

## SECTION 26

### MIXED USES WITHIN A ZONE

26.1 Residential uses may be allowed in a Commercial Zone subject to the following:

- A. A building may contain a combination of dwelling units and other permitted commercial uses.
- B. In addition to the commercial uses and structures permitted by the Zoning Regulations, the Commission may approve one (1) dwelling unit for each one-half (1/2) acre of land contained in the commercial lot up to 10 units, each dwelling unit not to exceed 2 bedrooms.
- C. All other municipal and state requirements shall be satisfied.
- D. Of the total gross square footage of finished space in the building of the lot, more than 55% shall be devoted to commercial use.
- E. Dwelling units shall not be constructed in commercial zones located within the 100 year flood zone or areas subject to repeated flooding which could result in the periodic displacement of tenants because of temporary septic system failure and/or contamination of drinking water supplies.
- F. That portion of a commercial lot which is classified as wetlands or watercourses shall not be included in the calculation and the determination of the number of dwelling units permitted.
- G. The Commission shall have the discretion to determine whether dwelling units are appropriate in combination with certain commercial activities.
- H. Land in the Aquifer Protection Zone shall be counted at 50 % of its area in calculating the number of dwelling units permitted.
- I. There shall be located on each lot a minimum of 1,500 square feet per bedroom of land suitable for recreation and open space. This land shall not include land in buffer areas and shall not be included in the calculation of maximum percentage of land coverage required under Table I, Note 3.

This land shall be safely accessible to the dwelling units without crossing a vehicular area and otherwise suitable for such uses in the discretion of the Commission. For each dwelling unit, of the recreation space required, there shall be a least 300 square feet of land, directly abutting the units which is prepared, protected and equipped for recreational activities.

- J. Efficiency apartments shall be considered one bedroom for the purposes of these calculations.
- K. Layout and landscaping of the residential units in combination with the commercial units shall be in such a manner as to minimize the impact of the commercial uses, parking service areas and streets on the residential units.
- L. Commercial and residential units shall have separate entrances.
- M. Gross floor areas requirements for dwelling units shall be at least the following:
  - 1) Efficiency                      500 Square Feet
  - 2) 1 Bedroom                      700 Square Feet
  - 3) 2 Bedroom                      900 Square Feet
- N. The site plan submitted with an application shall include:
  - 1) Plans prepared by a professional engineer licensed in the State of Connecticut showing:
    - \*Details of the proposed water distribution/system supply;
    - \*Information defining the location and capacity of any storage tank(s) that may be required;
    - \*Calculations showing the estimated water demands of the entire development as proposed.
  - 2) The number of residents to be served and the number of service connections installed;
- O. Prior to the issuance of any zoning permit, the Applicant shall obtain a statement from the Director of Public Health stating that the proposed development has an adequate and potable water supply.