

Add the Following to Article VII – Special Regulations:

7.19 INDUSTRIAL HERITAGE RE-USE DISTRICT (*Approved August 17, 2004, Effective September 6, 2004*)

7.19.1 General.

7.19.1.1 The Planning and Zoning Commission may establish site specific Industrial Heritage Re-Use Districts (“IHRD”) for those properties containing historic mills aged fifty (50) years or greater from the effective date of this regulation, by approving a Redevelopment Master Plan in conformance with Section 7.19.4. Zoning Regulations applicable to such property as established by the underlying district shall continue in full force and effect unless superceded by the IHRD regulations.

7.19.1.2 In that the approval of a IHRD constitutes a change of zone, it calls for the Commission to act in its legislative capacity, and to exercise legislative discretion. By filing an application for a IHRD, the applicant acknowledges and accepts the nature of such application, and the level of discretion which the Commission possesses in such applications.

7.19.2 Statement of Purpose. Industrial Heritage Re-Use Districts are intended to encourage renovation and/or adaptive re-use of Stonington’s historic mills, promote diversified housing opportunities in combination with commercial, retail or office use where such mixed-use is appropriate, and retaining historic architectural design elements while adapting obsolete or underutilized structures and appurtenances to 21st Century needs. Factors to be considered by the Commission in approving an IHRD include:

7.19.2.1 The location of the proposed uses of the IHRD is in conformance with the adopted POCD.

7.19.2.2 Preservation, to the maximum feasible extent, of buildings and building elements possessing historic or architectural significance. New buildings and building additions shall be architecturally compatible with existing historic structures, and the neighborhood (when feasible) and respect exterior attributes of such structures and neighborhood.

7.19.2.3 Adaptive re-use that addresses Stonington’s housing needs, and in the appropriate setting provides space for business or

retail establishments. Since each historic mill is unique in terms of its location and design challenges, there shall be no mandatory area ratio of residential use versus commercial use; rather, the type and placement of each proposed use shall be indicated in the Redevelopment Master Plan.

7.19.2.4 Harmony between mixed-uses that are proposed for the property, compatibility with neighboring land uses, enhancement of the built, natural and human environment, promotion of pedestrian safety, provision for adequate parking, and minimized impact of motor vehicles.

7.19.2.5 Furtherance of goals and objectives contained in Stonington's Plan of Conservation and Development.

7.19.2.6 Furthers the policies of the Coastal Management Act.

7.19.3 Establishment of District. The Commission shall establish an IHRD by approving a Redevelopment Master Plan, which while not intended to be a substitute for detailed documentation associated with a site plan, does provide sufficient information to determine if the proposal is in conformance with Section 7.19.2 and the Plan of Conservation and Development. Such adoption shall constitute a zoning map amendment in accordance with Section 9.4 of these Regulations.

7.19.3.1 Numbering of Industrial Heritage Re-Use Districts. Each IHRD shall be numbered and depicted sequentially on the official zoning map in accordance with the date of adoption as IHRD-1, IHRD-2 and so forth.

7.19.3.2 District Size and Control. While no minimum parcel size is required for a rezoning, the land area proposed for an IHRD shall encompass the entire tract on which the industrial building(s) are located. Lots adjoining the original mill site may be combined for purposes of a rezoning application, provided that all owners of record shall indicate in writing that they are aware of the application and that the applicant is authorized to act on their behalf under these Regulations.

7.19.3.3 District Expiration. Approval of the zone change shall become null and void unless a site plan for the IHRD is approved within 24 months of the date of zone change approval. The Commission may grant one or more extensions of this period upon written request of the

applicant, but in no event will the extensions exceed 24 additional months.

7.19.4 Redevelopment Master Plan. The purpose of a Redevelopment Master Plan submission is to determine if the proposed adaptive re-use conforms to Section 7.19.2 and to the Plan of Conservation and Development. The Redevelopment Master Plan, once adopted for a particular mill property, shall establish the dimensional characteristics of the specific IHRD and its uses. All graphic elements of the Redevelopment Master Plan shall be prepared by a licensed engineer, architect or landscape architect, and shall include:

- 7.19.4.1 Plan showing existing site conditions and structures, including wetlands and water courses, which along with other surveys and plans listed below shall be at a scale of 1"=100' or larger.
- 7.19.4.2 Boundary survey of the proposed IHRD District, prepared to Class A-2 accuracy by a Connecticut licensed land surveyor.
- 7.19.4.3 Plan indicating structures to be retained, substantially rehabilitated, or demolished; new structures to be built on the property; parking areas; vehicular and pedestrian circulation; and areas to be landscaped or dedicated to public use. This plan shall provide sufficient information to determine proposed uses and size of buildings, and the amount of off-street parking to be provided.
- 7.19.4.4 Preliminary building elevations, including renderings of architectural style, materials, and sample floor plans. Final plans shall not deviate substantially from the preliminary concepts.
- 7.19.4.5 Narrative report describing the history and architectural significance of all structures on the site, including period, style and method of building construction; the cumulative amount of square feet intended for each type of proposed use; the number of proposed units including their approximate size and character; the specific type of proposed residential use (i.e., market-rate, affordable, or age-restricted housing); and intended ownership of residential units and commercial space.
- 7.19.4.6 Narrative report describing the types of hazardous materials that may be encountered during renovations, and the steps that will be taken to isolate and abate such materials.

7.19.4.7 Preliminary traffic impact report prepared by a professional engineer.

7.19.4.8 Information on the location, availability and capacity of public utilities capable of serving the development.

7.19.5 Site Plan. After Redevelopment Master Plan approval and establishment of an Industrial Heritage Re-Use Districts by the Commission, an application for a site plan must be submitted for approval, following provisions contained in Article VIII of these Regulations. The Commission shall schedule a public hearing for the site plan application.

7.19.6 Specific Design Standards. The following design standards shall apply to all IHRD Districts:

7.19.6.1 Area and Bulk Requirements. Adaptive re-use requires flexibility, and existing historic structures located within the IHRD District are deemed to be conforming in terms of any encroachments on front, side and rear yard setbacks, maximum height and floor area ratio. Existing buildings may be enlarged-provided that such expansion is consistent with the structure's exterior historic architecture.

7.19.6.2 Replacement Structures. Where existing buildings are deemed inappropriate for re-use, they may be replaced by new structures provided that such structures shall be architecturally compatible with remaining historic structures located on the property, and the surrounding neighborhood, when and where feasible.

7.19.6.3 New Construction (In addition to existing and/or replaced structures).

- .1 New structures to be built within the IHRD District, when such construction is not replacing an existing structure, shall conform to all area, bulk and setback requirements established for the underlying zoning district as contained in Article V of these Regulations, except authorized encroachments in Section 7.19.6.1.
- .2 Residential units shall be limited to one (1) unit of housing for every 1,000 square feet of existing structure, up to 50,000 square feet of existing structure.

- 7.19.6.4 Parking. Residential off-street parking shall be provided at a ratio of no less than 1 space per dwelling unit. The Commission shall determine the total residential parking requirement, taking into account opportunities for shared parking and available public parking areas adjacent to the site. Parking required for all non-residential uses shall be governed by Table 7.10.4.4 of these Regulations. Parking lot design and landscaping shall conform with Section 7.10.
- 7.19.6.5 Prohibited Uses. Uses prohibited in the IHRD District shall include: Gasoline filling stations; Motor vehicle and trailer coach sales, leasing and renting; Tire sales establishments; Auto repair shops and paint shops; Car washes; and Drive-thru windows – except financial institutions and pharmacies. Any other use listed in Article V shall be permitted in the IHRD District subject to approval of a Redevelopment Master Plan.
- 7.19.6.6 Buffers.
- .1 Non-infringement area of 50 feet minimum from tidal marsh and significant natural resources such as, but not limited to, inland wetlands, estuary shoreline and bodies of water, excepting only boat and yacht facilities after necessary State, Federal, and local permits are acquired, may be reduced to zero feet by a super-majority vote of the seated members.
 - .2 The Commission may require additional buffers of such size, type and material as necessary to protect adjacent properties or important natural resources.

Add the following to Article I – Preamble, Enacting Clause, Zoning Districts, Map and Definitions

1.1 ZONING DISTRICTS – ESTABLISHED

INDUSTRIAL & SPECIAL ZONES	SYMBOL
Industrial Heritage Re-Use District	(IHRD)

Add the following to Article II, Section 1.2.2 Definitions

Adaptive Re-use. Conversion of existing buildings into modern and functional facilities while retaining historic architectural features and original structural details, to the extent feasible.

Mixed-Use. Allowance of more than one type of permitted use on a single property or within a single building.