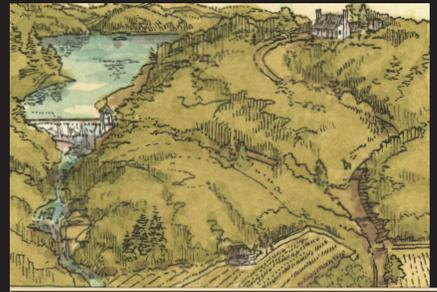


Hamden, CT

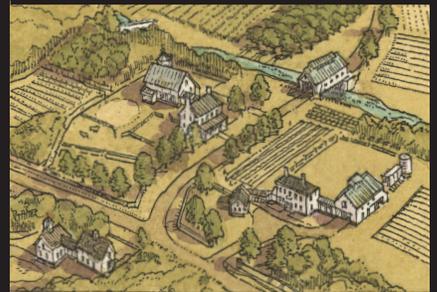
11-9-2007 Draft

SMARTCODE

v 9.0



T1



T2



T3



T4



T5



T6

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- 4.6.3 The modification of existing buildings is permitted by Site Plan Approval if such changes result in substantial compliance with the specifications of this Code.
- 4.6.4 Where buildings exist on adjacent Lots, the Planning and Zoning Commission may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code, subject to Site Plan approval with a Minor Deviation.
- 4.6.5 Any addition to or modification of a Building of Value that has been designated as such by the Hamden Historical Society or to a building actually or potentially eligible for inclusion on a state, local or national historic register, shall be subject to approval by the Hamden Historical Society
- 4.6.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Tables 10 and 11.

4.7 SPECIAL REQUIREMENTS

- 4.7.1 An Infill Community Plan may designate any of the following Special Requirements:
- Not applicable.
 - Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage with a openable door provided on average every 30' along the frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified in Article 5. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 17d.)
 - Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
 - Designations for Mandatory and/or Recommended Arcade Frontage, requiring or advising that a building overlap the Sidewalk such that the first floor Facade is a colonnade. The Arcade Frontage designation may be combined with a Retail Frontage designation.
 - Not applicable.
 - Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the Planning and Zoning Commission.
 - A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

5.1 INSTRUCTIONS

- 5.1.1 Lots and buildings located within an Infill Community Plan governed by this Code and previously approved by the Planning and Zoning Commission shall be subject to the requirements of this Article.
- 5.1.2 Owners and developers may have the design plans required under this Article prepared on their behalf. Such plans require administrative approval by the Planning and Zoning Commission.
- 5.1.3 Building and Site Plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
- a. For preliminary site and building approval:
 - Building Placement
 - Building Configuration
 - Building Use
 - Parking Location Standards
 - Bonus floor request if any (See Article 1.7)
 - b. For final approval, in addition to the above:
 - Landscape Standards
 - Signage Standards
 - Special Requirements
 - Hazard Mitigation Standards
 - Natural Drainage Standards and Sedimentation and Erosion Control Standards
 - Architectural Standards
 - Lighting Standards
 - General Performance Standards
 - Visitability Standards
- 5.1.4 Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

5.2 NON CONFORMING CONDITIONS (SEE SECTION 4.6)**5.3 SPECIAL REQUIREMENTS (SEE SECTION 4.7)****5.4 CIVIC ZONES****5.4.1 GENERAL**

- a. Civic Zones are designated on Community Plans as Civic Space (CS) or Civic Building (CB).
- b. Parking provisions for Civic Zones shall be determined by Minor Deviation.

5.4.2 CIVIC SPACE ZONES (CS)

- a. Civic Spaces shall be generally designed as described in Table 13.

5.4.3 CIVIC BUILDING ZONES (CB)

- a. Civic Buildings shall not be subject to the requirements of this Article. The particulars of their design shall be determined by Minor Deviation.

5.5 SPECIFIC TO T1 NATURAL ZONE

- 5.5.1 Buildings in the T1 Natural Zone are permitted only by Amendment. Permission to build in T1 and the standards for Article 5 shall be determined concurrently as Amendments, in public hearing of the Planning and Zoning Commission.

5.6 BUILDING PLACEMENT**5.6.1 SPECIFIC TO ZONE T2**

- a. Building Placement shall be determined by Minor Deviation.

5.6.2 SPECIFIC TO ZONES T3, T4, T5, T6

- a. Newly platted Lots shall be dimensioned according to Table 14f and Table 15.
- b. Building Placement types shall be as shown in Table 9.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 14g and Table 15.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 17c.
- e. Lot coverage by building shall not exceed that recorded in Table 14f and Table 15.
- f. Facades shall be built parallel to a rectilinear Principal Frontage line or to the tangent of a curved Principal Frontage line, and along a minimum percentage of the Frontage length at the Setback, as specified on Table 14g and Table 15.
- g. Setbacks for Principal Buildings shall be as shown in Table 14g and Table 15. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Minor Deviation.
- h. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 14h and Table 15.
- i. To accommodate slopes over ten percent, relief from front Setback requirements is available by Minor Deviation.

5.6.2 SPECIFIC TO ZONE T6

- a. The Principal Entrance shall be on a Frontage Line.

5.7 BUILDING CONFIGURATION**5.7.1 GENERAL TO ZONES T2, T3, T4, T5, T6**

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 7 and Table 14i.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 17. Prescriptions for the second and third Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. The first Story of all Facades shall be glazed with clear glass no less than 30%.
- d. Building Heights and Expression Lines shall conform to Table 8 and Table 14k.
- e. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Use, which shall be a minimum of 11 feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- f. In a Parking Structure or garage, each level counts as a single Story regardless of its relationship to habitable Stories.
- g. Height limits do not apply to Attics or raised basements, masts, belfries, clock

towers, chimney flues, water tanks, or elevator bulkheads.

5.7.2 SPECIFIC TO ZONES T2, T3, T4, T5

a. The minimum size of a dwelling within a Principal Building shall be 300 sq ft in interior space. Outbuildings may be any size, not to exceed 440 sq ft.

5.7.3 SPECIFIC TO ZONE T3

- a. No portion of the Private Frontage may Encroach the Sidewalk.
- b. Open porches may Encroach the first Layer 50% of its depth. (Table 17d)
- c. Balconies and bay windows may Encroach the First Layer 25% of its depth.

5.7.4 SPECIFIC TO ZONE T4

a. Balconies, open porches and bay windows may Encroach the first Layer 50% of its depth. (Table 17d)

5.7.5 SPECIFIC TO ZONES T5, T6

- a. Awnings, Arcades, and Galleries may Encroach the Sidewalk to within two feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. (Not applicable).
- c. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the first Layer 100% of its depth. (Table 17d)
- d. Loading docks and service areas shall be permitted on Frontages only by Minor Deviation.
- e. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- f. Streetscreens should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Minor Deviation. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- g. A first level Residential or Lodging Use shall be raised a minimum of 2 feet from average Sidewalk grade.
- h. There shall be provided one zero-step entrance to each building from an accessible path at the front, side or rear of each building for visitability.

5.8 BUILDING USE

5.8.1 GENERAL TO ZONES T2, T3, T4, T5, T6

a. Buildings in each Transect Zone shall conform to the Uses on Table 10 and Table 12 and Table 14k. Uses that do not conform shall require approval by Minor Deviation or Amendment as specified on Table 12.

5.8.2 SPECIFIC TO ZONES T2, T3

a. Accessory Uses of Restricted Lodging or Restricted Office shall be permitted within an Outbuilding. See Table 10.

5.8.3 SPECIFIC TO ZONES T4, T5

a. Accessory Uses of Limited Lodging or Limited Office shall be permitted within an Outbuilding. See Table 10.

5.8.4 SPECIFIC TO ZONES T5, T6

- a. First Story Commercial Uses shall be permitted.
- b. Manufacturing Uses within the first Story may be permitted by Amendment.

5.9 PARKING AND DENSITY CALCULATIONS

5.9.1 SPECIFIC TO ZONES T2, T3

- a. Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Uses permitted in Table 10.

5.9.2 SPECIFIC TO ZONES T4, T5, T6

- a. Buildable Density on a Lot shall be determined by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the Lot Frontage, and (3) by purchase or lease from a Civic Parking Reserve within the Pedestrian Shed, if available.
- b. The actual parking may be adjusted upward according to the Shared Parking Factor of Table 11 to determine the Effective Parking. The Shared Parking Factor is available for any two Uses within any pair of adjacent Blocks.
- c. Based on the Effective Parking available, the Density of the projected Use may be determined according to Table 10.
- d. Within the overlay area of a Transit-Oriented Development (TOD) the Effective Parking may be further adjusted upward by 30%.
- e. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- f. Accessory Units do not count toward Density calculations.
- g. Liner Buildings less than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

5.10 PARKING LOCATION STANDARDS**5.10.1 GENERAL TO ZONES T2, T3, T4, T5, T6**

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
- b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.

5.10.2 SPECIFIC TO ZONES T2, T3

- a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the first Lot Layer. (Table 17d)
- b. Garages shall be located at the third Layer except that side- or rear-entry types may be allowed in the first or second Layer by Minor Deviation.

5.10.3 SPECIFIC TO ZONES T3, T4

- a. Driveways at Frontages shall be no wider than 10 feet in the first Layer. (Table 3B-f)

5.10.4 SPECIFIC TO ZONE T4

- a. All parking areas and garages shall be located at the second or third Layer.

5.10.5 SPECIFIC TO ZONES T5, T6

- a. All parking lots, garages, and Parking Structures shall be located at the second or third Layer. (Table 17d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage. (Table 3B-f)
- c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground

- levels which may be exited by pedestrians directly into a building.
- d. (Not applicable).
- e. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

5.11 LANDSCAPE STANDARDS

5.11.1 GENERAL TO ZONES T2, T3, T4, T5, T6

- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 14f.

5.11.2 SPECIFIC TO ZONES T2, T3, T4

- a. The first Layer may not be paved, with the exception of Driveways as specified in Section 5.10.2 and Section 5.10.3. (Table 17d)

5.11.3 SPECIFIC TO ZONE T3

- a. A minimum of two trees shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
- b. Trees may be of single or multiple species as shown on Table 6.
- c. Trees shall be naturalistically clustered.
- d. Lawn shall be permitted by Minor Deviation.

5.11.4 SPECIFIC TO ZONE T4

- a. A minimum of one tree shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
- b. Trees shall be a single species to match the species of Street Trees on the Public Frontage, or as shown on Table 6.
- c. Lawn shall be permitted By Right.

5.11.5 SPECIFIC TO ZONES T5, T6

- a. Trees shall not be required in the first Layer.
- b. The first Layer may be paved to match the pavement of the Public Frontage.

5.12 SIGNAGE STANDARDS

5.12.1 GENERAL TO ZONES T2, T3, T4, T5, T6

- a. There shall be no signage permitted additional to that specified in this section.
- b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.

5.12.2 SPECIFIC TO ZONES T2, T3

- a. Signage shall not be illuminated.

5.12.3 SPECIFIC TO ZONES T4, T5, T6

- a. Signage shall be externally illuminated, except that signage within the Shopfront glazing may be neon lit.

5.12.4 SPECIFIC TO ZONES T2, T3, T4

- a. One blade sign for each business may be permanently installed perpendicular to the Facade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the Sidewalk.

5.12.5 SPECIFIC TO ZONES T5, T6

- a. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 8 feet above the Sidewalk.

- b. A single external permanent sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.