

ARTICLE VII - OFFICE ZONE REGULATIONS

SECTION 700. DESIGNED OFFICE AND RESEARCH ZONES (DOR-1, DOR-5)

701. Background and Purposes

This zone is intended to allow the establishment of executive and administrative corporate uses, senior living facilities, and structures in appropriate locations within the Town in keeping with the purposes set forth in these Regulations and in the Town Plan. Given the close proximity of residentially-zoned districts, it is the intention of this zone to achieve the following objectives: protect the environmental character of the land and its particular suitability for this specific use; control against congestion in the streets; preserve property values; provide a balanced system of business development; and preserve the residential character of the community.

702. Permitted Principal Uses

The following uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

None

703. Principal Uses Requiring Special Permits

The following uses shall be permitted subject to approval of a Special Permit in accordance with Section 1000:

- a. Offices, executive and administrative.
- b. Research and design laboratories, but excluding manufacturing, processing, assembly and packaging of products for sale or distribution.
- c. Educational, philanthropic, cultural and recreational uses serving a community need or convenience.
- d. Assisted Living Facility, Memory Care Facility or combination thereof as defined in Section 627.

704. Accessory Uses Requiring Special Permits

The following accessory uses shall be permitted subject to approval of a Special Permit in accordance with Section 1000:

- a. An accessory building or use clearly necessary to the conduct of the principal use. Permitted accessory structures shall specifically exclude parking structures.
- b. Off-street parking and loading in accordance with Section 900.
- c. Signs, as permitted in Section 920, except that no sign shall exceed an overall area of 50 square feet of display surface.
- d. Food service, accessory.

705. Area and Bulk Requirements

The following requirements for the DOR-1 and DOR-5 Zones shall be deemed to be the minimum and maximum requirements in every instance of their application. Dimensions are in feet unless otherwise indicated.

	<u>DOR-1</u>	<u>DOR-5</u>
1. Minimum Lot Area	1 acre (43,560 sq.ft.)	5 acres (217,800 sq.ft.)
2. Minimum Lot Width	150	300
3. Minimum Lot Frontage.	75	100
4. Minimum Lot Depth	150	300
5. Minimum Front Yard	40	100
6. Minimum Side & Rear Yards	35	75
7. Minimum Setback From Any Residence Zone	50	100
8. Maximum Height in Stories	2 (See Note B)	2
9. Maximum Height in Feet	35	28
10. Maximum Building Coverage	20% (See Note C)	15%
11. Off-Street Parking Spaces	See Note A	See Note A
12. Maximum Floor Area Ratio	None	0.15

Note A:

As required in Section 900. However, in approving a plan, the Commission may permit a portion of the required spaces to be developed as landscaped open space if the applicant can demonstrate to the Commission's satisfaction that the additional open space can be used for parking if subsequently needed and where it finds that the lesser number of parking spaces to be developed shall meet the applicant's actual parking needs.

Note B:

In the case of a senior living facility, a portion of the basement may be finished and used for purposes other than storage, parking, or mechanical equipment provided the area of such finished space is less than 10% of the floor area of the story immediately above and the uses are common to the users of the building such as administrative offices, lobbies, and common areas.

Note C:

In order to increase the amount of protected open space in town, the Commission may permit a 1% increase in Maximum Building Coverage for each additional 2% of the property protected as open space. The open space shall be of a size, location, and context to provide conservation value and shall be permanently protected by a legal instrument acceptable to the Commission. Open water/lake shall not count towards such open space. In such cases, Maximum Building Coverage shall not exceed 25%.

706. Special Controls

- a. Off-street parking design standards and buffering per Sections 226, 900 et. seq. and 940 et. seq. shall be applicable, except that the Commission may waive or reduce such requirements where it finds that the adjacent land is railroad or Connecticut Turnpike rights-of-way, or that the adjacent land is public land (except streets as defined herein) of the State or of the Town.
- b. All uses shall be subject to Site Plan Approval in accordance with Section 1020.
- c. External storage of materials and equipment shall be prohibited.
- d. No grading which results in changing the land contour by more than six inches shall occur within 25 feet of any property boundary except as the area of disturbed contour shall be appropriately planted and maintained with a natural screening of evergreen shrubbery.
- e. The total area occupied by buildings, drives, parking area and other utilized areas (except areas of landscaping) shall not exceed 50 percent of the lot area.
- f. Separate driveways providing access from a street shall be spaced not less than 150 feet apart.
- g. Research and other permitted activities shall not result in any effect or sensation perceptible beyond the exterior of a building. Hours of operation may be made a part of any Special Permit.
- h. The exterior facades of all buildings shall be of a finished quality on every side (such as brick, stone, wood or glass), and architecturally harmonious in design as evidenced by plans prepared by a professional architect or designer. Loading ramps and utility features, if permitted, shall be placed at the side or at the rear, and completely shielded as seen from the public view.
- i. Where the site adjoins the railroad or the Connecticut Turnpike, the Commission may permit a reduction of either the required minimum width or the required minimum depth, but not both, to not less than 200 feet, where it finds that to do so shall result in a better site layout or a more favorable relationship to an existing residential neighborhood.
- j. The Commission shall find that the potential generation of traffic shall be within the reasonable capacity of all existing or planned streets providing access to the site. The Commission shall also, as a condition of any Special Permit Approval, and in addition to other limitations of these zones, limit the number of tenants to a maximum of three per building, limit the maximum size of each operation in number of employees, square feet of floor space, or other appropriate measures as it deems necessary to limit the potential generation of traffic on public streets or prevent an adverse effect on the public safety and welfare.

- k. In approving any Site Plan, the Commission may permit a reduction in any specified yard or setback requirement by not more than 25 percent, or a driveway to be placed not closer than five feet to a lot line where the abutting property is not used for residential purposes.

- l. In approving any Site Plan, the Commission may permit the specified minimum side and rear yards to be reduced to not less than 20 feet, where it finds that the adjacent land is railroad or Connecticut Turnpike rights-of-way, or that the adjacent land is public land (except streets as defined herein) of the State or of the Town.

SECTION 710. OFFICE BUSINESS ZONE (OB)

711. Background and Purposes

This zone is designed to provide an area suitable for a combination of Executive and Administrative Offices and Business and Professional Offices. It is the intent that any such uses shall not have any detrimental effects upon other necessary business uses; shall avoid the creation of environmental, traffic or other problems; and shall be in accordance with the fundamental objective of retaining the residential character of the Town.

712. Permitted Principal Uses

The following uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

- a. Offices, business and professional.
- b. Offices, executive and administrative.
- c. Research laboratories.

713. Permitted Accessory Uses

The following accessory uses shall be permitted subject to approval of a Zoning Permit in accordance with Subsection 1102:

- a. Signs as permitted in Section 920.
- b. Food service, accessory.
- c. Off-street parking and loading in accordance with Section 900.

714. Principal Uses Requiring Special Permits

The following uses shall be permitted subject to approval of a Special Permit in accordance with Section 1000:

- a. Protected Town Landmarks.
- b. Dinner theaters.
- c. Clubs and lodges.
- d. Churches and other places of worship intended primarily to serve religious needs of the local community.

715. Area and Bulk Requirements

The following requirements shall be deemed to be the minimum and maximum requirements in every instance of their application. Dimensions are in feet unless otherwise indicated.

1. Minimum Lot Area	½ acre (21,780 sq. ft.)
2. Minimum Lot Width	100
3. Minimum Lot Frontage	100
4. Minimum Lot Depth	150
5. Minimum Front Yard	30 (See Note a)
6. Minimum Side Yard	10 (See Note b)
7. Minimum Rear Yard	50
8. Maximum Height in Stories	2
9. Maximum Height in Feet	28
10. Maximum Building Coverage	20%
11. Minimum Off-Street Parking and Loading	(See Note c)
12. Minimum Front Landscape Depth	10
13. Maximum Developed Site Area	80%
14. Minimum Setback from Any Residential or DOR Zone	50

Notes:

- a. As stated above, except no parking shall be permitted in front of any building unless the setback from the street line shall be at least 75 feet. On streets of less than 50 feet width, the front yard setback shall be measured from the center line of the street and 25 feet shall be added to the required front yard setback. See Subsection 372 for requirement where setback of existing buildings shall be greater or less than minimum requirement.
- b. As specified above, except that at least 25 feet shall be provided where the side yard furnishes vehicular access to the rear, and except that the Commission, in approving a Site Plan, may permit a building to abut a side line where it finds such shall create a better plan.
- c. Minimum Parking Setback: 10 feet from street line, five feet from side line (except where common or shared parking shall be permitted), 25 feet from a Residential Zone.

716. Special Controls

- a. Landscaping, screening and buffer areas shall be provided in accordance with Section 940.
- b. All uses shall be subject to Site Plan Approval in accordance with Section 1020.
- c. Display or storage of materials in accordance with Subsection 373.