wall where buildings do not abut
8. Rear alley access preferable for parking and loading (service access)
9. Street trees and street lighting in continuous tree lawn or tree grates
10. Build-To Line behind sidewalk providing dooryard and front yard
11. Small multi-family building (rental apartments or for sale condominiums)
12. Individual single-family attached (fee simple townhouses)
13. Required minimum fenestration; must have windows and doors facing street
TOWN BFS FOR EAST GATEWAY, CANTON VILLAGE, AND HARTS CORNER DESIGN VILLAGE DISTRICTS

**PLAN ELEMENTS**

- **A.** Build-To-Line* 30’ from curb or edge of paving (Refer to Regulating Plan)
- **B.** Parking Setback Line 30’ behind BTL except along access ways
- **C.** Rear Setback 25’ min.
- **D.** Lot Width 20’ min.
- **E.** Lot Depth 100’ min.
- **F.** Side Setback 0’ min. / 10’ max. (both sides) 5’ max. (one side)
- **G.** Private Open Space 20% of Buildable Area
- **H.** Primary Street Façade 33% min.
- **I.** Continuous Primary Façade 120’ max. Street Façade Frontage (may include multiple facades)

*PL becomes the BTL when the measured BTL is in ROW.

**SECTION ELEMENTS**

- **J.** Façade Height Maximum 3 stories / 48’ max. To top of wall plate
- **K.** Façade Height Minimum 2 stories / 24’ min. To top of wall plate
- **L.** Finished Ground Floor Level Business: at grade min. / 18” max. Residential: at grade min. / 4’0” max.
- **M.** Finished Floor Story Clear Height Business: 12’0” min. / 18’0” max. Residential: 9’0” min. / 18’0” max.
- **N.** Upper Story Clear Height 9’0” min. / 18’0” max.
- **O.** Optional Attic Height 8’-0” min.
- **P.** Clear Walkway Width 5’-0” min.

**DIMENSIONS**

- **A.** Build-To-Line* 30’ from curb or edge of paving (Refer to Regulating Plan)
- **B.** Parking Setback Line 30’ behind BTL except along access ways
- **C.** Rear Setback 25’ min.
- **D.** Lot Width 20’ min.
- **E.** Lot Depth 100’ min.
- **F.** Side Setback 0’ min. / 10’ max. (both sides) 5’ max. (one side)
- **G.** Private Open Space 20% of Buildable Area
- **H.** Primary Street Façade 33% min.
- **I.** Continuous Primary Façade 120’ max. Street Façade Frontage (may include multiple facades)

Interior buildings are allowed provided all Section and Plan elements are met (excluding Build-To line). The maximum number of stories of interior buildings may be increased by one additional story (15 feet) as part of a Type II design plan application.

Accessory Buildings are allowed not greater than 25% of the floor area of the principle building.
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405. DETACHED FRONTAGE

CHARACTER FOR COLLINSVILLE AND CANTON VILLAGE DISTRICTS

The Detached frontage standard is represented by the traditional single family house with small front, side and rear yards along a tree-lined street. Structures are typically 2 to 2 ½ stories in height with pitched roofs and front porches.

Simple, yet well detailed, wood siding

Small lot (close together) single family homes

One-story bungalow with local stone

Possible home occupation uses

Possible home occupation uses
For Illustrative Purposes

1. Residential Use
2. Optional Business Use (Harts Corner/Canton Village)
3. Wider dimension facing street
4. Optional stoop or porch
5. Minimum 1½ story
6. Private Open Space
7. Preferable rear alley access preferable for off-street parking
8. On-Street parking
9. Street trees and street lighting in continuous tree lawn
10. Build-To Line set back providing front yard
11. Required fenestration; must have windows and doors facing street
**BFS FOR COLLINSVILLE AND CANTON VILLAGE DESIGN VILLAGE DISTRICTS**

**PLAN ELEMENTS**

**DIMENSIONS**

A. **Build-To-Line** 15' from Property Line (Refer to Regulating Plan)
B. **Parking Setback Line** 30' behind BTL
C. **Rear Setback** 25' min.
D. **Lot Width** 40' min.
E. **Lot Depth** 100' min.
F. **Side Setback** 5' min.
G. **Private Open Space** 25% of Buildable Area
H. **Optional Porch Width** 33% min. of Façade
I. **Primary Street Façade** 33% min.

**SECTION ELEMENTS**

**DIMENSIONS**

J. **Façade Height Maximum** 2 ½ stories / 26’ max. To top of wall plate
K. **Façade Height Minimum** 1 ½ stories / 18’ min. To top of wall plate
L. **Finished Ground Floor Level** 2’-0” min. / 4’-0” max.
M. **Finished Floor Story Clear Height**
   Collinsville: 9’0” min. / 12’0” max.
   Canton Village: 9’0” min. / 14’0” max.
N. **Upper Story Clear Height** 9’-0” min. / 12’0” max.
O. **Optional Attic Height** 8’-0” min.
P. **Optional Front Porch** 6’-0” min. depth
Q. **Accessory Building** 2 storys max. / 20’ max. To top of wall plate

**KEY**

- **Build-to Line**
- **Parking Setback Line**
- **Property Setback Line**
- **Buildable Line**
- **Private Open Space**

Interior buildings are allowed provided all Section and Plan elements are met (excluding Build-To line). The maximum number of stories of interior buildings in Canton Village may be increased by one additional story (15 feet) as part of a Type II design plan application.

Accessory Buildings are allowed not greater than 25% of the floor area of the principle building.
CHARACTER FOR HARTS CORNER DESIGN VILLAGE DISTRICTS

The Detached Building Form Standard has different examples for the east and west ends of Albany Turnpike. Unlike the typical detached buildings in the other Design Village Districts with residential uses, Harts Corner and East Gateway are permitted to be commercial and have parking fronting the street-space in the Build-To Zone.

East Gateway Design Village District character example

Harts Corner Design Village District character example

Harts Corner Design Village District character example

Harts Corner Design Village District character example
BFS FOR HARTS CORNER DESIGN VILLAGE DISTRICTS

PLAN ELEMENTS

A. Parking Setback Line  15' from Property Line (Refer to Regulating Plan)
B. Built-To-Zone  75' depth
C. Rear Setback  20' min.
D. Lot Width  70' min. / 200' max.
E. Lot Depth  175' min.
F. Side Setback  10' min.
G. Private Open Space  10% of Buildable Area
H. Primary Street Façade  50% min.

SECTION ELEMENTS

I. Façade Height Maximum  2 ½ storys / 36' max. To top of wall plate
J. Façade Height Minimum  1 ½ storys / 18' min. To top of wall plate
K. Finished Ground Floor Level  at grade min. / 18' max.
L. Finished Floor Story Clear Height  9'-0" min. / 14'-0" max.
M. Upper Story Clear Height  9'-0" min. / 14'-0" max.
N. Optional Attic Height  8'-0" min.
O. Optional Front Porch  6'-0" min. depth

DIMENSIONS

Interior buildings are allowed provided all Section and Plan elements are met (excluding Build-To line). The maximum number of stories of interior buildings may be increased one story (15 feet) as part of a Type II design application.

Accessory Buildings are allowed not greater than 25% of the floor area of the principle building.
5. URBAN SPACE STANDARDS

501. APPLICABILITY
   A. Street-space
      1. The Urban Space Standards apply to the development of street-space as well as the reconstruction of existing streets and other public (and publicly accessible) spaces.
      2. The Urban Space Standards establish the rules and standards for the street-space or public realm (especially streets and sidewalks).

502. INTENT
   A. Urban Space and Walkability
      1. Although commonly thought of as just squares, greens, plazas or parks, the urban space includes the complete street-space. The street-space is the public domain between the building façades: the travel lanes between the curbs as well as the sidewalks.
      2. The coherent definition of the street-space should be ensured via the Regulating Plan and Building Form Standards to assist residents, building owners, and managers with understanding the relationship between the street-space and their own lots.
      3. These are streets – not highways, arterials, or collectors and must be developed as such to create pedestrian-oriented places. “Walkable” streets that are comfortable, efficient, safe, and interesting.
      4. Streets must balance the needs of all forms of traffic – auto, transit, bicycle, and pedestrian to maximize mobility and convenience for all Town residents and visitors. The character will vary depending on their location: some streets will carry a large volume of traffic while others provide a more active and intense urban pedestrian experience.
      5. Streets should contribute to environmental sustainability. Native trees and plants contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water, and rainwater management.
      6. Property frontages and façades are part of the public realm, literally forming the walls of the public street-space and are therefore subject to more regulation than the other portions of the private property.

503. STREET TYPE RECOMMENDATIONS
   A. Principles
      1. Overall function, comfort, safety and aesthetics of a street are more important than efficiency alone. To design solely for continuous free-flowing traffic creates situations where vehicles will travel at speeds greater than desirable for pedestrians.
      2. Street design should take into consideration what is reasonably foreseeable, not every situation that is conceivable possible. Designing a street to facilitate (rather than accommodate) infrequent users may actually be the wrong design for the frequent users of
the space.

3. With appropriate design techniques, drivers will choose slower speeds and less aggressive behavior, not typically achieved through speed limit signage/postings alone. For example, on-street parking slows traffic and acts as a buffer between moving vehicles and pedestrians.

4. An interconnected street network allows traffic capacity to be diffused and maintained across numerous streets.

5. Emergency vehicle access must be maintained, but with an interconnected street network, there will always be at least two routes of access to any lot or parcel.

6. In a pedestrian-oriented area, non-vehicular traffic should be provided with every practical advantage so long as safety is not adversely affected.

7. When the street design creates a conflict between the vehicular and non-vehicular user, it should be resolved in favor of the non-vehicular user unless public safety will be truly jeopardized by the resolution.

B. Street Types

1. As existing streets are modified and upgraded, these are the recommended types and configurations within the Design Village Districts:
   a. Albany Turnpike/Rt. 44/202
   b. Bridge Street at River Street
   c. Bridge Street at Main Street

2. New streets added to the existing street network or within new developments should be similar in character to the existing streets and these recommended street sections.

Maple Avenue provides a good example for residential streets.
a. Albany Turnpike/Rt. 44

Existing Conditions

Recommended Street Section
b. Bridge Street at River Street

Existing Conditions

Recommended Street Section
c. Bridge Street at Main Street

Existing Conditions

Recommended Street Section
504. **STREETSCAPE STANDARDS**

A. **General Provisions**

1. In addition to the lot, the owner is encouraged to maintain the following areas:
   a. The portion of the street-space between their lot line and the back of the curb.
   b. The portion of an alley or common access easement between the lot line and the edge of pavement.

2. Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, rain barrels, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any street-space. (Not visible water pumps are not included in this prohibition. Temporary placement of private garbage cans within the street-space may be allowed to accommodate scheduled pick-up.)

B. **Street Trees**

1. Each street-space must have street trees planted as shown in the Street Type Recommendations - generally 3 to 3½ feet from the back of the curb at an average spacing not greater than 30 feet on center (calculated per block face). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants, and other infrastructure elements; however, at no location shall street tree spacing exceed 45 feet on center.

2. At an intersection, street trees must be setback from the perpendicular curb a minimum of 30 feet to maintain vehicular sight lines.

3. Required tree planting area minimum specifications are as follows:
   a. Soil surface area shall not be less than 50 square feet per isolated tree or 30 square feet per tree for connected tree lawn situations.
   b. No dimension of the soil surface area may be less than 5 feet.
   c. These requirements may be met through the use of bridged slab, structural soil, or other techniques that clearly exceed these standards in the fostering of vital and long-lived street trees.

4. Street tree planting areas shall be at grade or not greater than 6 inches in height above or below the sidewalk.

5. Street trees must be “limbed up” as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 8 feet clear over the sidewalk and 14 feet over the travel lanes of the street) and to maintain visibility.

6. At planting, street trees shall be at least 2.5 inches in diameter at breast height and at least 10 feet in overall height. Species must be selected from the street tree list (see Section 507. Tree Lists). Consult with the ZEO for the designated tree species for a particular street-space.

7. Any unpaved ground area shall be planted with groundcover or flowering vegetation not to exceed 12 inches in height.

C. **Streetscape Elements**

1. Street lights shall be installed on both sides of streets and, unless otherwise designated on the Regulating Plan, at intervals of not more than 80 feet, measured parallel to the street.

2. Street lights shall be between 9 and 15 feet above ground in height.

3. At the time of development, the developer is encouraged to install street lights and sidewalks, as illustrated in the Street Type Recommendations and coordinated with the Town, on the side of the street-space being developed.
4. Sidewalks not otherwise designated in the Regulating Plan or Street Type Recommendations shall be a minimum of 5 feet wide and be constructed to meet all Town, State, and Federal specifications.

5. Street furnishings such as trash cans and benches, should be designed into the site plan, not added as an afterthought, and be simple, functional, and durable. Street furnishings may be located in the dooryard area or in alignment with the street trees except in the situation of a continuous tree lawn.

6. On-street bicycle parking shall be provided forward of the dooryard area, preferably in alignment with the street trees except in the situation of a continuous tree lawn. See Zoning Regulations 7.9.D Bicycle Parking Design Standards.

7. Streets shall be designed to provide safe and convenient pedestrian and bicycle access. See Zoning Regulations 7.9.Bicycle, Pedestrian, and Emergency Accommodations.

505. CIVIC SPACES

A. Intent
1. These standards apply upon development of or redesign/reconfiguration of those open spaces that are either publicly owned or publicly accessible, as designated on the Regulating Plan. This section does not apply to private open space within the buildable area on a lot.

2. Civic spaces, such as greens and plazas, should be situated at prominent locations within each neighborhood and should be dedicated to important events or citizens. The green plants and trees of civic spaces should provide a landscape that complements the surrounding private building architecture.

3. Pervious paving materials (to allow oxygen for tree roots and absorb stormwater run-off) are encouraged in all civic spaces, and the percentage of impervious paving material is limited. (See Section 505.C. Materials and Configurations.)

B. Standards
1. Civic spaces shall have at least 60% of their perimeter fronting rights-of-way and shall be surrounded by street trees. Their dimensions shall be no narrower than a 1:5 ratio and no space width or breadth dimension shall be less than 25 feet.

2. A clear view through the civic space (from 2 to 8 feet in height) is required for visibility and safety.

3. Civic spaces may not include active recreation structures such as ball fields and courts.

C. Materials and Configurations
1. The ground surface level elevation should be between 0 and 18 inches above the top of the adjacent curb.

2. The maximum slope across any civic space may not exceed 10 percent.

3. Asphalt is prohibited within a civic space.

4. Surface treatment and materials (excluding any Civic Use Building, public art, or monument footprint) shall be a minimum 50 percent unpaved pervious surface area.

5. Pedestrian pathways shall be a common access easement or public right-of-way. The easement width for these pathways must not be less than 10 feet with a paved walkway not less than 6 feet wide and must provide an unobstructed view straight through its entire length, except where otherwise specified on the Regulating Plan.
506. **PRIVATE OPEN SPACE**

At least 1 tree per 800 square feet of any at-grade required private open space shall be planted in the rear lot area and located no closer than 5 feet to any common lot line.

507. **STREET TREE LIST**

The following list contains all approved tree species for use in a Design Village District. The list includes native and acceptable adapted species. Other species may be used for planting within a private lot. Invasive exotic species may not be used in any location.

<table>
<thead>
<tr>
<th>Tree Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer buergerianum</td>
<td>Trident Maple</td>
</tr>
<tr>
<td>Acer campestre</td>
<td>Hedge Maple</td>
</tr>
<tr>
<td>Aesculus octandra (flava)</td>
<td>Yellow Buckeye</td>
</tr>
<tr>
<td>Aesculus x carnea</td>
<td>Red Horsechestnut</td>
</tr>
<tr>
<td>Betula nigra</td>
<td>River Birch</td>
</tr>
<tr>
<td>Celtis occidentalis</td>
<td>Common Hackberry</td>
</tr>
<tr>
<td>Cercidiphyllum japonicum</td>
<td>Katsura Tree</td>
</tr>
<tr>
<td>Corylus colurna</td>
<td>Turkish Filbert</td>
</tr>
<tr>
<td>Crataegus ‘x lavallei’, ‘x mordenensis Toba’, ‘phaenopyrum’, ‘viridis Winter King’</td>
<td>Hawthon varietals</td>
</tr>
<tr>
<td>Fraxinus americana ‘Autumn Purple’</td>
<td>White Ash</td>
</tr>
<tr>
<td>Fraxinus excelsior</td>
<td>Blue Ash</td>
</tr>
<tr>
<td>Ginkgo biloba, ‘Fastigiata’, ‘Sentry’</td>
<td>Ginkgo, varietals (male only)</td>
</tr>
<tr>
<td>Liquidambar styracifolia</td>
<td>Sweetgum</td>
</tr>
<tr>
<td>Platanus acerifolia ‘Bloodgood’</td>
<td>London Plane tree</td>
</tr>
<tr>
<td>Quercus coccinea</td>
<td>Scarlet Oak</td>
</tr>
<tr>
<td>Quercus palustris</td>
<td>Pin Oak</td>
</tr>
<tr>
<td>Quercus phellos</td>
<td>Willow Oak</td>
</tr>
<tr>
<td>Quercus rubra</td>
<td>Red Oak</td>
</tr>
<tr>
<td>Quercus robur, ‘Concordia’, ‘Fastigiata’</td>
<td>English Oak, varietals</td>
</tr>
<tr>
<td>Quercus x shumardii</td>
<td>Shumard Oak</td>
</tr>
<tr>
<td>Sophora japonica ‘Fastigiata’</td>
<td>Fastigiate Scholar Tree</td>
</tr>
<tr>
<td>Tilia Americana ‘Redmond’</td>
<td>Redmond American Linden</td>
</tr>
<tr>
<td>Tilia cordata, ‘Chancellor’, ‘Glenleven’, ‘Greenspire’</td>
<td>Littleleaf Linden, varietals</td>
</tr>
<tr>
<td>Tilia tomentosa</td>
<td>Silver Linden</td>
</tr>
<tr>
<td>Tilia x euchlora</td>
<td>Crimean Linden</td>
</tr>
<tr>
<td>Ulmus parvifolia</td>
<td>Lacebark Elm</td>
</tr>
<tr>
<td>Zelkova serrata, ‘Halka’, ‘Village Green’</td>
<td>Zelkova, varietals</td>
</tr>
</tbody>
</table>

From: [http://www.hort.uconn.edu/ipm/homegrnd/htms/32ctree.htm](http://www.hort.uconn.edu/ipm/homegrnd/htms/32ctree.htm)
6. ARCHITECTURAL STANDARDS

601. INTENT
A. Character
1. These Architectural Standards are intended to preserve the character of Canton as permitted by CGS Title 8, Chapter 124 Zoning, § 8-2j. Village districts which states in part, “(b) The regulations establishing village districts shall protect the distinctive character, landscape and historic structures within such districts and may regulate, on and after the effective date of such regulations, new construction, substantial reconstruction and rehabilitation of properties within such districts and in view from public roadways...”.
2. The Architectural Standards serve to establish a coherent character and encourage a high caliber, lasting quality of development that reflect and complement the traditional materials and techniques of the Canton region and Connecticut. Buildings shall be reviewed by the ZEO to verify that they meet the Architectural Standards (as well as the balance of this Code).
3. In order to establish and maintain a sense of place, these standards specify an architectural aesthetic of load-bearing walls and all building materials shall express their specific properties. For example, stronger and heavier materials (masonry) support lighter materials (wood).

602. GENERAL PRINCIPLES
A. Intent
1. Architectural style is restricted to particular historical periods that work within each district – must be determined by the design architect to represent a defined style of the area.”
2. Consistency with overall character of the subject district shall apply to all applications and the architectural standards.”
3. Each Design Village District has variations on architectural character - see Building Form Standards - but the materials and proportions appropriate to the region, as outlined in this Chapter, will be similar.
4. Commercial “franchise”, “logo”, or “brand name” prototype architecture is strongly discouraged.
5. Buildings, lot elements, fenestration, and other architectural elements shall be designed to be appropriate for the character of each Design Village District (at a human scale, to have good proportions and relationships within the composition of the entire building), and to relate to the size of other buildings in the surrounding area.
B. **Equivalent or Better**
1. While the materials, techniques, and product types prescribed here are allowed by-right, equivalent or better practices and products are encouraged. Substitutions or alternate materials, techniques, and products may be submitted to the ZEO for review.
2. Additional products may be added to the list through Section 208. Text Amendment to this Code or may be allowed on a case by case basis through a departure from a design standard approved in accordance with Section 205.

C. **Clearly Visible from the Street-Space**
1. These standards apply in conditions where clearly visible from the street-space. These controls therefore concentrate on the views from the public space and minimize interference in the public realm.

### 603. BUILDING WALLS

A. **Intent**
Building walls fronting on or generally facing a street define the public realm - the street-space. All walls shall express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details, creates in the view an appreciation, evokes an emotion, and are applicable where clearly visible from the street-space.

*Primary material of wood clapboard siding with secondary material cedar shingles*
B. Implementation

1. Primary Materials
   The following materials are permitted for 75 to 100 percent of the building wall surface area – per façade:
   a. Clay brick or synthetic equivalent and tile masonry.
   b. Natural stone (or synthetic equivalent).
   c. Wood – clapboard or shingles (or equivalent)
   d. Fiber cement siding (such as Hardie-Plank™) equivalent or better siding.
   e. Glass curtainwall systems (only permitted in the EGVD).
   f. Vertical metal siding (only permitted in HCDVD).
   g. Composite siding (such as Boral™ equivalent or better).
   h. Vinyl shingles on cellular or PVC clapboard.

2. Secondary Materials
   The following materials are permitted for a maximum ten percent of building wall surface area – per façade:
   a. Pre-cast masonry (for trim and cornice elements only).
   b. Gypsum Reinforced Fiber Concrete (GFRC – for trim elements only).
   c. Metal (for beams, lintels, trim elements and ornamentation only).
   d. Molded urethane foam (such as Fypon™) equivalent or better (for trim elements and ornamentation only).
   e. Split-faced block (only for piers, foundation walls and chimneys).
   f. Glass block (only permitted in the EGVD).
   g. EFIS.
   h. PVC trim.
   i. Vertical siding permitted as a secondary treatment.

3. Projections
   a. Only porches (between 8 feet and 10 feet deep with a width not less than 1/3rd of the façade), overhanging eaves, awnings, storefronts, bay windows, stoops (not more than 5 feet deep and 8 feet wide not including steps), steps, balconies, or handicapped ramps approved by the ZEO may project beyond the BTL.
   b. Awnings shall maintain a clear height of at least 8 feet.
   c. Awnings may have supporting columns/posts at their outer edge provided that a minimum of 8 feet clear width is maintained between columns, there is a minimum of 24 inches between the columns/posts and the back of curb, and a clear walkway of 5 feet minimum occurs adjacent and parallel to the awning columns/posts. A minimum 8 feet clear height is required.
d. Balconies and stoops shall not project within 5 feet of a common lot line.

e. Covered sidewalks or arcades shall have a minimum clear height of 9 feet (signage or lighting permitted to 9 feet clear) and a minimum clear width from BTL to inside column face of 10 feet. The area shall include a minimum 5 feet of clear walkway.

f. All improvements must comply with the American with Disabilities Act.

4. Configurations and Techniques

The following configurations and techniques are permitted.

a. Walls
   i. Building walls visible from the street have windows and doors per Section 606.
   ii. Fenestration and wall openings shall not span vertically more than one story.
   iii. Fenestration shall correspond to interior space and may not span across building structure, such as the ceiling to floor above thickness required for structure and mechanical systems.
   iv. Material changes shall be made with construction details typical for each abutting material – as where an addition (of a different material) is built onto the original building.

b. Wood Siding and Wood Simulation Materials
   i. Siding shall be in a lap (horizontal or shingle) configuration. East Gateway and Harts Corner Design Village Districts may use vertical siding.
   ii. Siding shall be smooth or rough-sawn finish.

c. Brick, Block, and Stone
   i. All masonry shall be detailed in load-bearing configurations – lighter weight material on top e.g. wood siding over masonry base.
   ii. Please refer to Section 302.C.2 – Blocks.

d. Finish coat siding shall be in a lap same as wood.
604. **ROOFS AND PARAPETS**

A. **Intent**

Roofs and parapets shall demonstrate recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the district and are applicable where clearly visible from the street-space.

1. The roof type is integral to the design of the building and its architectural character.
2. The roof design shall help maintain the balance, setbacks and visual lines of the street-space.
3. Roof types, excluding flat roofs, shall have overhanging eves such as gabled or hipped roofs.
4. Parapets are low guarding walls at the edge of roofs (usually flat) and are formed by extensions of the building façades.
5. Cornices are crowning (trim) projections on a parapet wall. While this Code requires certain horizontal dimensions, these elements shall be designed for the architectural style of the building and proportionate for the dimensions of the façade.

*Dormer in asphalt shingle roof*

*Projecting cornice at parapet*

*Eaves – projecting from the gable end of the building form – with decorative trim*

*Standing seam material with snow guards*
B. Implementation

1. Materials
   Only the following materials are permitted:
   a. Clay or concrete (faux clay).
   b. Tile (beavertail or flat roman).
   c. Slate (or equivalent synthetic or better).
   d. Metal (standing seam shingles, equivalent or better).
   e. Cedar shingles.
   f. Membrane materials meeting state building code for flat roofs.
   g. Asphalt shingles in the slate architectural or shale style.
   h. Cornices and soffits may be a combination of wood, vinyl, and/or metal.
   i. Gutters and Downspouts may be wood, PVC, vinyl, and/or metal.

2. Configurations and Techniques
   a. Parapet Roofs are allowed on Main, Main Storefront, and Town BFS where the roof material is not visible from any adjacent street-space.
   b. Pitched Roofs (exclusive of roofs behind parapet walls) are allowed on all Building Form Standards:
      i. Simple hip, gable roofs, and dog house dormers, shall be symmetrically pitched between 5:12 and 18:12.
      ii. Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12.
      iii. Dog house dormers pitched in-between

3. Overhang Requirements
   a. Eaves shall overhang 6 to 30 inches on the primary structure.
   b. Eaves and rakes on accessory buildings, dormers, other similar structures and accessory features may, but are not required to, overhang between 0 to 12 inches.
   c. Timber eaves and balcony brackets shall be a minimum of 4 inches by 4 inches in dimension.

4. Cornices and Other Features
   a. Buildings without visible roof surfaces and overhanging eaves shall satisfy the overhang requirement with a cornice or similar form projecting from the top of the building wall horizontally between 6 and 12 inches beyond the building walls on the primary structure.
   b. Skylights and roof vents are permitted only on the roof plane opposite the street-space (or BTL), when perpendicular to the street-space or when shielded from street-space view by the building’s parapet wall.

605. STREET WALLS

A. Intent
   1. The public space in part is physically defined by buildings, walls, embankments, or fences. Land should be clearly public or private – in public view and under surveillance or private and protected.
2. Street walls establish a clear edge to the street-space where there are no buildings. These requirements include masonry walls, wooden fences, or planted hedges that define outdoor spaces and separate the street-space from the private realm (e.g. parking lots, trash cans, gardens, and equipment). All street walls shall be as carefully designed as the building façade, with the finished side out (i.e. the “better” side facing the street-space).

3. Planted landscape screening shall be equally effective throughout the year.

B. Implementation

1. Materials

The following materials are permitted:

a. Native/regional stone and equivalent imitation stone.

b. Metal (wrought iron, welded steel and/or electrostatically plated black aluminum) – may be used for gates.

c. Metal work may additionally be treated to imitate a copper patina (aged green finish).

d. Brick.

e. Stucco on concrete block or poured concrete (only when a brick or stone coping on top of the wall is provided).

f. A combination of materials (e.g. stone piers with brick infill panels).

g. Wood (picket fence, no split rails).

h. Hedges.

i. Continuous row of densely planted shrubs.

j. Composite or cellular PVC

2. Configurations and Techniques

a. Street walls along any unbuilt BTL, or forward line (PSL) of a Build-To Zone, shall be built to the height and length specified in the Building Form Standards Section 402.C.3

b. Copings shall project between 1 and 4 inches from the face of the street wall. Street walls taller than 4 feet shall be subject to the fenestration requirements of Section 606.B.
606. WINDOWS AND DOORS

A. Intent

The placement, type, and size of windows and doors on the façade largely establish the scale and vitality of the street-space. The types and numbers of windows (divided by multiple panes of glass) and doors that define the façade and maintain a design and spacing of the fenestration along the street-space appropriate for the character description of the district. For commercial buildings, windows and doors allow interplay between the shop interiors and the street-space. Restaurants and retail establishments benefit from exposure to the passers-by and the street-space benefits from the visual activity. For residences, windows form the “eyes on the street” surveillance, which provides for the security and safety for the area.

B. Implementation

1. Minimum Fenestration Requirement
   a. Store Front: 50% to 90%
   b. Ground Floor: 35% to 70%
   c. Upper Story: 20% to 70% (not required for existing façade walls in the East Gateway greater than 24’ in height, measured to the bottom of the roof soffit or equivalent feature where no roof soffit exists)

2. Materials
   a. Window frames shall be of metal, wood, clad wood, vinyl, steel or fiberglass.
   b. Window glass shall be clear, with light transmission at least 72 percent.
   c. Un-tinted Low-E coatings are permitted.
   d. Non-transparent specialty windows, such as round or oval or hexagonal, limited to one per façade, may utilize stained or opalescent glass or other material approved by the ZEO.
   e. Window screen frames shall match the window frame material, or be dark in color (anodized or painted).
   f. Doors shall be of wood, clad wood or metal and may include glass panes or fiberglass.
   g. Shutter materials shall be painted wood, clad wood, composite or cellular PVC.
3. Configurations and Techniques
   a. All Windows
      i. The horizontal dimension of the pane shall not exceed the vertical dimension except where otherwise prescribed in this Code (no more squat than square), excluding transom and auxiliary windows.
      ii. Windows may be ganged horizontally if each grouping (maximum 5 per group) is separated by a mullion, column, pier or wall section that is at least 4 inches wide.
      iii. No ground floor window may face or direct views toward a common lot line within 10 feet unless:
           • That view is contained within the lot (e.g. by a privacy fence/ street wall) or,
           • The sill is at least 6 feet above the finished floor level.
      iv. Bay windows shall not project more than 36 inches beyond the BTL; must have a 5 foot clear walkway; shall have a minimum interior clear width at the façade of 4 feet; walls and windows shall be between 90 degrees (perpendicular) and 0 degrees (parallel) relative to the primary building wall from which they project.
      v. Exterior shutters, if applied, shall be sized the full height and one- half the width of the window opening and mounted at the edge of the window opening, over the trim if it exists, even if inoperable.
      vi. Windows with multiple panes shall represent divided lites or simulated true, profited or grill in-between the glass. Removable muntins or grills are allowed.

   b. Upper-Story Windows
      i. Windows shall be double-hung, single-hung, awning, or casement windows.
      ii. Fixed windows are permitted only as a component of a system including operable windows within a single wall opening. Per Section 403, in the East Gateway, upper story windows are not required to be operable if the upper story is accomplished through the provision of unoccupied/ unfinished interior space, façade elements, and other architectural features allowed in that district.
      iii. Residential buildings/floors: panes of glass no larger than 36” vertical by 30” horizontal.
iv. The maximum pane size for office uses is 48” vertical by 42” horizontal.
v. Egress windows shall be installed according to the appropriate building code.
vi. On the BTL side of the roof-pitch, attic stories may have windows only via dormers and windows in gable-ends.

c. Storefront Windows
i. Single panes of glass shall not be permitted larger than 8 feet in height.
ii. Ground story windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). (See Section 607. Signage.)
iii. A minimum of 75 percent of the window surface shall allow a view into the building.
iv. Storefronts may extend up to 24 inches beyond the façade or BTL into the street-space.

d. Doors
i. At least one functioning entry door shall be provided along each ground story façade at intervals not greater than 60 feet, and must be utilized as an entrance. (This requirement shall be satisfied for large footprint uses, such as groceries and street front parking garages, through the use of liner shops.)
ii. Double-height entryways (those that span more than one story) shall not be permitted.
iii. A door shall not be recessed more than 3 feet behind its façade or storefront and, in any case, shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.
SIGNAGE

A. Intent

1. See Zoning Regulations 7.3. Signage.
2. Signs along commercial frontages should be clear, informative to the public, and durable.
3. Signs in the Collinsville Village Design Village District are subject to review by the Collinsville Historic Commission and should be scaled and detailed for this mixed-use, pedestrian-oriented area and not for high speed automobile traffic.
4. Signage that is glaring or too large creates distraction, lessens the urban experience, and creates visual clutter.
5. These standards may be supplemented by a Coordinated Sign Theme approved under Section 7.3.G. of the Zoning Regulations.
6. A change in signage does not constitute a change in façade area calculated under Section 204.B.
B. Implementation

1. General Design and Materials
   a. Wall signs are permitted within the area between the second story window sill line and the first floor ceiling, within a horizontal band not to exceed 3 feet in height. This band shall be no higher than 24 feet or lower than 12 feet above the adjacent sidewalk.
   b. Letters shall not exceed 24 inches in height or width and 3 inches in relief. Signs shall not come closer than two feet to an adjacent common lot line.
   c. Company logos may be placed within the horizontal sign band or placed or painted within ground story windows.
   d. A single masonry or bronze plaque bearing an owner’s or building’s name may be placed in the building’s cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 18 square feet in size. Company logos or names in this position shall not be larger than a rectangle of 8 square feet in size.
   e. Blade signs (not more than 4 square feet with a minimum 8 feet clear height above the sidewalk) may be hung within the permitted wall sign area, perpendicular to the BTL or from a ground story overhang or awning.
   f. Prohibited Signs: Billboards, free-standing pole signs, marquées, any kind of animation, and roof signs (except for Canton Village Design Village District) are prohibited.
   g. Monument Signs are prohibited in Canton Village and Collinsville Design Village Districts.
   h. Internally lit signs are permitted in Canton Village, East Gateway or Harts Corner Design Village Districts only. See Zoning Regulations 7.3. Signage for details.
   i. Signs painted directly on façades are prohibited (excepting those existing prior to January 2015).

2. Awnings/Sidewalk Overhangs
   a. See Section 603.B.3 for dimensional restrictions.
   b. Only the following materials are permitted: canvas or equivalent (no shiny or reflective fabric/material), metal, or glass.
   c. Lettering on awnings shall be limited to 9 inches in height on the vertical face of the curb side of the awning.
608. LIGHTING & MECHANICAL EQUIPMENT
   A. Intent
   Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. Every attempt should be made to preserve the ambiance of the night by applying the appropriate fixtures in the correct locations – street lights are pedestrian – scaled and should occur along all streets but “cobra-head” highway fixtures should only occur at intersections if absolutely necessary. All materials and equipment chosen for lighting fixtures should be durable to age well without demanding maintenance requirements.

   Mechanical equipment is generally any Heating Ventilation and Air Conditioning (HVAC) or electrical machinery but also includes air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar elements. These elements shall not be located in any public visible areas or be visible from the public street. Mechanical equipment should not detract or interfere with the pedestrian space or block the sight triangle.

   The illustrations below are examples of mechanical equipment arrangements that are only acceptable away from and/or not visible from a street-space (e.g. within an alley or hidden from view).

   Pedestrian-scaled street lamps

   No highway fixtures (except Route 44)

   No electrical equipment on front facade

   No unscreened dumpsters
B. Implementation

1. Stormwater Management

2. Lighting
   a. See Zoning Regulations 7.4. Outdoor Lighting.
   b. Lighting standards should be developed to meet the minimum standards of the Illumination Engineering Society of North America (IESNA), with the design criteria giving equal weight to the lighting of the pedestrian areas and the automobile areas.
   c. Street lights shall be located and specified per Section 504.C. Streetscape Elements.
   d. When mounted to the front of the building, exterior lights shall be located between 6 feet and 15 feet above the adjacent grade.
   e. Lighting elements shall be specified to include LED, metal halide, or halogen elements with a spectrum of light in the daylight range. Low pressure sodium lamps are prohibited. High-intensity discharge (HID) or fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) shall not be used on the exterior of buildings. These standards may be updated as technologies advance and produce additional equivalent or better elements.
   f. Floodlights or directional lights (maximum 100-watt bulbs) may be used to illuminate alleys, common access easements, parking garages and working (maintenance) areas, but shall be fully shielded.
   g. Lighting for parking garages shall consider general Crime Prevention Through Environmental Design (CPTED) intent and guidelines.
   h. Flood or uplighting may not be used to illuminate private building walls. Accent lighting may be permitted on Civic Use Buildings, historic or locally significant buildings, or monuments to highlight architectural features (such as church steeples or courthouse domes).
   i. Site lighting shall be of a design similar to and a height no taller than the street lights and be located so as to illuminate only the lot - shielded or aimed in such a way that they do not shine into other lots or the street-space. An exterior lighting plan may be required and be approved as consistent with these standards by the ZEO.
   j. See also Section 607. Signage.

3. Mechanical Equipment
   a. The following shall be placed behind and away from any BTL, may not be stored or located within any street-space, and shall be screened from view from the street-space: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar equipment.
   b. Roof mounted equipment shall be placed behind and away from any BTL and be screened from view from the street-space.
4. Solar Energy Equipment
   
a. Location: Solar energy equipment may be located on the roof of a principal structure or an accessory structure, on the side of such structures, on a pole, or on the ground, subject to the Building Form Standards.

b. Height: The system shall comply with the maximum height standards for the Design Village District in which it is located, provided that a roof-mounted system shall not extend more than 5 feet above the roofline of the structure on which it is mounted.

c. Nonconforming Structure-Height: Where an existing structure exceeds the applicable height limit, a solar energy collection system may be located on its roof irrespective of applicable height standards, provided the system extends no more than 5 feet above the roof surface.

d. Area: The area of the system shall not exceed one-half the footprint of the principal structure or 600 square feet, whichever is greater.

e. The property owner shall be responsible for negotiating with other landowners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection system.

Rain garden for stormwater infiltration
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7. PARKING AND LOADING STANDARDS

701. REQUIRED PARKING SPACES

A. Space Requirements
1. Parking requirements shall be determined from Section 7.2 of the Zoning Regulations.
2. Increases or decreases in accordance with Section 704.A.3 shall be processed as a Type II application. A public hearing shall be required for modifications under Section 704.A.3.
3. Area of the Collinsville Business District Overlay is excluded from these requirements.

B. Shared Parking
Shared parking shall be allowed in conformance with Zoning Regulations 7.2 of Zoning, Parking Standards, notwithstanding Section 7.2.C.6. When shared parking is provided it shall comply with the following:
1. Shared parking shall be designated on the approved plan and may be field designated by signage and pavement markings for public use.
2. A minimum of 1/4 parking space per residential unit shall be provided as shared parking. There are no maximum limits on shared parking.
3. A minimum of 1-1/4 spaces per 1,000 square feet of the required non-residential gross floor area shall be provided as shared parking. There are no set maximum limits on shared parking.
4. New on-street parking spaces created in conjunction with the development, which did not previously exist, may be counted toward the minimum requirement for shared parking.
5. Any limitations on the shared parking (time limits or hours of the day) shall be subject to approval by the ZEO which shall be given upon a finding that at least 12 hours of public parking are provided in any 24-hour period. At least 8 of those hours shall be provided during either business or nighttime hours depending on whether the ZEO determines that the primary public use will be for commercial or residential uses.
6. If shared or other off-site parking is used to meet the required parking provided, and reserved parking is utilized, then the number of non-reserved spaces on-site must be equal to or greater than the number of off-site parking spaces included. Reserved parking includes surface and structured parking spaces that may be reserved for a specific tenant or unit.

C. Bicycle Parking
The bicycle parking facilities shall not encroach on any area in the public right-of-way intended for use by pedestrians, nor shall they encroach on any required fire egress. See Section 504.C.6 and Zoning Regulations 7.9.D Bicycle Parking Design Standards.

D. Existing Parking
Required off-street parking and loading facilities in existence on the effective date of this Code and located on the same lot as the building, or use served, or located elsewhere shall not hereafter be reduced below or, if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this Code.
702. SPECIAL PARKING STANDARDS

A. On-Street Parking
1. A parking space located on a public street may be included in the calculation of parking requirements if it is adjacent to the building site (where more than 50% of the space is fronting).
2. Each on-street parking space may only be counted for one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a project with a mix of multiple uses. (For example: if a property has 3 spaces and is mixed-use, those 3 spaces can count only to one use, e.g. the commercial use but not the residential above.)

B. Access Management (see also Chapter 3. Regulating Plans)
1. Where surface parking areas lie within 50 feet of one another on abutting sites, a request shall be made of the neighbor as part of the application process to create connecting drive aisles at the common lot line, provided a mutual access easement acceptable to the ZEO has been executed.
2. Applicants shall agree to a condition that grants access easements to adjoining property owners in the future in the event that a neighbor creates a parking area or common access easement that should be connected according to Section 705.2.a.
3. The access management agreement may be included with a shared parking agreement.
4. The agreement must ensure that maneuvering space for required parking spaces in both parking areas is preserved.

C. Off-Site Parking
1. Off-site parking must be located within a walking distance of 800 feet from the site served by the off-site parking.
2. The off-site parking shall be located within the same Design Village District as the use it serves.
3. The off-site parking must be the subject of a long-term lease approved as to form by the Town Attorney, or permanently dedicated for off-site parking use.
D. Drive-Through Facilities
1. Where permitted under Section 804, Drive-through facilities, as part of a Type II application, must demonstrate compliance with the requirements of Zoning Regulation Section 4.1.C.3.a.i-iii, in addition to the requirements of this code.
2. Drive-through facilities, parking Areas shall be screened from the frontage by a Building or landscaping screen.
3. Drive-through facilities shall be located generally to the rear of the building.
4. If located on a corner with more than one frontage the frontage with the higher average daily vehicle trips must be screened.

Figure 3 – Pharmacy with Drive-Through, East Gateway

E. Gasoline Filling Stations
1. Where permitted under Section 804, Gasoline filling stations, as part of a Type II application, must demonstrate compliance with this code. The following images are offered to provide direction on siting and location of building, and filling islands.
2. Gasoline service islands shall be screened from the frontage by a Building or landscaping screen.
3. Gasoline service islands shall be located generally to the rear of the building.
4. If located on a corner with more than one frontage the frontage with the higher average daily vehicle trips must be screened.

Figure 4 - Gas Station Building location to the front and pump island to the rear, entrances on more than one building face, FBC 301
8. BUILDING FUNCTION

801. GENERAL PROVISIONS
A. Permitted Uses
   1. In order to regulate use, categories of uses have been established. Use categories provide a systematic basis for assigning land uses to appropriate category with other, similar uses. Use categories classify land uses and activities based on common functional, product, or physical characteristics, and the likely impact on surrounding properties, site conditions and site conditions.
      a. Principal and accessory uses are grouped into categories by BFS (frontage type) and are shown in the Use Tables in Section 805.
      b. See also Canton Zoning Regulations for uses and requirements.

B. Use Determination
   1. Administrator Responsibility: The ZEO 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 ZEO shall treat the proposed use as a use under that category. If a proposed use is not listed in a use category, and is not similar to any other listed use, the use shall be prohibited.
   2. Uses Not Specifically Listed: When determining whether a proposed use is similar to a use listed in Section 805. the ZEO may consider the following criteria:
      a. The actual or projected characteristics of the proposed activity in relationship to the stated characteristics of each use.
      b. The relative amount of site area or floor space and equipment devoted to the activity.
      c. Relative amounts of sales from each activity.
      d. The customer type for each activity.
      e. The relative number of employees in each activity.
      f. Hours of operation.
      g. Building and site arrangement.
      h. Types of vehicles used and their parking requirements.
      i. The relative number of vehicle trips generated.
      j. Signs.
      k. How the use is advertised.
      l. The likely impact on surrounding properties.
      m. Whether the activity is likely to be found independent of the other activities on the site.
   3. For proposed interior buildings on a lot with more than one BFS, the interior building shall utilize the uses allowed to the frontage building. If more than one frontage building exists utilizing different BFS than the owner has the option of applying either, provided should the frontage building be improved or replaced the BFS used for the interior building shall be used for the frontage building.
802.  ADAPTIVE RE-USE

A.  Purpose and Intent
The purpose of this section is to foster the renovation and reuse of structures that have significant historical, architectural or cultural value to the Town of Canton. This section recognizes that many existing structures within the CDVD and CVDVD will not conform to all of the standards and guidelines in this Code.

B.  Applicability
The redevelopment and reuse of buildings that pre-date 1963 and have qualities of significance and integrity consistent with criteria used to evaluate inclusion on the National Register shall be encouraged. Among the buildings that the National Register Criteria for Evaluation recognizes are those which have made a significant contribution to history, are associated with significant persons, or embody distinctive characteristics. Applicants who feel that a building, that does not meet this Code’s dimensional criteria, merits consideration under this section should set a Pre-Application meeting with the ZEO to determine the appropriate submittal process.

C.  Development Standards
1.  BFS shall not apply to existing buildings, but shall apply to building additions.
2.  Parking.
   a.  If a change in use results in more spaces being required than already exist, no additional parking spaces are required.
   b.  If a change in use results in fewer spaces being required than already exist, then only the number of spaces necessary to fulfill the requirements need to be maintained.
   c.  Existing parking in excess of the limits set forth in Chapter 7. Parking and Loading Standards may remain and be used for on-site or off-site parking purposes for other property owners, subject to an agreement between the property owners.
   d.  On-site parking shall be provided, according to the Chapter 7. Parking and Loading Standards, for all building additions, and calculated based on newly constructed gross area.
3.  On-Site Loading.
   a.  Residential uses are not required to have on-site loading spaces.
   b.  Non-residential uses shall retain existing on-site loading spaces unless the number of on-site loading spaces exceeds the requirements in Chapter 7. Parking and Loading Standards.
4.  Mezzanines. New construction to add a mezzanine level space in an existing story is permitted, provided that the mezzanine area does not exceed 40% of the floor area of the space below, and the space meets all applicable building codes.
5.  Building Façades. Façades must maintain the architectural integrity of an existing building. If a building façade is replaced or significantly modified, as defined by 204.B. Applicability Chart, it must satisfy the requirements set forth in Chapter 2. Administration.
803. **ACCESSORY DWELLING UNITS**

A. **Purpose and Intent**

These regulations are intended to encourage the development of below market rate dwelling units within the Town of Canton. Accessory dwellings afford an opportunity for the development of small rental units designed to meet the special housing needs of single persons, persons with fixed or limited income, and relatives of families who live or desire to live in the Town. Accessory dwellings provide a degree of flexibility for single-family homeowners (not multi-family, apartments, or condominiums), within Detached and Town BFS only, with changing economic conditions and/or family structure, while providing a reasonable degree of protection for existing property values. In addition, these provisions are provided to recognize formally previously established dwellings and provide for improved safety and physical appearance.

B. **General Limitations**

1. In all Design Village Districts (excluding East Gateway), Accessory Dwelling Units are permitted under separate billing.
2. Accessory buildings, structures, and uses shall be located on the same lot as the principal building, structure, or use to which they are accessory.
3. Accessory buildings, structures, and uses shall not be located on a lot without the establishment of a permitted principal use, nor shall any new lot be created that has an accessory building, structure or use without a principal use.
4. Accessory uses and structures are permitted as provided in this section provided that the coverage and yard setbacks comply with the appropriate BFS.

C. **Attached Accessory Dwelling**

One (1) accessory dwelling unit within or attached to the main dwelling unit provided that it conforms to all of the following requirements:

1. The area devoted to the accessory dwelling unit shall not exceed 30% of the area of the principal dwelling, exclusive of garage, attic, and basement;
2. The accessory dwelling unit shall not be located in a basement or story below the first floor unless more than 25% of the perimeter of the accessory dwelling unit opens to grade and the ceiling is more than five (5) feet above that grade;
3. Only one accessory dwelling unit shall be permitted for each lot;
4. No accessory dwelling unit shall be approved as part of a multiple dwelling unit or a multi-family development;
5. The principal dwelling unit and the accessory dwelling unit shall comply with the building code and health and safety regulations;
6. Upon establishment of the accessory dwelling unit, the building shall:
   a. maintain the exterior appearance and style (roof line, roof pitch, building materials, window style and spacing, etc.) of a single-family residence;
   b. have any secondary entrance incorporated into the principal residence to reflect the architectural style of a single-family unit; and
   c. share access from the public right-of-way and parking facilities shall serve both the principal and accessory units.
D. Detached Accessory Dwelling
One (1) accessory dwelling unit detached from the main dwelling unit provided that:
1. The owner of the lot shall occupy either the principal dwelling unit or the
   accessory dwelling unit;
2. The detached accessory dwelling unit shall be located on the same lot with the
   primary dwelling unit to which it is accessory;
3. No detached accessory dwelling unit shall be permitted within any accessory
   buildings that is located in the front yard or that does not meet the minimum
   yard requirements of Zoning Regulations 3.4.E;
4. When a detached accessory dwelling unit is proposed within a local historic
   district, the building containing the detached accessory dwelling unit shall have
   received a Certificate of Appropriateness from the Historic District Commission
   before being issued a zoning permit; and
5. There shall be approval by the Farmington Valley Health District, Canton WPCA,
   and or Water Company, of adequate provision of water supply and sewage
   disposal.

804. USE TABLE
A. Applicability
   The use tables on the following pages identify the uses allowed in the respective BFS
   for each Design Village District.

B. Change of Uses
   1. Allowed uses may be added to properties via the submission of a zoning permit
      application to the ZEO in accordance with Section 9.8.B of the Zoning Regulations.
   2. Zoning Permits for allowed uses may be issued by the ZEO provided it is
      demonstrated that the Parking and Loading standards of Section 7.2 of the Zoning
      Regulations are met.
   3. When a change of use triggers a change in the required parking per Section 7.2,
      an existing improvement location plan prepared by a professional surveyor
      (equivalent to an as-built) shall be provided by the applicant documenting the
      existing improvements of the lot and any changes proposed to accommodate the
      sought after use.
### Permitted Uses in Design Village Districts

#### Residential

<table>
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<th>Use</th>
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<th>Collinsville</th>
<th>East Gateway</th>
<th>Harts Corner</th>
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<td>Single-family detached dwelling units</td>
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<tr>
<td>Accessory uses and structures in accordance</td>
<td>P1</td>
<td>P1</td>
<td>P1</td>
<td>P1</td>
</tr>
<tr>
<td>with Section 3.3 of the Zoning Regulations</td>
<td>P1</td>
<td>P1</td>
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</tr>
</tbody>
</table>

**Notes**

1. No residential uses permitted on ground floor (in Canton Village not permitted on ground floor of any building that fronts a State Route).
2. No single-family detached dwelling units permitted on Albany Turnpike/State Route 44.
3. Minor home-based business requires Type I Design Plan. Major requires Type II Design Plan.
4. In East Gateway, no residential uses permitted east of Lawton Road; multi-family dwellings allowed east of Lovely Street, south of Route 44 to Secret Lake Road, including Secret Lake Road frontages.
5. Requires first floor business.
6. In Collinsville, may not be greater than 4 units per lot.
7. Requires Type II Design Plan.
## PERMITTED USES IN DESIGN VILLAGE DISTRICTS

### BUSINESS

<table>
<thead>
<tr>
<th>USE</th>
<th>CANTON VILLAGE</th>
<th>COLLINSVILLE</th>
<th>EAST GATEWAY</th>
<th>HARTS CORNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>retail and service business</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>alcoholic beverage sales</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>licensed medical marijuana production and dispensary facilities</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>restaurant (any class, no drive-through facilities)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>restaurant (drive-through facilities at rear of building)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>outdoor dining accessory use</td>
<td>P</td>
<td>P</td>
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<tr>
<td>outdoor storage/display as allowed by zoning (7.10)</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>greenhouse accessory use</td>
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<td>personal service business</td>
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<td>professional offices</td>
<td>P</td>
<td>P</td>
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<tr>
<td>banks (no drive-through facilities)</td>
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<tr>
<td>banks (drive-through facilities at rear of building)</td>
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<tr>
<td>day care centers and group day care</td>
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<td>motels and hotels</td>
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<td>residential health care and rehabilitation facility</td>
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<td>skilled nursing facility</td>
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<td>assisted living facility</td>
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<td>structured parking</td>
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<tr>
<td>automobile repair (no automotive paint shops)</td>
<td>p(^1)</td>
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<tr>
<td>automobile dealers and repairers</td>
<td>p(^1)</td>
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<tr>
<td>motor vehicle renting and leasing</td>
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<td>gasoline filling stations</td>
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<td>lumber yards</td>
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<td>printing and publishing</td>
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<tr>
<td>research facilities and commercial laboratories</td>
<td>p(^1)</td>
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<tr>
<td>fabrication/assembly</td>
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<tr>
<td>utility facilities (no tanks)</td>
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<tr>
<td>theaters, recreation and amusement facilities</td>
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<tr>
<td>indoor and outdoor athletic facilities, health and fitness clubs</td>
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<tr>
<td>institutional, places of worship, private schools</td>
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<tr>
<td>mercantile industrial</td>
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<td>day care centers and group day care, as allowed by zoning (4.1.C.1.a)</td>
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<tr>
<td>pet training or daycare facility</td>
<td>p(^1)</td>
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<td>tattooing per CGS 19a-92a</td>
<td>p(^1)</td>
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<td>farmer’s market</td>
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<tr>
<td>mobile vendors as allowed by zoning (7.11)</td>
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<td>manufacturing, as allowed by zoning (4.1.C.5.a)</td>
<td>p(^1)</td>
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</tbody>
</table>

**NOTES**

1 requires Type II Design Plan
2 ground floor storefront business uses permitted only at 5 River Road; reference File 219: Apln 1469; November 19, 2014 Zone Change
3 dealer only
9. VILLAGE DISTRICT STANDARDS

901. VILLAGE DISTRICTS

A. Development

Development within the Design Village Districts shall comply with the following:

1. Are consistent with the Compatibility objectives of CGS Section 8-2j, more specifically:
   a. the building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;
   b. proposed streets shall be connected to the existing district road network, wherever possible;
   c. open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;
   d. locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design;
   e. the landscape design shall complement the district’s landscape patterns;
   f. the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and
   g. the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

2. The proposed design is consistent with and protects the distinctive character, landscape and historic structures as identified within the Design Village Districts including but not limited to design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view.

3. The exterior of structures or sites located with a historic district shall be consistent with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings”, revised through 1990, as amended;

4. The exterior of structures or sites shall be consistent with the distinctive characteristics of the district identified in the POCD.

5. Proposed buildings or modifications to existing buildings shall be related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification.

6. All spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification.

7. The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of property and any proposed signs and lighting shall be compatible with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping.

8. The removal or disruption of historic traditional or significant structures or architectural elements is strongly discouraged.
B. **In Accordance With CGS 8-2j(d)-(e) (d)**

1. Applications for new construction and substantial reconstruction within the district and in view from public roadways shall be subject to review and recommendation by an architect or architectural firm, landscape architect, or planner who is a member of the American Institute of Certified Planners selected and contracted by the Commission and designated as the village district consultant for such application. The village district consultant shall review an application and report to the commission within thirty-five days of receipt of the application. Such report and recommendation shall be entered into the public record if there is a public hearing or in the public interest and considered by the Commission in making its decision. Failure of the village district consultant to report within the specified time shall not alter or delay any other time limit imposed by the regulations.

2. The Commission/ZEO may seek the recommendations of any town agency or regional council or outside specialist, with which it consults, including, but not limited to, the Collinsville Historic District Commission, the regional council of governments, the municipality’s historical society, the Connecticut Trust for Historic Preservation and The University of Connecticut College of Agriculture and Natural Resources. Any reports or recommendations from such councils or organizations shall be entered into the public record.

C. **Denial**

If the Commission/ZEO grants or denies an application, it shall state upon the record the reasons for its decision. If the Commission/ZEO denies an application, the reason for the denial shall cite the specific regulations under which the application was denied. Notice of the decision shall be published in a newspaper having a substantial circulation in the municipality. An approval shall become effective in accordance with subsection (b) of CGS 8-3c.

D. **Approvals**

No approval of the Commission under this section shall be effective until a copy thereof, signed by the Chairman on a signature block approved by the Commission, containing the name of the owner of record, a description of the premises to which it relates and specifying the reasons for its decision, is recorded in the land records with the Town Clerk.
10. DEFINITIONS

Alley – See Common Access Easement.

Arcade – See Covered Sidewalk.

Awning – Fixed or movable roof-like coverings, usually of canvas or metal, attached to the building wall providing a cantilevered, projected, or suspended cover over the sidewalk portion of the street-space to provide protection from sun and rain.

Balcony – An exterior platform attached to and projecting from the upper floors of the building façade (forward of the BTL) and enclosed by a railing.

Bay Window – Generally, an enclosure extending the interior space of the building outward of the exterior building wall/BTL.

Block – An increment of land comprised of lots, alleys and tracts circumscribed and not traversed by streets (pedestrian pathways accepted).

Block Face – A block face is the frontage lot lines (in most cases this is the BTL).

Buildable Area – The area of the lot that building(s) and parking may occupy, which includes the area of the lot at and behind the BTL as designated by the BFS plan diagrams. The buildable area sets the limits of the building footprint now and in the future – any additions shall be within the specified buildable area.

Building Area – The area encompassed by a building’s outer wall multiplied by the individual number of story areas.

Building Face – See Façade.

Build-To Line (BTL) – A line or plane indicated on the Regulating Plan, defining the street frontage which extends vertically and generally parallel to the street, at which the building shall be placed. The façade shall occur on the BTL. The minimum length and height of frontage that is required at the BTL is shown on the appropriate BFS. See Primary Street Façade. Additional buildings may be placed to the rear once the minimum Primary Street Façade is established.

Build-To Line, Effective – If the placement of the Primary Street Façade is constrained by existing site conditions such as ledge, wetlands, steep slopes, easements, or other constraints, the applicant may request, as part of a Type II Design Plan, for the BTL to be removed from these areas. If the Commission approves a reduction of the BTL, the area removed from the BTL shall no longer require placement of the Primary Street Façade. Such area removed from the BTL shall be deemed non-buildable and may not be used for any other site improvement. As part of any such reduction of the BTL the Commission may, once the Primary Building Façade requirement has been met, require vegetative screening over the area deemed non-buildable prior to the construction of any interior building on the site. (For the use of these regulations use of the term BTL shall be synonymous with Effective BTL.)
**Build-To Zone** – A continuous area parallel to the street in which the façade must be located. The front of the building may not be situated further back on the lot than the BTL or further forward than the PSL as indicated on the Regulating Plan. Parking may occur in front of the building only in this zone designated on the EGDVD Regulating Plan and the HCDVD Regulating Plan.

**Civic Space** – A public open space, green or square or plaza, designated on the Regulating Plan. See the Urban Space Standards for the specific controls.

**Civic Use Buildings** – Those buildings that house strictly civic uses located on sites designated on the Regulating Plan. Civic Use Buildings and publicly-owned public art. See also Use, Civic.

**Clear Walkway** – An area within the sidewalk that must allow public passage and remain clear of obstructions. The clear walkway width is designated in the Street Type Recommendations.

**Common Access Easement** – The public right-of-way or easement for vehicles and pedestrians within a block that provides access to the rear or side of properties, vehicle parking (e.g., garages), utility meters, recycling containers, and garbage bins.

**Common Lot Lines** – Lot lines shared by adjacent private lots.

**Covered Sidewalk (Arcade)** – Roofed or built structures attached to the façade and extending beyond the BTL and over the sidewalk or square, open to the street-space except for supporting columns, piers, or arches. See BFS for complete specifications.

**Dooryard** – The area within the street-space between the façade of the building (generally the BTL) and the clear walkway area of the sidewalk. Stoops, balconies, bay windows and, for appropriate commercial uses, outdoor displays or café seating, and other encroachments as specified by the ZEO may be placed within the dooryard area. The dooryard dimension is designated in the Street Type Recommendations.

**Dormers** – Roofed ancillary structures with windows providing light and air to habitable space within the roof attic story

**Eave Height** – Eave height shall be measured at the bottom of the top layer of roofing material at its outermost point from the building wall.

**Equivalent or Better** – A building material or construction technique that has been determined, by the ZEO, to be at least equal to, in appearance, durability, etc., or surpassing those expressly permitted herein.

**Existing Buildings to be Protected** – Structures of local historical or cultural significance which provide contributing influence to the architectural character of the Design Village District or the Town of Canton.

**Façade (Building Face)** – The building elevation facing the street-space or BTL. Building walls facing Private Open Space, Common Lot Lines, and alleys are not façades.
Fenestration – Openings in the building wall, including windows and doors, allowing light and views between interior (private realm) and exterior (public realm). Fenestration is measured as glass area (excluding mullions and similar window frame elements with a dimension greater than one inch) and/or as open space.

Floor Area – The amount of area (measured as square feet) taken up between the exterior walls of a building or part of a building.

Ground Story (First Floor) – The first habitable level of a building at or above grade.

Individual Story Area – See Floor Area

Mezzanine – A low ceiling height partial story between two others in a building, typically between the ground and first floors.

Parking Setback Line (PSL) – A line indicated on the Regulating Plan and BFS which extends vertically as a plane (unless otherwise noted) and is generally parallel to the BTL. All parking shall be set-back behind this line and may be placed anywhere within the lot behind this line, excepting where it is below grade or otherwise specified in this Code.

Pedestrian Pathway – An interconnecting paved way that provides pedestrian and bicycle passage through blocks running from a street-space to another street-space, an alley or an interior block parking area.

Primary Street Façade - The minimum portion of a proposed building, measured along its widest line, which must be placed at the BTL or Effective BTL. The Primary Street Façade required by each BFS must be met in full prior to the construction of any interior building on the site.

Privacy Fence – An opaque fence made of wood or masonry (not chain link, barbed, or electrified, or any other type of rolled fence) along alleys and Common Lot Lines. See the BFS for height specifications.

Private Open Space – An area on grade within the Buildable Area and behind the PSL, accessible only to occupants of the particular building or site, and open to the sky. Additional specifications for the private open space may be included in each BFS. Private open space shall not be built-upon, used to satisfy minimum stormwater BMP area, parked or driven upon (except for emergency access).

Stoop – An entry platform and steps on the façade of a building. Roofed exterior landings shall not be enclosed. (See BFS for specifications

Storefront – A room or area at the ground story of a building, usually with display windows, designed for use as a retail store.

Street Frontage – That portion of the lot or building that is coincident with the BTL as required by this Code. In the case of a corner lot, frontage shall be measured along both front lot lines.
Street Light – A pedestrian-scaled luminaire installed on both sides of the street space as designated in the Street Type Recommendations or on the Regulating Plan. A fixture, such as cobra-head types, expressly for the purpose of illuminating highways does not constitute a street light.

Street-Space – All space between fronting BTL and edge of roadway improvements.

Street Wall – A wall, fence, or hedge along a BTL, property line, or delineating a private area, constructed of the materials listed in 605.B.1, where there is no building. (For height and gate specifications, see the BFS.)

Tree Lawn – A continuous strip of soil area – typically covered with grass, other vegetation, bridging pavement, or sometimes porous pavers – located between the back of curb and the sidewalk, and used for planting street trees and configured to foster healthy street tree root systems. Tree lawn dimensions are shown in the Street Type Recommendations.

Use, Civic – Community uses including: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

Use, Commercial – Commercial uses shall be considered to encompass all of the by-right and special uses included in the B zoning districts and Retail Service/Sales as defined in the Town of Canton Zoning Ordinance.

Use, Residential – Residential uses shall be considered to encompass all of the uses allowed by-right and with a special use permit in the residential zoning districts as defined in the Town of Canton Zoning Ordinance.