



# WEST HAVEN TOD DISTRICT

## ZONING REGULATIONS

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# TOD ZONE REGULATIONS

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**NOTES:**

These regulations are intended to replace Section 35 - Transit Oriented Design (TOD) District, of the West Haven, Connecticut Zoning Regulation.

'Table 35.1 TOD Form Standards' are intended to replace 'Table 36.1 Area and Bulk Requirements in Design Districts' for TOD's.

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### 35.1 STATEMENT AND PURPOSE

35.1.1 The purpose of the Transit-Oriented Design (TOD) zone is to guide the physical development of the area by capitalizing on the locational attributes of the West Haven Train Station area.

#### 35.1.2 The TOD zone is intended to:

- a. Provide a walkable, mixed use and attractive community including protection of the environment and open spaces.
- b. Encourage a harmonious relationship between different land uses.
- c. Reduce sprawl.
- d. Enhance the existing development fabric and infill undeveloped areas by encouraging the redevelopment of sites and/or adaptive reuse of existing structures where possible.
- e. Provide improved mobility and greater health benefits of a pedestrian environment through an enhanced public realm.
- f. Preserve the character of adjacent neighborhoods.
- g. Protect environmentally sensitive lands and provide adequate open space.

### 35.2 DESCRIPTION AND INTENT

35.2.1 This provision exists to encourage the adaptive reuse of existing structures and new mixed-use development within a walkable, pedestrian-friendly public realm.

#### 35.2.2 The TOD District shall:

- a. Encourage the retention and/or the adaptive reuse of existing buildings and new infill construction that accommodates the demands of the automobile, while prioritizing other forms of circulation (transit, walking and cycling).
- b. Promote and encourage the adaptive reuse and infill structures that respect the architectural heritage of West Haven, and are in keeping with the scale of surrounding communities.
- c. Encourage the seamless integration of residential, office, commercial, light industrial, and civic uses that do not attract large volumes of traffic and that present pedestrian-friendly facades to the street.
- d. Discourage commercial strip development that break the urban street fabric and negatively impacts the pedestrian environment.
- e. Minimize visual and functional conflicts between residential and non-residential uses within and adjacent to the TOD development.
- f. Provide a range of retail experiences, including shops for daily neighborhood needs as well as more specialized products for a wider market.

### 35.3 APPLICABILITY / RELATIONSHIP TO OTHER PARTS OF ZONING CODE

35.3.1 This Section shall apply to all streets, public right-of-ways, properties, buildings and uses occurring within the TOD zone, as shown on the [City of West Haven's Zoning Districts Map](#).

35.3.2 All development shall comply with the standards and guidelines of this Section.

35.3.3 All applications for building construction are required to conform to applicable building code and life safety and health ordinances. The provisions of this Section, when in conflict, shall take precedence over those of other codes, ordinances and standards, except for those [Local Health, Safety and Building Codes](#).

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35.3.4 This Section is intended to supersede and replace all conflicting rules in the West Haven Zoning Code in order to create a more harmonious and walkable public realm within the TOD area. When this Section is silent on matters related to land use or development, applicable provisions of the [City of West Haven Zoning Code](#) that do not conflict with this Section shall apply.

35.3.5 The City of West Haven shall encourage all entities that are not legally required to comply with this Section, to consider the purpose of this Section when submitting designs for the area.

35.3.6 Amendments to this Section shall demonstrate compliance with Sections 35.1: Statement of Purpose and Section 35.2: Description and Intent.

### 35.4 PRE-EXISTING CONDITIONS

35.4.1 Existing buildings that do not conform to the provisions of this Section, may continue in use as they are until a [substantial modification](#) is requested, at which time, [the Planning and Development Commissioner](#) shall determine the provisions of this Section that shall apply.

35.4.2 Minimum lot width, lot depth and lot areas assigned to the TOD District shall only apply to newly platted lots and shall not preclude the redevelopment of existing lots that do not meet these standards. The redevelopment of such existing lots shall be considered a pre-existing condition and shall be allowed [as of right](#).

35.4.3 The modification of existing buildings shall be permitted [as of right, with Site Plan Approval](#), if such changes result in greater conformance with the provisions of this Section.

35.4.4 The restoration or rehabilitation of an existing building shall not require the provision of parking in addition to the existing, subject to the following conditions:

- a. It shows its inability to park on-site the required parking.
- b. It shows that the building can be accessed by pedestrians and cyclists.
- c. It provides potential off-site parking, where possible.
- d. Approval of the Zoning Board of Appeals shall be required.

35.4.5 Any undeveloped area over five acres, shall provide connectivity as necessary to comply with block perimeter requirements listed in Section 35.6.1.

35.4.6 Where buildings exist on adjacent lots, [the Planning and Development Commissioner](#) may require that a proposed building match one or the other of the adjacent setback, rather than the provisions of this Section, if those setbacks establish a dominant character.

### 35.5 ADAPTIVE REUSE STANDARDS

35.5.1 Adaptive reuse of existing older loft style multi-level commercial and industrial structures to a mix of uses as permitted in Table 39.2 shall be encouraged.

35.5.2 The ground floor of converted structures should be reserved for commercial uses.

35.5.3 Live-work Loft conversions shall require a commercial or office use, which shall be limited to a maximum of 50% of the dwelling unit area. A minimum residential square footage of 450 square feet shall be required.

35.5.4 Work-live conversions shall require a commercial, office or light industrial component that exceeds 50% of the dwelling unit area. *Non-residential uses such as office for lawyer or accountants, potters, or fine craftsman, shall be low intensity uses that do not create excessive noise or otherwise impact on the residential character of the uses around it.* A minimum residential square footage of 450 square feet shall be required.

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- 35.5.5 *Review standards for Live-work* Lofts shall meet Special Permit requirements, in addition to the following standards:
- The proposed physical configuration shall be compatible with industrial and commercial uses on adjacent parcels.
  - The proposal shall not preclude development of permitted industrial and commercial uses on adjacent parcels.
  - The site can reasonably accommodate Live-Work and/or Work-Live Lofts with minimal or no conflict with existing tenants.
  - The site can reasonably accommodate parking and loading needs for the uses.
  - No equipment or process shall be used which creates undue noise, vibration, glare, fumes or odors detectable to normal senses of the property.

### 35.6 NEW CONSTRUCTION STANDARDS

- 35.6.1 **Block Configuration:** One of the measures to ensure that the TOD District develop as an urban pedestrian-oriented area is to require human-scaled block sizes. The intent is to maintain the permeability of all blocks in order to facilitate pedestrian movement and ensure the opportunity for blocks to accommodate different types of uses. Block size shall be limited as follows:
- Block sizes shall have a maximum perimeter of 2,000 feet. Block perimeter shall be measured as the right-of-way perimeter adjacent to public streets.
  - Where mid-block pedestrian passages of 30 feet minimum are provided, the block perimeter shall be measured from public right-of-ways to the mid-block pedestrian connections. Under this provision, the mid-block pedestrian passages shall be continually open to the public and connect two public streets.
  - Other mid-block pedestrian passages in mixed-use and commercial areas shall be allowed to be a minimum of 15 feet wide. They may be hardscaped and/or softscaped and shall be well lit for security and comfort purposes.
  - Block perimeters that include civic space or topography challenges may be exempt from block perimeter requirements based on approval of the Planning and Zoning Commission.
- 35.6.2 **Plot Standards:** All blocks shall be subdivided into plots and shall comply with the following requirements:
- The minimum and maximum plot areas shall be determined by building type and as specified in "Table 35.1: TOD Form Standards". Plots shall have frontages on a minimum of one street (vehicular or pedestrian) and/or civic space.
- 35.6.3 **Area and Bulk Development Regulations** shall supercede the general regulations listed in Table 36.1 and instead, shall be determined by building type and as specified in "Table 35.1: TOD Form Standards".
- 35.6.4 **Density** limits shall be as follows:
- Multi-family Residential density shall be limited to 50 bedrooms/acre with a minimum 70% studio and 1 bedroom units unless otherwise specified in "Table 35.1: TOD Form Standards".
  - Additional density bonuses shall be permitted for the following:
    - Mixed-Use buildings that provide over 50% of their ground floor as retail shall be given a 15% density bonus.
    - 10% open space provided on private property for public use shall be given a 10% density bonus, subject to the following conditions:
      - Public space shall be visible and accessible from a public right-of-way.
      - Public space must be open to the public daily from dawn to dusk.
      - Mixed-use or residential properties which restrict up to 25% of their base units to occupancy by individuals who are 55 years or more of age shall be granted a 5% overall density bonus.*

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### 35.7 COMMON OPEN SPACE

- 35.7.1 As an important component of the public realm, open spaces shall be used for a wide range of social, recreational and/or natural environment preservation purposes. A collection of useful public spaces, ranging in size and character will positively contribute to the vitality of the urban environment, enrich the civic spirit of a community and reinforce the area's habitat biodiversity and ecology. Open space requirements shall be as follows:
- a. The uses authorized shall be appropriate to the character of the open space, including its topography, size and vegetation, as well as the character of the development including its size and density.
  - b. Common open space connections to the greater regional open space network shall be encouraged.
  - c. Common open spaces shall be accessible and designed to invite people of all ages and mobility.
  - d. Common open spaces shall be visible with a minimum of one side bordering a street unless constrained by natural conditions. Open spaces shall be entered directly from a street.
  - e. Landscaping shall be consistent with the City's Landscape requirements. Plants within common open spaces should require minimal maintenance and be horticulturally acclimatized to the region.
  - f. Common open space shall contain benches, trash receptacles and bike racks, in keeping with the scale of the space. All furnishings shall meet applicable city standards.
  - g. Paving within common open spaces should consist of the following pervious and/or impervious materials such as: scored concrete, concrete pavers, stone, brick or gravel.
  - h. Materials within common open spaces should be selected with consideration of their maintenance and durability and reflect their importance as a civic space.
  - i. Common open spaces should not be fenced, except playgrounds, pools and dog parks. If provided, walls should be constructed of brick, stone or concrete. Fences shall be built of painted ornamental metal.

### 35.8 USE STANDARDS

#### 35.8.1 General Standards for Permitted Uses:

- a. Permitted uses shall be as listed in Tables 39.1 and 39.2 Summary of Permitted Uses in the TOD District. They shall also be subject to the following conditions:
  - i. The requirements of Section 35
  - ii. Minimum distance requirements, if provided and as specified in Tables 39.1 and 39.2
- b. In each district, certain uses are permitted as-of-right, that do not require approval of either the Commission or the Board except where a Site Plan is required, but require a CZC (Certificate of Zoning Compliance) be issued when the application conforms to all applicable requirements. In Tables 39.1 and 39.2 permitted uses with the letter R indicates a use permitted as-of-right.
- c. Noise, odors, lights, signs and all other possible disturbing aspects connected with operation of such uses shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the area use and enjoyment of properties or streets.
- d. Uses not listed in Tables 39.1 and 39.2 as either permitted, prohibited or allowed by Special Use Exception, but found to be similar to listed permitted uses by [the Planning and Development Commissioner](#), may be allowed by Special Use Exception, provided that such uses:
  - i. Are consistent with Section 35.1 Statement of Purpose and Section 35.2: Description and Intent;
  - ii. Will not adversely affect neighboring properties;
  - iii. Will contribute positively to the economic vitality and enhance the walkability character of the TOD District.

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### 35.8.2 **Special Permit and Special Use Exception:**

Certain uses are a necessary part of the community, and if properly controlled are compatible with surrounding uses. In making its decision on any application for a Special Use Exception or Special Permit, the Commission must weigh community and landowner interests in having the use.

- a. Applications for Special Permit and Special Use Exceptions shall be reviewed using the procedures and criteria of Article 10, including a Public Hearing and Article 8: Site Plan Review.

### 35.8.3 **Residential Development:**

- a. A range of residential dwelling types shall be encouraged within the TOD, including single bedroom units, studios and other units occupied by young professionals and empty nesters.
- b. A minimum of 15% of all dwelling units, excluding accessory units and multi-family units on upper floors, should have a clearly defined front yard. Standards for the front yards shall be as specified in Section 35.10: Urban Design Standards.

### 35.8.4 **Commercial Development:**

- a. The maximum ground level footprint of a commercial building shall be 20,000 square feet. Buildings with larger footprints shall require the approval of the [Zoning Board of Appeals](#).
- b. Commercial uses shall be allowed to be mixed and integrated with dwelling units, public and semi-public uses, community clubs and community facilities.

### 35.8.5 **Signs:**

- a. All permitted uses shall comply with Section 65: Sign Requirements and Table 69.3: Commercial, industrial and advertising signs and shall not negatively impact residential uses.
- b. Internal illumination of signs shall be permitted, subject to the following conditions:
  - i. Illuminated signs shall not negatively impact residential properties.
  - ii. Illuminated signs shall not be permitted higher than 35 feet.
  - iii. Illuminated signs shall not be permitted between the hours of 10:30 pm and 6:30 am.

## 35.9 **PARKING STANDARDS**

This section seeks to balance the needs of pedestrians, cyclists and transit users with necessary parking. Parking should accommodate the minimum number of spaces necessary to support the uses it serves, without being excessive, in order to support an active, walkable TOD, not degrade the public realm and remain compatible with surrounding neighborhoods.

35.9.1 Shared parking shall be encouraged. In general, parking both on-street and off-street in the TOD shall be treated as a shared resource. A goal is to achieve mixed-use “park-once” areas where multiple destinations are served by parking once, or one time. The land uses and projects within the TOD are therefore encouraged to share parking, so that different land uses that occupy parking at different times of day may use the same parking spaces; this will reduce paved surfaces, minimize environmental impacts and enhance the non-motorist realm.

35.9.2 On-street parking abutting a particular lot, on all sides, shall be counted toward fulfilling parking requirements.

35.9.3 Parking shall conform to Section 60: Parking, Loading and Access Standards, except if those standards are superseded by the standards listed in this section:

- a. Section 60.5.1: Parking may be provided within 400 feet of a principal entrance.
- b. Section 60.24: Parking areas, where possible, should be screened by buildings.
- c. Section 60.25 – A landscape buffer between different uses in TOD shall not be required.

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- 35.9.4 Required off-street parking spaces shall conform to the following requirements:
- a. The number of spaces shall be provided in accord with Table 62.1: Summary Table of Parking and Loading Requirements, except for the following standards which shall supersede.
    - i. Multi-family dwelling units located within within 1,320 feet (¼ mile) of train station property shall the following minimum standards:
      1. 1 bedroom and studio units shall require a minimum of 1 parking space/unit and a maximum of 1.5 spaces/unit.
      2. 2 bedroom units shall require a minimum of 1.25 parking spaces/unit and a maximum of 1.5 spaces/unit.
    - ii. Residential uses beyond 1,320 feet (¼ mile) from the train station property and within the study area shall have minimum parking in accordance with the underlying zoning, but no more than 1.5 spaces per dwelling unit.
    - iii. Office uses within 1,320 feet (¼ mile) of the train station shall have minimum 2.75 spaces/1,000 square feet and a maximum of 3.25 spaces/1,000 square feet for reserved parking.
    - iv. Retail uses within 1,320 feet (¼ mile) of the train station shall have minimum 3.25 spaces/1,000 square feet and a maximum of 3.75 spaces/1,000 square feet for reserved parking.
    - v. Restaurants shall provide a minimum 1 parkign space for every 4 seats.
  - b. Section 60.13: An additional reduction of parking requirements for all other uses, up to 30%, should be considered by the Planning and Zoning Commission based on recognized industry-standard published work(s) or examples of similar land use/parking ratios from an existing functioning TOD.
  - c. Liner uses that line parking structures or lots, with a depth of 30 feet or less shall be exempt from parking requirements.
  - d. A minimum of one bicycle rack shall be required for every 20 vehicular spaces for bicycle parking.
- 35.9.5 Off-street parking access shall comply with the following requirements:
- a. Parking shall be located to the rear of structures and screened from the view shed of the street. Exceptions may be granted for:
    - i. Parking for single-family dwellings on lots wider than 55 feet.
    - ii. As permitted in Section 60.7: Front Yard Parking Permitted by Special Permit.
  - b. Where alleys are provided, parking shall be accessed from the alleys.
  - c. Parking for townhouses shall be accessed from an alley.
  - d. Where alleys are unavailable, excluding for townhouses, parking may be accessed by driveways directly from the street.
  - e. Parking entrances shall not face public open spaces.
  - f. Curb cuts shall be kept to a minimum along all streets.
- 35.9.6 Above-grade parking structures, or portions of underground parking that protrude above grade shall comply with the following requirements:
- a. Primary and secondary frontages shall be lined with an active use at grade for a minimum depth of 30 feet along a minimum of 50% of its frontages, or shall be screened on all levels with an architectural treatment compatible with the building for 100% of its frontages.
  - b. Internal elements such as pipes, fans and lights shall be concealed from public view.
  - c. Pedestrian access into above-grade parking structures shall be directly to a street or public frontage.
- 35.9.7 Deviations and/or reliefs from these standards and Section 60: Parking and Access shall require approval by the [Zoning Board of Appeals](#) as defined in Section 60.28.

### 35.10 URBAN DESIGN STANDARDS & GUIDELINES

#### 35.10.1 Building Character and Massing:

While uses in the TOD District are permitted by right and do not specifically require a Special Permit approval or a public hearing, the Planning and Zoning Commission realizes that approved developments in this District will often involve a mix compatible of residential and non-residential uses in close proximity to one another and developments that will frequently interact closely with elements of the public domain. As a consequence, it is important that when the Commission considers Site Plan approval for such developments, the following urban design standards and guidelines are strictly followed to ensure high quality development of superior building materials and the creation of an attractive village environment in which to live, shop, and work. Where the Commission deems it appropriate, the review of a site plan may be the subject of a public hearing in order to receive broad comment from the community on a specific proposed development.

- a. Buildings shall provide an appropriate architectural scale and elements to reduce the appearance of the height and length of building facades through the use of changes in fenestration, wall plane, balcony locations, height and/or materials.
- b. HVAC and mechanical equipment shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces. Through-wall units or vents shall be prohibited along street frontages and open spaces, unless recessed within a balcony.
- c. Uninterrupted facades shall be discouraged. Long buildings (over 200 feet long) shall be broken down to a scale comparable to adjoining properties, by articulating the building in plan or elevation. Multiple rhythm of window openings shall be encouraged for larger buildings.
- d. A variety of building heights shall be encouraged.
- e. The facades of mixed-use buildings shall differentiate commercial uses from residential uses with distinguishing elements and expression lines, architectural projections, changes in fenestration and/or material changes.
- f. Within a building, window types shall be complementary and minimize the use of different styles.
- g. Window openings should reveal their thickness within the building wall, when appropriate to the building material used.
- h. When used, shutters shall be appropriately sized to cover the window opening.
- i. Rooftop equipment shall be concealed by a parapet and/or screened architecturally with materials or elements consistent with the building design and designed to minimize its overall impact.
- j. With the exception of utility rooms, building mechanical and utility equipment and trash storage shall be located in alleys where possible. Where otherwise provided views from streets shall be adequately screened with landscaping walls or integrated into the design of the building.

#### 35.10.2 Building Orientation and Entries:

- a. Building orientation shall provide a complementary façade to the building it faces across a street, or open space such that the front of a building faces the front or side of buildings, except in instances when it faces existing buildings.
- b. Buildings shall have their principal pedestrian entrance along a street, pedestrian passage or open space with the exceptions of visible entrances off a courtyard.
- c. All residential units shall be raised above the level of the adjacent sidewalk by a minimum of two feet, as measured from the average sidewalk elevation. Exceptions shall be allowed for ADA/FHA compliance.
- d. Building entries for mixed-use buildings shall distinguish entrances for residential and commercial uses.
- e. Residential buildings with ground-floor units shall provide landscaping, walls, fences, stoops or similar elements to provide an attractive and private frontage to the building.
- f. Multifamily buildings should provide protection from the elements with canopies, marquees, recesses or roof overhangs.

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- g. Townhouse shall distinguish each unit entry with changes in plane, color, materials, front porches or front stoops and railings.
- h. Usable front yards shall be clearly defined for buildings, using landscaping, hedging, fencing, or a brick or stone wall, none of which shall exceed three feet in height. Front yards of single-family dwellings may be unified into one common yard and treated as a single yard for the entire building.

### 35.10.3 Retail Storefronts:

- a. Retail frontages shall be architecturally articulated through the varied use of materials, colors, display windows, entrances, awnings and signage.
- b. Retail shops shall provide a minimum of 16 feet of height from floor to floor.
- c. Retail shops shall provide a minimum of 40% glazing (void to solid ratio) along primary facades. Exceptions may be granted by the [Zoning Board of Appeals](#).
- d. Special consideration shall be given to the scale and configuration of large format retail buildings to ensure they are in keeping with the massing and urban character of buildings.
- e. Opaque, smoked, and reflective glass on storefront windows shall be prohibited unless used as accent materials.
- f. Retail storefront materials shall consist of high-quality durable materials, such as stone, brick, concrete, metal, glass, and wood.
- g. Storefront awnings shall be appropriate to the style of the building and storefront.
- h. Awnings and canopies shall have a minimum depth of three feet and provide at least eight feet of clearance above the sidewalk.
- i. Requests for sidewalk sales shall be reviewed by the Building Department and the Planning and Zoning Commissioner. The building permit application shall specify the following:
  - i. the location of the sale;
  - ii. the hours and timeframe of the sale; and
  - iii. what is being sold at the sale.

### 35.10.4 Eating and Drinking Establishments:

- a. Eating and drinking establishments shall be allowed and outdoor seating is encouraged. Outdoor seating on sidewalks, including within courtyards and public right-of-ways shall be allowed subject to the following standards and guidelines:
  - i. Access to store entrances shall not be impaired.
  - ii. Sidewalks of a minimum of five feet along the curb and leading to an establishment shall be maintained free of tables and other encumbrances to allow for pedestrian circulation.
  - iii. Planters, posts, ropes and other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the eating and drinking place.
  - iv. Awnings, canopies and large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
  - v. Outdoor trash receptacles shall be provided at establishments with outdoor seating.
  - vi. Tables, chairs, planters, trash receptacles and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
  - vii. Outdoor seating shall not be entitled to additional seating over and beyond what is permitted for the establishment.
  - viii. Outdoor seating operators shall maintain a clean, litter-free and well-kept appearance within and immediately adjacent to the area of their activities.

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### 35.11 STREETScape STANDARDS & GUIDELINES

#### 35.11.1 Sidewalks & Walkways:

- a. In order to promote pedestrian activity, a continuous sidewalk network shall be provided throughout the development to interconnect residential uses, commercial uses and open spaces. Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent possible, provide a pleasant and safe route for pedestrians, promote enjoyment of the development and encourage incidental social interaction among pedestrians.
- b. Sidewalk Network Standards:
  - i. Barrier-free design sidewalks shall be used to the greatest extent possible.
  - ii. Sidewalks shall align with one another with direct links and connect to open space trails and paths, providing an unbroken circulation system.
  - iii. The pedestrian circulation system shall include gathering/seating areas and provide landscaping, benches and other street furniture where appropriate.
  - iv. Sidewalks shall have a minimum width of five feet, along major pedestrian routes, six feet along major pedestrian routes and 10 feet in mixed-use areas.
  - v. Sidewalks shall be constructed of slate textured concrete pavers, concrete with accent materials, such as brick borders, or some combination thereof compatible with the style, material, colors and details of surrounding buildings. Functional, visual and tactile properties of paving materials shall be appropriate to the proposed functions of pedestrian circulation.
- c. Walkways shall be raised and curbed along buildings and within or adjacent to parking lots where practical. Pedestrian street crossings shall be clearly delineated by a change in pavement color and/or texture.
- d. All sidewalks and walkways shall have appropriate lighting, using pedestrian-scaled poles and fixtures consistent with the overall design theme for the development.

#### 35.11.2 Bikeways:

- a. A continuous bikeway circulation route shall be provided. Bikeways shall link open space areas, and link development within the TOD and with surrounding areas.
- b. One-way bikeways shall be a minimum of five feet wide, and two-way bikeways shall be a minimum of eight feet wide, and both may use asphalt paving.

#### 35.11.3 Street Furnishings:

- a. **Benches:**
  - i. They shall be provided in areas of gathering and high pedestrian activity.
  - ii. They shall meet city standards.
- b. **Bike Racks:**
  - i. They shall be properly anchored to promote stability and security.
  - ii. They shall hold at least two bicycles.
  - iii. Bike racks should be provided in safe, accessible, convenient, and well-lit locations. They should be placed within 100 feet of a building's entrance.
- c. **Trash Receptacles:**
  - i. Trash receptacles shall be placed adjacent to building entrances and other convenient locations determined by property owners where they do not impede pedestrian movement.
  - ii. A minimum of 1 trash receptacle shall be provided at each intersection in mixed-use and commercial areas.
- d. **Street Trees:**
  - i. Continuity of street character shall be reinforced through the placement of street trees lining both sides of each street. 30 feet on center /average shall be provided. [Tree species should alternate for disease resistance \(e.g. oak, maple oak one side of a street and maple, oak, maple across the same street\).](#)
  - ii. Contrasting tree species shall highlight special locations such as plazas and within common open spaces.
  - iii. Tree species shall be approved by the City and shall have a three inch caliper minimum at the time of planting.

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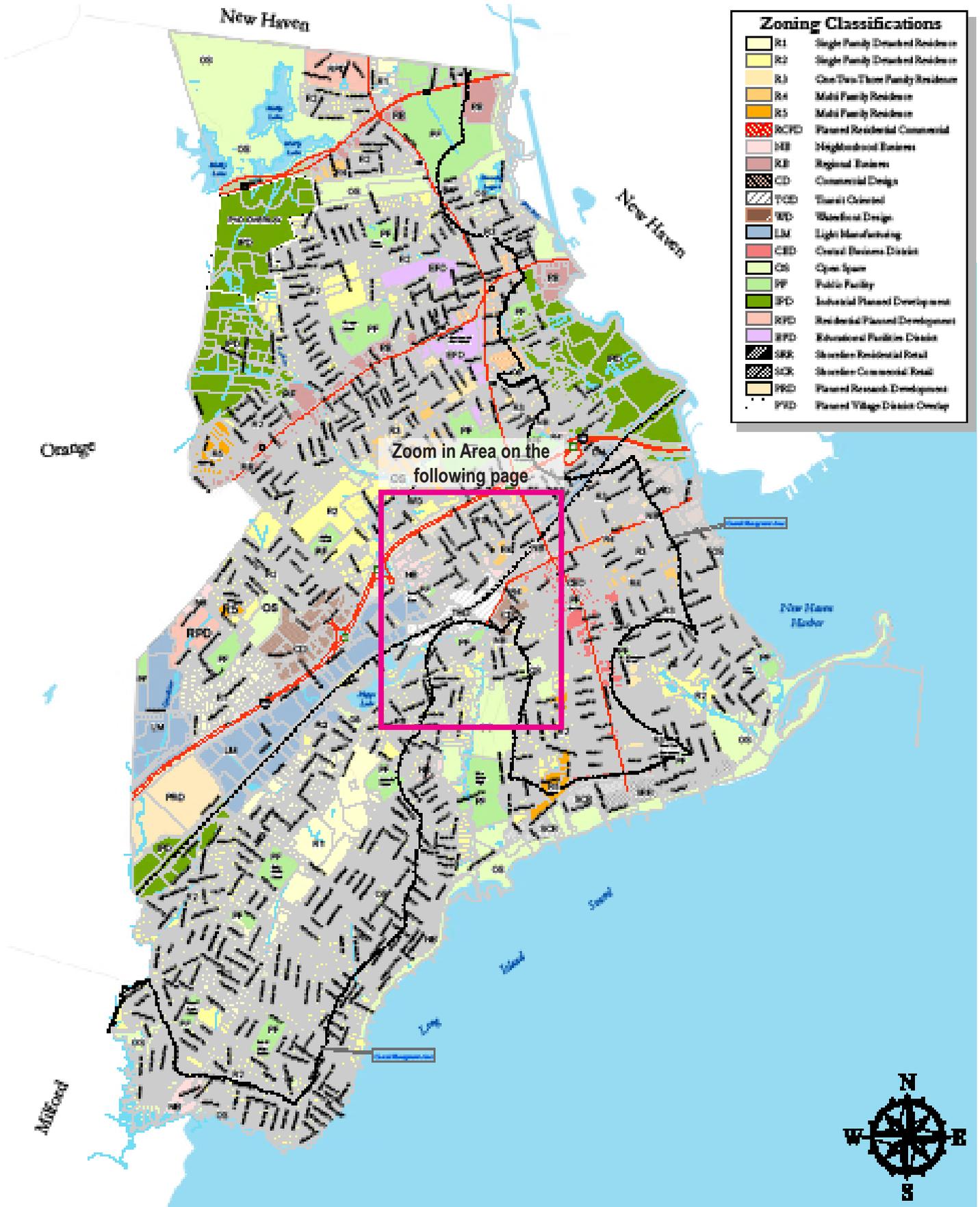
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- iv. Tree wells and/or landscape strips shall be planted with appropriate ground cover plantings and shall be a minimum width of four feet. Tree wells shall be planted at the outside edge of the sidewalk. Trees shall be planted centered on the landscape strip.
- e. **Street Lights:**
  - i. Street lights shall be designed to direct light to the ground and to minimize light spillover.
  - ii. Where located along or next to residential buildings, street lights shall have a maximum height of 12 feet.
  - iii. Street lights shall be placed to avoid conflicts along sidewalks and with street trees.
  - iv. High pressure sodium lamps shall not be permitted.
- f. **Underground Utilities:**
  - i. Applicant shall consider the potential for incorporating underground utilities into the design of their development, where feasible, and identify modifications that should be considered by the City to adjacent streets and public rights-of-way. Where underground utilities are not proposed, the applicant shall demonstrate to the Commission how feasibility was determined.



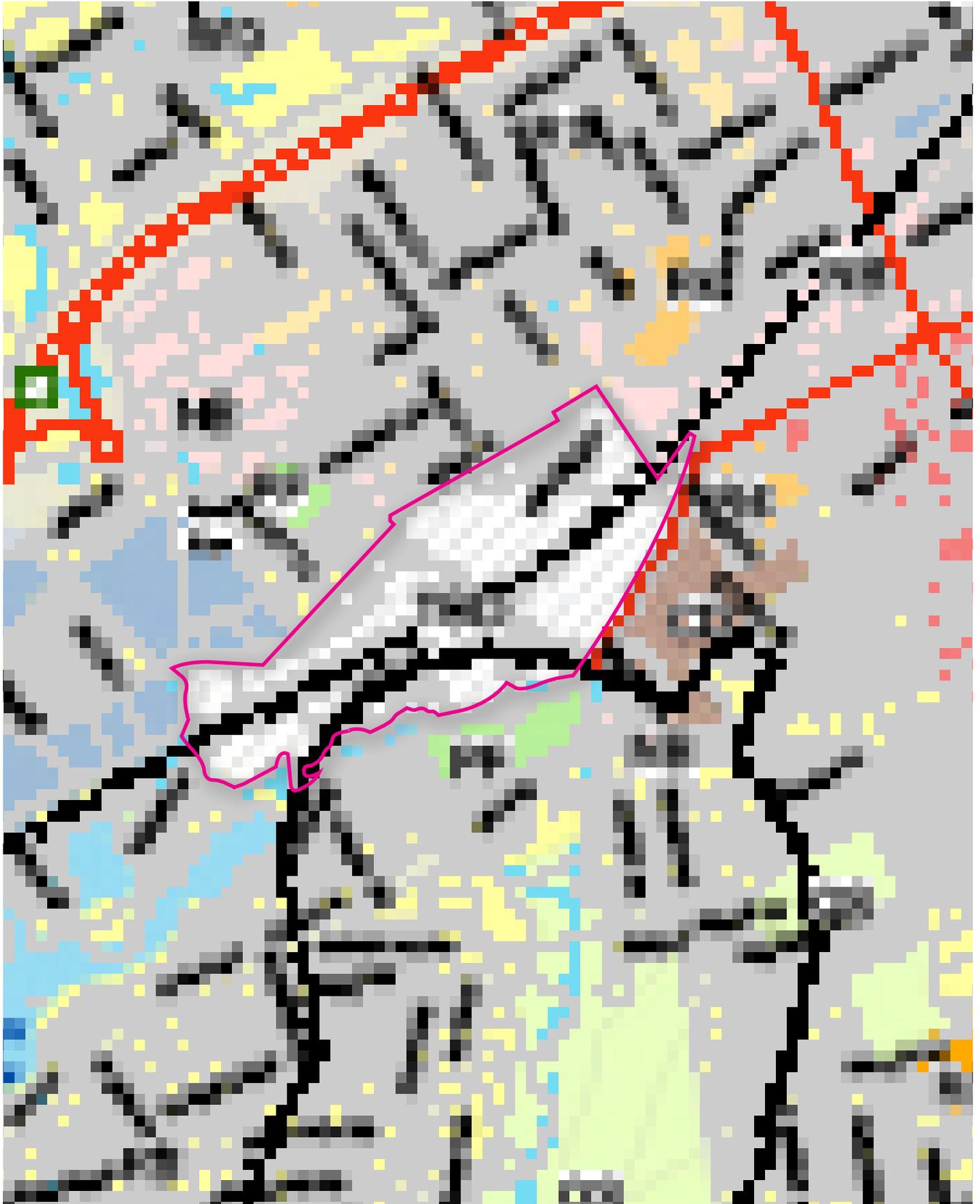
# FIGURE 35.1: WEST HAVEN ZONING MAP

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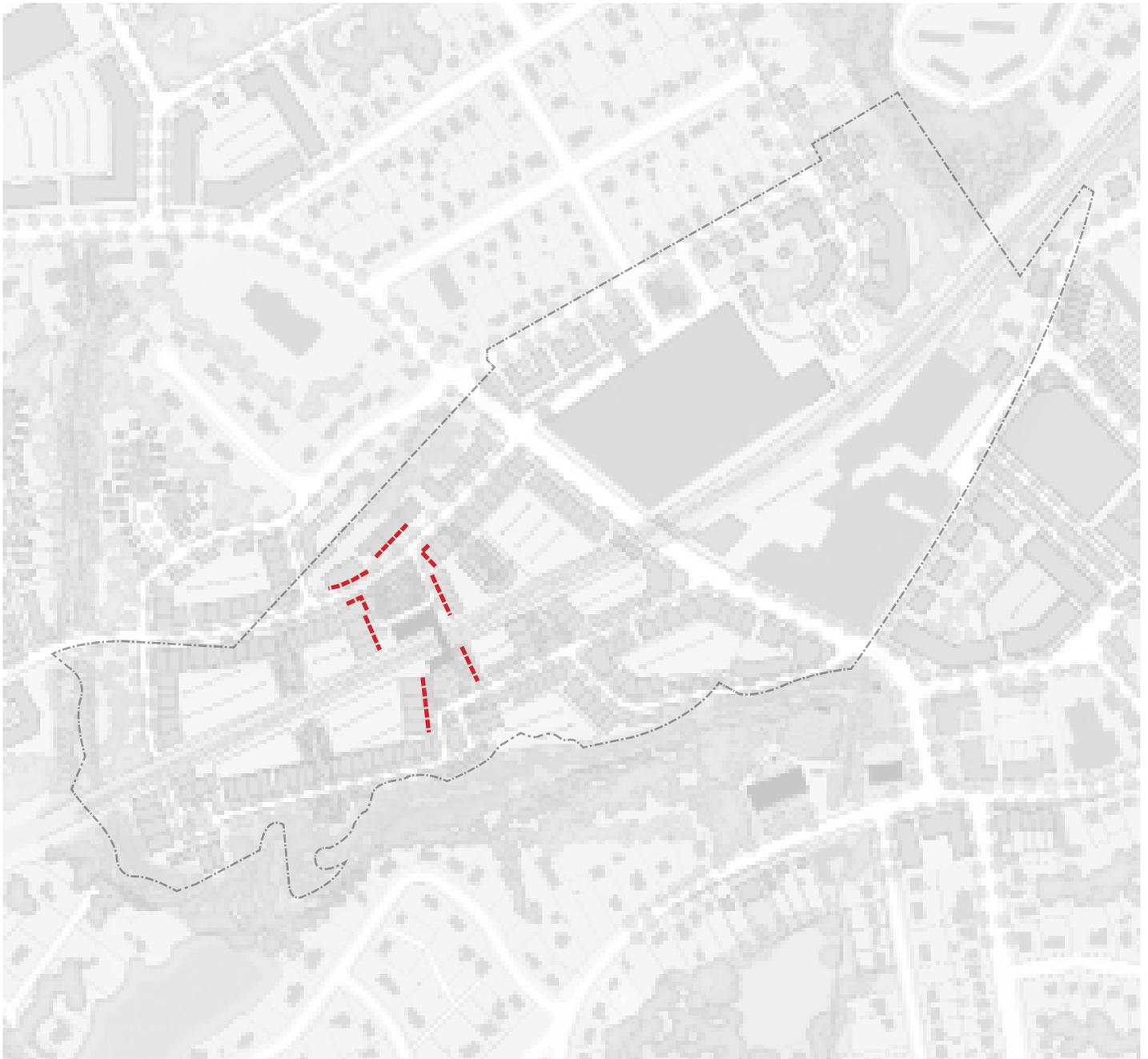
# FIGURE 35.1: WEST HAVEN ZONING MAP

TOD ZONE REGULATIONS



# FIGURE 35.2: WEST HAVEN FRONTAGE MAP

TOD ZONE REGULATIONS



## LEGEND

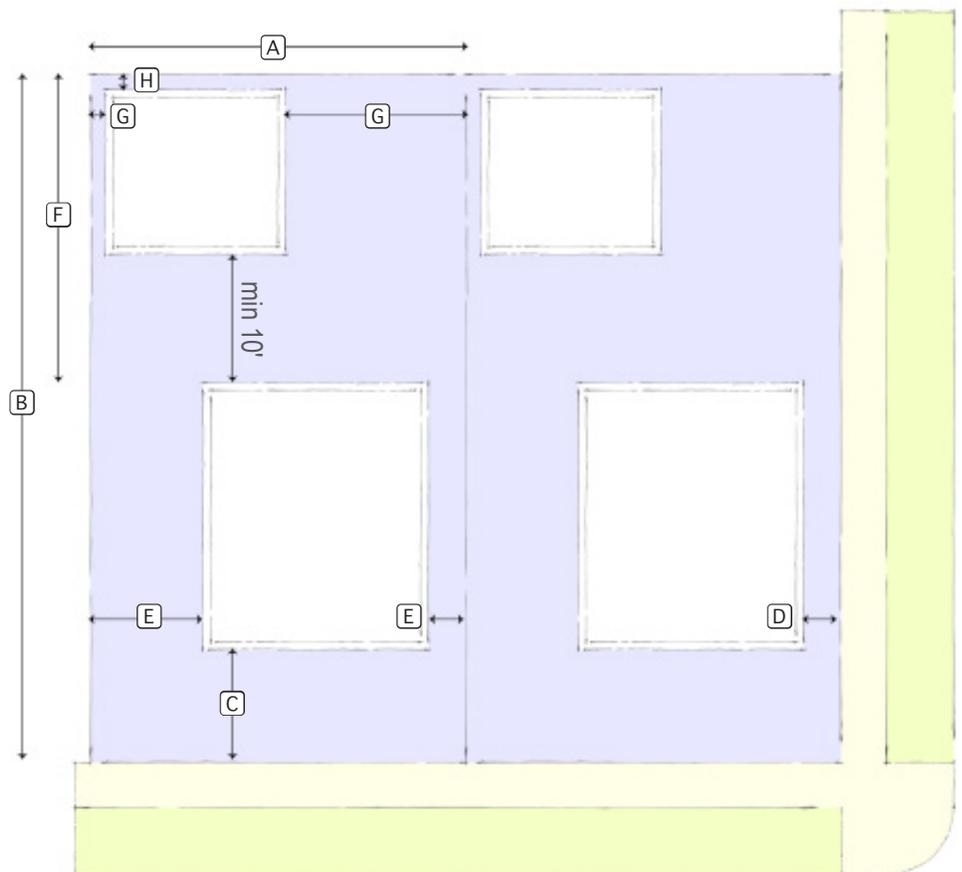
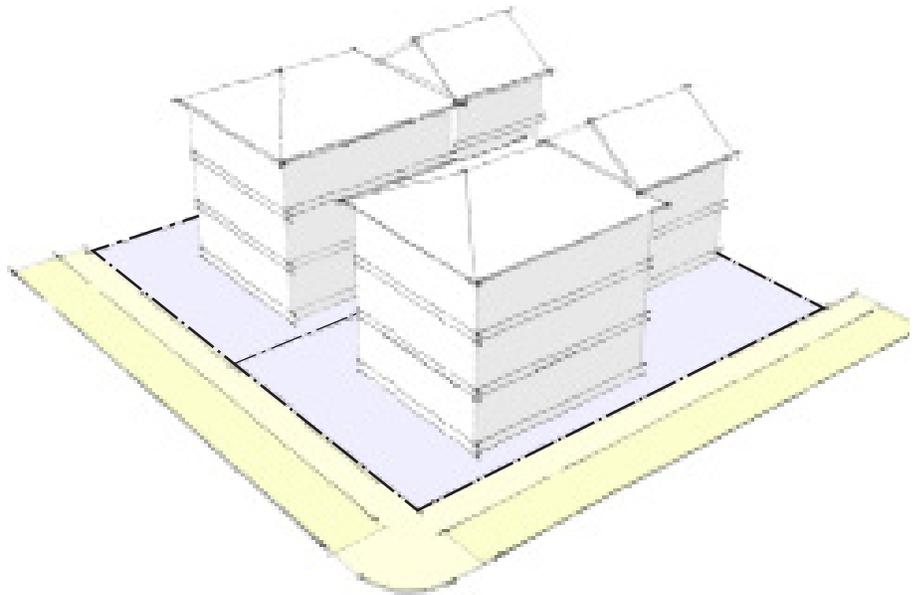
- Red dashed line: Retail Suggested at Grade
- Black dashed line: TOD Boundary

# TABLE 35.1: TOD FORM STANDARDS

TOD ZONE REGULATIONS

## Table 35.1.2: Single-Family House

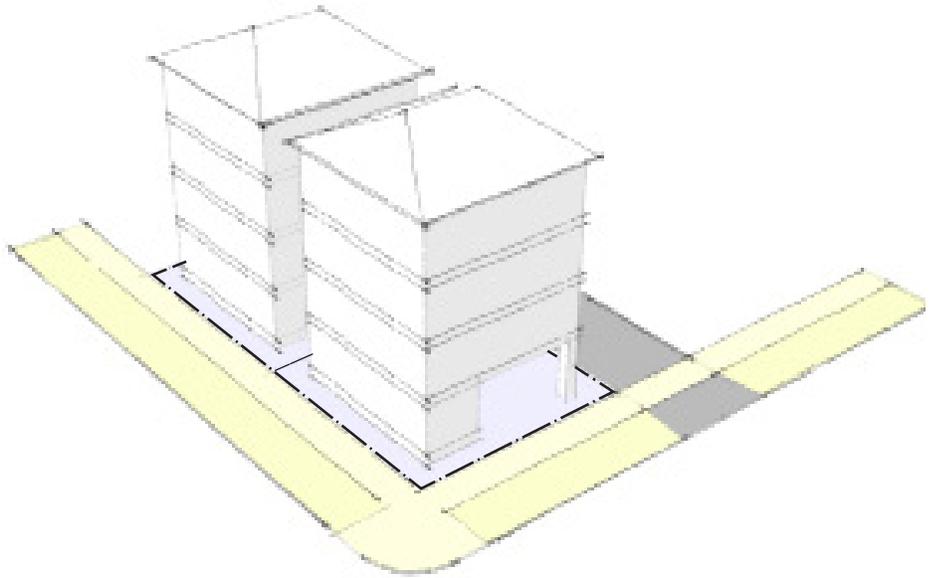
LOT OCCUPATION	
(A) Lot Width (min.)	50 ft.
(B) Lot Depth (min.)	100 ft.
Lot Area (min.) / (max.)	5,000 s.f
Lot Coverage (max.)	65%
Open Space (min.)	20 %
Frontage Build-out (min.)	50 %
SETBACKS	
Principal Building	
(C) Front Setback (min.)	15 ft.
(D) Side Setback (corner) (min.)	5 ft.
(E) Side Setback (interior) (min.)	5 ft.
(F) Rear Setback (min.)	25 ft.
Accessory Building / Garage	
(G) Side Setback (min.)	2 ft.
(H) Rear Setback (min.)	2 ft.
BUILDING HEIGHT	
Principal Bldg (max.)	3
Arcade (max.)	N/A
Accessory (max.)	2
PARKING	
Spaces	(See "35.9 Parking Standards")
NOTES	
1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.	



For illustrative purposes only. Not intended to suggest architectural style or detailing.

**Table 35.1.1: Single-Family Tuckunder**

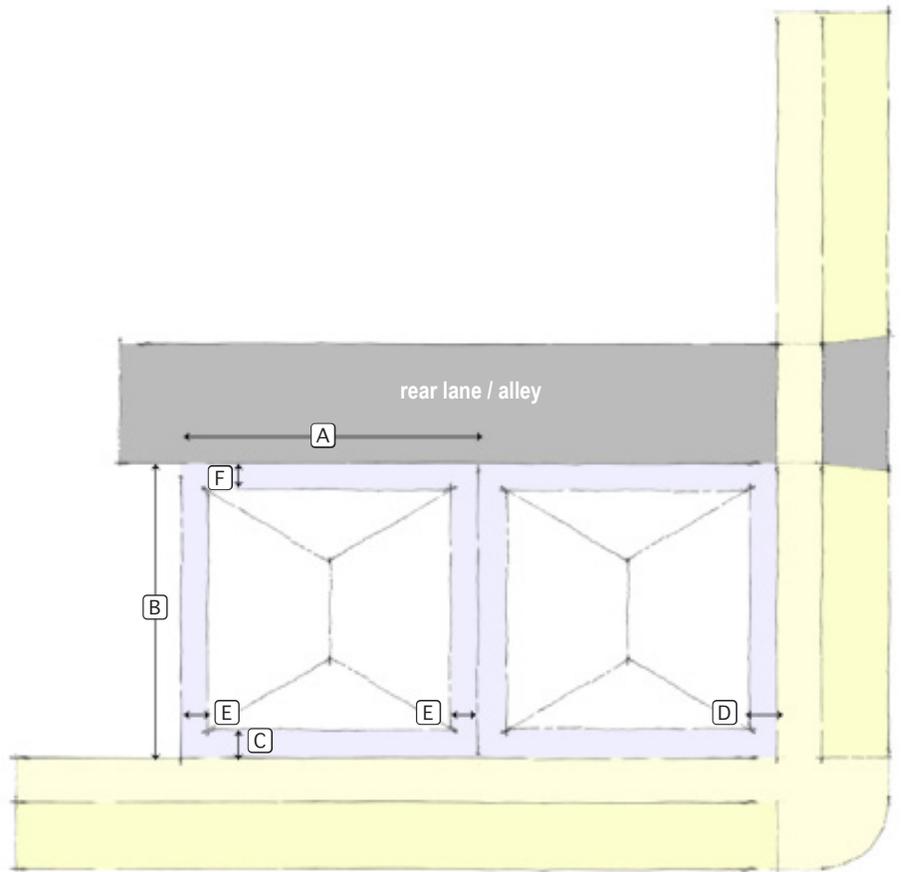
LOT OCCUPATION	
A) Lot Width (min.)	40 ft.
B) Lot Depth (min.)	40 ft.
Lot Area (min.) / (max.)	1,600 s.f
Lot Coverage (max.)	65%
Open Space (min.)	20 %
Frontage Build-out (min.)	50 %
SETBACKS	
<b>Principal Building</b>	
C) Front Setback (min.)	5 ft.
D) Side Setback (corner) (min.)	5 ft.
E) Side Setback (interior) (min.)	5 ft.
F) Rear Setback (min.)	5 ft.
<b>Accessory Building</b>	
G) Side Setback (min.)	N/A
H) Rear Setback (min.)	N/A
BUILDING HEIGHT	
Principal Bldg (max.)	4
Arcade (max.)	N/A
Accessory (max.)**	N/A
PARKING	
Spaces	(See "35.9 Parking Standards")
NOTES	
1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.	



1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.



*For illustrative purposes only. Not intended to suggest architectural style or detailing.*



# TABLE 35.1: TOD FORM STANDARDS

TOD ZONE REGULATIONS

## Table 35.1.3: Two-Family

LOT OCCUPATION	
(A) Lot Width (min.)	24 ft.
(B) Lot Depth (min.)	100 ft.
Lot Area (min.) / (max.)	2,400 s.f.
Lot Coverage (max.)	60%
Open Space (min.)	20 %
Frontage Build-out (min.)	50 %

SETBACKS	
<b>Principal Building</b>	
(C) Front Setback (min.)	15 ft.
(D) Side Setback (corner) (min.)	5 ft.
(E) Side Setback (interior) (min.)	5 ft. / 0 ft.
(F) Rear Setback (min.)	25 ft.
<b>Accessory Building</b>	
(G) Side Setback (min.)	0 ft. / 5ft. (corner)
(H) Rear Setback (min.)	2 ft.

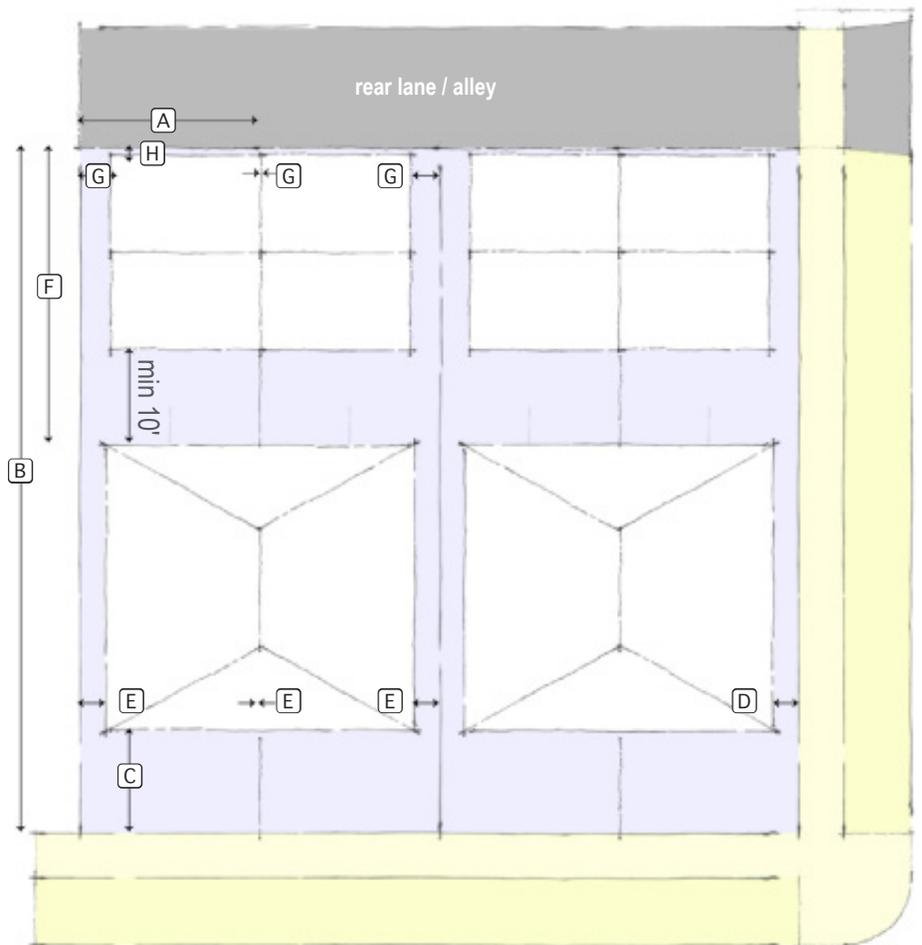
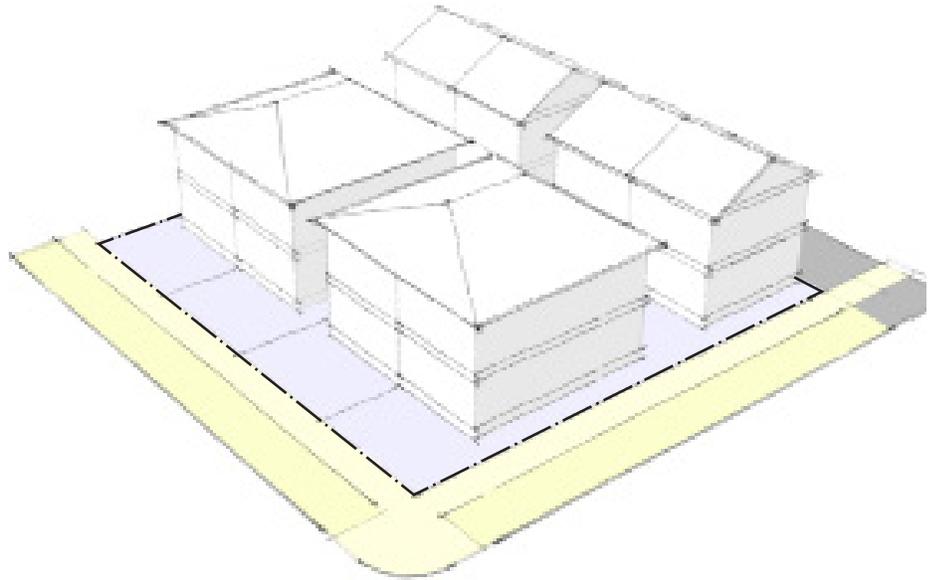
BUILDING HEIGHT	
Principal Bldg (max.)	2
Arcade (max.)	N/A
Accessory (max.)	2

PARKING	
Spaces	(See "35.9 Parking Standards")

NOTES	
1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.	
2. Minimum lot width for single-family homes is 55'. Narrower lots shall require alley access for parking	



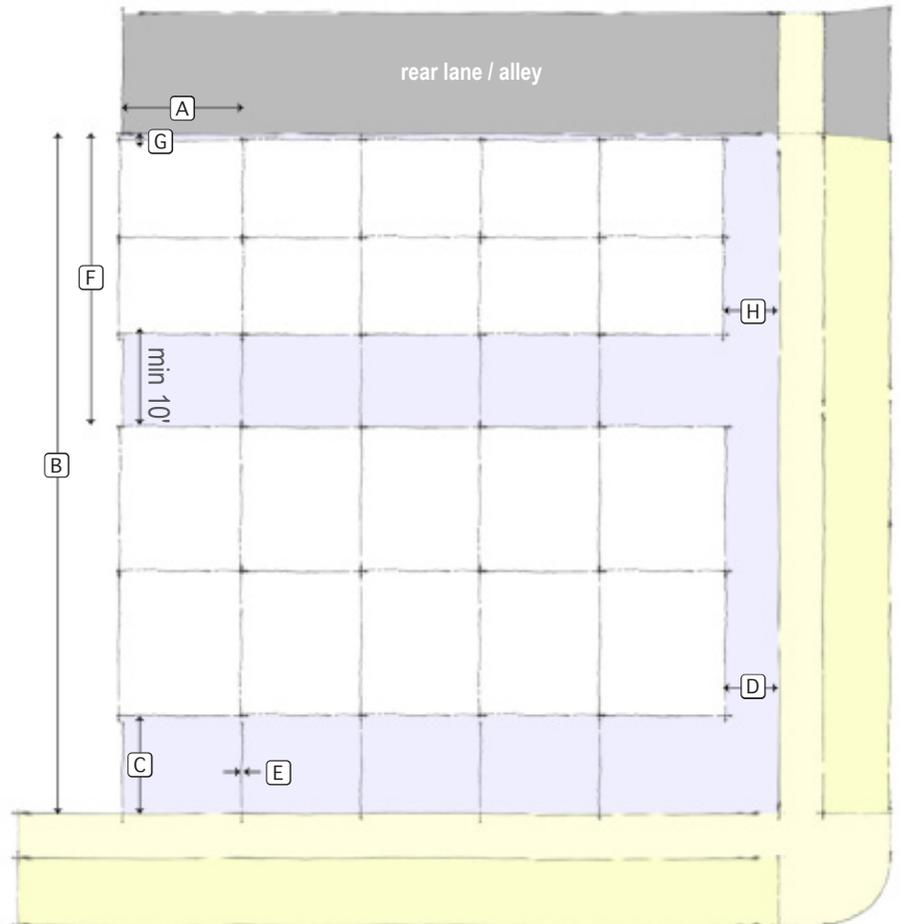
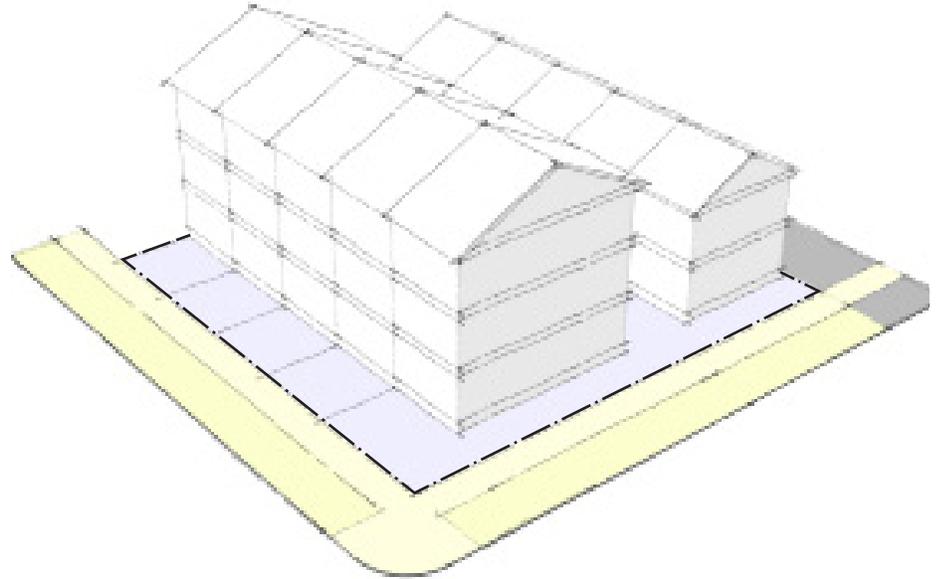
For illustrative purposes only. Not intended to suggest architectural style or detailing.

# TABLE 35.1: TOD FORM STANDARDS

## TOD ZONE REGULATIONS

### Table 35.1.5: Townhouse

LOT OCCUPATION	
(A) Lot Width (min.)	16 ft.
(B) Lot Depth (min.)	100 ft.
Lot Area (min.) / (max.)	1,600 s.f.
Lot Coverage (max.)	65%
Open Space (min.)	20%
Frontage Build-out (min.)	75%
SETBACKS	
Principal Building	
(C) Front Setback (min.)	5 ft.
(D) Side Setback (corner) (min.)	5 ft.
(E) Side Setback (interior) (min.)	0 ft.
(F) Rear Setback (min.)	35 ft.
Accessory Building / Garage	
(G) Rear Setback (min.)	2 ft.
(H) Side Setback (min.)	0 ft / 5 ft. (corner)
BUILDING HEIGHT	
Principal Bldg (max.)	3
Arcade (max.)	N/A
Accessory (max.)	2
PARKING	
Spaces	(See "35.9 Parking Standards")
NOTES	
1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.	



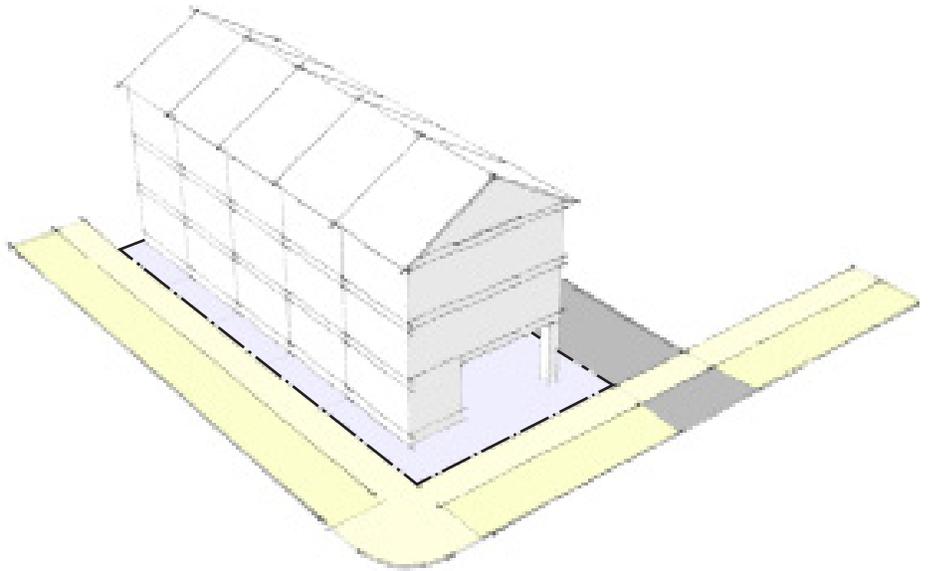
For illustrative purposes only. Not intended to suggest architectural style or detailing.

# TABLE 35.1: TOD FORM STANDARDS

TOD ZONE REGULATIONS

## Table 35.1.4: Tuckunder Townhouse

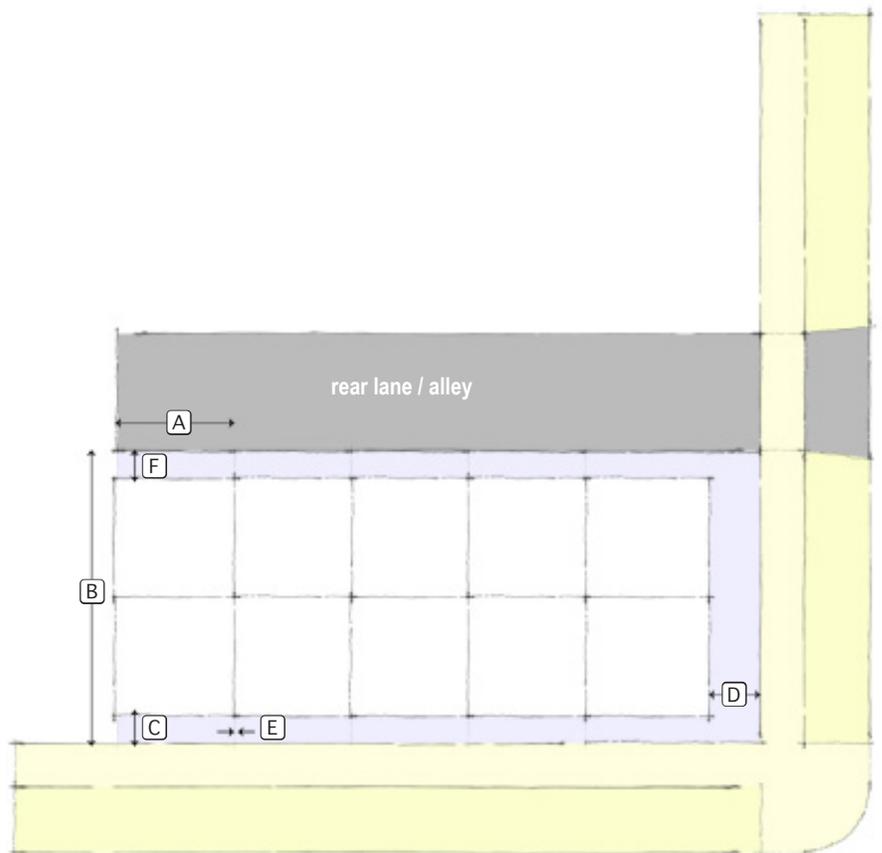
LOT OCCUPATION	
(A) Lot Width (min.)	16 ft.
(B) Lot Depth (min.)	40 ft.
Lot Area (min.) / (max.)	640 s.f.
Lot Coverage (max.)	75%
Open Space (min.)	10%
Frontage Build-out (min.)	75%
SETBACKS	
<b>Principal Building</b>	
(C) Front Setback (min.)	5 ft.
(D) Side Setback (corner) (min.)	5 ft.
(E) Side Setback (interior) (min.)	0 ft.
(F) Rear Setback (min.)	5 ft.
<b>Accessory Building / Garage</b>	
(G) Side Setback (min.)	N/A
(H) Rear Setback (min.)	N/A
BUILDING HEIGHT	
Principal Bldg (max.)	4
Arcade (max.)	N/A
Accessory (max.)	N/A
PARKING	
Spaces	(See "35.9 Parking Standards")
NOTES	
1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.	



1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.



For illustrative purposes only. Not intended to suggest architectural style or detailing.

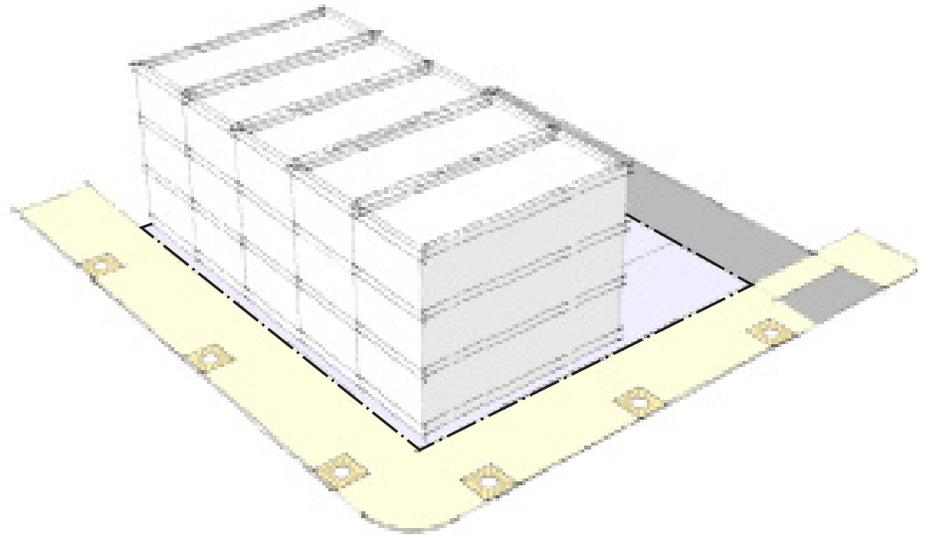


# TABLE 35.1: TOD FORM STANDARDS

## TOD ZONE REGULATIONS

### Table 35.1.6: Live-Work

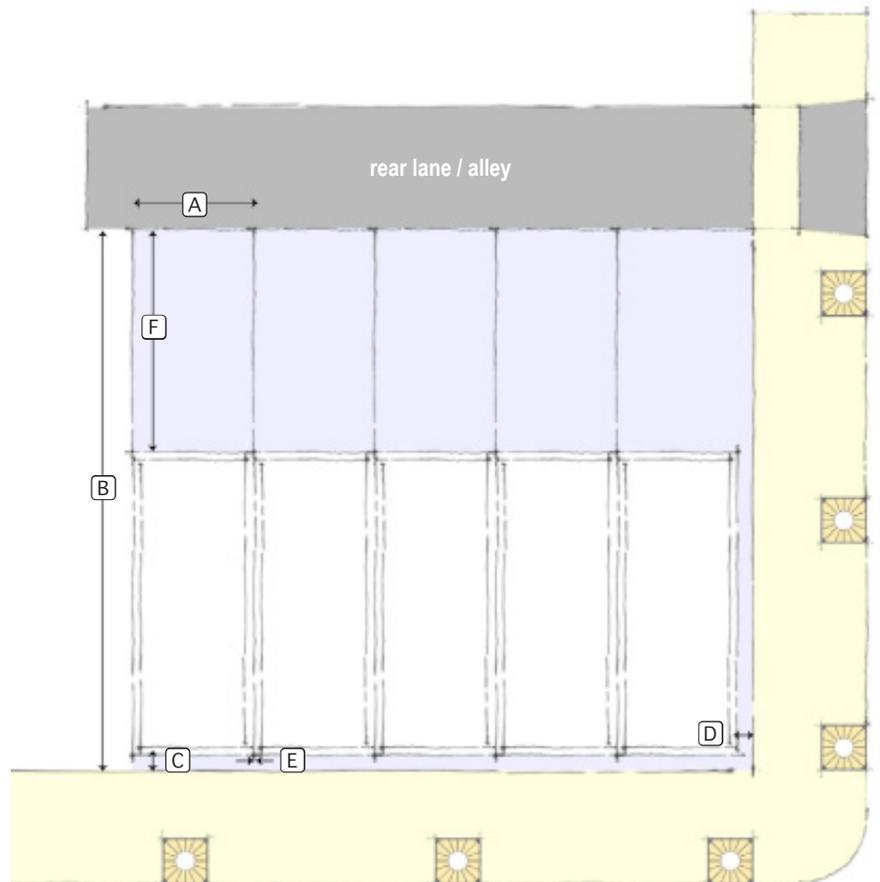
LOT OCCUPATION	
(A) Lot Width (min.)	16 ft.
(B) Lot Depth (min.)	80 ft.
Lot Area (min.) / (max.)	1,280 s.f.
Lot Coverage (max.)	65%
Open Space (min.)	20%
Frontage Build-out (min.)	75%
SETBACKS	
<b>Principal Building</b>	
(C) Front Setback (min.)	2 ft.
(D) Side Setback (corner) (min.)	2 ft.
(E) Side Setback (interior) (min.)	0 ft.
(F) Rear Setback (min.)	2 ft.
<b>Accessory Building / Garage</b>	
(G) Rear Setback (min.)	N/A
(H) Side Setback (min.)	N/A
BUILDING HEIGHT	
Principal Bldg (max.)	3
Arcade (max.)	N/A
Accessory (max.)	N/A
PARKING	
Spaces	(See "35.9 Parking Standards")
NOTES	
1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.	



1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.



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# TABLE 35.1: TOD FORM STANDARDS

TOD ZONE REGULATIONS

## Table 35.1.7: Multi-Family

LOT OCCUPATION	
(A) Lot Width (min.)	72 ft.
(B) Lot Depth (min.)	90 ft.
Lot Area (min.) / (max.)	N/A
Lot Coverage (max.)	80%
Open Space (min.)	10%
Frontage Build-out (min.)	70%
Density (max.)	50 bdrms/acre 70% min. studio & 1 bdrm

SETBACKS	
<b>Principal Building</b>	
(C) Front Setback (min.)	15 ft.
(D) Side Setback (corner) (min.)	5 ft.
(E) Side Setback (interior) (min.)	5 ft.
(F) Rear Setback (min.)	2 ft.
<b>Accessory Building</b>	
(G) Rear Setback (min.)	N/A
(H) Side Setback (min.)	N/A

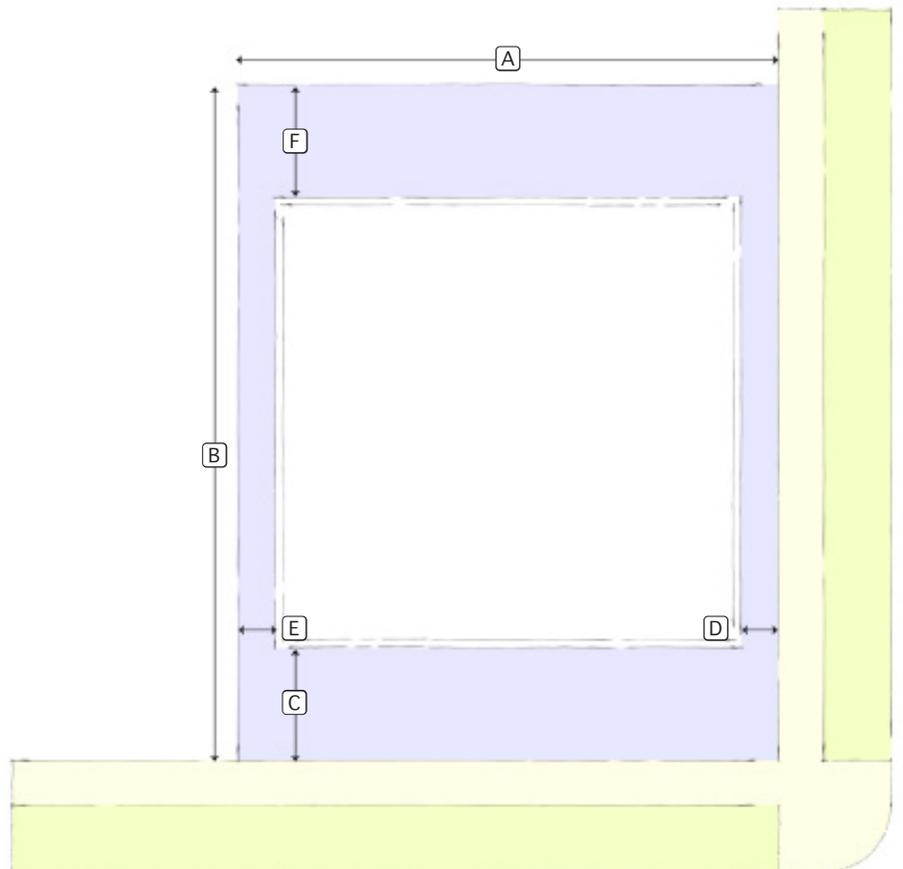
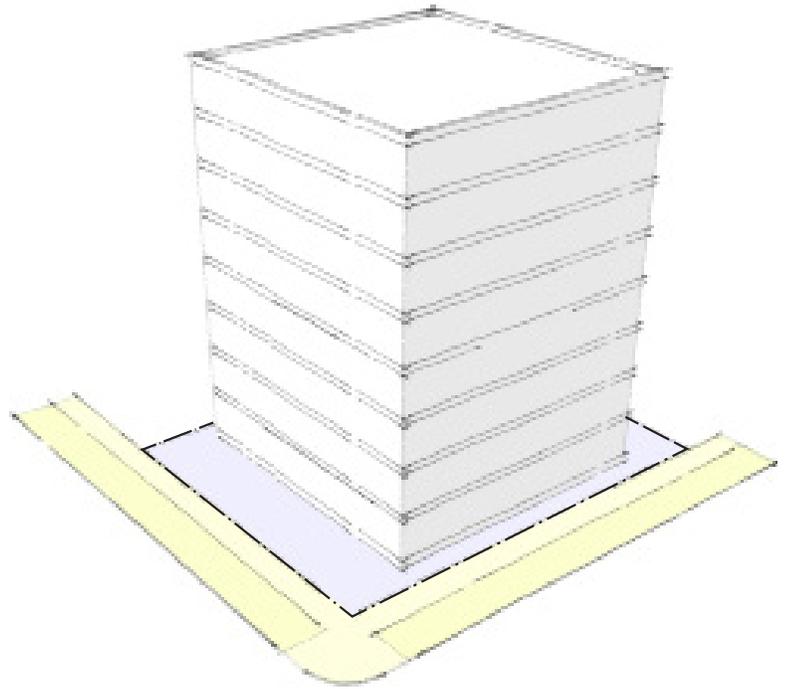
BUILDING HEIGHT	
Principal Bldg (max.)	8
Arcade (max.)	N/A
Accessory (max.)	N/A

PARKING	
Spaces	(See "35.9 Parking Standards")

NOTES	
1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.	



For illustrative purposes only. Not intended to suggest architectural style or detailing.

# TABLE 35.1: TOD FORM STANDARDS

## TOD ZONE REGULATIONS

### Table 35.1.8: Mixed-Use / Commercial

LOT OCCUPATION	
(A) Lot Width (min.)	None
(B) Lot Depth (min.)	None
Lot Area (min.) / (max.)	N/A
Lot Coverage (max.)	90%
Open Space (min.)	10%
Frontage Build-out (min.)	70%
Density (max.)	50 bdrms/acre 70% studio & 1 bdrm

SETBACKS	
<b>Principal Building</b>	
(C) Front Setback (min.)	2 ft.
(D) Side Setback (corner) (min.)	5 ft.
(E) Side Setback (interior) (min.)	5 ft.
(F) Rear Setback (min.)	2 ft.
<b>Accessory Building</b>	
(G) Rear Setback (min.)	N/A
(H) Side Setback (min.)	N/A

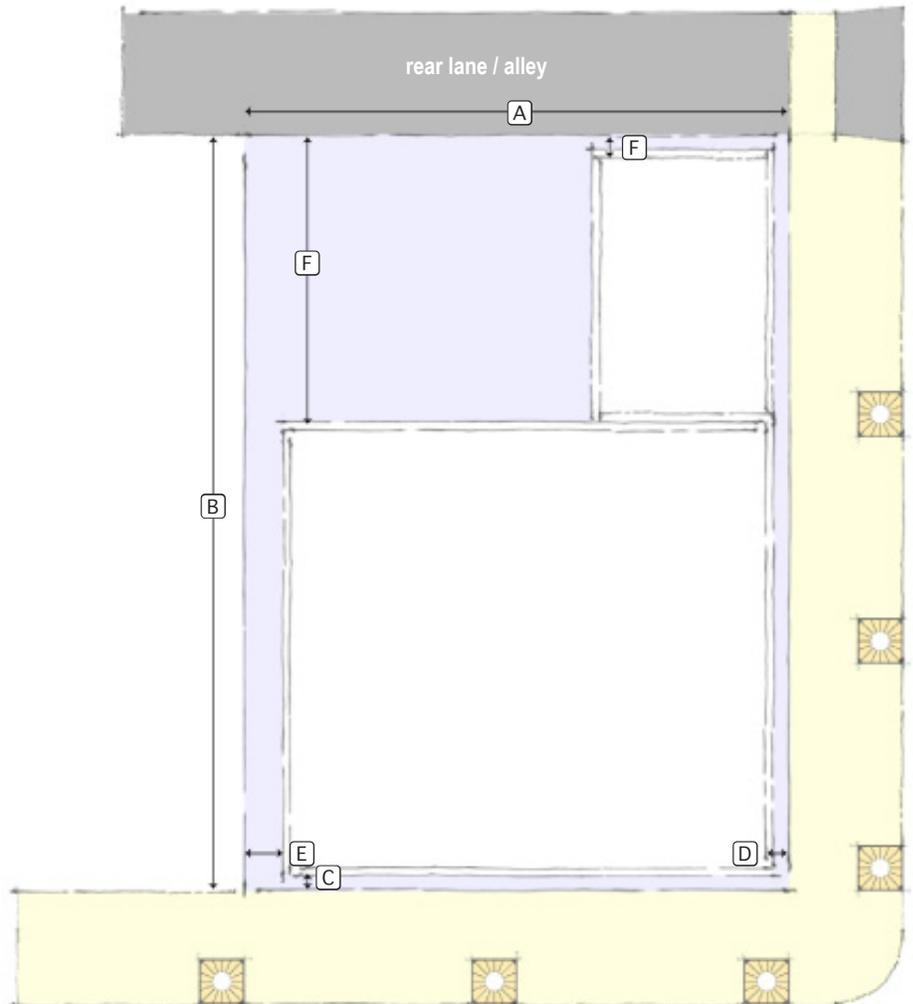
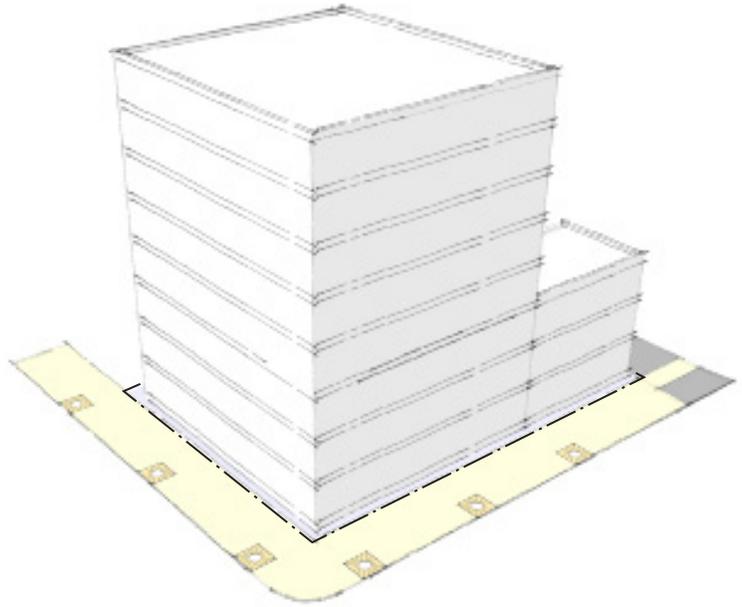
BUILDING HEIGHT	
Principal Bldg (max.)	8
Arcade (max.)	N/A
Accessory (max.)	N/A

PARKING	
Spaces	(See "35.9 Parking Standards")

NOTES	
1. Accessory Buildings shall not exceed a 484 sq.ft. maximum footprint.	



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**Bicycle Rack:** a stationary fixture to which a bicycle can be securely attached.

**Live-Work:** a rearyard, fully mixed-use building type with one dwelling above or behind a commercial space, that shall be limited to a maximum of 50% of the dwelling unit area.

**Liner (building):** a building conceived specifically to mask a parking lot or a parking structure from the frontage. Liner buildings are shallow in depth as they are conceived to mask parking without consuming it, as a conventional building would.

**Mixed-Use:** a rearyard, flexible commercial building type. Commercial buildings have floor-plates deeper than residential ones.

**Substantial Modification:** Any combination of repairs, reconstruction or alterations to an existing building or structure that would: a) increase building floor area by more than 750 square feet; b) result in a modification of more than 30% of the building façade; or c) cumulatively cost equal to or exceed thirty percent (30%) of the market value of the structure before the “start of construction” of the modification.

**Town House:** a rearyard building type. A single-family dwelling with common walls on the side lot lines, the facades forming a continuous frontage line. Townhouses are the highest density type able to provide private yards.

**Tuckunder:** a reary loaded building type which the rear portion of the ground floor is given over to parking. The floors above extend over the parking.

**Work-Live:** a rearyard, fully mixed-use building type with one dwelling above or behind a commercial space, that exceeds 50% of the dwelling unit area.

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