

Challenge #1 – Stress and Uncertainty

- *"The community seems to be routinely subjected to varying degrees of stress pertaining to land use matters. We believe this originates from a lack of consensus on how the town should (or should not) grow and what the town should (or should not) be 10-20 years from now. Despite this lack of consensus, there appears to be a repeated concern that the town is being shaped, defined, and changed by a series of unrelated decisions instead of through the implementation of a well-thought out plan."*
- **Need identified to develop consensus on a vision for the future growth of the Town.**

Challenge #2 - More Improper Zoning



Challenge #3

Be a part of our town



Challenge #4 – No Clear Criteria



Challenge #5 – No Uses Allowed

What Uses are
Allowed?

What can go next to my
house?

What Uses are
Allowed?

What can I put on my
Commercial property?

Challenge #6 – Imbalanced Growth Potential/ Grand List

- 85% from Residential/ 15% Non-Residential
- 4,500 acres of undeveloped land is zoned residential
 - COCS = \$1.10/ \$1.00
- Only 50 acres of undeveloped land is zoned commercial
 - COCS = \$0.32/ \$1.00
- Need identified for Mixed Use & Infill = Tax Revenue



Challenge #7

Lack of Housing Options

Need identified to increase diversity of housing options.

- Deficient in transitional/ high density residential housing options.
- 33% of regions housing stock is “apartment”
- 15-17% in Canton
 - ▣ outdated/ historic industrial housing
- People are downsizing, want to stay – No options
- Children grow up and want to return – Can’t afford
- New multi-family, mixed use housing not allowed under existing zoning.
- Need identified to increase diversity of housing options.

Challenge #8 – Access to Utilities

Town of Canton

Utility Expansion and Development Study Route 44 Corridor

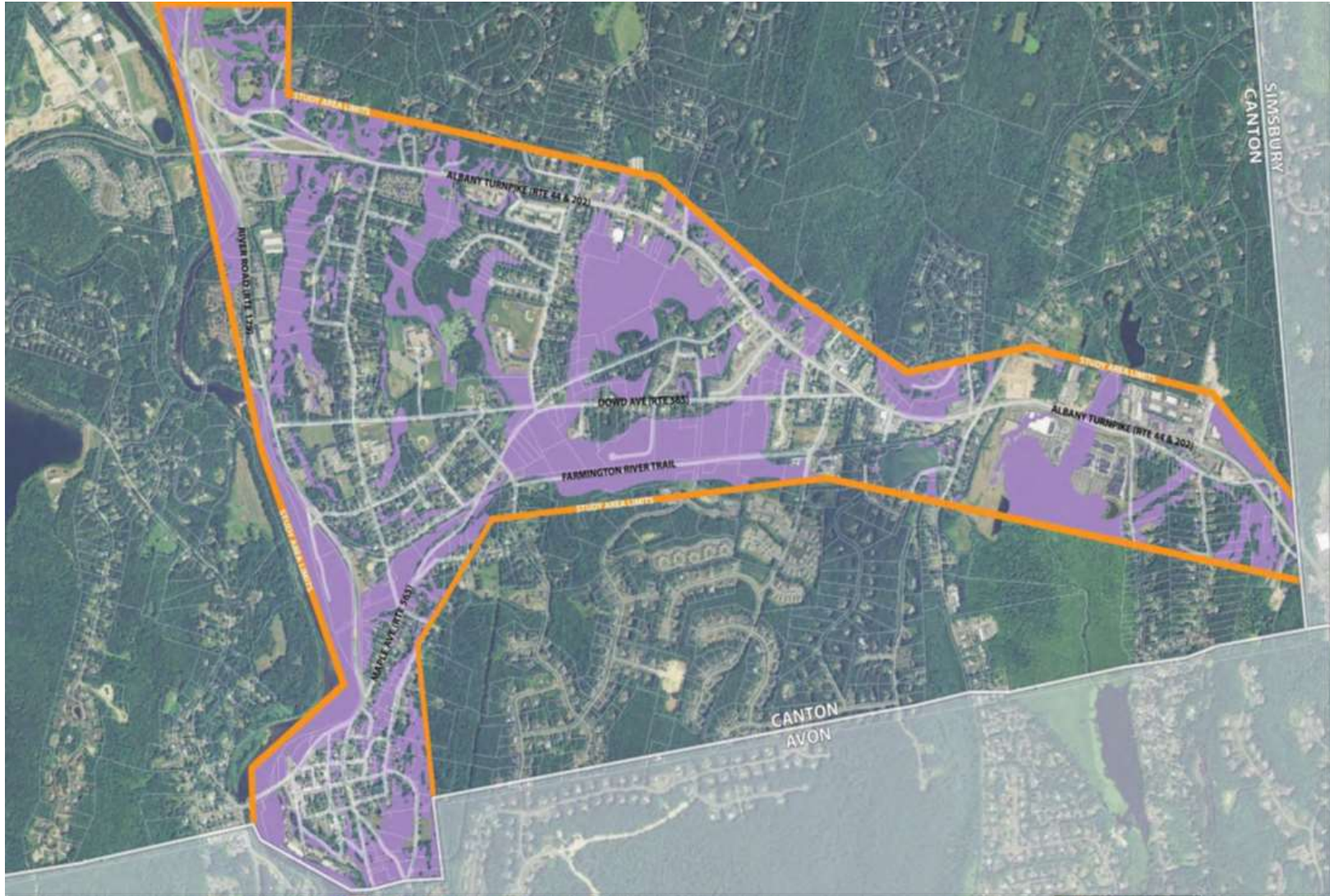
Prepared for:



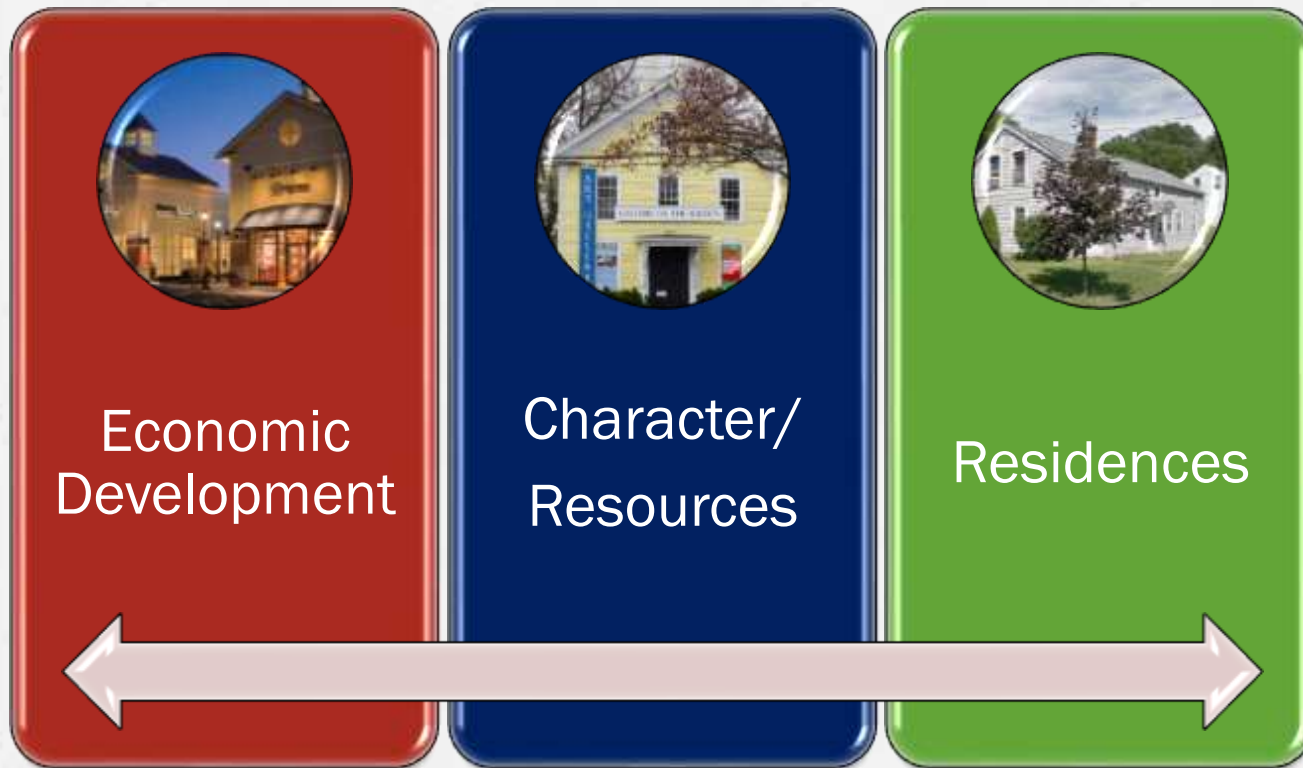
Prepared by:



Challenge #9 – Environmental Resources/ Constraints



Balance



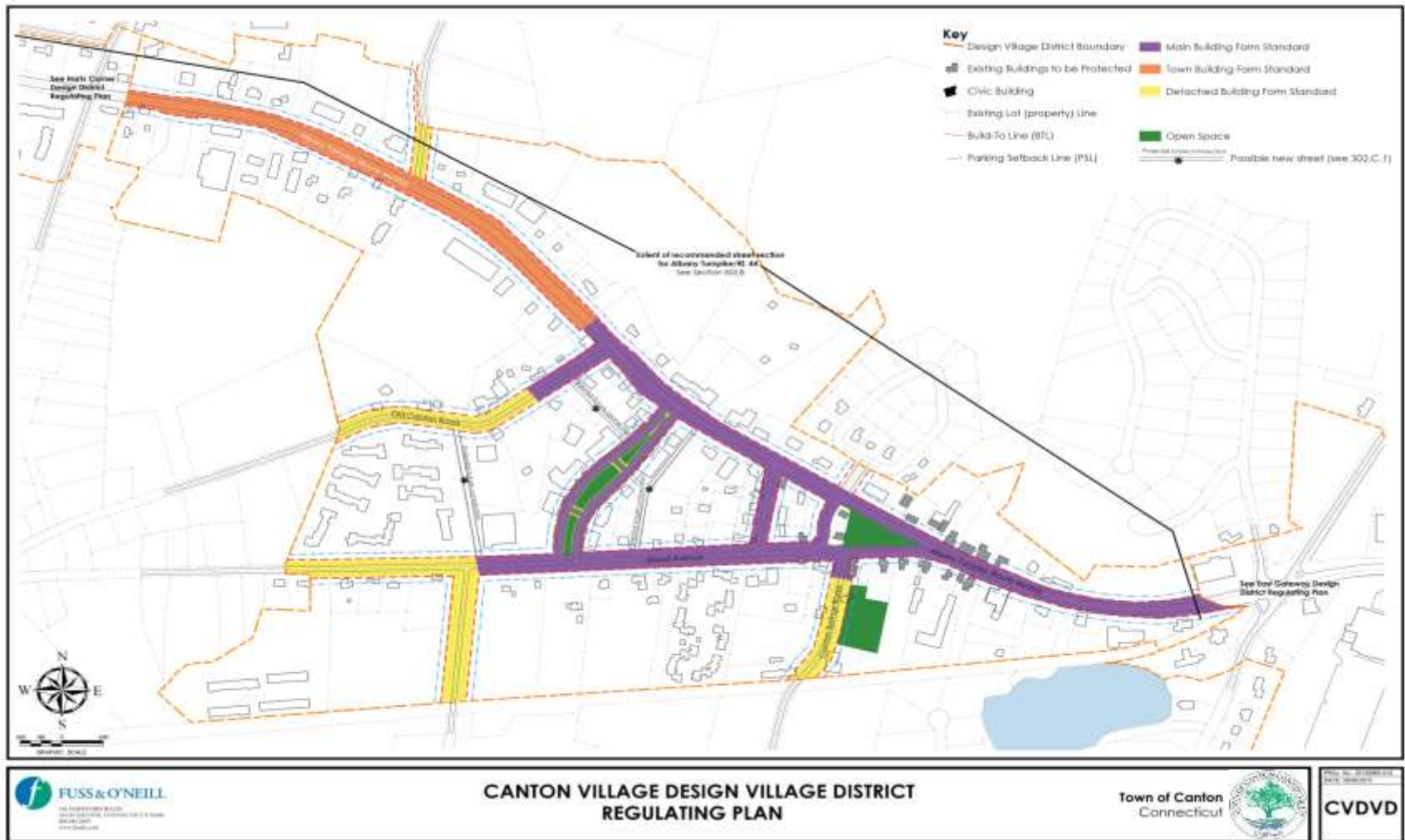
Process: Hands-On Session



Process: Team Working



Regulating Plans – Canton Village



Canton Village/ Collinsville - Detached

405. DETACHED FRONTAGE

CHARACTER FOR COLLINSVILLE AND CANTON VILLAGE DISTRICTS

The Detached frontage standard is represented by the traditional single family house with small front, side and rear yards along a tree-lined street. Structures are typically 2 to 2 ½ stories in height with pitched roofs and front porches.



Simple, yet well detailed, wood siding



Possible home occupation uses



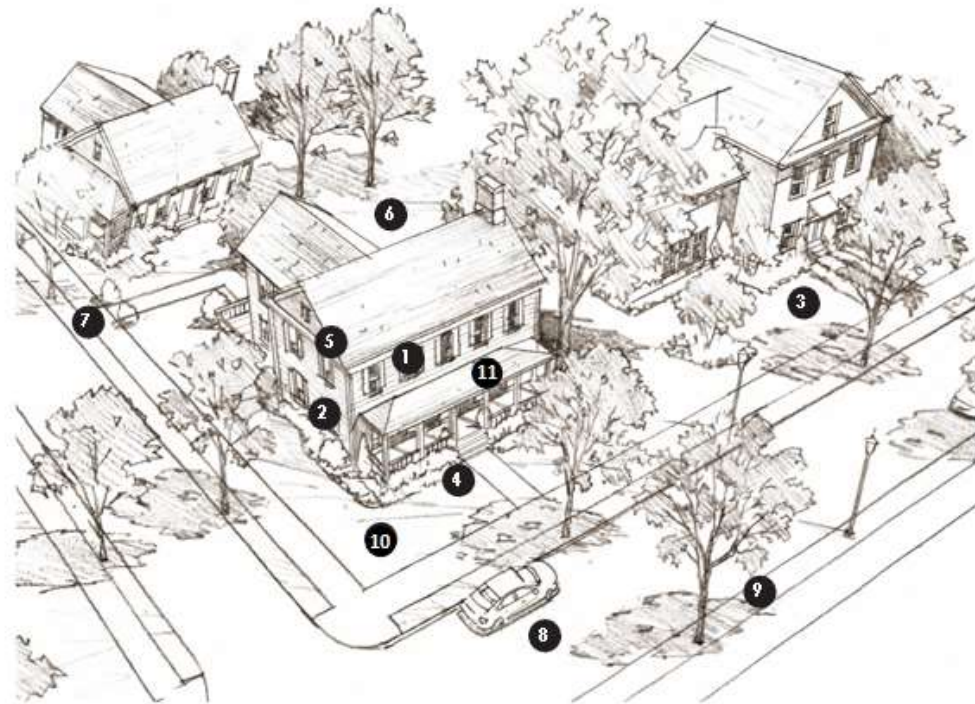
Small lot (close together) single family homes



One-story bungalow with local stone



Possible home occupation uses

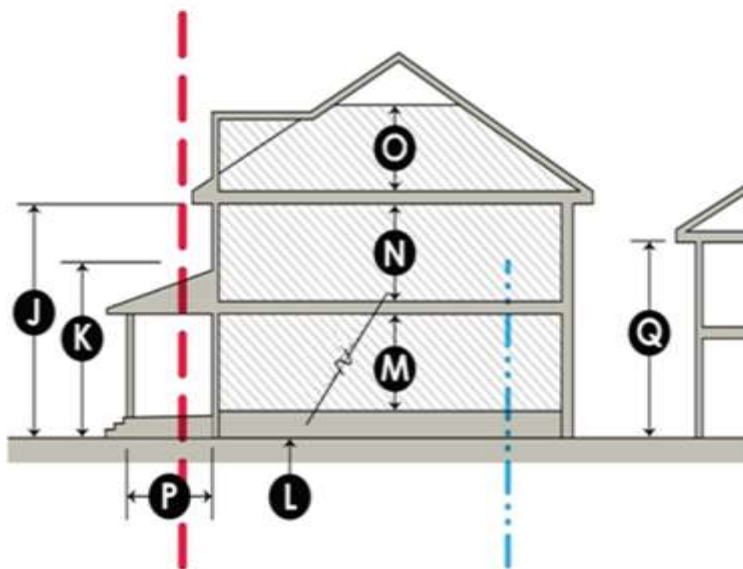


1. Residential Use
2. Optional limited Office Use
3. Wider dimension facing street
4. Optional stoop or porch
5. Minimum 2 story
6. Private Open Space
7. Preferable rear alley access preferable for off-street parking
8. On-Street parking
9. Street trees and street lighting in continuous tree lawn
10. Build-To Line set back providing front yard
11. Required fenestration; must have windows and doors facing street

Canton Village/ Collinsville - Detached

BFS FOR COLLINSVILLE AND CANTON VILLAGE DESIGN VILLAGE DISTRICTS

SECTION ELEMENTS



KEY

— Build-to Line

--- Parking Setback Line

▨ Residential Use or Business Use

DIMENSIONS

J. Building Height Maximum	2 ½ <u>stories</u> / 26' max. To top of wall plate
K. Building Height Minimum	1 ½ <u>stories</u> / 18' max. To top of wall plate
L. Finished Ground Floor Level	2'-0" min. / 4'-0" max.
M. Finished Floor Story Clear Height	9'-0" min. / 12'-0" max.
N. Upper Story Clear Height	9'-0" min. / 12'-0" max.
O. Optional Attic Height	8'-0" min.
P. Optional Front Porch	6'-0" min. depth
Q. Accessory Building	2 <u>stories</u> max. / 20' max. To top of wall plate

Accessory Buildings are allowed not greater than 25% of the floor area of the principle building.

Canton Village/ Collinsville - Main

403. Main Frontage

CHARACTER FOR COLLINSVILLE AND CANTON VILLAGE DESIGN VILLAGE DISTRICTS

The Main Building Form Standard is the basic urban street frontage, once common across the United States. The uses are not specific, ranging from commercial to residential, retail to municipal—and combinations of all of the above. The primary form is that of a multi-story building placed directly at the sidewalk, with windows across the facade. There could be several buildings lined up shoulder to shoulder, filling out a block, or on smaller blocks, a single building might fill the frontage line.



Three stories of flexible uses and optional attic story



Good corner building with entrances on both streets

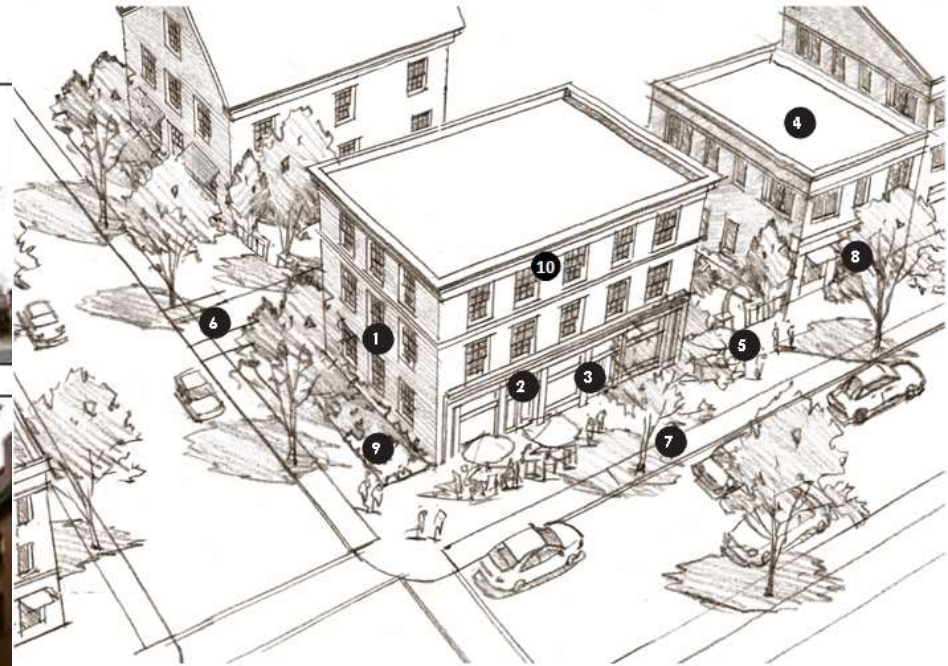


Three-story commercial (or upper floor residential possible)



Main Storefront Frontages

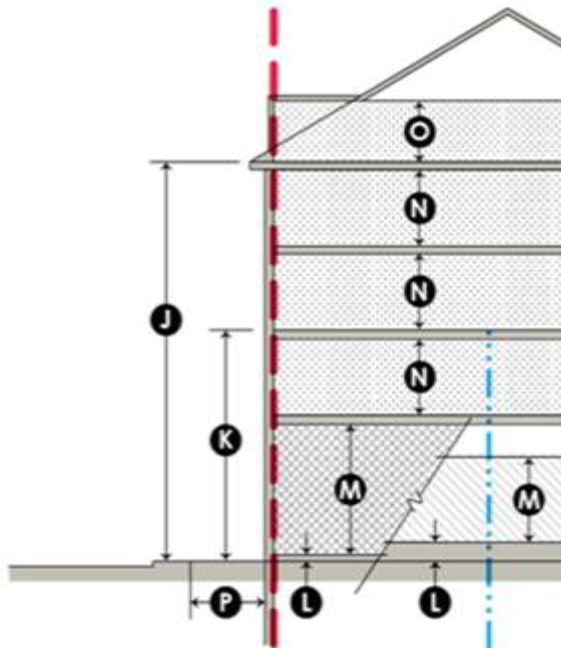
When designated on the Regulating Plan as Main Storefront, the Main BFS applies excepting that the ground story configuration shall be for commercial uses - that of a storefront. (See 606.B.2.c Storefront Windows for specific requirements.)



1. Commercial or Residential Use
2. Ground floor Commercial Use - required under Main Storefront and optional under Main BFS
3. Storefront, where required, with larger windows
4. Minimum 2 story
5. Street Wall where buildings do not abut
6. Rear alley access preferable for parking and loading (service access)
7. Street trees and street lighting in continuous tree lawn or tree grates
8. Optional awnings
9. Build-To Line tight to sidewalk providing limited dooryard
10. Required minimum fenestration; must have windows and doors facing street

Canton Village/ Collinsville – Main

SECTION ELEMENTS



KEY

— Build-to Line

--- Parking Setback Line

Residential Use

Residential OR Business Use

Business Use

DIMENSIONS

J.	Building Height Maximum	4 <u>stories</u> / 60' max. To top of wall plate
K.	Building Height Minimum	2 <u>stories</u> / 24' min. To top of wall plate
L.	Finished Ground Floor Level	<i>Business:</i> at grade min. / 18" max. <i>Residential:</i> at grade min. / 4' max.
M.	Finished Floor Story Clear Height	<i>Business:</i> 12'0" min. / 18'0" max. <i>Residential:</i> 9'0" min. / 18'0 max.
N.	Upper Story Clear Height	9'0" min. / 18'0" max.
O.	Optional Attic Height	8'-0" min.
P.	Clear Walkway Width	5'-0" min.

Accessory Buildings are allowed not greater than 25% of the floor area of the principle building.



East Gateway- Main

CHARACTER FOR EAST GATEWAY DESIGN VILLAGE DISTRICT

The Main Building Form Standard has different examples for the east and west ends of Albany Turnpike. The East Gateway has a character precedent of simple or more modern forms of traditional Connecticut buildings.



East Gateway Design Village District character example



East Gateway Design Village District character example

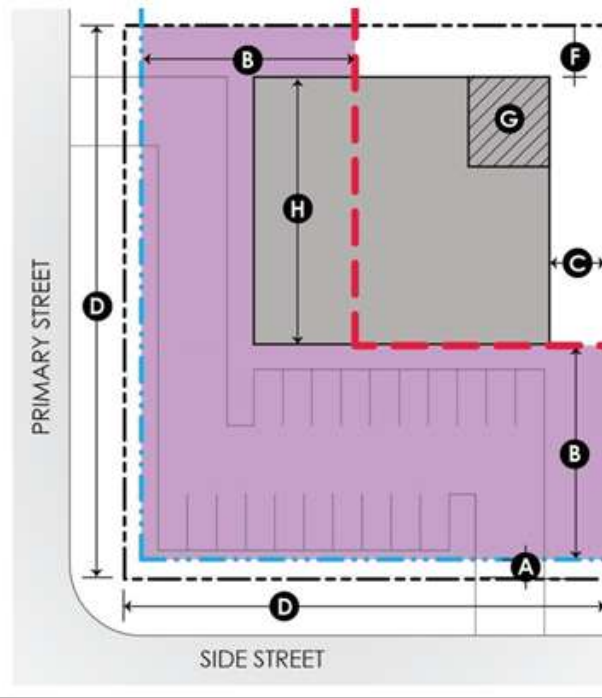


East Gateway Design Village District character example

East Gateway - Main

BFS FOR EAST GATEWAY DESIGN VILLAGE DISTRICT

PLAN ELEMENTS



KEY

- Build-to Line
- Parking Setback Line
- Property Line
- Buildable Area
- Private Open Space
- Build-to Zone see Section 301.A.3

DIMENSIONS

- A. Parking Setback Line 15' from property line (Refer to Regulating Plan)
- B. Build-to-Zone 75' depth from property line
- C. Rear Setback 20' min.
- D. Lot Width 70' min. / 200' max.
- E. Lot Depth 175' min.
- F. Side Setback N/A
- G. Private Open Space 10% of Buildable Area
- H. Primary Street Façade 50% min. of primary street property width

Interior buildings are allowed provided all Section and Plan elements are met (excluding Build-To line).

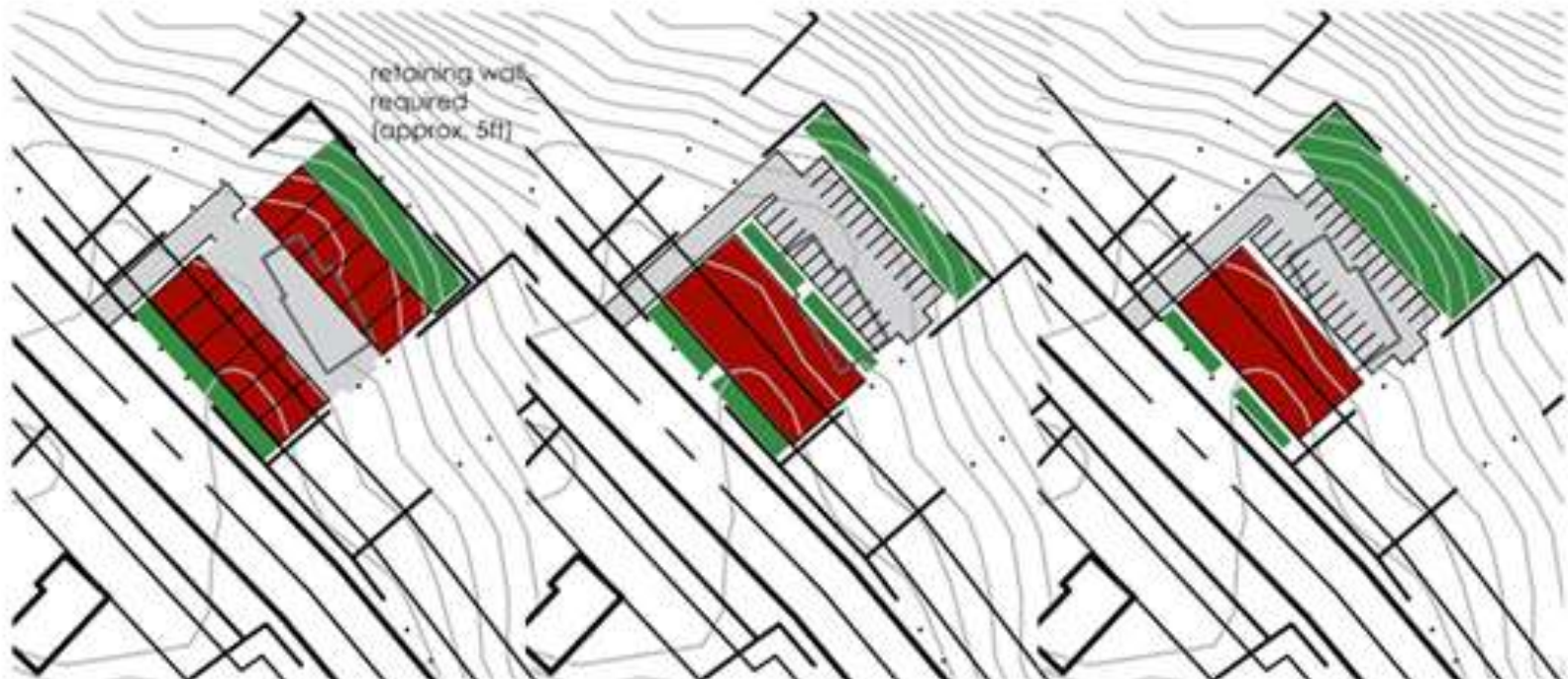
Illustrative Example – Town BFS

Town BFS
min. 2 storys
max. 3 storys plus attic

12 rear access garage townhouses
2 spaces per unit self-parked

24 units double-loaded multi-family
3 story (optional lofts on top floor)
26 parking spaces

13,200 gsf commercial
2 story
26 parking spaces



Architectural Standards

- Materials
- Configuration
- Technique
- Examples



Brick Main-type building



Town-type (narrow facade) in siding



Historic Greek Revival style

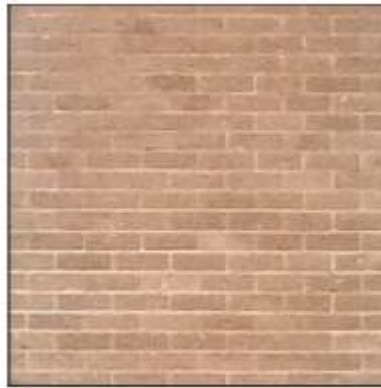


Rustic or farm-style in Harts Corner

Building Walls



Wood clapboard (horizontal) siding



Brick



Stone



Stucco



Primary material of wood clapboard siding with secondary material cedar shingles

Roofs/ Parapets

- ❑ Materials
- ❑ Configuration
- ❑ Technique
- ❑ Examples



Projecting cornice at parapet



Standing seam metal with snow guards



Dormer in asphalt shingle roof



Eaves – projecting from the gable end of the building form – with decorative trim

Windows and Doors



606.B.2.c.i



606.B.2.a.vi



Double-hung with storm windows



606.B.2.c.iii



606.B.2.b.vi



606.B.2.d.iii



Results



- Prior commercial strip zoning pre-approved for higher density mixed use development
- Historic Village - protected by zoning
- Town's largest employer - 42 unit housing complex approved and under construction.
- Approved Mixed Use Development – 20,000 sf retail/ office + 92 unit apartments.
- 72 unit apartment building, proposed, negotiations.



Results

- Increased density proposed on edge of village center.
- 100 unit high density residential development proposal contemplated in Village.
- “25,000 sf Aldi’s” agreed to match the architectural materials of code.
- A historic and deteriorating building saved and renovated into market rate apartments building meeting code.



Results



- Number of hearings greatly reduced.
- Increased development potential allowed in areas of existing infrastructure.
- Increased densities allowed.
- The timeline for processing applications decreased
- Future vision of the community is carried out under Zoning.

CANTON

Canton Village Districts Form-Based Design Code



CANTON PLANNING AND ZONING COMMISSION

Town of Canton, Connecticut

Effective
April 10, 2018

Canton Form Based Design Code