

Section 15

Village Zone (VZ)

- 15.1 **Statement of Purpose:** The East Main Street corridor from the Indian River east to the intersection with Route 145 on the north side of East Main Street and to the intersection with Beach Park Road on the south, maintains the character and scale of a small New England village. It is an area of mixed civic, commercial and residential uses, characterized by a development pattern of larger governmental and religious structures set on generous open lots, combined with older building, which are primarily residential in scale, located close to the road with parking located to the side or rear of the building. The purpose of this District is to ensure that new development or redevelopment of land within the District is consistent and compatible with the traditional character of the East Main Street streetscape, including the following objectives:
- 15.1.1 Keep intact the concentration of civic buildings and existing open lawns as the central focal point of the town's civic activities;
 - 15.1.2 Maintain a village scale by preventing erection of new buildings, except for civic buildings, which are noticeably larger than the residential scale building which predominate the streetscape;
 - 15.1.3 Retain a mix of residential, commercial, public and municipal uses;
 - 15.1.4 Reduce visual clutter and establish architectural, landscaping and signage standards which foster area identity, reflecting the Long Island Sound shore nature and history of Clinton; and
 - 15.1.5 Promote the East Main Street corridor as an attractive extension of the central business district, encouraging pedestrian activity between the two districts.
- 15.2 **Permitted Uses:** The Commission encourages mixed uses within a single structure or within a complex of structures. Commercial uses may be located on the ground floor with offices or apartments on the upper floors, in accordance with these Regulations. Refer to Section 24 for the uses and type of permit required.
- 15.3 **Design Standards:** Site design, architectural design, and scale and massing of buildings shall be of such character as to harmonize and be compatible within the Village Zone (VZ). The intent of these standards is not to require historically accurate design or duplication of architectural detail of other structures within the district, but rather to encourage the use of elements, which are common to the existing streetscape.
- 15.3.1 **Site Development:** Building setback from the street, side setbacks from adjacent buildings and orientation of the axis of buildings shall be consistent with and recognize the rhythm, spacing and orientation of other adjacent buildings. The primary visual focus of the site shall be the front yard area and the front building façade.
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- (a) Applications for this district that change the appearance of the structures facing East Main Street, shall include a streetscape rendering encompassing the East Main Street view of the site and one hundred feet (100') to either side of the site.
- (b) Off-street parking shall be located in side and rear yards only, and shared parking areas may be established for adjacent lots. Each site shall be designed to encourage pedestrian use along East Main Street, and non-residential uses shall be designed to facilitate pedestrian movement within each site.

15.3.2 Building Form and Materials: These standards are intended to promote new development of such residential scale and character as to harmonize with adjacent buildings and the East Main Street streetscape.

- (a) Lengthy unbroken façades parallel or visible to East Main Street shall not be permitted. The maximum horizontal length of an unbroken façade visible to East Main Street shall not exceed thirty feet (30'). Façade offsets shall be sufficient to create a strong shadow line.
 - (b) On lots where street frontage limits building width and on other lots where appropriate, the buildings shall be oriented so that the narrow end (short axis) is facing the street side.
 - (1) The building width facing the street shall not exceed forty-five feet (45').
 - (c) Roof structures shall be in accordance with the existing architectural character of the area as seen from any public way. Roofs shall project enough beyond the façade to create an overhang and cast a shadow.
 - (d) Mechanical equipment shall be concealed within the roof or enclosed within a structure. Where this is not possible, mechanical elements shall be located so that they are not visible from public streets or adjacent residential uses. Mechanical equipment located at ground level shall be screened and landscaped.
 - (e) Accessory structures shall be located in the rear or side yards only. There shall be no accessory structures located in the front yard.
 - (f) Particular attention shall be given to architectural detail and landscaping of the side of the building facing East Main Street, so that there appears to be an entrance at the front of the structure.
 - (g) Open porches are encouraged and may be used as display areas for commercial and service uses located within the building.
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- (h) Materials used in construction or reconstruction shall be consistent and compatible with materials found in similar structures throughout the VZ.

15.3.3 Parking Requirements: Off-street parking and loading spaces shall be provided in accordance with Section 29 of these Regulations, and with the following additional provisions:

- (a) No off-street parking for structures built after the implementation of the VZ regulations shall be located in the front yard facing East Main Street.
 - (1) If a change of use requires that the number of parking spaces be increased for a structure built before the implementation of these Regulations, the added parking spaces must be located to the rear of a line drawn parallel to the street line at a distance of not less than the closest distance to any part of the building to the street line.
- (b) For all structures built after the implementation of these Regulations, all parking on the lot shall be located to the rear of a line drawn parallel to the front lot line at a distance not less than the closest part of the building to the front lot line.
- (c) All off-street parking areas, whether serving a single lot or multiple lots, shall be landscaped in accordance with Section 29.
- (d) Parking in side and rear yards shall be buffered from neighboring property by a five foot (5') wide landscaped buffer area unless joint parking is approved by the Commission. Each lot shall have its own buffer, and the presence of a buffer on the adjacent lot shall not suffice.
 - (1) The Commission may also approve common access driveways to joint parking areas. All proposals for joint parking and common access shall be accompanied by an easement. The easement shall include a written agreement providing for maintenance of the access and parking area and associated landscaping. The easement shall be filed on the Clinton Land Records in the Town Clerk's Office within one year of the approval by the Commission, but no later than the commencement of improvements.
- (e) In addition, any parking spaces which are visible from East Main Street shall have a landscaped buffer strip, not less than five feet (5') in width and provided with a six inch (6") bituminous concrete or granite curb, separating such parking area from every lot line.

15.3.4 Sidewalks:

- (a) All new development or enlargement of existing development shall include the installation of a sidewalk meeting the requirements of this Section, unless a conforming sidewalk exists. The Commission shall determine when enlargement of existing development requires the installation of a sidewalk.
- (b) Sidewalks shall be provided along the entire street frontage on East Main Street and along connecting side streets within the VZ. Sidewalks shall be provided from the frontage sidewalk to the primary building entrance and from the parking area to the primary entrance and other entrances.
- (c) All sidewalks shall be constructed of brick, slate, concrete, or suitable paving blocks, and shall have a minimum of five feet (5').

15.3.5 Landscaping:

- (a) The area between the front of the building and the sidewalk shall be landscaped in a manner complementary to the scale and style of the building.
 - (1) There shall be no structure, fence, wall or planting in excess of three feet (3') located within the front yard, with the exception of any buffer areas required by these Regulations.
 - (2) Low hedges, board, picket or wrought iron fences and stone walls are appropriate for the Village Zone. Window boxes, planters and flowerbeds are encouraged.
 - (3) Commercial establishments may provide benches or other outdoor seating for customers and other pedestrians as part of the front landscape design.
 - (b) All building foundations shall be landscaped with appropriate shrubs.
 - (c) All freestanding signs shall have appropriate landscaping at the base of the sign.
 - (d) All service areas, storage areas and trash receptacles shall be screened by fencing and planting.
 - (e) Street trees shall be planted at a minimum distance of one (1) tree for every fifty feet (50') of frontage. Every lot shall have a least one street tree. Suitable existing trees may be used to meet this requirement. All street trees shall be of a type, size and location approved by the Commission.
 - (f) Any disturbed portion of lot which is not used for buildings, structures, accessory uses, parking, loading or sidewalks shall be landscaped and
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maintained in such a manner as to minimize sediment and erosion, dust and stormwater runoff.

- (g) Any screening, landscaping and/or paving required by these Regulations or as part of a Site Plan approval shall be maintained by the property owner in good condition through the period of use of the property.

15.3.6 Lighting: Exterior lighting shall be of a style and character that is harmonious with the character of the VZ. Lighting shall be properly scaled for pedestrians.

- (a) Lighting structures in parking areas shall not exceed twelve feet (12') in height.
 - (b) Luminaries shall have shielded light sources to prevent glare and the casting of light outside of the property limits.
 - (c) Pedestrian walkways may be illuminated by light bollards or other low level lighting standards with shielded light sources.
 - (d) Building mounted flood lighting is prohibited within the VZ.
 - (e) Indirect lighting, which is not directed at property boundaries, is encouraged.
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