

5.1.2.C. *Special permit review for ~~Civic Building Type~~ buildings not shown on a previously approved master plan, as may be amended from time to time*

Explanation: Not all buildings in campus overlays are civic type buildings. Removing the specific requirement for this to apply to Civic Building Types will either allow for more oversight by the commission or encourage more applicants to complete master plans.

**Section 5.4.3. Uses.** *Uses shall include only Multi-Unit Dwelling, Bed & Breakfast, Hotel/ Apartment Hotel, Assembly, School, Transit Station, Airport, Neighborhood Retail, Neighborhood Service, Child Day Care, Drinking Place, Eating Place, **Entertainment Assembly**, Office, Craftsman Industrial, Park, Intensive Park Uses, and Temporary Events, as well as Accessory Uses to these Principal Uses.*

Explanation: The CT River Overlay is meant to encourage development. Staff find that allowing entertainment assembly in these areas will contribute to addressing some of the limitations that currently exist around establishing entertainment districts in the city.. Two of the Transformative Project Areas are also zoned with this Overlay and the City's Brainard Airport study provides an option which imagines the footprint of the area as a play where residents can live work and play.

## CHAPTER 6 – SITEWORK AND LANDSCAPING

### *Section 6.12.2. Screening Requirements*

**[NEW – add to table]** *Dumpsters shall be located on a concrete foundation.*

**[NEW – add to table]** *The top of dumpster shall be covered.*

Explanation: These edits are to avoid rodent infestations near dumpsters as per HHS.

6.8.1.B(5) (5) *Outdoor storage yard per 3.3.9 C. **Medium or large shade trees at least every 40' and a fence consistent with Section 6.13 are required along any right-of-way frontages.***

**[NEW]** 6.9.1.B. (5) *Outdoor storage yard per 3.3.9.C. **Side and rear buffers are required, except where Outdoor Storage Yards are immediately adjacent to Infrastructure Uses and Industrial Uses.** [renumber notes 5, 6, 7]*

Explanation: Desire to be more flexible for this use given likelihood that similar uses may be located nearby.

### *6.14.2 Stormwater & Low Impact Development*

#### *6.14.2 C. Stormwater Management Plan.*

- (1) *Requirement. A stormwater management plan shall be required to be submitted and implemented at any property for which a zoning permit is sought, which is not exempted pursuant to subsection (4.3) of this section.*
- (2) *Evaluation Criteria. The decision-making body shall review stormwater management plans for compliance with the following criteria and shall reject plans that fail to meet the following criteria:*
  - (a) *Basic and stormwater system requirements of 6.14.2 A. and 6.14.2 B.*
  - (b) *To the maximum extent feasible, ~~t~~**The Water Quality Volume 90 percent of the average annual storm events shall be captured (including release to any off-site land, waterway, or facility in accordance with this section) and treated on site subject to 6.14.2 C.(3). Water Quality Volumes shall be calculated pursuant to the Water Quality Volume equation found in section 7.4.1 of in accordance with the latest version of the Connecticut Stormwater Quality Manual.***

- (c) *Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination. Methods include but are not limited to sweeping of streets and parking lots, especially in the early spring, the use of oil traps and sediment basins prior to infiltration, the use of pervious surfaces, and the encouragement of sheet flow to filter strips.*
- (d) *Stormwater management systems shall be designed and maintained to manage site runoff in order to eliminate surface and groundwater pollution, prevent flooding and, where required, control peak discharges and provide pollution treatment.*
- (e) *Treatment systems shall trap floating material, oil and litter through devices such as oil and grit separators or trash hoods.*
- (f) *On-site storage of stormwater shall be employed to the maximum extent feasible. On-site storage methods include but are not limited to landscaped depressions, grass swales, infiltration trenches, and retention or detention basins.*
- ~~(g) *Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternatively, stormwater treatment systems shall remove 80% of total suspended solids from the site on an average annual basis.*~~
- ~~(3) *If for whatever reason the requirement in 6.14.2 C.(2)(b) cannot be achieved, then alternative compliance may be achieved through either of the following means:*~~
  - ~~(a) *Implementation of off-site practices or infrastructure that will divert from any public stormwater drainage system an amount of stormwater equivalent to the amount of stormwater that is required to be diverted pursuant to 6.14.2 C.(2)(b) but cannot prudently or feasibly be managed on site; or*~~
  - ~~(b) *Payment into the city green infrastructure fund of \$3 per gallon at the peak time, or for a lot in the federally-designated North Hartford Promise Zone \$1.50 per gallon at the peak time, for each gallon that cannot be managed on the lot for which the zoning permit is sought and is not being managed by off-site improvements.*~~
- ~~(4.3) *Exemptions. The following activities are exempt from compliance with 6.14.2.A (2) and 6.14.2 C.:*~~  
~~*Explanation: This change is proposed in order to make our zoning regulations for stormwater consistent with the State stormwater manual. This change further intends to ensure that the City of Hartford that there is not conflict with the standards that a developer would be required to meet to tie into the MDC system.*~~

**THIS CHANGE IS PROPOSED IN ORDER TO CLARIFY THAT OUR ZONING REGULATIONS REQUIRE TREATMENT OF THE WATER QUALITY VOLUME IN ACCORDANCE WITH THE STATE STORMWATER MANUAL.**

CHAPTER 7 – PARKING

***Fig 7.2-B Add outdoor market use – 2 per truck/kiosk***

Explanation: To support the development of Outdoor Markets

*Fig. 7.2-A Required Off Street Automobile Parking*

*Change title and column header to **Maximum Parking Requirements***

Explanation: For clarity and so applicants better understand applicability

*Fig 7.2-B Bicycle Parking*

*Change to **Minimum Required Bicycle Parking Spaces***

Explanation: For clarity and so applicants better understand applicability

7.2.2.B

*Parking Spaces Required **Maximum Parking Requirements**. The "Required Number of Off-Street Parking Spaces **Maximum Parking Requirements**" column in Figure 7.2-A indicates the required ~~maximum~~*

number of off-street parking spaces **allowed** in Figure 7.2-A Required Off-Street Automobile Parking, which may be subject to credits and other reductions as are detailed in this section.

Explanation: For clarity and so applicants better understand applicability

Fig. 7.2-C Parking Time Periods Per Use  
**[OMIT Section]**

7.2.3 Multiple Use Reductions

~~Before imposing any vehicular parking requirements through the special permit process, the commission must consider evidence presented regarding: the possibility of multiple use reductions as shown in Figure 7.2-C Parking Time Periods Per Use; the provision of bicycle parking; the proximity to transit stations or bus stops; the provision of on-site or nearby car share services; and transportation management plans promoting carpools, vanpools, subsidized transit passes, walking, biking, or regional ride sharing.~~

Explanation: Some uses that are permitted by special permit do not have a parking maximum. In this case, the commission may weigh in on what amount of parking is appropriate. The Commission should consider the Multiple Use Reduction in weighing what an appropriate parking maximum may be, however, the language has been updated to reflect the proposed removal of the Parking Time Periods Per Use table.

Fig 7.3-A Parking Space Dimensions

Lower the minimum one-way travel lane width to 11' and minimum two-way travel lane width to 22'

Explanation: More efficient design and effective use of space as well as potential to slow off-street vehicular traffic.

7.5.3.A. *Curb Cuts and Driveway Width at Property Line.* All ~~driveways~~ **curb cuts** shall have a maximum width **in the public right of way** as required by the department of public works. Maximum driveway width **at the property line** shall be 22', unless a turning lane is required by Public Works. The following specific requirements apply based upon use:

- (1) ~~Curb cuts~~ **Driveways** in any NX and N district shall be no wider than 10 feet at the property line and within any front or corner side yard, except **that** buildings with more than 12 units, and buildings with primarily nonresidential uses, are permitted up to an 18 foot driveway where a greater width is necessary to the function of the use.

7.5.3.C. *Distance Between Two ~~Curb Cuts~~ Driveways.* The minimum distance between 2 ~~curb cuts~~ **driveways** shall be 10 feet.

7.5.3.D. *Distance from Side Lot Line.*

(1) A minimum distance of 2 feet from side property lines shall be maintained at the ~~curbline~~ **back of sidewalk** for all ~~curb cuts~~ **driveways** in residential districts.

(2) A minimum distance of 5 feet from side property lines shall be maintained at the ~~curbline~~ **back of sidewalk** for all ~~curb cuts~~ **driveways** in all districts other than residential districts.

Explanation: Provides more clear guidance and distinction between what is ~~owned by~~ public works versus what is the responsibility of planning and zoning. Eliminates perceived conflict between the zoning regulations and the DPW Rules and Specifications Regulating Curb and Walk Layers and Street Excavation (rev. July 2014)

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