

SECTION 9.10 Moodus Center District

REPLACES

COMMERCIAL/BUSINESS/ LIGHT INDUSTRIAL DISTRICT (C/B/IG)

To be added to our definitions

Substantial Improvement – Any combination of repairs, reconstruction, rehabilitation, alterations, additions or other improvements to a structure, taking place during a ten (10) year period, in which the cumulative cost equals or exceeds fifty (50) percent of the market value of the structure as determined at the beginning of such ten (10) year period.
(Presently in our flood plain regulations)

Floor area ratio (FAR) The “floor area ratio” of a building or buildings on any zoning lot is the floor area of the building or buildings on that zoning lot divided by the area of such zoning lot.

INTENT

Moodus Center was once a walkable village lined with shops and stores that served the residents and visitors and it had a much narrower street that calmed traffic. The long-range plan is to bring back these elements to reinvigorate a community orientated commercial center.

The intent is to create a district that allows the combined uses of businesses, light industrial, and residential uses and promote the re-creation of a village atmosphere with new structures intended to enhance the nearby historic residential structures located on Falls and Plains Road. The goal is to also develop a streetscape on Falls Road (Rte 149) that slows the existing traffic speeds.

This newly revised regulation breaks the existing commercial district into two sections. In the Main Commercial Center of Moodus, the intent to provide for a mix of uses with ground floor retail activity in key locations and upper stories as residential or office uses. The rest of the district, Moodus Village, still has a multiple of mixed uses which include commercial, residential, and light industrial.

In adopting these regulations, the Commission shall consider the design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view. Each application will go through a Special Exception application process that requires architectural design review, signage criteria, landscaping, traffic pattern changes and impacts, and emergency services accessibility. The intent of these regulations shall be applied to new construction, substantial reconstruction, and rehabilitation of properties within this district including, but not limited to,

(1) The design and placement of buildings including building setbacks and build-to lines,

the buildings are intended to be pulled up to the street emphasizing the pedestrian and retail nature of the frontage.

- (2) The proposed buildings or modifications to existing buildings be harmoniously related to their surroundings and to the terrain in the district and to the use, scale, and architecture of existing desirable buildings in the district that have a functional or visual relationship to a proposed building or modification. New buildings or structures should be in harmony with and contain elements of buildings constructed between 1820 and 1940.
- (3) The maintenance of public views,
- (4) The design, paving materials, and placement of public roadways, and
- (5) Parking setback lines and parking plans which include boundary screening and landscaping, landscaped islands, parking sites, traffic circulation patterns, loading areas, storm drainage facilities, and traffic access and egress including driveways.
- (6) Other elements that the Commission deems appropriate to maintain and promote the re-creation of a village center.

No Special Exception approval is required for roof mounted solar panel units that are not visible from any street or highway and no Special Exception approval is required for roof mounted solar panel units that are mounted flush and match the roof pitch. Mounting bracket shall be no higher than twelve inches above the roof. If the building is on the National Historic Register or in a Historic District, approval will be required by the Historic District Commission.

9.10.1. Permitted uses:

Dwelling, Single or multi-family only if in existence on the effective date of this amendment,

Dwelling, Single family, only as an accessory use to Permitted or Special Exception Use.
All new residential uses shall be on the upper stories of a building in the district.

Home Occupations accessory to permitted single family dwellings and as permitted under Section 27 of these Regulations

9.10.2. The following uses are permitted by Special Exception approval of the Commission SP EX = Special Exception Review, NP = Not Permitted

<u>Permitted Uses</u>	<u>Main Commercial Center</u>	<u>Moodus Village</u>
Adult Day Care Services	NP	SP EX
Automobile Service Station	NP	SP EX
Automobile and Machinery Repair (Rear Lot Only)	SP EX	SP EX
Beauty and Barber Services	SP EX	SP EX
Child Day Care Services	NP	SP EX
Dance Studio & Health & Fitness Club	SP EX	SP EX
Financial Institutions / Banks Drive-through Windows	SP EX	SP EX
Greenhouse and Nurseries (No outside storage on front lots in the Main Comm. Center.)	SP EX	SP EX
Retail Trade - Hardware, Lumber, Apparel & Accessories, Jewelry, Book, Groceries, Bakeries, Antique Shop (No outside Storage in the Main Comm Center.)	SP EX	SP EX
Funeral Homes	NP	SP EX
Laundry and Dry-Cleaning Services	NP	SP EX
Light Industrial	NP	SP EX
Medical Facility	NP	SP EX
Residential or Multi-family in upper story sections of a proposed commercial building.	SP EX	SP EX
Package Store	SP EX	SP EX
Pharmacy Drive-Through Window	SP EX	SP EX
Photographic Services	SP EX	SP EX

<u>Permitted Uses</u>	<u>Commercial Center</u>	<u>Moodus Village</u>
Place of Worship, Religious Institutions	SP EX	SP EX
Professional Office	SP EX	SP EX
Public Facilities and Services	SP EX	SP EX
	Main	
Publishing & Printing Facilities	SP EX	SP EX
Real Estate Office	SP EX	SP EX
Repair Services - Electric, Furniture, Small engine	SP EX	SP EX
	(Rear Lot Only)	
Restaurants, Brewery / Brew Pub	SP EX	SP EX
Restaurant w/ drive-through	SP EX NP	SP EX SP EX
Commercial Self Storage Buildings 150 ft setback from the front line.	SP EX	SP EX
Theaters	SP EX	SP EX
Wholesale Trade	NP	SP EX
Accessory uses customary with a permitted use.		

MOODUS CENTER DISTRICT - Bulk Requirements

	Main Commercial Center	Moodus Village
Minimum Lot Area	½ acre	½ acre
Minimum Lot Width	100 feet	100 feet
Front Yard Setback / Build to line	Min 10 ft Max 30 ft	30 feet
Minimum Side Yard	0**	10 – 40 feet*
Parking line setback from the street frontage	50 feet	20 feet
Minimum Building Size	1800 sq ft	1800 sq ft
Maximum Building Coverage	40 percent	20 percent
Maximum Lot Coverage	75 percent	60 percent
Second Floor Occupancy ie residential / office	PREFERRED	PREFERRED
Building Height (See Section 10.1.4.1)	35 feet mean roof height	35 feet mean roof height
Building Height	45 feet to the peak	45 feet to the peak
Maximum Number of Stories	2 ½ stories	2 ½ stories
Maximum Building Footprint For a Single Building	15,000 sq ft on Frontage lots	NA
Floor Area Ratio (FAR)	1.0	NA

* Side yard setback is an aggregate of 40 feet with the narrowest being 10 feet except when it bounds a residential zone or Town road, the setback is a minimum of 20 feet. A landscape strip will be required when facing or abutting a residential area.

**** For proposals consider using a side yard setback of less than 10 feet will require cross easements for construction, repair and maintenance of buildings and properties.**