

ARTICLE 5 - SPECIAL ZONES

SECTION 5.1. WAVENY ZONE

A. Purposes

The Waveny Zone is intended to provide for the diverse range of activities and functions that occur on the Town-owned Waveny property while providing for the establishment of flexible guidelines that will protect neighborhood and community interests.

B. Uses Permitted by Right

A single-family dwelling existing as of the effective date of this Section.

C. Uses Permitted in Accordance with Guidelines

1. Recreational uses in and on land and facilities under the jurisdiction of the Town of New Canaan, including buildings, structures and playing fields with or without customary spectator amenities.
2. Educational uses in and on land and facilities under the jurisdiction of the Town of New Canaan, whether for profit or otherwise, subject to the approval of the owner of the land and or/facilities.
3. Temporary uses as specified in Subsection 3.3.B.7, where it is reasonably expected and affirmed by the sponsor that the net profits are to be devoted to the charitable purposes of the sponsoring organization.
4. Community activities, whether for profit or otherwise, including shows, entertainments, concerts, displays, and rehearsals (but not to include flea markets), where such events are approved by the owner or lessee of the land or facilities, or the agency charged with its management.
5. Not-for-profit community health facilities.

D. Use Guidelines

1. The Park & Recreation Commission shall be the sole authority to prepare written guidelines for the uses permitted for buildings and land under its jurisdiction under Subsection 5.1.C.1 through 5.1.C.4.
2. The Board of Education shall be the sole authority to prepare written guidelines for the uses permitted for buildings and land under its jurisdictions under Subsection 5.1.C.1 through 5.1.C.4.
3. The Waveny Care Center shall be the sole authority to prepare written guidelines for the uses permitted for buildings and land under its jurisdiction under Subsection 5.1.C.5.
4. These written guidelines shall be subject to the review and approval of the Commission.
5. Each cited agency shall provide to the Commission on an annual basis, a list of activities approved thereunder
6. Any driveway constructed for vehicular access to another parcel shall be located within the required accessway.

E. Uses Permitted by Special Permit

1. New permanent buildings and facilities for recreational, educational, municipal, or other uses.
2. Water towers or other public utility uses provided that, if there shall be a conflict between a demonstrated public necessity and the Special Permit criteria set forth in these Regulations, the Commission may establish whatever conditions it finds necessary to minimize that conflict.
3. The Commission may, by Special Permit, modify the height limitations in the Waveny Zone for a municipal facility or a public utility use as follows:
 - a. a parapet wall or cornice may extend above the height limit not more than three (3) feet
 - b. flagpoles may project up to fifty (50) feet in height above finished grade.
 - c. schools, public libraries, municipal buildings, and museums may be built to a height not to exceed three (3) stories.
 - d. public utility facilities may be built to a height not to exceed fifty (50) feet.

F. Dimensional Standards

	Requirement
Maximum Building Height ¹	Thirty (30) Feet Two and One Half (2 1/2) Stories
Maximum Building Coverage	Five (5%) Percent
Minimum Front Yard	Fifty (50) Feet
Minimum Side Yard	Fifty (50) Feet
Minimum Rear Yard	Fifty (50) Feet

1. Exceptions to the building height limitations in the Waveny Zone may be applied in accordance with the criteria established in Subsection 3.7.A.

G. Special Setback Standards

Within fifty (50) feet of the boundary line of a parcel of land or a lease line for land which is used and occupied by a community health care facility:

1. No stadiums, bleachers or other structures shall be erected.
2. No public address system or exterior lighting shall be installed.
3. The following may be permitted subject to the issuance of a Zoning Permit:
 - a. fences constructed of material which does not substantially obstruct light, air or ventilation.
 - b. low-level, low-intensity lighting.
 - c. bleachers which are neither affixed to the ground nor exceed three levels of seats.
 - d. baseball backstops and similar appurtenances oriented to direct principal sports activities away from said boundary line.
 - e. sports scoreboards designed to be visible principally to spectators not in said setback area.

H. Temporary Signage Limitations

1. Temporary signs shall be permitted only on the sign wall at the corner of South Avenue and Farm Road, subject to the guidelines established for signs at that location.
2. On the day or days of the use or activity, a temporary sign may be erected at the South Avenue entrance, the Lapham Road entrance or the Farm Road entrance to the Waveny property, most appropriate to the actual location of the activity or use and such signs shall be removed within 24 hours of completion of the use or activity.

I. Lighting Limitations

1. Lighting facilities within the Waveny Zone shall be mounted at a height of 20 feet above grade or less except that, on land under the jurisdiction of the Board of Education, the Commission may, by Special Permit, allow lighting facilities to be mounted up to a height of 70 feet above grade after the Commission has determined that said lighting shall not have a substantially adverse impact on adjoining uses or properties.
2. Any application to erect lighting facilities in excess of 20 feet above grade, as provided above, shall be prepared by a professional engineer licensed in the State of Connecticut and specializing in lighting design and shall include complete technical details including the height and location of proposed lighting, a plan showing proposed foot-candle levels, methods of shielding adjoining properties from the source of illumination, together with all steps that have been or shall be taken to minimize the impact on adjoining properties and the neighborhood.

