

Proposed Wallingford Zoning Regulations Text Amendments
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Revised to 12/9/2020

§4.9 INDUSTRIAL EXPANSION (IX) DISTRICT 12/12/98

A. Purpose - To provide suitable locations for industrial and office uses on or near major streets.

B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:

1. Public utility facilities, buildings and storage yards. 10/02/94
2. Offices, **including data centers.**
3. Printing and publishing.
4. Research **laboratories, and scientific and technical research and development** operations, 09/19/99
5. Building **storage** and warehousing except **that self-storage and the types of storage listed** in §4.8.B.8. and §4.8.B.9.g **shall not be permitted.** 09/19/93 06/15/02
6. Agriculture, farming, forestry, truck or nursery gardening, including greenhouses; keeping of livestock and poultry.
7. Hotels, **motels**, conference centers or combination thereof, **containing at least 150 guest rooms or a minimum GFA of 60,000 sq. ft. Such uses may include accessory: (a) restaurants; (b) meeting rooms; (c) recreational facilities per Section 4.9.E.5; and (d) retail stores per Section 4.9.E.4.**
8. Governmental buildings, facilities and uses.
9. Deleted 02/15/17
10. Outpatient Medical Treatment Facility 10/02/94
11. Nonresidential Elder Care Centers 03/19/95
12. Deleted 05/15/99
13. **Manufacturing, compounding, packaging and assembling materials and products, and non-retail dry-cleaning facilities, not using perchloroethylene in the cleaning process, in facilities of at least 25,000 square feet.** 09/19/99
14. **Financial institutions.**

C. The following permitted uses require approval of a Special Permit in accordance with §7.5:

1. Helipads, with the following provisions: 08/22/95
 - a. That the location is such that no undue nuisance or danger there from will affect any neighboring property and,
 - b. that the site provides adequate room for landing and taking off.
2. Uses in this zoning district generating 100 peak hours vehicle trips or more using the standards in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following: 04/16/94 08/10/96 10/18/03
 - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected volumes (ADT, Peak A.M. and Peak P.M.), existing and projected volume capacity ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required: 05/17/88
 1. For an addition to an existing use, which use is now under the provisions of this section, and

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough
Revised to 12/9/2020

2. When an addition to an existing use brings that use under the provisions of this section.
 3. The traffic impact analysis shall cover the entire use, not merely the addition.
 - c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates 25 peak hour vehicle trips or less. This provision shall be permitted to be used one time over the life of the use on a specific site.
 - d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.
 3. Excavation and filling of land as per §6.10., subject to: 09/19/92
 - a. All work must be complete, including final grading and seeding within 12 months of the start of the excavation and fill.
 4. Deleted 11/17/07
- D. The following permitted uses require a Special Exception from the ZBA:
1. Child day care centers.
 2. Group day care homes.
 3. Satellite receiving dishes or dish-type antennae in excess of two feet in diameter subject to the following conditions: 11/19/95
 - a. Shall not be located between any street line and the building to which it is accessory.
 - b. If roof mounted, shall not exceed a height of 15 feet.
 - c. Shall be properly screened and/or landscaped.
 4. **Ground mounted solar panels, when not regulated by the Connecticut Siting Council, provided they:**
 - a. **Shall not exceed 15 feet in height, including all supporting structures.**
 - b. **Shall not be located within any required front yard for a principal structure.**
 - c. **Shall be fully screened from any adjacent property line and the street line.**
 - d. **Shall be permanently anchored in compliance with the State Building Code.**
 - e. **Technical literature shall be submitted to supplement any proposed application for the above.**
 5. **Windmills and similar energy conservation systems that utilize the power of the wind, when not regulated by the Connecticut Siting Council provided:**
 - a. **The lot shall have a minimum of 217,800 square feet.**
 - b. **No windmill or similar structure shall exceed 50 feet in height.**
 - c. **No windmill or similar structure shall be located in any require yard.**
 - d. **The windmill or similar structure shall be set back from all lot lines and from the principal building a distance of at least equal to the height of the windmill or similar structure.**
- E. The following accessory uses are permitted:

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough
Revised to 12/9/2020

1. Uses and structures accessory to a permitted use.
2. Signs in accordance with §6.9.
3. Off-street parking and loading in accordance with §6.11.
The commission may waive up to **50** percent of the required parking area if the applicant demonstrates that such a waiver is warranted, providing that
 - a. an area equal to the space required for such parking, **topographically suited for parking and in addition to the minimum open space area requirement** shall be reserved at the site in conformance with the requirements of this chapter and,
 - b. any later use of this reserved area for actual parking would allow the property to remain conforming in regard to the open space requirements of the IX District.**Loading docks to be located at side or rear. The Commission may require screening of loading areas when such areas are visible from public rights-of-way. **In properties located within the Watershed Protection Overlay District, additional parking provisions per §4.13.D shall apply.**
4. Retail operations which are obviously secondary to, but integrated with, the main use on the premises, provided that the retail operation shall not utilize more than 3,000 square feet or 10 percent of the GFA of the principal use, whichever is smaller.
5. **Accessory** food service and recreation facilities for the use of employees or clientele of uses in §4.9.B.
6. Accessory buildings as per §6.2.B. 09/19/92
7. Outside storage as per §6.12. 09/19/92
8. Satellite receiving dishes of two feet or less in diameter not located within a required front yard for a principal structure. 11/19/95
9. Hydrogen road vehicle fuel station operations secondary to the main hydrogen generation equipment manufacturing provided that it is for the purposes of demonstration and/or testing prototype hydrogen fueling equipment as manufactured by the site operator and provided that the hydrogen road vehicle fuel station operation shall not fuel more than thirty (30) vehicles per day or dispense more than one-hundred (100) kilograms of hydrogen per day. 12/1/16 1/16/10

F. Special Requirements

1. Deleted 03/19/11
2. A description of the proposed operations in sufficient detail for a determination of whether or not they are permitted in the district.
3. Any use within the IX District shall be established, operated and maintained in such a manner as to provide that each use shall be a good neighbor and in no way detract or limit the intended development of the area. 08/22/95
4. Landscaping - in addition to the landscaping requirements of §6.14, the following additional requirements shall apply in the IX District:
 - a. Front landscaped area
 1. There shall be a front landscaped area equal to the required front yard contained in §5.1.C. abutting the front property line(s).

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough

Revised to 12/9/2020

5. **Wherever feasible, open space areas shall be larger areas contiguous to both on-site and off- site existing open space areas. Open space areas shall promote natural and native landscaping rather than regularly mowed, fertilized and similarly maintained grounds.** 6. **At least 75 per cent of the minimum required Open Space located on properties within the Watershed Protection District shall consist of undisturbed, natural and native land, or other land areas that will be returned to a native and natural state.**
- G. The following uses are permitted subject to approval of a Zoning Permit:
1. Structure or rooftop mounted antennas, subject to the requirements and procedures listed in §6.25. 05/18/97
 2. Mobile Food Vendor, subject to the following: 06/14/14
 - a. Must be removed from the permitted location for at least four (4) hours in any 24 hour period.
 - b. Must be located on private property, and provide written permission from the owner of said property.
 - c. Must be located within permitted parking area, not within any required landscaped areas.
 - d. If vendor occupies parking spaces, those spaces must be in excess of the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to occupy said spaces.
 - e. Must also have available two (2) parking spaces in addition to those required for the other current uses on the site. Should such use(s) on the site change so as to require said space so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to utilize said spaces.
 - f. Must be mounted on wheels or other method of moveable design, and must be readily moveable. If the operation is not immediately mobile, it shall be considered a "building" and be required to comply with applicable regulations for buildings.
 - g. Must be self-contained; connections to external utilities shall not be permitted.
 - h. Shall not have any signage beyond that which is affixed to the food service unit; temporary signage per Section 6.9.C shall not be permitted for a mobile food vendor.
 - i. No storage or location of any materials, seating, or other items associated with the mobile food vendor shall be permitted to be kept or located outside of the food service unit.
 - j. Shall obtain any necessary approvals under Health Code, Ordinance, or any other state or local requirements.
- H. The following uses are permitted and do not require any zoning approval:
1. Mobile Food Vendor, provided any of the following conditions are met:
 - a. Will not be located/parked on a property for more than twenty (20) days in any 365-day period; OR
 - b. Is not located on the same property for more than four (4) hours in any 24-hour period. 06/14/14

Proposed Wallingford Zoning Regulations Text Amendments
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§4.10 INTERCHANGE DISTRICT (I-5)

- A. Purpose - To utilize the key location of lands with accessibility to Route I-91 while protecting the Town's Public Water Supply Watershed by requiring high standards for development.
- B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII **and all parts of this Section.**
1. Research **facilities**, laboratories, **and scientific and technical** research and development, in a building containing a minimum GFA of 60,000 sq. ft. (~~or as provided in Section I~~), **which** may include ancillary food service and recreation facilities **limited to use by employees or clientele thereof and not open to the general public.**
 2. Hotels, motels, conference centers or combination thereof, containing a minimum of 150 guest rooms or a minimum GFA of 60,000 sq.ft. and may include accessory: (a) restaurants; (b) meeting rooms; (c) recreational facilities; and (d) retail stores, providing the stores primarily serve guests of the facility, are not visible from outside the buildings, and do not contain more than 500 gross sq.ft. individually or 2,500 gross sq.ft. collectively. 01/15/00
 3. **(Deleted)**
 4. Governmental buildings, facilities and uses.
 5. Public Utility building and facilities.
 6. Deleted 02/15/17
 7. Out-patient medical treatment facility. 02/14/93
 8. Deleted 05/15/99
 9. Office buildings, including data centers, in a building containing a minimum GFA of 60,000 sq. ft. (or as provided in Section I), and may include accessory food service and recreation facilities, for use of employees or clientele thereof.
 10. **Financial institutions in buildings containing a minimum GFA of 60,000 sq. ft.**
- C. The following permitted uses require approval of a Special Permit in accordance with §7.5:
1. Helipads, with the following provisions: 08/22/95
 - a. That the location is such that no undue nuisance or danger therefrom will affect any neighboring property, and
 - b. that the site provides adequate room for landing and take-off.
 2. Uses in this zoning district generating 100 peak hour vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following: 04/16/94 08/10/96 10/18/03
 1. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak A.M. and Peak P.M.), existing and projected volume capacity ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required: 05/17/88
 1. For an addition to an existing use, which use is now under the provisions of this section, and
 2. When an addition to an existing use brings that use under the provisions of this section.

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough
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3. The traffic impact analysis shall cover the entire use, not merely the addition.
 - c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates 25 peak hour vehicle trips or less. This provision shall be permitted to be used one time over the life of the use on a specific site.
 - d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.
 3. Adaptive Re-use to Multi-Family as per §6.16. 09/19/92
 4. Excavation and filling of land as per §6.10. 09/19/92
 5. Deleted 11/17/07
 6. **Manufacturing, compounding, packaging and assembling materials and products, in a building containing a minimum GFA of 60,000 sq. ft. (or as provided in Section I), and may include accessory food service and recreation facilities for use of employees or clientele thereof, except for the types of manufacturing listed in §4.8.B.9 and except that any such use on properties located in the Watershed Protection District shall not be permitted. In the case of any use providing accessory uses open to the general public, appropriate parking shall be provided to support the specific accessory uses (tasting rooms, retail sales, tours, etc.)**
 7. **Storage and warehousing in a building containing a minimum GFA of 60,000 sq. ft. (or as provided in Section I), except for self-storage and the types of storage listed in §4.8.B.8., §4.8.B.9.g, and §4.8.B.9.h. and except that any such use on properties located in the Watershed Protection District shall not be permitted.**
 8. **Indoor or outdoor recreational facilities except for golf courses and amusement parks.**
- D. The following uses require a Special Exception from the ZBA:
1. Child day care centers.
 2. Group day care homes.
 3. Satellite receiving dishes or dish-type antennae in excess of two feet in diameter subject to the following conditions:
 - a. Shall not be located between any street line and the building to which it is accessory.
 - b. If roof mounted, shall not exceed a height of 15 feet.
 - c. Shall be properly screened and/or landscaped. 11/19/95
 - . **Ground mounted solar panels, when not regulated by the Connecticut Siting Council, provided they:**
 - a. **Shall not exceed 15 feet in height, including all supporting structures.**
 - b. **Shall not be located within any required front yard for a principal structure.**
 - c. **Shall be fully screened from any adjacent property line and the street line.**
 - d. **Shall be permanently anchored in compliance with the State Building Code.**
 - e. **Technical literature shall be submitted to supplement any proposed application for the above.**
 5. **Windmills and similar energy conservation systems that utilize the power of the wind, when not regulated by the Connecticut Siting Council provided:**

Proposed Wallingford Zoning Regulations Text Amendments
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- a. The lot shall have a minimum of 217,800 square feet.
- b. No windmill or similar structure shall exceed 50 feet in height.
- c. No windmill or similar structure shall be located in any required yard.
- d. The windmill or similar structure shall be set back from all lot lines and from the principal building a distance of at least equal to the height of the windmill or similar structure.

E. The following accessory uses are permitted:

- 1. Uses and structures customarily accessory to the permitted uses.
- 2. Signs in accordance with the requirements of §6.9 but pertaining only to a permitted use on the premises.
- 3. Off-street parking and loading in accordance with the requirements of §6.11, except as follows:
 - a. No parking shall be permitted within 20 feet of any side or rear property line or within 50 feet of the front property line. Landscaped areas of at least 20 feet in width shall be provided along the side and rear property lines and of at least 50 feet in width along the front property line, all in accordance with §6.15. 11/02/87
 - b. If at least 70% of the required parking is covered in a garage or structure, the following regulations shall apply:
 - (1) If the parking structure is constructed underground, the percentage of building coverage may be increased to 22.5%.
 - (2) If the parking structure is constructed above ground, the area covered by such a structure shall not be included as part of the building coverage.
 - c. The Commission may waive up to 50 per cent of the required parking area if the applicant demonstrates that such a waiver is warranted, provided that
 - (1) an area equal to the space required for such parking, **topographically suited for parking and in addition to the minimum open space area requirement** shall be reserved at the site in conformance with the requirements of this chapter and,
(2) any later use of this reserved area for actual parking would allow the property to remain conforming in regard to the open space requirements of the I-5 District.
 - d. **In properties located within the Watershed Protection Overlay District, additional parking provisions as noted in §4.13.D shall apply.**
- 4. Accessory buildings as per §6.2.B. 9/19/92
- 5. Deleted.
- 6. Satellite receiving dishes of two feet or less in diameter not located within a required front yard for a principal structure 1/19/95

F. The following uses are permitted subject to a Zoning Permit

- 1. Structure or rooftop antennas and towers, subject to the requirements and procedures listed in §6.25. 05/18/97
- 2. Mobile Food Vendor, subject to the following: 06/14/14
 - a. Must be removed from the permitted location for at least four (4)

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough
Revised to 12/9/2020

- hours in any 24 hour period.
- b. Must be located on private property, and provide written permission from the owner of said property.
 - c. Must be located within permitted parking area, not within any required landscaped areas.
 - d. If vendor occupies parking spaces, those spaces must be in excess of the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to occupy said spaces.
 - e. Must also have available two(2) parking spaces in addition to those required for the other current uses on the site. Should such use(s) on the site change so as to require said space so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to occupy said spaces.
 - f. Must be mounted on wheels or other method of moveable design, and must be readily moveable. If the operation is not immediately mobile, it shall be considered a "building" and be required to comply with applicable regulations for buildings.
 - g. Must be self-contained; connects to external utilities shall not be permitted.
 - h. Shall not have any signage beyond that which is affixed to the food service unit; temporary signage per Section 6.9.C shall not be permitted for a mobile food vendor.
 - i. No storage or location of any materials, seating, or other items associated with the mobile food vendor shall be permitted to be kept or located outside of the food service unit.
 - j. Shall obtain any necessary approvals under Health Code, Ordinance or any other state or local requirements.

G. Special Requirements

- 1. **Architecture** - The scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roofline, and building elevations shall be of such character as to harmonize and be compatible with other buildings in the district, and to preserve and improve the appearance and beauty of the community.
- 2. **Site Design** - All developments shall comply with the following site design requirements, in addition to any other applicable requirements in these regulations. In cases where another regulation is in conflict with a requirement below, the requirement below shall apply.
 - a. Truck parking/loading areas shall be located only in rear yard or side yards, and shall be entirely screened from view from any right of way or adjacent property, utilizing fencing, landscaping, or a combination thereof.
 - b. Wherever feasible, open space shall consist of larger areas contiguous to both on-site and off- site existing open space areas. Open space areas shall promote natural and native landscaping rather than regularly mowed, fertilized and similarly maintained grounds. At least 75 per cent of the minimum required Open Space located on properties within the Watershed Protection District shall consist of undisturbed, natural and native land, or other land areas that will be returned to a native and natural state.
 - c. No outside storage of any sort shall be allowed in this zoning district.
 - d. Height limitation exceptions as allowed in §6.1 shall not be permitted.

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough

Revised to 12/9/2020

3. **Landscaping** - in addition to the landscaping requirements of §6.14, the following additional requirements shall apply in the I-5 District:
 - a. **Front landscaped area** - There shall be a front landscaped area equal to the required front yard contained in §5.1.C. abutting the front property line(s).

- H. **Planned Developments** - For planned developments, defined for the purposes of this section as: "multi-lot cohesive development projects submitted and approved as one development plan", the 50% open space requirement can be met on a tract or subdivision basis, where the subdivision consists of three or more lots, provided that:
 1. The developer provides to the Commission as part of its subdivision application, a Master Concept Plan for the entire proposed subdivision, showing roads, lots and identifying open space areas, including total acreage of open space, the percentage of the tract represented by open space, and the percentage of each lot which will be open space.
 2. No individual lot within such a subdivision shall contain less than 30% **open** space.
 3. Approval of a Master Concept Plan as described herein shall be binding upon the subdivision with respect to the distribution of open space. The open space plan shall not be changed unless agreed to between the applicant and the Commission. Each application for Site Plan Approval amendment approval shall conform to the open space plan. Any Site Plan application or amendment which modifies the open space plan shown on the approved Master Concept Plan shall be accompanied by a revised Master Concept Plan which demonstrates that the 50% open space requirement shall be attained within the subdivision.

- I. **Minimum Building Area** - If two or more buildings are constructed on a single parcel, they shall contain an average minimum GFA of 60,000 sq. ft. per building but in any event each single building shall contain a minimum GFA of 30,000 sq. ft. No Certificate of Occupancy shall be issued for any building containing GFA of less than 60,000 sq. ft. unless there shall have been issued, prior thereto, a certificate of occupancy for a building or buildings which, together with the proposed building, contain an average minimum GFA of 60,000 sq. ft. per building.

- J. The following uses are permitted and do not require any zoning approval:
 1. Mobile Food Vendor, provided any of the following conditions are met:
 - a.
 - b. Is not located on the same property for more than four (4) hours in any 24-hour period. 06/14/14

§2.1 GENERAL TERMS

Financial Institution- Business providing financial services including but not limited to banks, credit unions, investment and brokerage firms as well as insurance and mortgage companies

Brewery/Cidery/Winery - A place where beer/cider/wine is made commercially; classified as a "manufacturing" land use for the purposes of these regulations.

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough

Revised to 12/9/2020

Open Space - That portion of the ground space on the same lot as the principal building which is either **landscaped or maintained in its natural vegetative state, typically** developed and maintained for conservation or passive recreation purposes. Open Space shall not include those portions of a lot that are utilized for off-street parking or loading, driveway or building purposes.

§6.1 HEIGHT LIMITATION

- A. The building height limit shall be applied separately for each wing or other distinct portion of the building.
- B. Spires, water tanks and similar structures occupying an aggregate of not more than 10 percent of the building area, not to exceed 50 feet in height or such height shall be limited to the distance to the nearest property line, may be erected in all zones except for the I-5 district.
- C. Spires, water tanks and similar structures which exceed a height of 50 feet shall require a Special Permit, but shall not be permitted in the I-5 district.

§6.12 OUTSIDE STORAGE

- A. Outside storage, including storage of merchandise, supplies, machinery and other materials shall be allowed only in commercial, design, industrial, industrial expansion, and the Route 5 districts, ~~but shall not be allowed in the I-5 district.~~ Outside storage areas shall not extend into the area required for setback from a street line or into the required sidelines adjacent to a residential, multi-family, rural, or limited business district. Outside storage areas shall be enclosed by buildings, fences, walls, landscaped earthen berms, or evergreen shrubs or trees, so as to screen the storage area from view from any other lot or from any street. Such screening shall not apply to areas for the parking of registered motor vehicles in daily use or the parking of new or used motor vehicles, heavy equipment, farm equipment, or boats on bonafide sales lots.

10/02/94 05/18/97

- B. Metal Containers

Metals containers and trailers for storage purposes are permitted in CB, I (except I-5), and RF zones subject to the following conditions:

05/18/97 12/15/91

Proposed Wallingford Zoning Regulations Text Amendments

Additions = Underlined

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§5.1C SCHEDULE OF LOT AND BUILDING REQUIREMENTS - INDUSTRIAL EXPANSION, INTERCHANGE DISTRICTS AND DESIGN DISTRICTS

M I N I M U M Y A R D S

(feet)

DISTRICT	MINIMUM LOT AREA (sq.ft.)	MINIMUM FRONTAGE (feet)	FRONT (1)	SIDE (each)	REAR	MINIMUM OPEN SPACE (percent)	MAXIMUM COVERAGE (percent)	BUILDING HEIGHT (feet) *
RF-40								
Use Group A	40,000	150	50	20	50	25	30	30
Use Group B	40,000	150	50	20	50	25	17	30
I-40	40,000	150	50	25	50	0	35	30
1-20	20,000	100	25	12	30	0	33.5	30
IX	217,800	250	60	30	50	40+	30	30*** 6/15/02
I-5	217,800	300	100	50	50	40+	20	40**
DD-40	40,000	150	50	25	50	25	35	30
DD-18	18,000	100	25	12	30	25	35	30
QS0	200,000	500	50	50	50	0	10	30

(1) See Section 5.2.F.

- * The maximum building height may be increased, provided the setback requirements are increased one foot for each additional foot of building height.
- ** The maximum height may be increased by one (1') foot for every two (2') feet by which the distance of such portion lies inside the nearest line of any required front, side and rear yard, to a maximum of sixty (60') feet. The maximum height may be further increased beyond sixty (60') feet by one (1') foot for every five (5') feet by which distance of such portion lies inside the nearest line of any required front, side and rear yard to a maximum height of eighty (80') feet, provided that no portion of the building shall lie within five-hundred (500') feet of a residential zone.
- *** The maximum building height may be increased one foot for each five feet increased in the minimum front, side and rear yard setback.
- + **Except that in properties located in any Watershed Protection Overlay District, the requirement shall be 50%**

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough

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§4.13 WATERSHED PROTECTION (WPD) DISTRICT

Revised 10/16/10

- A. Purpose - An overlay district which provides for additional conditions, standards and safeguards to the permitted uses of the underlying district in order to protect and maintain the surface waters of the Wallingford, Meriden and **South Central Connecticut Regional Water Authority (SCCRWA)** Public Water Supply Watersheds to a quality consistent with their use as the primary source of drinking water for Wallingford and area towns.
1. B. Stormwater Runoff Treatment - The following requirements for treatment of stormwater runoff shall apply to all commercial, industrial, institutional, public authority or multi-unit residential developments which are located within the Wallingford, Meriden or SCCRWA Watershed Protection District, within the Town of Wallingford, as delineated on the effective "Official Zoning Map of the Town of Wallingford". The volume of stormwater runoff to be collected and treated shall be equal to the volume generated from the first 1.0" of rainfall that falls upon the finished surface area of all impervious or semi-impervious areas (which shall include but not be limited to those areas composed of Portland cement concrete, bituminous concrete, asphalt, brick, paving stones, pavement millings, and "chip seal" pavement), excluding the roofed area of all buildings. This volume shall be hereinafter referred to as the "Water Quality Volume."
 2. The treatment system shall be incorporated within a stormwater management system for the total site which will provide a mechanism to divert and capture for treatment the Water Quality Volume from appropriate areas as defined above and which will provide for the remainder of the stormwater runoff to be diverted into a conventional detention basin for peak flow attenuation.
 3. Treatment shall consist of all of the following:
 - a. Diversion Structure - A manhole or catch basin structure located at the downstream end of the stormwater collection system designed to divert the Water Quality Volume from the finished surface areas of the site to the stormwater treatment system. The diversion structure shall include a weir or baffle wall to divert all volume in excess of the Water Quality Volume around the stormwater treatment system into the conventional detention basin.
 - b. Oil-water-grit separator - A multi-chambered, baffled, flow-through tank shall be located downstream of the diversion structure to remove and retain sediment, floatables, oils and greases from the Water Quality Volume.
 - c. Filtration Basin - An open surface basin (separate from the stormwater detention basin) constructed with a sand filter bottom and underdrain pipe system designed to hold and filter the "water Quality Volume". The treated stormwater will discharge to either a conventional detention basin or a watercourse downstream of the site.
 4. The entire treatment system shall be designed in accordance with the requirements of the Wallingford Water Division Technical Standards and Details.
 5. The owner shall submit complete hydrologic and hydraulic calculations, details and design drawings for the stormwater management and treatment systems to the Wallingford Water Division. Construction shall not begin on any project located within a WPD until approval of the stormwater and treatment systems has been granted by the Wallingford Water Division. Construction of the stormwater treatment system shall not

Proposed Wallingford Zoning Regulations Text Amendments
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Revised to 12/9/2020

begin until a permit for such has been granted by the Wallingford Water Division. The entire system shall be subject to inspection by the Water Division prior to backfilling.

6. . The owner shall also develop and submit for approval by the Water Division, an operations and maintenance plan which shall include the following:
- a. Mechanical sweeping of the finished surface areas on the site at least once per year;
 - b. Inspection and removal of vegetative growth, accumulated sediment, trash, leaves and debris from all catch basin grates and sumps at least once per year;
 - c. Inspection and removal of accumulated oil, grease, floatables and sediment from the oil-water-grit separator at least once per year;
 - d. Inspection and removal of vegetative growth in and around the sand filter and detention basin including mowing the grass on the bottom, sides and berms at least twice per year;
 - e. Inspection and removal of accumulated grass clippings, leaves, trash and debris from the surface of the sand filter and the bottom of the detention basin at least once per year;
 - f. Rake and remove sediment from the sand filter when there is evidence the infiltration capacity of the filter bed has been significantly reduced to a point where the observed time to drain the filter exceeds 36 hours after the end of a rainfall event;
 - g. Designate the proper procedures and locations for the disposal of sediments, vegetation, trash, debris and oily and greasy liquids from the stormwater treatment system; and
 - h. Any other operations and maintenance components deemed necessary and appropriate by the Wallingford Water Division based on the specific proposal.

In addition, the property owner shall maintain a log of all activities undertaken as part of the approved operations and maintenance plan which shall identify the items and the date completed. Such log shall be available for review by the Water Division at any reasonable time upon demand.

7. The owner shall agree to allow the Wallingford Water Division the right to access the site to inspect the stormwater system and to ensure that the owner properly maintains and operates the facility. The Water Division ~~may periodically~~ take water samples, ~~and determine when repairs, maintenance and replacement of the stormwater treatment system components are necessary to comply with the requirements of this section.~~
8. The owner shall post a performance bond with the Water Division to cover the construction and start-up of the storm water treatment system, in an amount and in a form to be determined by the Water Division. This work may also be incorporated within the normal water/sewer utility installation performance bond required for the site. 03/19/95
9. After the system is constructed the owner shall submit "As-Built" drawings of the stormwater treatment system.

C. Installation of Storage Containers:

1. All storage vessels located within the Wallingford, Meriden & SCRWA Public Water Supply Watersheds and located above or below ground level, or in a building, that will hold hazardous, toxic, and/or contaminated materials, either solid or liquid, shall be constructed of non-porous

Proposed Wallingford Zoning Regulations Text Amendments
Additions = Underlined Deletions = Strikethrough
Revised to 12/9/2020

material. Hazardous, toxic and contaminated materials shall be as defined in Title 49, Code of Federal Regulations, Parts 170-179. (Department of Transportation)

2. All storage vessels for liquid material located above ground, or in a building, shall be contained within a non-porous structure large enough to retain all of the escaping liquid should the storage vessel rupture. The only exception to this requirement shall be storage vessels of 275 gallon capacity or less in residential homes.
3. All storage vessels for liquid or solid material located below ground, and not in a building, shall be positioned within a non-porous vault large enough to retain all of the stored material should the storage vessel rupture. An alternative to the non-porous vault may be a dual-walled vessel with a UL approval. The dual-wall vessel shall be constructed with a secondary wall completely surrounding the primary wall, and there shall be a definite annular space between them.
4. A monitoring system shall be incorporated for all buried installations to detect leaks. The leak monitoring system may be a simple flexible dipstick capable of protruding into the space between tank and vault or the annular space to be provided with the dual-wall system. More elaborate electronic systems will be acceptable.
5. For all installations not meeting **at least** one of the exemptions listed below, a written inventory record itemizing the balance of incoming material vs. outgoing material shall be kept on a daily basis. A record of the monitoring results shall also be kept on a daily basis. These records shall be available on demand without notice, to officials of the Town Water Division or Fire Prevention Bureau. Facilities shall be exempt from the daily reporting requirements if they:
 - a. **Meet requirements of a Conditionally Exempt Small Quantity Generator as defined by the Conditionally Exempt Small Quantity Generator Handbook for Hazardous Waste Handlers as promulgated by the Connecticut Department of Energy and Environmental Protection, March 2009 or latest edition.**
 - b. Meet one of the exemptions defined in §22a-449(d)-1(c) of the regulations for Nonresidential Underground Storage of Oil and Petroleum Liquids promulgated by the C Connecticut Department of Energy and Environmental Protection, **October 7, 2016** or latest edition

Written authorization shall be obtained from both the Wallingford Water Division and the Fire Prevention Bureau prior to installation of storage containers and such authorization shall be reviewed annually.D. Parking Lots

1. Lot Treatment - No parking lot containing more than ten parking spaces shall be treated with sodium chloride for ice control **in parking spaces, drive aisles, and driveways.**
2. **The maximum number of permitted parking spaces on properties in any designated Watershed Protection District shall be 120% of the parking requirements listed in §6.11.**
3. **On properties in any designated Watershed Protection District, the maximum number of permitted tractor-trailer parking and loading spaces, including those adjacent to loading bays, shall be 120% of total number of approved loading bay doors.**

E. Sidewalk Treatment - Sodium Chloride shall not be applied to sidewalks or

Proposed Wallingford Zoning Regulations Text Amendments
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Revised to 12/9/2020

impervious walkways.

- F. Uses - In considering proposed uses on properties in this zone that require a Special Permit in the underlying zone, the Commission shall consider potential impacts to the watershed based on the specifics of the proposal, including but not limited to: amount of impervious area, minimization of parking/loading spaces as practicable, cohesiveness of open space, maintenance of open space in its natural state as opposed to development of lawn area, proposed treatment system, and proposed parking area/sidewalk treatments for winter. If the Special Permit is approved, the Commission may include conditions of approval that it deems necessary in order to best protect the watershed, in addition to the requirements of this section.