

Adopted December 21, 2022
Effective January 10, 2023

This needs to be added into Zoning Regulations with new Section 470-511

Apple Village Design District

1.0 Establishment of the District.

A. Purpose: The Applegate Village Design District (AVDD) is hereby established for the area shown on the map entitled “Applegate Village, 31, 35, and 39 Lawton Road & 5 and 9 Washburn Road, Canton, Connecticut” which map is dated October 31, 2022, prepared by SLR Consulting, Inc. (Job No. 17386.00003), and is hereby referred to as “AVDD”. Except as otherwise provided in this Section the property within the AVDD shall be subject to all applicable provisions of the Zoning Regulations of the Town of Canton. The property within AVDD shall be developed as a Unified Development Parcel in accordance with the provisions of Section 5 of the regulations. Accordingly, any parcel of land within the AVDD shall be developed in accordance with master plan or site plan approved by the Commission.

B. District establishment. A new LI/TNO District shall only be established with the provisions of § 470-501 of these regulations.

C. Development standards. Permitted uses, dimensional requirements and other standards are identified in Section 3.9 of the Appendix of these regulations.[1]

[1] *Editor's Note: See Ch. 470APP, § 3.9.*

This needs to be added into Article 3 Design District with new Section 3.10

Apple Village Design District

1.0 Establishment of the District.

A. Purpose: The Applegate Village Design District (AVDD) is hereby established for the area shown on the map entitled “Applegate Village, 31, 35, and 39 Lawton Road & 5 and 9 Washburn Road, Canton, Connecticut” which map is dated October 31, 2022, prepared by SLR Consulting, Inc. (Job No. 17386.00003), and is hereby referred to as “AVDD”. Except as otherwise provided in this Section the property within the AVDD shall be subject to all applicable provisions of the Zoning Regulations of the Town of Canton. The property within AVDD shall be developed as a Unified Development Parcel in accordance with the provisions of Section 5 of the regulations. Accordingly, any parcel of land within the AVDD shall be developed in accordance with master plan or site plan approved by the Commission.

B. District establishment. A new LI/TNO District shall only be established with the provisions of § 470-501 of these regulations.

C. Development standards. Permitted uses, dimensional requirements and other standards are identified in Section 3.9 of the Appendix of these regulations.[1]

[1] *Editor's Note: See Ch. 470APP, § 3.9.*

2.0 Uses.

2.1 The following principal uses may be permitted in the AVDD:

- a. Multiple single family detached dwellings

2.2 The following accessory uses may be permitted in the AVDD:

- a. Accessory dwelling unit pursuant to Section 8-2 of the Connecticut General Statutes
- b. Off street parking
- c. Minor home-based businesses in accordance with Section 3.3.B.2 of the regulations
- d. Minor accessory structures in accordance with Section 3.3.B.4 of the regulations
- e. Minor sheds as in accordance with Section 3.3.B.5 of the regulations
- f. Other accessory uses in accordance with Section 3.3.B.6 of the regulations

3.0 Standards.

3.1 Yard, Area, Height, Coverage, and Density

- Min. Lot Area: 11 Acres Min.
- Lot Frontage: 200' Min.
- Front Yard: 40'
- Min. Side Yard: 20'
- Min. Rear Yard: 30'
- Min. Distance between Dwellings 20'
- Min. Distance from Internal Street 20'
- Max. Building Coverage: 20%
- Max. Impervious Surface: 40%
- Max. Building Height & Stories: 35' & 2.5 Stories
- Max. Residential Density: 3 Units per Acre Gross

3.2 Off-street Parking

- a. A minimum of two garage spaces per dwelling unit shall be provided.

3.3 Landscaping

- a. Within the site, the existing landscape to be preserved shall be identified and marked, clearing limits shall be staked in the field prior to any clearing and/or excavation. Particular care shall be used to observe and respect these clearing limits during all phases of development. Existing large trees that are proposed to remain shall be identified and shall have suitable fencing installed at their driplines to designate areas in which cutting and filling is prohibited and to help minimize soil compaction from construction equipment in their general location.
- b. Existing vegetation along Lawton Road and Washburn Road shall be maintained wherever possible. Additional trees and shrubbery shall be planted to establish a vegetative buffer between the dwellings and the existing streets.
- c. Existing vegetation along adjacent residential properties shall be supplemented with evergreen trees in locations deemed appropriate by the Commission
- d. Street trees shall be planted along the internal streets as shown on the approved site development plans.

3.4 Streets and Sidewalks

- a. Streets within the AVDD shall have a minimum width of 24 feet and shall have a bituminous concrete surface meeting the in accordance with Section 7.2.D.2. of the regulations.
- b. Where required, curbs shall be bituminous concrete.
- c. Sidewalks shall be installed on one side of the street. Where required, sidewalks shall have a minimum width of 4 feet and constructed in accordance with Section 7.9.C.2.A. of the regulations.

3.5 Building Design Guidelines

- a. Buildings shall be expanded Cape Cod and Craftsman style
- b. Roof shall be pitched and materials shall consist of architectural composite shingles
- c. Siding shall be vinyl clapboard and similar materials
- d. Windows shall be double hung window.

Amend the Zoning Regulations by adding the following:

5.11 APPLGATE VILLAGE DESIGN DISTRICT

5.11.A PURPOSE

