

ZONING REGULATIONS

495 Attachment 1

Appendix 1

12.1 Architectural Review Guidelines for the Woodbridge Village District.

PURPOSE

Section 8-2j of the Connecticut General Statutes enables a zoning commission to enact regulations for the creation of "village districts" in areas of distinctive character, landscape, or historic value that are specifically identified in the Plan of Conservation and Development. The Woodbridge Town Plan of Conservation and Development calls for the creation of such as district to create a thriving, diverse mixed-use residential and commercial community. The Woodbridge Village District (WVD) is shown as districts GB, BI, and DEV1 as delineated on the Zoning Map for the Town of Woodbridge. With this district in place, Woodbridge has the opportunity to realize this objective. These guidelines should serve as both as a reminder to the community of what it is that has come to make the WVD special, as well as providing assistance to those who propose to build new or upgrade existing property and/or buildings. These guidelines are not intended to replace the zoning regulations of the underlying districts, but to augment those documents by providing guidance that will help to preserve and strengthen the WVD and to provide continuity with what is there.

WHY WOODBRIDGE NEEDS A VILLAGE DISTRICT

Section 8-2j of the Connecticut General Statutes enables a zoning commission to enact regulations for the creation of "village districts" in areas of distinctive character, landscape, or historic value that are specifically identified in the Plan of Conservation and Development. Village districts are important zoning tools for protecting and enhancing designated areas and for fostering their unique sense of place. A Village District designation affords municipalities the ability to look beyond standard concerns of land use and building size and height to additionally address architectural and aesthetic characteristics. Local laws that establish a village district shall protect the distinctive character, landscape, and historic resources within the district. In village districts, the zoning commission may regulate alterations and improvements to new construction, substantial reconstruction, and rehabilitation of properties.

Development 1, General Business, and General Business-A, and Industry districts have distinctive features and characteristics worthy of protection and enhancement, which fall within the language, meaning, and the legislative intent of the statute in the following ways:

- A level landscape in the flood plain of the West River
- Beautiful vistas of West Rock Ridge State Park and Konolds Pond
- The only mixed-use area of the Town.
- Historic structures as identified in "The Historic Structures of Woodbridge"

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GUIDELINES FOR IMPROVEMENTS

Buildings and architectural features

1. The Town of Woodbridge has rich and diverse architecture. One can find many styles throughout the community, including, but not limited to, Colonial, Victorian, Arts and Crafts, Contemporary, and Greek Revival. All these styles fit together harmoniously through scale, massing, color, and the overall context of the street-scape. It is desirable to continue this tradition. Each style has its own set of architectural elements, such as roof-lines, windows, entrances, and materials. Details that might be found include moldings, mullion spacing, columns, porticoes, porches, quoined corners, and ornamentation. Some of these styles adapt well to larger scaled commercial structures and some do not, although it is possible to use some of these styles by breaking down the massing into more appropriately sized components. Care should be taken, especially if trying to translate one of Woodbridge's residential styles, that the scale is appropriate, both to the building and its details.
2. It is important to use architectural elements that are appropriate and consistent with the style of the building and to provide the style's distinctive details throughout the project. When proposing a structure different in style from the adjacent properties, find elements, such as materials, color, massing, and landscaping, which can unify the different projects.
3. Buildings should be oriented with the front facade facing the street.
4. Flat-roofed buildings should be re-worked into a gable style roof-line or facade.

Parking, roads, driveways, and walkways

1. Parking areas within Woodbridge Village District should be landscaped with complementary trees, shrubs, flowers, and grass areas. Encourage parking to be located to the side or rear of the building or lower in profile to the road. Parking on front of a building, or in place of a building(s), should be avoided wherever possible as this begins to break down the continuity of the building facades. The impact of parked cars from the street should be reduced as much as possible. Some options to achieve this include lowering the grade for parking areas, gently grading up to a stone retaining walls, screening with plantings, constructing earth berms, and installing fences.
2. Safety should be an important consideration of all entrances, exits, and parking lot layouts.
3. Snow removal and snow dumping areas must be considered in any site design. They should not dictate the parking layout or eliminate planting areas.
4. Reduce the number of commercial driveways through consolidation. Reduce the width of driveways over 24 feet wherever possible.
5. Establish a continuous sidewalk network to enhance the Village District.

Lighting and other design elements

1. The placement and overall aesthetics for all supporting site components must be considered

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as part of the application, including, but not limited to, lighting, grading/screening, landscaping, signage, parking, site furniture, and trash receptacles. Site plans should seek to integrate sidewalks, lighting, signage, and other elements for the coordination of adjacent properties.

2. The style of lighting fixtures used should respect the architectural style of the building(s). In some instances, up lights may be proposed which highlight the features of the building. Care should be taken that the light type and intensity do not create light pollution. Lighting should not or spill over on to adjacent buildings, properties, or residential neighbors. The use of sodium light fixtures is to be discouraged.

Signage

1. Signage in the Woodbridge Village District should be correctly proportioned to the scale of the surrounding structures.
2. Signs should reflect the building's architectural style and be designed within the overall front or side elevation. Signs added as an afterthought usually detract from the proportions and details of the building. Care should be taken with freestanding signs that they do not block visibility into or out from the access drive.
3. Well-designed signs should not require foundation planting, but low evergreens and perennials, or both may be added to protect up lights or the sign base from maintenance equipment.
4. Proper lighting adds to the charm and effectiveness of the sign. Lighting sources are preferred to be external and shielded (or louvered) so that glare and spillover are avoided. Internally lit signs are discouraged. In some cases, the lighting source can be built into or hung from the sign.

Landscaping

1. Begin a landscaping and shade tree planting program that establishes a basic framework for the entire area. The most important plant material for Woodbridge Village District is its shade trees. Not only should existing trees be preserved and maintained, but also new shade trees should be an important element of any proposed site plan. At a minimum, trees should be planted along property lines, perpendicular to the road. Consideration should additionally be paid to landscaping along the sides of the roads. New development and substantial renovation plans would be required to adhere to these guidelines as part of their approval.
2. See Table 5.2 List of Recommended Street Trees for Town Rights-of-Way.
3. The use of evergreen trees should also be encouraged for screening purposes. Species for consideration include, although they are not limited to, the following list:
 - Canadian hemlock
 - Blue spruce
 - Colorado spruce
 - Norway spruce

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Utilities

1. All utilities should be placed underground for new construction and substantial renovations representing 60% or more of market value.
2. For any utilities that remain above ground, appropriate screening should be provided to reduce their prominence. Although shade trees are the single most effective way to diminish the impact of utility lines, care should be taken in placing the trees so that a mature tree should not impact the lines or cause the tree to be unnaturally pruned in the future.

12.2 List of Adopted Amendments

	Adopted Date	Effective Date	Amended
1.	October 19, 2020	October 26, 2020	Table 3.1 Allowed Uses by Zone: Sections 3.3.Y.2 and Section 3.3.MM
2.	November 2, 2020	November 16, 2020	Section 5.17.A.(4)(c) to allow stacked parking for single and multi family homes
3.	December 7, 2020	January 4, 2021	<ol style="list-style-type: none"> a. Elimination of subsection from Section 3.3HHH3.a related to Liquor Establishments ~ required distance separation from single or multiple family residential uses b. Addition in the Use Table 3.1.EE of Active Adult Community 55+ (AAC) as a special exception use in the Dev 1 Zone and provision in Section 3.3.EE of the specific conditions and standards regarding an Active Adult Community (55+)
4.	June 7, 2021	September 7, 2021	<ol style="list-style-type: none"> a. New Section 3.4 Opportunity Housing b. Amended Table 3.1 regarding Two Family residences, accessory Dwelling units in single family homes and multi-family dwellings in accordance with new Section 3.4
5.	September 9, 2021	October 1, 2021	<ol style="list-style-type: none"> a. The size and location of accessory dwelling units in Section 3.3. b. Expansion of housing opportunities in the GBA Zone regarding multifamily housing
6.	November 4, 2024	November 30, 2024	Complete cleanup of the Zoning Regulations for the Town of Woodbridge
7.	December 2, 2024	January 1, 2025	<ol style="list-style-type: none"> a. Amend Table 3.4.E-2Opportunity Housing Bulk Regulations for Zone A regarding A. Maximum Density, C. Maximum Lot Coverage, and H. Maximum Number of Stories b. Amend Section 3.4.E.3.a to add a sentence at the end of the existing paragraph regarding Affordability Requirements for the Residence A Zone.