SECTION 8. SUPPLEMENTAL REGULATIONS

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8.A. EROSION AND SEDIMENTATION CONTROLS. [REV. 05/2007]

8.A.1. Purpose and Intent.

The City of Danbury hereby finds that significant quantities of soil are eroding from certain areas undergoing conversion to non-agricultural uses such as housing developments, industrial areas, recreational facilities, and roads. This erosion and resulting sedimentation makes necessary costly repairs which may wash out fills, roads, and embankments, clog storm sewers, muddy streams, and deposit silt in lakes and reservoirs. It is the purpose of this Section to control grading operations to prevent soil erosion and sedimentation from occurring as a result of non-agricultural development by requiring proper provisions for storm water disposal and the protection of soil surfaces during and after construction in order to promote the public safety, health, convenience and general welfare of the community.

8.A.2. Grading Standards

a. Lots shall be developed so that no resulting embankment exceeds a slope of one foot of vertical rise in two feet of horizontal distance. Guard fencing shall be required where determined by the City Engineer to be necessary for public safety.

b. Lots shall be graded to provide positive drainage away from buildings in a manner approved by the City. Individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed to avoid point discharges (i.e. pipes) or concentrations of storm drainage runoff water from each lot onto adjacent lots, as determined by the City Engineer. Surface drainage shall not be discharged onto a City street without City approval.

c. There shall be no mining or quarrying operations in the City of Danbury except for the grading of a site preparatory to construction or other improvements in accordance with an approved Zoning Permit, and in accordance with the following conditions:

   (1) where there is a necessity to remove earth materials from a construction site for which a site plan has been approved when required by these Regulations and for which a Zoning Permit has been issued, provided that no more material is removed than is indicated on the approved Zoning Permit or site plan;
   (2) where there is necessary excavation in grading for a subdivision in accordance with a subdivision plan approved for the site by the Planning Commission; or,
   (3) where there is necessary excavation in connection with the installation of roads, driveways, sewers, water lines, electric or gas service, sidewalks, walls or fences and similar improvements, provided such are indicated on an approved site plan or subdivision plan and Zoning Permit.
   (4) The bottom edge of excavations or fill shall be a minimum of five (5) feet from the property line. Fill shall be located so that settlement, sliding, or erosion will not deposit fill on adjoining property.
   (5) At the conclusion of the grading activities on a lot, disturbed areas are to be regraded and covered with not less than six (6) inches of topsoil, seeded and properly mulched or improved in accordance with an approved landscape plan to ensure soil stability.

(6) Every attempt shall be made to protect significant trees from damage.

8.A.3. Erosion and Sedimentation Control Permits.

a. Permit Requirement.

No person shall do any grading, stripping, excavating or filling or undertake any earth change unless a valid erosion and sedimentation control permit is received from the Health Director or his/her designee with the following exceptions:

(1) any activity occurring on a regulated wetland or watercourse, where a permit is required from the Environmental Impact Commission; or,
(2) exemptions which are listed in this Section.

b. Permit Application.

An application obtained from the Planning Department shall be completed and submitted for each erosion and sedimentation control permit. Plans, specifications, and timing schedules shall accompany each application for an erosion and sedimentation control permit. Such plans shall be prepared in accordance with, but not limited to, "The Erosion and Sediment Control Handbook," U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut.

8.A.4. Plan Requirements.

The plans and specifications accompanying the erosion and sedimentation control permit application shall contain the following data, unless waived by the Health Director or his/her designee, prepared by a person authorized to prepare such plans and licensed and registered in the State of Connecticut.

a. A boundary line survey of the site on which the work is to be performed.

b. A plan of the site at a scale of one (1) inch to forty (40) feet or larger (1”=<40’), showing:

(1) name and address of the applicant; name and address of the person or firm preparing the plan;
(2) a timing schedule indicating construction sequence and time of year of construction;
(3) an estimate by the preparer of such plan of the quantity of excavation and fill involved;
(4) existing and proposed topography to be placed on the plan at a maximum of two (2) foot contour intervals;
(5) location of existing and proposed structures on site;
(6) plans of all drainage provisions, retaining walls, cribbing, planting, erosion control measures or other control measures to be constructed in connection with, or as part of, the proposed work;
(7) name of person assigned the responsibility for implementing the erosion and sedimentation control plan; and,
(8) other information or data as may be required by the Health Director or his/her designee such as but not limited to a soil investigation report and a map based on an A-2 Survey showing the drainage area of land tributary to the site and estimated runoff of the area served by any drains.

c. A narrative describing the project, including a schedule of major activities to occur in the construction of the site, the application of construction practices, design criteria, construction details and the maintenance program for any erosion control structures that are installed and any other information pertinent to the project's effect upon the ground surface.

8.A.5. Bond Requirement.

a. The Health Director or his/her designee, as a condition of the issuance of an erosion and sedimentation control permit, may require a performance bond. Such bond shall be either a certified check, passbook or irrevocable letter of credit. The bond shall be in a form approved by the Corporation Counsel, payable to the City of Danbury, and in the amount of the estimated total cost of all temporary and/or permanent soil erosion control measures. Such bond shall be made on the condition that the permittee shall comply with all the provisions of this Section and all the terms and conditions of the erosion and sedimentation control permit.

b. In the event of failure to complete the work or failure to comply with all the requirements, conditions and terms of the permit as approved subsequent to the issuance of a cease and desist order by the Zoning Enforcement Officer or his/her designee, the Health Director or his/her designee may order such work as is necessary, including the sweeping of streets, to eliminate any danger to persons or property and to leave the site in a safe condition, and he/she may authorize completion of all necessary temporary or permanent soil erosion control measures. The permittee or persons issuing the instrument of credit or making the cash deposits shall continue to be firmly bound under a continuing obligation for the payment of all necessary costs and expenses that may be incurred or expended by the City in causing any and all such work to be done. In the use of a cash deposit, any unused portion thereof shall be refunded to the permittee upon successful adherence to the approved plan and completion of such approved work.

8.A.6. Restrictions and Specifications.

a. All earth changes shall be designed, constructed, and completed in such a manner so that the exposed area of any disturbed land shall be limited to the shortest possible period of time.

b. Hay bale filters and/or filter fabric fencing shall be installed at all culvert outlets and along the toe of all critical cut and fill slopes.

c. Culvert discharge areas shall be protected with riprap channels; energy dissipators shall be provided as necessary.

d. Catch basins shall be protected with hay bale filters, approved catch basin filter inserts, or by other methods following Best Management Practices approved by the CTDEP guidelines throughout the construction period and until all disturbed areas are thoroughly stabilized.

e. Erosion and sediment control measures shall be installed prior to construction and shall be appropriately inspected and maintained after each significant storm event.

f. Any temporary or permanent facility designed and constructed for the conveyance of water around, through, or from the earth change area shall be designed to limit the water flow to a non-erosive velocity.

g. Temporary soil erosion control facilities shall be removed and earth change areas graded and stabilized with permanent soil erosion control measures pursuant to approved standards and specifications.

h. Permanent soil erosion control measures for all slopes, channels, ditches or any disturbed land area shall be completed within fifteen (15) calendar days after final grading or completion of the final earth change. When it is not possible to permanently stabilize a disturbed area after completion of an earth change or when significant earth change activity ceases, temporary soil erosion control measures shall be implemented. All temporary soil erosion control measures shall be maintained until permanent soil erosion control measures shall be implemented. All disturbed areas, stockpiles of fill or excavated material shall be stabilized in such a manner as not to cause unreasonable hazard to persons or property.

i. Additional control measures shall be installed during the construction period, if necessary or required.

j. Soil, miscellaneous debris, or other materials applied, dumped or otherwise deposited on public streets, highways or sidewalks in conjunction with such earth change or grading shall be promptly removed.

8.A.7. Review and Action.

a. General.

The Health Director or his/her designee shall review and approve all erosion and sedimentation control plans. All such complete plans shall be either approved, approved with conditions, or denied within thirty (30) days of their receipt. This period may be extended thirty (30) days with the consent of the applicant.

b. Denial of Permit.

Erosion and sedimentation control permits shall not be issued when in the opinion of the Health Director or his/her designee the work as proposed by the applicant would interfere with any existing drainage course or result in the deposit of debris or sediment off-site or into any waterway, or result in permanent instability of the terrain despite all planned erosion control measures. In all cases, the Health Director or his/her designee shall state upon the record all reasons for denial of such permit.

c. Modification of Approved Plans.

All modifications of the approved grading plans must be submitted and approved by the Environmental Inspector before construction commences. All necessary dates and plans shall be submitted with any proposal to modify the approved grading plan. No grading work of earth change in connection with any proposed modifications shall be permitted without the approval of the Health Director or his/her designee.

8.A.8. Exemptions from Permits.

No erosion and sedimentation control permit shall be required for the following:

a. agricultural use of land;

b. minor land disturbing activities such as home gardens, construction of or repair to existing utility facilities within paved portions of public rights-of-way, individual home landscaping, and minor repairs and maintenance work which does not exceed one-half (1/2) acre;

c. preparation of one family dwelling sites which are not a part of a subdivision plan approved by the Planning Commission and where no post-construction grades on the site exceed one foot of vertical rise in two (2) feet of horizontal distance; and

d. alterations or additions to existing structures where the disturbed area will not exceed five thousand (5,000) square feet and where finished grades do not exceed one foot of vertical rise in two feet of horizontal distance.

Operations which are exempt from obtaining an erosion and sedimentation control permit shall not interfere with any existing storm drainage system or drainage course and shall not affect the deposit of sediment or debris anywhere off the site.

8.A.9. Enforcement.

The Health Director or his/her designee may enter at all reasonable times in, or upon, any private or public property for the purpose of inspecting and investigating conditions and practices which may be a violation of this Section. In the event of violation of this Section, the Health Director or his/her designee shall serve notice of such violation to the landowner of such property upon which such violation has occurred. Upon receipt of such notification, the landowner

shall have twenty-four (24) hours in which to cease and correct such violation and comply with the provisions of this Regulation. Where such violation is not ceased and corrected within twenty-four (24) hours after receipt of such notification, the Zoning Enforcement Officer or his/her designee shall issue a cease and desist order causing all work to terminate until such time as all violations of this Section have been corrected.

8.B. MOTOR VEHICLE ACCESS; SIDEWALKS.

Access to or parking in connection with a use shall be considered to be an accessory use and controlled by the same requirements as such use. In addition, all driveways and sidewalks shall be subject to the following requirements.

8.B.1. Standards for Motor Vehicle Access.

a. Location.

(1) Intersections.

(a) In all commercial and industrial districts, all driveways shall enter a public street right-of-way at least one hundred (100) feet from its intersection with another public street. In all residential districts, all driveways shall enter a public street right-of-way at least fifty (50) feet from its intersection with another public street. If the lot width is insufficient to provide for the required distance, access shall be as far from the intersection as the lot and other provisions of these Regulations will permit. For all cases cited above, the distance in which access is prohibited shall be measured from the tangent of the curb return of the intersecting street cartway to the tangent of the curb return of the driveway.

(b) Where a lot contains frontage on more than one public street, access may be required to be provided from the street having the lesser traffic volume.

(2) Distance Between Driveways.

(a) Driveways shall, where feasible, be located directly across the street from an existing driveway. [Eff. 11/26/2011]

(b) As part of the review and approval of such access the Department of Planning and Zoning may require up to one hundred and fifty (150) feet of separation distance between two-way driveways, whether they be located on a single lot or on separate lots; up to seventy-five (75) feet of separation distance between one-way driveways, whether they be located on a single lot or on separate lots; and up to one hundred and fifty (150) feet of separation distance between one-way and two-way driveways whether they be located on a single lot or on separate lots. Such separation distances shall be measured from the center line of the driveways. The number and location of driveways on a lot shall be limited to that which is necessary for safe ingress and egress from a street as determined by the Department of Planning and Zoning for site plans and the Planning Commission for special exceptions, respectively. [Rev. 11/26/2011]

(3) Joint Access.

On-site connections between adjacent lots shall be encouraged wherever feasible to limit the number of driveways. Provisions may be required to facilitate future interconnections of parking areas, whether they are on a single lot or on separate lots. The Planning Director or his/her designee, may require driveways on lots with limited frontage to be placed near property lines so as to facilitate future consolidation of driveways upon development of adjacent property. [Rev. 11/26/2011]

b. Design.

(1) Street and Access Improvements.

(a) Streets. The street providing access to a lot shall be suitably improved to accommodate the amount and types of traffic generated by the proposed use. Turning lanes, traffic directional islands, frontage roads and traffic controls may be required.

(b) Driveways. Access driveways shall be of a design and have sufficient capacity to avoid queuing of entering vehicles on any street.

(c) Bridges. Where a bridge is included as part of the access driveway system, such bridge shall be designed to ensure it provides adequate and safe access that will not jeopardize public health, safety or welfare. Construction of said bridge, including its components and support systems, requires both a Zoning Permit and Bridge Permit from the City of Danbury. The bridge, including its components and support systems, must be installed under the direction of a professional engineer licensed by the State of Connecticut and hired by the applicant after approval by the Department of Planning and Zoning or its designee, which such approval shall not be unreasonably withheld. Said professional engineer shall possess experience in bridge design and both structural and geotechnical engineering disciplines, as necessary. The City may choose to conduct inspections during the installation and construction process. Prior to issuance of a certificate of compliance by the Zoning Enforcement Officer, as specified in these Regulations, the applicant's professional engineer must provide a sealed certification that the bridge system was installed in accordance with the design approved with the site plan and is in good working condition. [Eff. 11/26/2011]

(2) Angle of Intersection.
The angle of intersection between a two-way driveway and the street shall not be less than seventy-five (75) degrees. The angle of intersection between a one-way drive and the street shall not be less than sixty (60) degrees.

(3) Grades.
For safe, convenient, and efficient access, no portion of any driveway shall exceed twelve (12%) percent in grade, with a maximum 8% grade for the first thirty (30) feet of driveway as measured from the street lot line. All driveways shall be paved with a hard surface material (e.g. bituminous concrete or concrete) for a minimum distance of twenty (20) feet from the edge of the road travel way, except that pavers are not permitted in the public street right-of-way. [Rev. 11/26/2011]

(4) Width.
Driveways serving one family dwellings shall not measure less than ten (10) feet in width. Driveways serving all other uses shall not measure less than twelve (12) feet in width for one-way travel or twenty-four (24) feet in width for two-way travel.

(5) Sight Distance.
Each proposed driveway shall possess adequate sight distance in all directions in accordance with the following table:

SIGHT DISTANCE FOR DRIVEWAYS

	Posted Speed Limit (M.P.H.)				
	25	30	35	40	45+
Minimum Sight Distance	150 Ft.	190 Ft.	230 Ft.	270 Ft.	310 Ft.

8.B.2. Access Across Abutting Districts.

Access across a residential district to a use lying in a commercial or industrial district is prohibited, but nothing herein shall prohibit access across a commercial or industrial district to a use lying in a residential district. This provision shall not prohibit access across a commercial district to a use lying in an industrial district nor access across an industrial district to a use lying in a commercial district.

8.B.3. Sidewalks and Other Improvements.

Where a lot contains frontage on a state highway, the Planning Department, in conjunction with the State Department of Transportation, may require the installation of a sidewalk five (5) feet in width. Provisions shall also be made for grading and improvements of shoulders, sight distances and curb cuts within the right-of-way of the street. The exact location of said sidewalk, shoulders, and curb cuts shall be determined by the Department of Planning and Zoning and the Connecticut Department of Transportation (CTDOT). [Rev.11/26/2011]

Where a lot contains frontage on any street other than a state highway, the Department of Planning and Zoning in the case of a permitted use, or the Planning Commission in the case of a special exception, may require the installation of sidewalks, curbs and associated improvements are referenced above. [Eff. 11/26/2011]

8.B.4. State Highway Approvals.

The Department of Planning and Zoning in the case of a permitted use, or the Planning Commission in the case of a special exception, shall review and approve or deny all site plans proposing access onto a state highway. Approval is requisite to submission of an application to CTDOT for any request for any required state permit. [Rev.11/26/2011]

8.B.5. Driveway and Curb Cut Control Plans.

The intent of this section is to provide safer and more efficient traffic operations along major roadways by reducing the size and number of areas where conflicting vehicular movements occur while allowing proper and adequate access to premises along the roadways. The purpose is to protect the public safety through management and reduction of vehicular congestion by providing guidelines for existing and future driveways and access points.

a. Designated Roadways.

The location and standards for driveway improvements within the City of Danbury for which this section applies are derived from the following publications, as updated.

(1) Route 6: Mill Plain Road Traffic Study, HVCEO Bulletin 40, 1985 (see §5.B.6.).
(2) Route 805: Traffic Flow Improvement Plan for Federal Road in Danbury and Brookfield, HVCEO Bulletin 80, 1994.
(3) Route 37: Danbury-New Fairfield Route 37 Traffic and Access Management Study, HVCEO Bulletin 86, 1996.
(4) Route 7 Transportation and Land Use Plan, Access Management Study – Danbury, prepared for SWRPA and HVCEO, 2011. [Eff. 11/26/2011]

b. Application.

In addition to other requirements described in these Regulations, all future driveways and curb cuts proposed or required in any "Application for Site Plan Approval" shall, where feasible, be designed and located in conformance with the recommendations contained within the publications cited above, excluding all changes required to driveways and curb cuts by the City of Danbury or CTDOT.

c. If there is a conflict between the recommendations contained within the publications cited above and other provisions of this §8.B., the provisions of §8.B.1. through §8.B.4. shall control. Compliance with this section is not required when its imposition would result in total denial of access to any property.

8.C. OFF-STREET PARKING AND LOADING.

8.C.1. General Requirements.

a. Application.

Parking facilities or areas off the street right-of-way shall be provided to serve all uses, changes in use, or buildings erected, altered, or increased in floor area from that which existed on the date of adoption of these Regulations, except where such change of use, new building, alteration, or increase in floor area will require no increase in parking under Section 8.C.4. of these Regulations over what presently exists. All required parking

shall be located on the same lot as the use for which it is intended to serve, except as specifically permitted below for shared parking. [Rev. 11/26/2011]

b. Shared Parking.

(1) General. Parking facilities serving primarily a nighttime or weekend use may, upon finding and approval of the Department of Planning and Zoning, be counted proportionately as facilities for a primary daytime or weekday use, and vice versa, when each use is assured permanent access to the facilities of the other use, and when there will be no substantial overlapping in parking periods. [Rev. 11/26/2011]

(2) Reduced Parking in C-CBD Zoning District. In the C-CBD zoning district, in addition to the provisions contained in this Section, the amount of required parking for retail and personal service uses, for business and professional offices, and for medical offices, as specified in Sections 8.C.4.c. may be reduced as follows for uses located within five hundred (500) feet walking distance by sidewalk or other paved walkway to a public parking facility or lot on which parking spaces are available under long term lease, provided the Department of Planning and Zoning determines that the reduced number of spaces will be adequate for the uses for which they are intended to serve: 1 space per 250 square feet of total usable floor area for retail, personal service uses as defined in §2.B., and medical offices; and, 1 space per 400 square feet of total usable floor area used for business and professional offices. [Rev. 11/26/2011]

(3) Off-site Parking. Required off-street parking shall be on the same lot as the use they are intended to serve, except that in commercial, industrial, and RH-3 zoning districts where a parking area or parking facility is an allowed separate use, all or part of the required parking spaces may be provided on a separate lot under the same ownership or long term lease with a different landowner or under public ownership, the pedestrian entrance to which is within five hundred (500) feet walking distance by a sidewalk or other paved walkway to a pedestrian entrance to the use being served. If a long term lease between both the owner of the use and the landowner of the separate lot providing off-site parking is employed, the lease shall remain in effect for as long as necessary to provide the additional parking required for the use. In cases where the required parking spaces are not provided on a lot under public ownership, if the off-site parking area or facility ceases to provide all or part of the required parking spaces for the use for whatever reason, said use shall be in violation of these Regulations unless and until replacement parking is provided in accordance with all requirements of these Regulations, including walking distance requirements specified herein. [Rev. 11/26/2011]

(4) Special Events. Notwithstanding other provisions in Section 8.C.1.b., in the case of special events not regularly held on a daily basis as part of an approved use in the C-CBD Zoning District which shall generate parking demand in excess of that provided for the approved use, the facility owner or operator shall provide the Zoning Enforcement Officer, or his/her designee, with a parking report for special events containing evidence that sufficient additional parking will be available for the event. [Rev. 11/26/2011]

(a) The parking report shall be submitted 15 days prior to the event, and shall include: (a) the name, address, telephone number and, if available, the fax or e-mail address of the owner or his/her agent of the approved use proposed to host the event; (b) the name, address and tax assessor's map parcel number of the approved use hosting the event; (c) the date(s) of the event; (d) the amount of required parking provided for the approved use; (e) the amount of additional parking required for the special event; (f) the location of all required additional parking to be provided; and, (g) documentation from the owner(s) of all sites on which the additional parking is to be located attesting to the availability of additional parking spaces for the event. The Director of Planning, or his/her designee, shall approve such parking report if it complies with the requirements of this subsection (5). The Director shall act on the report no later than five business days after the submission of the parking report. Failure to act within such five day period shall constitute approval of the parking report.

(b) The facility owner or operator holding events scheduled to be held periodically during the year or season may submit one report providing the required information covering all such scheduled events. The installation of additional permanent seating designed to accommodate special events shall require the submission of a revised site plan for approval showing all such seating and the amount of additional parking required to be provided and indicating the location(s) of such additional parking as stated in the parking report.

(c) If all or part of the additional parking spaces required for the event are not located on the same lot as the principal use, all or part of the required spaces for the event may be provided on a lot under the same ownership or with a lease agreement on property under separate ownership, or under public ownership, provided the pedestrian entrance is within one thousand (1,000) feet walking distance to the pedestrian entrance of the approved use hosting the event. Parking facilities serving primarily a nighttime or weekend use or event may be counted proportionately as facilities for primarily a daytime or weekday use or event, and vice versa, when each use is assured permanent access to the facilities of the other use, and when there will be no substantial overlapping in parking periods.

(d) For the purpose of this sub-section, special events shall be limited to accessory uses customarily associated with the approved use and limited in duration to 52 events per year per approved use. This parking requirement shall not pertain to exemptions specified in §10.B.1.g.

(5) Parking in the DRZ Overlay Zone. Notwithstanding the requirements of these Zoning Regulations, the following regulations shall pertain to all uses on lots located within the Downtown Revitalization Zone, as specified in §7.F. of these Regulations. [Eff. 6/2/2011] [Rev. 11/26/2011]

(a) Required off-street parking for apartment houses, garden apartments, row houses, townhouses and congregate housing, where allowed in the portions of zoning districts located within the DRZ, shall be 1½ spaces per two bedroom dwelling unit. There shall be no visitor parking space requirements in portions of the RH-3 Zoning District located within the DRZ, provided the required number of visitor parking spaces are otherwise available as public on- or off-street parking within 500 feet walking distance from the site. All other parking requirements for these uses as specified in §8.C.4. shall remain in effect.

(b) There shall be no requirement for on-site employee parking in the DRZ if permit parking is made available by the employer or property owner for employees in a public parking garage or lot, or by long-term lease from a private lot, regardless of distance from the use, provided such garages or lots are located within the DRZ and evidence of said permits or leases are submitted at the time of application for a Zoning Permit in form and manner satisfactory to the Zoning Enforcement Officer.

c. Parking in Front Yards.

Parking spaces in required front yards shall not be permitted. [Rev. 11/26/2011]

8.C.2. Parking Design Criteria.

a. Shape.

Each parking space shall be rectangular in shape, with free access to a driveway connecting to a public way.

b. Dimensions.

(1) General.
All parking space width dimensions are measured at right angles to the stall lines. All parking space length dimensions include motor vehicle overhang of two feet six inches and are measured at right angles to curb face, wall or reference lines, whichever is applicable. No portion of the landscaped planting area shall be counted toward satisfying parking space dimensional requirements.

(2) Standard Vehicles.
The minimum dimensions for parking spaces and aisles for standard motor vehicles shall be as follows:

DIMENSIONS FOR STANDARD PARKING SPACES AND AISLES

Parking Angle	Space Width	Space Length	Aisle Width (1-way)	(2-way)	Width at Curb
90°	9'	18'0"	24'0"	24'0"	9'0"
60°	9'	21'0"	18'0"	20'0"	10'5"
45°	9'	19'10"	15'0"	20'0"	12'9"
30°	9'	16'10"	12'0"	20'0"	18'0"
Parallel	8'	24'0"	12'0"	24'0"	n/a

ILLUSTRATION OF REQUIRED STANDARD PARKING SPACE DIMENSIONS

(3) Compact Vehicles.
Up to one-third of the total number of required parking spaces may be designed for compact motor vehicles. Where possible, these spaces shall be clustered together, located in areas with convenient access to the principal building(s) served, and shall be marked with signs restricting their use to compact motor vehicles. The minimum dimensions for parking spaces and aisles for compact motor vehicles shall be as follows:

DIMENSIONS FOR COMPACT PARKING SPACES AND AISLES

Parking Angle	Space Width	Space Length	Aisle Width (1-way)	(2-way)	Width at Curb
90°	8'	15'0"	24'0"	24'0"	8'0"
60°	8'	16'8"	18'0"	20'0"	9'3"
45°	8'	16'6"	15'0"	20'0"	11'4"
30°	8'	14'0"	12'0"	20'0"	16'0"
Parallel	7'	21'0"	12'0"	24'0"	n/a

ILLUSTRATION OF REQUIRED COMPACT PARKING SPACE DIMENSIONS

Aisle widths refer to that portion of the parking area required for ingress and egress to parking spaces. Other areas of access must meet the width dimensions required for driveways. All required handicapped parking spaces must be designed in accordance with requirements of the Building Code.

(4) Parking Garages and Decks.
Because the restricted access and circulation patterns of parking garages and decks impede public convenience in their use, parking spaces located within such parking facilities may be 8.5 feet in width for angle parking spaces rather than the mix of standard and compact space widths permitted above, provided that all spaces within the facility, other than parallel spaces, are a minimum 8.5 feet in width.

(5) Obstructions.
Except for lots with only one one-family dwelling, one two-family dwelling, or one three-family dwelling, all parking areas and garages shall be designed to permit each motor vehicle to proceed to and from all unoccupied parking spaces without requiring the moving of any other parked motor vehicle, except as follows.

(a) Where valet parking is provided when such parking area is in use, provided a management plan for such valet parking is submitted with the site plan and approved.

(b) Where off-street surface parking is provided for lots with two or more one-family, two-family, or three family dwellings, or for row houses, all with garages within each dwelling unit for the exclusive use of the unit, provided:

(i) the access driveway into the garage is suitable to be used for parking, with a minimum width of nine (9) feet and a minimum length of eighteen (18) feet per parking space, provided such spaces do not intrude within the adjoining road right-of-way, roadway edge, parking area aisle, or sidewalk area, whichever is closest to said surface parking space(s);

(ii) the total distance from the rear end of the parking space to the adjoining roadway or parking aisle plus the width of said roadway or parking aisle is a minimum of twenty-four (24) unobstructed feet to allow sufficient space for backing out from the garage driveway; and,

(iii) said parking space driveway adjoins the roadway or parking area aisle with a minimum five foot radius curb return.

(iv) Said off-street surface parking space(s) shall count toward meeting the required parking for the dwelling unit as specified herein.

8.C.3. Landscape Requirements.

a. All parking areas where adjacent to a sidewalk or street line shall have a landscaped safety island not less than three (3) feet in width and six (6) inches high, except at points of access. A durable bumper guard, approved by the Building Inspector, must be installed to prevent vehicles encroaching on the landscaped safety island.

b. Required parking areas for all multi-family, commercial, industrial, special exception, and RH-3 uses shall be landscaped as follows.

(1) Required parking areas shall have a landscaped island marking each end of rows of vehicle spaces and an intermediate island across each such row at intervals of not more than fifteen (15) vehicle spaces. Such planting islands shall not be less than eight (8) feet wide in the direction parallel to the row and not less than eighteen (18) feet long in the direction perpendicular to the row. Each such island shall have a suitable curb of granite or concrete, shall be planted with grass or ground cover, and shall have one tree of not less than two (2) inch caliper. One tree of not less than two (2) inches caliper shall be planted for each forty (40) feet of street line frontage, except where sight distance does not make this practical.

(2) A tree will be defined as being deciduous, of a variety commonly acceptable for landscaping use in this planting zone. Parking garages are not subject to these landscaping requirements.

c. Within the C-CBD district, the following regulations shall apply in addition to all other applicable regulations, provided that such landscaping shall not infringe on sight distances required for driveways in Section 8.B.

(1) Where the perimeter of a parking lot abuts a street right-of-way, the side or sides of the parking area shall be landscaped with living plant material the entire length of the street line to a minimum width of ten (10) feet. Such parking lots with perimeter planting shall not be subject to the landscaped island requirements of Section 8.C.3.(b).

(2) The perimeter planting shall include a combination of shrubs and deciduous and coniferous trees, all selected to provide shade and a view-restrictive screen for parking areas. Earth mounds that measure no higher than 30 inches above the adjacent street grade may be included with the living plant material to produce a view-restrictive screen. Headlights of parked vehicles must be obscured from the public right-of-way. Grass or other living ground cover shall be planted, mulched and maintained on portions of the landscaped strip not occupied by other landscaped material.

(3) The parking of vehicles within the perimeter planting strip is prohibited. Permitted driveways may be located across the perimeter planting strip.

d. All landscaping requirements shall not apply to enclosed parking facilities.

e. All parking areas shall provide adequate means for the maneuvering of vehicles in and out of parking spaces, adequate sight distance throughout the parking area and adequately controlled circulation pattern insuring the safety of both motorists and pedestrians. Landscape islands shall be designed and situated so as to provide a turning radius of sufficient size to permit vehicles to navigate the turn into a parking space or in the proper lane of a driveway or street. Parking areas in excess of fifty (50) spaces shall contain a pedestrian walkway system within such areas and between all buildings on the site.

8.C.4. Amount of Parking Required. [Rev. 11/26/2011]

The table of Required Off-Street Parking Spaces, as herein provided below, shall be considered as the minimum number of parking spaces required per use. Where more than one use occurs on the same lot or within the same building, the cumulative total of each use shall be the requirement, except as provided in Section 8.C.1.b. Shared Parking.

Parking requirements based on gross floor area shall be determined by applying the definition of gross floor area as found in Section 2.B. of these Regulations. Parking requirements based on usable floor area shall be determined either by (1) taking 85 percent of the gross floor area, as defined herein, or (2) by submission by the applicant of a floor plan with the application for site plan approval illustrating the calculated usable floor area of the building, as defined herein, said calculation to be found acceptable by the Department of Planning and Zoning for permitted uses and the Planning Commission for Special Exception uses. Prior to issuance of a Zoning Permit, the applicant's engineer or architect shall provide a sealed certification that the floor plan is the same as that which received site plan approval.

REQUIRED OFF-STREET PARKING SPACES

a. Agricultural and Recreational Uses.	
(1) Campgrounds, etc, with building, country clubs and the like.	1 per employee, plus 1 per 5 adult memberships or enrollments.
(2) Open recreational uses.	As determined by the Planning Commission.
(3) Open roadside stand.	1 per linear feet of frontage used for sheltered display or for sales.
b. Business Uses, Automotive.	
(1) Automobile washing establishment.	10 per fixed stall equipped for washing, drying, etc. Parking spaces in this case need not be stalls but may be waiting space in driveway.
(2) Automobile service station.	2 per service bay if station provides repairs, otherwise 1 per pump, plus 1 per 150 usable gross sq.ft. of retail area.
c. Business Uses, except automotive, institutional uses.	
(1) Places of assembly with fixed seats, such as a church, theater, auditorium, indoor sport arena, indoor field sports arena, entertainment and/or education center, conference center, classrooms and laboratories.	1 per 4 seats. (Seat=18 linear inches of pew or bench), plus 1 per employee at the largest shift.
(2) Amusements or places of assembly without fixed seats, such as dance hall, skating rink, indoor field sports arena, entertainment and/or education center, conference center, classrooms and laboratories.	1 per 50 square feet of audience area, plus 1 per employee at the largest shift, or 1 per 4 persons as calculated by the Department of Planning and Zoning based on maximum occupancy limits and such additional information provided by the applicant and approved to the satisfaction of the Fire Marshal.
(3) Bowling alley.	5 per alley.
(4) Hospitals, sanitariums.	1 per 4 beds for patients, plus 1 per 2 employees on largest shifts.
(5) Hotel or motel, including business hotel or motel, tourist home.	1 per room plus 1 per 2 employees at largest shift.
(5a) Dormitory	1 space per occupant, based on maximum design occupancy.
(6a) Day Care Center, adult.	1 for every 10 persons, plus 1 for each employee.
(6b) Day Care Center, child; Group Day Care Home.	1 per 10 children, plus 1 per employee.

(7) Indoor shooting range.	1 space per shooting booth, plus one space per employee.
(8) Nursing or convalescent homes, religious or charitable institutions with boarding facilities.	1 per 6 beds, plus 1 per 2 employees. Does not apply to members of religious orders residing and employed on premises.
(9) Restaurants, including fast food, take-out, cafes, clubs, tavern.	1 parking space for every 4 seats, plus 1 per employee at the largest shift, but not less than 3 parking spaces.
(10) Retail, personal service uses, such as stores, supermarkets, shopping centers, barbershops, banks.	1 per 150 sq.ft. of usable gross floor area.
(11) Business and professional offices, business incubators, excluding medical offices.	1 per 300 sq.ft. of usable gross floor area.
(11a) Medical offices.	1 per 125 sq.ft. of usable gross floor area.
(11b) Physical Medicine Facility	1 space per employee on the largest shift, plus 1 space per client at peak capacity. For this use, one quarter of the parking required for clients may be handicapped parking spaces designed per the requirements of the State of CT Basic Building Code.
(12) Public and Private Schools (High School).	1 per 4 students, plus 1 per 1 employee.
Public School (All others).	1 per .75 employee.
Private School for adults.	1 per 1.5 students, plus 1 per 1 employee.
Private School for children (under 16 years).	1 per 15 students, plus 1 per 1 employee.
(13) Funeral home. [Rev. 06/04/2015]	1 per 4 persons based on the maximum occupancy as determined by the Fire Marshal, plus 1 per company vehicle maintained on the premises, plus 1 per employee based on the largest shift.
(14) Library; Museum.	1 per 800 square feet of gross floor area.
d. Industrial Uses.	
(1) Manufacturing and processing warehouses and wholesale whether principal or accessory uses.	1 per employee on largest shift plus 1 per company vehicle usually kept on the premises. Where the number of employees cannot be determined, 1 parking space per 400 sq.ft. of usable floor area shall be provided.
e. Institutional Uses (see comparable business uses).	See comparable business uses above.

f. Residential Uses.

(1) Dwelling (one family, two family, and three family).	2 per dwelling unit plus 1 per 2 resident employees.
(2) Home medical, dental office.	1 per 2 employees, plus 1 per 100 square feet of usable gross floor area for office, plus dwelling requirement.
(3) Boarding, rooming or lodging house.	1 per 2 beds, plus 1 per 2 employees.
(4) Apartment houses, garden apartments, row houses, mobile homes and congregate housing.	2 per dwelling unit plus 1 per 2 resident employees except in the case of efficiency units for which only 1 space is required, and except in the case of one bedroom apartments, for which only 1½ spaces are required. In addition, 1 visitor space for every four units shall be provided except in the C-CBD zone.
(5) Publicly sponsored "limited income" housing for the elderly.	1 per 2 dwelling units, plus 1 per employee.
(5a.) Elderly housing	2 per dwelling unit, plus 1 per 2 resident employees, except in the case of efficiency units for which only 1 space is required, and except in the case of one bedroom apartments for which only 1.5 spaces are required.
(6) Shelter for displaced families and individuals.	1 per 5 beds plus 1 per employee.
(7) Assisted living facility	1 space per every 3 dwelling units, plus 1 space per employee on the largest shift.
(8) Live/work unit.	3 per unit.
g. Handicapped Parking.	Handicapped parking shall be provided in accordance with the requirements set forth in the State of CT Basic Building Code. In instances where handicapped parking spaces are required, such spaces shall be included in the number of spaces mandated in sections 8.C.4.a.-c., and e.-i., except for Section 8.C.4.c.(11b) Physical Medicine Facility, in which case up to one quarter of the spaces required for clients may be designated as handicapped parking spaces.

8.C.5. Off-Street Loading Space.

a. Each loading space shall be sufficient in size and arrangement to accommodate trucks of the type servicing the establishment. In the case of hospitals, institutions, hotels, restaurants, retail, wholesale and industrial uses, and wherever required by other uses, each loading space shall be a minimum of five hundred (500) square feet and loading spaces shall be furnished according the following table:

REQUIRED OFF-STREET LOADING SPACE

GROSS FLOOR AREA	NUMBER OF SPACES
Up to 15,000 sq. ft.	1
15,000 to 30,000 sq. ft.	2
Each additional 30,000 sq. ft.	1

b. Parking space as required in Section 8.C.4. shall not be considered for loading or unloading space. Aisles in off-street parking areas may be used to maneuver for entry into loading spaces, if the efficient operation of the parking area is not affected thereby.

c. In any cases where an off-street loading space or spaces have been established, loading shall thereafter take place in such space or spaces in preference to any public street or sidewalk.

8.C.6. Parking and Loading Area Surfacing.

Required parking, loading, and unloading facilities shall have adequate all weather surfacing, capable of allowing free and safe movement of all vehicles customarily using the facility.

8.C.7. Illumination of Parking and Loading Areas.

All artificial lighting used to illuminate any parking or loading space or spaces shall be so arranged that all direct rays from such lighting shall fall entirely within such parking space or spaces.

8.C.8. Additional Requirements.

a. Markings.

Parking spaces and directional travel signs for parking areas in multi-family, commercial, and industrial districts shall be clearly marked.

b. Use Restrictions.

Parking spaces and areas shall be for transient parking of motor vehicles only, with no sales, dead storage, repair work, dismantling, or servicing of any kind, except as permitted for service garages and service stations.

c. Unlicensed Vehicles.

Except as permitted in duly authorized districts, automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any property other than in completely enclosed buildings, except that unregistered farm vehicles may be allowed, provided they are used as farm vehicles on a bona fide farm as defined herein.

d. Camping Trailers, Camping Vehicles, and Boats with Trailers.

Parking and storage of currently licensed camping trailers, camping vehicles, and boats with trailers shall be restricted as follows:

(1) in number, not more than one vehicle or trailer of each type for a total of not more than two vehicles or trailers per lot;
(2) in length, not more than thirty-six (36) feet; and,
(3) in location, not in a front, side, or rear yard setback.
(4) The trailer, vehicle, or boat with trailer shall not extend beyond the front of the house.

e. Driveways.

Driveways providing access to parking spaces and lots shall be designed and constructed in accordance with the standards specified in Section 8.B.

8.D. LANDSCAPE REQUIREMENTS.

The location and requirements for landscaped areas, screens, landscaped buffers, and natural buffers are as outlined in the requirements for each district. These types of landscape treatment shall conform to the following specifications.

8.D.1. Screen.

An opaque solid wall constructed with masonry materials or an evergreen hedge of suitable appearance, not less than five (5) feet nor more than eight (8) feet above the ground level.

8.D.2. Landscaped Area.

An open space, unoccupied except for walks or driveways, with the ground surface maintained in lawn, or evergreen ground cover, or any combination of the foregoing, with or without shrubs and trees.

8.D.3. Landscaped Buffer.

An open unoccupied area requiring a mixture of evergreen and deciduous trees, and other plant materials, which will within five (5) years produce a visual barrier between adjacent land uses of different types. Where landscaped buffers are required, a planting plan and plant list with types and sizes shall be required as part of the site plan requiring approval.

8.D.4. Natural Buffer.

A suitable wooded open space, unoccupied except by plant materials, cleared of all rubbish, and waste materials, and left in a natural state with the land surface covered with a suitable ground cover.

8.E. SIGN REGULATIONS.

8.E.1. Purpose and Intent.

It is recognized that signs perform important functions in identifying businesses and in general advertising. It is hereby found and declared, however, that minimum control of signs is necessary to promote public safety by lessening hazards to pedestrian and vehicular traffic, to preserve property values, to prevent unsightly and detrimental development which has a blighting influence upon residential, commercial and industrial uses, to prevent signs from reaching such excessive size that they obscure one another to the detriment of all concerned, and to secure certain fundamentals of design for the City. These regulations are intended to create a legal framework for a balanced system of signage that regulates the number, location, size, and height of signs while ensuring the fair and consistent enforcement of sign regulations and to provide for an effective means of communication consistent with constitutional guarantees without restricting or regulating the messages contained on signage in the City.

8.E.2. Sign Regulations in Residential Districts.

The following regulations shall apply to signs in all residential zoning districts.

a. The total of all signs specific for each single-family dwelling unit shall not exceed six square feet in sign face area or six feet in total sign height.

b. One sign is permitted at each vehicular entrance from a public street to developments on a lot containing four or more dwelling units, provided that each sign structure shall not exceed six (6) feet in height and provided that each sign face shall not exceed twenty-four (24) square feet in area.

c. One sign is permitted within developments on a lot containing four or more dwelling units for (1) each accessory office or facility and (2) at each vehicular entrance within the lot to a clearly distinct and separate section of housing within a larger housing development, provided that each sign structure shall not exceed six (6) feet in height and provided that each sign face shall not exceed twenty-four (24) square feet in area.

d. Window signs or signs on door windows are permitted, provided (1) they shall only be painted on or affixed to the interior face of windows or door windows and (2) they do not exceed fifteen (15) percent of each window or door window area through which such signs are affixed. Said signs shall not be used to compute allowances for other permitted total sign face areas specified in §8.E.2.

e. Only indirectly illuminated signs shall be permitted, as regulated in Section 8.E.5.b.

f. Flags, in the aggregate not exceeding forty (40) square feet in area per side per lot, may be displayed, provided that no flagpole may exceed twenty-five (25) feet in height and that any illumination of a flag shall be confined to the surface of the flag. Said flags shall not be used to compute allowances for other permitted total sign face areas specified in §8.E.2.

g. All signs for non-residential uses allowed in residential districts shall not exceed a total of thirty-two (32) square feet in sign face area per building or exceed six feet in total height. One additional wall sign not exceeding thirty-two (32) square feet in sign face area or twenty (20) feet above ground level is permitted per non-residential building.

8.E.3. Sign Regulations in Commercial and Industrial Districts.

The following regulations shall apply to signs in all commercial and industrial districts except C-CBD.

a. Non-Residential Signs.

(1) Wall signs and signs on canopies and awnings.

(a) The total sign face area of all wall signs and signs on canopies and awnings allowed on each exterior building wall, exclusive of signs exempted in Section 8.E.8., shall not exceed two square feet of sign face area for each foot of length of said exterior building wall on which the sign is affixed or length of that portion of said wall which is devoted to such business to which the sign(s) refer. Wall signs and signs on canopies and awnings shall be confined to that portion of the exterior building wall where the business to which the sign(s) refers is located.

(b) Wall signs. No portion of any wall sign shall be located higher than thirty (30) feet above ground level.

(c) Canopies and awnings. Canopies and awnings are considered part of the building to which they are attached and any sign face on such shall be considered a wall sign and subject to these regulations.

Canopies and awnings shall not extend more than five feet (5') over a public right-of-way and such shall allow a clearance over the public right-of-way of no less than eight feet (8') above ground level.

(2) Hanging or projecting signs.
On each exterior building wall, the total sign face area of all sides of hanging or projecting signs shall not exceed twelve (12) square feet. The bottom of any such sign shall be located no less than eight (8) feet above grade and the top of same sign shall not extend above twenty (20) feet from ground level. Said sign(s) shall not project more than three (3) feet from the building wall and shall not project over or beyond the property line of the lot on which the building is located.

(3) Freestanding signs (excluding billboards regulated in §8.E.10.)
One freestanding sign with no more than one sign face per side shall be permitted for each three hundred (300) feet of street frontage, with a minimum of one freestanding sign permitted per lot. Sign faces shall not exceed seventy-five (75) square feet per side, except that two permitted signs may be combined on one sign post for each six hundred (600) feet of street frontage of the lot, provided the total area of all_such sign faces on each sign structure does not exceed one hundred fifty (150) square feet per side. In no case shall signposts supporting freestanding sign(s) be closer than three hundred (300) feet from one another on the lot. No portion of any freestanding sign shall be higher than twenty (20) feet above ground level.

Notwithstanding the above, freestanding signs not exceeding six feet in total sign height may be placed closer than the spacing limitations specified, provided the total of all freestanding signs regardless of height do not exceed the size limitations specified above.

(4) Flags.
Flags are permitted provided that the total area of each side of all flags shall not exceed ninety-six (96) square feet per lot, and that any illumination of a flag shall be confined to the surface of the flag.

(5) Window or door signs.
Window signs or signs on door windows are permitted, provided (1) they shall only be painted on or affixed to the interior face of windows or door windows and (2) the total sign face area does not exceed fifteen (15) percent of each window or door window area through which such signs are painted on or affixed. Said signs shall not be used to compute allowances for total sign face areas specified herein.

(6) Portable signs are prohibited.

b. Residential signs.

Signs for dwelling units shall conform with and be regulated by Section 8.E.2.a-e. All such signs shall be included in computing the total area of signs permitted on the building or lot, except signs exempted in Section 8.E.8.

8.E.4. Sign Regulations in the Central Business District.

The following regulations shall apply to signs in the C-CBD Zoning District.

a. Non-Residential Signs.

(1) Wall signs and signs on canopies and awnings.

(a) The total sign face area of all wall signs and signs on canopies and awnings allowed on each exterior building wall, exclusive of signs exempted in Section 8.E.8., shall not exceed: (1) one and one-half (1½) square feet of sign face area for each foot of length of said exterior building wall on which the sign is affixed or length of that portion of said wall which is devoted to such business to which the sign(s) refer, or (2) one hundred fifty (150) square feet of total sign face area on each exterior building wall, whichever is less. Wall signs and signs on canopies and awnings shall be confined to that portion of the exterior building wall where the business to which the sign(s) refers is located.

(b) Canopies and awnings. Canopies and awnings are considered part of the building to which they are attached and any sign face on such shall be considered a wall sign and subject to these regulations.

Canopies and awnings shall not extend more than five feet (5') over a public right-of-way and shall allow a clearance over the public right-of-way of no less than eight feet (8') above ground level.

(2) Hanging or projecting signs.
On each exterior building wall, the total sign face area of all sides of hanging and projecting signs shall not exceed twelve (12) square feet. The bottom of any such sign shall be located no less than eight (8) feet above grade and the top of same shall not extend above twenty (20) feet from ground level. Said sign(s) shall not project or extend more than three (3) feet from the building wall and shall not project over or beyond the property line of the lot on which the building is located, except that hanging or projecting signs may project up to eighteen inches (18") over public sidewalks.

(3) Freestanding signs (excluding billboards regulated in §8.E.10).
Only one freestanding sign with no more than one sign face per side shall be permitted for each three hundred (300) feet of street frontage, with a minimum of one freestanding sign permitted per lot. Such signs faces located within fifty (50) feet of a public right-of-way shall not exceed twelve (12) square feet per side; freestanding signs located greater than fifty (50) feet from a public right-of-way shall not exceed twenty-five (25) square feet of sign face per side.

(a) Notwithstanding the above, freestanding signs not exceeding six feet in total sign height may be placed closer than the spacing limitations specified, provided the total of all freestanding signs regardless of height do not exceed the size limitations specified above.

(4) Flags.
Flags are permitted provided that the total area of each side of all flags shall not exceed ninety-six (96) square feet per lot, and that any illumination of a flag shall be confined to the surface of the flag.

(5) Window or door signs.
Window signs or signs on door windows are permitted, provided (1) they shall only be painted on or affixed to the interior face of windows or door windows and (2) the total sign face area does not exceed fifteen (15) percent of each window or door window area through which such signs are painted on or affixed. Said signs shall not be used to compute allowances for total sign areas specified herein.

(6) Portable signs.
Portable signs shall (a) have a maximum of two (2) sides per sign, (b) be limited to a maximum size of six (6) square feet per side, and (c) not be located within a public right-of-way. No more than one portable sign shall be located on each lot.

(7) General provisions.

(a) No letter on any sign located within fifty (50) feet of a public right-of-way shall exceed eighteen (18) inches in height or width; no letter on any sign located greater than fifty (50) feet from a public right-of-way shall exceed twenty-four (24) inches in height or width.

(b) No portion of any wall, freestanding, hanging or projecting sign shall be located higher than twenty (20) feet above ground level.

b. Residential signs.

Signs for dwelling units in the C-CBD zone shall conform with and be regulated by Section 8.E.2.a-e. All such signs shall be included in computing the total area of signs permitted on the building or lot, except signs exempted in Section 8.E.8.

8.E.5. General Provisions.

The following regulations apply to all signs in all zoning districts.

a. No sign shall be placed within a required side or rear yard, or within ten (10) feet of a front lot line, except as otherwise specified in §8.E.10.

b. Any illumination of signs shall be confined to the surface of the illuminated sign. Such sign shall be so located and arranged as to avoid glare or reflection onto any portion of any adjacent street or property, or into the path

of oncoming vehicles. Light sources of indirectly illuminated signs shall be shielded by opaque material so that the lamps are not visible from off the property on which the signs are located. No flashing, animated, or rotating illumination shall be used for either directly or indirectly illuminated signs.

c. The total area for a sign with more than one sign face shall be computed by adding together the area of all sign faces. Cut outs or other embellishments which extend beyond the perimeter, periphery or surface of the sign structure or sign face display area are prohibited.

d. All signs shall be constructed and maintained in accordance with applicable building and electrical codes of the City. Except for window signs and signs on door windows conforming in all aspects with the requirements of this Section, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or other structure by direct attachment to a rigid wall, fence, frame, or sign structure.

e. No sign shall obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant or any type of street furniture, or otherwise create a hazard including a tripping hazard.

f. Notwithstanding other provisions of these Regulations, any sign permitted in these Regulations may include any noncommercial message in addition to, or in lieu of, any other message. Signs containing only noncommercial messages shall be deemed to be on-premise signs subject to the regulations contained herein for on-premise signs in the zoning district where located or, if applicable, as a relocated billboard regulated in §8.E.10.

g. Regulations governing signs on canopies shall also apply to signs on permitted marquees and shall be treated as if they are the same.

h. The provisions of Section 8.E. shall be separable in accordance with Section 1.E. of these Regulations.

8.E.6. Prohibited Signs.

The following signs are prohibited in all zoning districts:

a. roof signs; signs affixed to any wall of any building which project above the top of the roof of said wall;

b. billboards and all other off-premises advertising signs, except as permitted to be relocated under Section 8.E.10;

c. signs so arranged that they interfere with traffic safety by creating glare, by violating corner lot visibility as specified in Section 3.I.3., by blocking reasonable sight lines for streets or driveways, or by creating confusion with traffic control devices by reason of their color, location, shape, or other characteristic;

d. signs which incorporate, in any manner, any flashing or moving illumination, including but not limited to flashing, beacon, strobe, rotating beacon, chasing or zip lights, string lights, searchlights, pennants, spinners, banners, streamers, and inflatable signs; signs which have visible moving parts or other apparent visible revolving movement achieved by electrical pulsations or by actions of normal wind currents; signs with any audio or video advertising devices;

e. all signs located within or projecting over public lands and rights-of-way, except as permitted herein; and,

f. portable signs except as permitted herein.

8.E.7. Signs Permitted Without a Permit.

The following signs, excluding billboards, are permitted in all zoning districts without a permit. All such signs shall comply with all applicable regulations of Section 8.E.

a. Flags.

b. Window and door signs.

c. Any other sign that is not illuminated and has a sign face area of less than six (6) square feet and does not exceed six (6) feet in height.

8.E.8. Exempt Signs.

The following signs shall be exempt from these regulations and shall not be used to compute allowances for total sign areas as specified herein:

a. any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance; and,

b. signs located within or projecting over public lands and rights-of-way which are approved by the City or other appropriate governmental jurisdictions and which meet all conditions of such approval.

8.E.9. Existing Signs.

a. If an existing nonconforming sign is removed, a new sign shall comply with all the regulations specified herein, except that the nonconforming sign may be replaced in the same location provided that the dimensions, height and illumination of the replacement sign structure and sign face is not increased and a new sign permit is approved by the Zoning Enforcement Officer. Replacement of a nonconforming sign shall require a new sign permit to be approved prior to demolition of the existing nonconforming sign.
b. An existing sign structure which conforms to the standards of this Section may be repaired or repainted without a new Sign Permit, provided no other change is made to the sign.

c. Any lot or building thereon which is nonconforming because the total area of signs exceeds the limits contained herein shall not be permitted to increase the area of signs by the addition of new signs or by the enlargement of existing signs, except for signs exempt in §8.E.8. or as otherwise provided in Section 8.E.10. for relocated billboards.

d. All sign faces no longer related to a use on the same lot, except billboards as permitted herein, and all signs that create a hazard to public health and safety shall be immediately removed.

8.E.10. Relocation of Billboards.

a. Purpose Statement.

This section is intended to provide for the relocation of existing billboards to acceptable areas of the City.

b. General Provisions.

(1) Existing billboards may be replaced by relocated billboards in other locations in the City in accordance with provisions of this Section provided no greater number of billboards shall be allowed in the City than the total number of existing billboards in existence on the effective date of this amendment.
(2) A relocated billboard is permitted only in the CG-20, CA-80, LCI-40, IL-40 and IG-80 zoning districts, and on lots zoned CL-10 abutting I-84.

(3) Existing billboards may only be relocated on lots abutting I-84 or U.S. Route 7.
(4) No relocated billboard may be constructed on a lot that is nonconforming in lot area.
(5) No portion of a relocated billboard may be located within a side or rear yard or within ten (10) feet of a front property line, except that a relocated billboard may be located within a front, side or rear yard which abuts a right-of-way line for I-84 or U.S. Route 7 along the corresponding front, side or rear yard lot line. Notwithstanding the above, no portion of a relocated billboard may be located within 100 feet of a residential zoning district boundary or in any other location on a lot, including parking areas that will violate other provisions of these Regulations.
(6) No relocated billboard may be constructed beyond a distance of one hundred (100) feet from an I-84 or U.S. Route 7 right-of-way on lots within zoning districts which may host relocated billboards.
(7) All relocated billboards shall be situated to face either I-84 or U.S. Route 7 on the abutting lot on which the relocated billboard is located.
(8) All relocated billboards shall be freestanding and not affixed or painted on a wall.
(9) It is unlawful to construct a relocated billboard other than pursuant to the terms of this Section 8.E. In the event of a conflict between this Section and any other provision in these Regulations, the provisions of this section shall control.

c. Maximum Size.

(1) No relocated billboard sign face may exceed fifteen (15) feet in width or fifty (50) feet in length, with a maximum of one sign face per side and two per structure, as specified in the Billboard Relocation Permit approved by the Zoning Enforcement Officer. Existing billboards to be relocated which are single faced may be changed to V-type signs, and vice versa, provided the size limitations specified above are not exceeded.
(2) The size of the relocation billboard sign face shall not exceed that of the existing billboard to be replaced provided the width and length maximums specified above are not exceeded, except that: two or more existing billboards may be combined on one relocated billboard structure provided (a) the total size of the relocated billboard sign face does not exceed the width and length maximums specified above, (b) that any residual sign face area resulting from such a combination that is in excess of the stated maximums are lost to further relocation, and (c) that a Billboard Relocation Notice is submitted for all such existing billboards to be so relocated and combined.

d. Height.

No portion of a relocated billboard structure facing I-84 shall exceed fifty (50) feet in height; no portion of a relocated billboard structure facing U.S. Route 7 shall exceed thirty-five (35) feet in height.

e. Spacing.

(1) Small Billboards: relocated billboards with a total billboard sign face of three hundred 300 square feet or less in size per side of the billboard structure shall not be located closer than five hundred (500) linear feet from any other billboard facing I-84 or U.S. Route 7.
(2) Large Billboards: relocated billboards with a total billboard sign face greater than three hundred (300) square feet in size per side of the billboard structure shall not be located closer than one thousand (1,000) linear feet from any other billboard facing I-84 or U.S. Route 7.
(3) Distance from freestanding signs: no part of any relocated billboard structure shall be located closer than one hundred (100) feet from any part of a freestanding sign located on the same lot or adjacent lot.

f. Prohibited Billboards.

All relocated billboards shall comply with the prohibitions specified in §8.E.6.

g. Billboard Relocation Notice.

(1) Notice Procedure: Any billboard owner who wishes to relocate his/her existing billboard shall file with the Department of Planning and Zoning a "Billboard Relocation Notice" which shall include the following information:
   (a) the existing billboard's address, zoning district, and the property's Tax Assessor lot number;
   (b) the landowner's name, address, and signature;
   (c) the billboard owner's name, address, and signature;
   (d) evidence acceptable to the Zoning Enforcement Officer that the billboard was in existence prior to the effective date of §8.E.10.;
   (e) date of the "Billboard Relocation Notice";
   (f) a photograph of the existing billboard intended to be relocated;
   (g) type of existing billboard (e.g. single face, double-face, multiple-face, V-type);
   (h) a drawing prepared, signed and sealed by an engineer, land surveyor or architect licensed in the State of Connecticut at a scale of 1"=10' or larger (i.e. 1"<10') of the existing billboard indicating the current height, width and length of the billboard structure and sign face(s) and the square footage of all sign face area(s); and,
   (i) a written waiver executed by the landowner under oath voluntarily discontinuing any right to reestablish a billboard on the lot upon removal of the existing billboard and approval of an application for a Billboard Relocation Permit.
(2) Fee: The "Billboard Relocation Notice" fee shall be fifty dollars ($50.00).
(3) The Zoning Enforcement Officer shall maintain a copy of the "Billboard Relocation Notice," including the date it is received.
(4) No "Billboard Relocation Notice" may be filed with the Department of Planning and Zoning for an existing billboard that was removed prior to the filing of said Notice.
(5) No application for a "Billboard Relocation Permit" may be made until after a complete and accurate "Billboard Relocation Notice" has been filed with the Department of Planning and Zoning. If more than one existing billboard is to be combined on a relocated billboard, a separate Billboard Relocation Notice must be submitted for each such existing billboard. Construction of the new relocated billboard may not commence until after removal of the existing billboard. Demolition and construction of billboards must comply with all other permit requirements of the City, including all permits required from the Building Department.

h. Transfer of Relocation Notice.

(1) In the event an existing billboard is sold or otherwise transferred by the billboard owner or firm (transferor) to another person or firm (transferee) prior to application for a "Billboard Relocation Permit," the "Billboard Relocation Notice" submitted for the billboard so sold or transferred shall apply to the transferee, provided the transferee shall file with the Department of Planning and Zoning an affidavit executed under oath affirming the transfer which shall include the following:
   (a) the existing billboard's address and Tax Assessor's lot number;
   (b) the transferor's name, mailing address, and signature;
   (c) the transferee's name, mailing address, and signature;
   (d) the date the applicable "Billboard Relocation Notice" was received by the Department of Planning and Zoning;
   (e) the date of the transfer; and
   (f) a copy of the applicable and current "Billboard Relocation Notice."
(2) No person or firm for which ownership of a billboard has been sold or otherwise transferred may apply for a "Billboard Relocation Permit" until after a complete and accurate affidavit complying with this subsection has been filed with the Zoning Enforcement Officer.

i. Billboard Relocation Permit.

(1) Within one year of receipt of a "Billboard Relocation Notice" by the Department of Planning and Zoning, the billboard owner shall apply to the Zoning Enforcement Officer for a "Billboard Relocation Permit" for construction of a relocated billboard to replace the existing billboard(s) to be removed.
   (a) The one-year time period may be extended for up to one additional year by the Zoning Enforcement Officer upon receipt of written evidence that the applicant has made reasonable and diligent efforts to secure another site but has been unable to do so for reasons beyond the control of the applicant.
   (b) Failure to apply for a "Billboard Relocation Permit" within the time periods specified above from the date of receipt of a "Billboard Relocation Notice" by the Department of Planning and Zoning shall constitute a forfeiture of all rights to construct a relocated billboard on another site regardless of whether the existing billboard for which the "Billboard Relocation Notice" was received has been removed.
   (c) The time periods shall be stayed during any appeal arising out of the Zoning Enforcement Officer's denial of a "Billboard Relocation Permit" application.
(2) Only one relocated billboard structure may be constructed for each Billboard Relocation Permit issued.
(3) The application shall meet all the requirements for a zoning permit and sign permit as specified in section 10.B. of these Regulations and include the following:
   (a) a copy of the "Billboard Relocation Notice" and affidavit of transfer, if applicable, submitted to the Department of Planning and Zoning for the existing billboard(s) to be relocated; if more than one existing billboard is to be combined on a relocated billboard, a separate Billboard Relocation Notice must be submitted for each such existing billboard.
   (b) a completed "Permit Application Signs" plus the following:
      (i) a vicinity map prepared, signed and sealed by an engineer, land surveyor or architect licensed by the State of Connecticut at a scale of 1"=100' or larger (i.e. 1"<100") showing the boundaries of the lot to contain the proposed relocated billboard and the boundaries of all lots abutting I-84 and U.S. Route 7 when all or a portion of said lots are within 1,000 feet of the lot containing the proposed relocated billboard. Said vicinity map shall include the location of all existing billboards and the proposed relocated billboard, all abutting street rights-of-way, and the distances between all billboards shown;
      (ii) on the drawing required in section 10.B.1.f. of these Regulations, the height, width and length of the billboard structure and sign face(s) and the square footage of all sign faces proposed for the relocated billboard, prepared, signed and sealed by an engineer, land surveyor or architect licensed by the State of Connecticut; and,
      (iii) a site plan of the lot prepared, sign and sealed by an engineer, land surveyor or architect licensed by the State of Connecticut at a scale of 1"=20' or larger (i.e. 1"=<20') showing the location of the proposed relocated billboard and all lot lines, abutting street rights-of-way, existing freestanding signs and billboards, buildings, structures, parking and other improvements, yard setbacks, and zoning district boundaries and map symbols, and;
   (c) payment of all fees as required in §10.B.2. of these Regulations.
(4) The Zoning Enforcement Officer shall reject any "Billboard Relocation Permit" application which fails to comply fully with this section upon notification of the billboard owner within thirty (30) days of receipt.
(5) Any change to an approved site plan other than the location of the relocated billboard shall require approval of a revised site plan prepared in accordance with §10.D.4. of these Regulations prior to submission of a Billboard Relocation Permit.