

SECTION 61 – PLANNED DEVELOPMENT DISTRICT #2

NAUGATUCK INDUSTRIAL PARK

(Effective November 1, 2011)

61.1 General: The "Zoning Regulations of the Borough of Naugatuck, Connecticut" including the Zoning Map and Zoning Districts, are amended by establishment of Planned Development District #2, hereinafter referred to as PDD #2.

61.1.1 Content: The zoning provisions applicable in PDD #2 are those specified in the following maps and plans.

- A. Boundary Survey, "Naugatuck Industrial Park, Economic Development Commission, Naugatuck, Connecticut" dated February 1978 (Scale 1"=100').
- B. Property Map Prepared For Bank Street Development Corporation and Main Street South Corporation showing Land of Anne Wall Bronson, et al Waterbury, Naugatuck, Connecticut dated May 1985 (Scale 1"=100').
- C. Land Use Plan, "Naugatuck Industrial Park, Economic Development Commission Naugatuck, Connecticut" dated February 1978 (Scale 1"=400') as amended.
- D. Topographic Map, "Naugatuck Industrial Park, Economic Development Commission, Naugatuck, Connecticut" dated June 1974 (Scale 1"=400').

61.1.2 Regulations: Within PDD #2, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with the Zoning Regulations of the Borough of Naugatuck, Connecticut" hereinafter referred to as the "Regulations", as modified by PDD #2, until an application for Site Plan Approval under Section 32 of the Regulations, has been approved by the Zoning Commission.

- A. No lot or land shall be subdivided, sold, encumbered or conveyed except in accordance with said Regulations as modified by PDD #2 unless a positive recommendation of the Economic Development Commission has been issued stating that the proposal is in conformance with the purpose and intent of the 1978 Naugatuck Industrial Park Land Use Plan.
- B. No application for Site Plan Approval under Section 32 of the Regulations, can be approved by the Zoning Commission unless a positive recommendation of the Economic Development Commission has been issued stating that the site plan is in conformance with the guidelines of the 1978 Naugatuck Industrial Park Land Use Plan for the area in which the use is to be located.
- C. Excavation, deposition, grading or other earth disturbance in direct connection with construction of buildings or alteration on a lot and involves the removal from or addition to the premises of more than TEN

THOUSAND (10,000) cubic yards of earthen material shall require a Special Permit by the Zoning Commission. A Site Plan showing existing and proposed contours of the lot and adjoining property shall be required.

- D. In the interest of saving time for the applicant, it is highly recommended that the applicant submit an excavation plan showing the limits, depths and amounts of excavation prior to submitting a Site Plan application in order to allow for the Zoning Commission to obtain an outside review if necessary, as determined by the Commission. The applicant may also submit a site plan for an informal review by the Commission. The Commission reserves the right to require detailed excavation plans if it deems it necessary on any application.
- E. All excavation, deposition, removal, grading or addition of earth materials upon any land shall be kept to a minimum required for the proposed construction of the structures and improvement of property as determined by the Zoning Commission.

61.1.3 The boundary of PDD #2 is delineated on the map entitled "Boundary Map", specified in Paragraph 61.1.1 encompasses an area of 199 acres, more or less, and is generally bounded and described as follows:

On the north for approximately 2,930 feet by land now or formerly of Orton P. Camp Jr. et al., approximately 40 feet by land now or formerly of Anne Wall Bronson et al. being the southerly portion of a triangular piece located in the City of Waterbury, approximately 2,630 feet by land or formerly of Orton P. Camp Jr. et al. On the east for approximately 3,765 feet by land now or formerly of Max Velenchik, 240 feet by land now or formerly of Dorothy Dumonski, the southerly street line of David Street and Alexander W. and Joan M. Lucuk, 1,683 feet by land now or formerly of Nunzia J. Finateri, Anthony J. and Helen Brazicki, and Vincent J. Dumonski and 302 feet by the westerly street line of Union City Road. On the south for approximately 1,251 feet by land now or formerly of Peter Sabaliauskas, Raymond C. and Patricia Gabani and 229 feet by the northerly street line of Prospect Street, 1,924 feet by land now or formerly of Ramos Iron Works, Inc., Robert James and Jennie Hedwig Irving and the easterly Grandview Street, 1,503 feet by the northerly street line of Grandview Street land now or formerly of John R. McNamara, Frederick Gilbert, northerly street line of Liberty Street, by land now or formerly of Marie M. Carroll, northerly street line of Mitchell Street, by land now or formerly of Leo M. and Maryann Klonis, by the northerly street line of Wilson Street, by land now or formerly of Joseph A. and Stella L. Foster, northerly property line of Neagle Street and by land of the Borough of Naugatuck, 118 feet by the northerly street line of Hopkins Street, 950 feet by land now or formerly of Frank A. and Lillian M. Savignano. On the west for approximately 4,010 feet by the easterly line of Connecticut Route #8 and the southerly street line of North Main Street.

61.2 Permitted Uses: The PDD #2 is hereby divided into the following land use areas. as delineated on the map entitled "Land Use Plan", cited in paragraph 61.1.1.C

Industrial	I	I-A
Business A		B-A
Public Facility 1		PF-1
Open Space 1		OS-1
Open Space 2		OS-2

Land, buildings and other structures in any land use area shall be used for one or more of the following specified uses and no other:

#### 61.2.1 Industrial (I)

- A. Manufacturing, processing or assembling of goods.
- B. Warehousing.
- C. Research Laboratories.
- D. Public utility company storage, maintenance and service facilities.
- E. Uses permitted in an I-2 District under Schedule A of the Regulations.
- F. The following uses when clearly subordinate and subsidiary to the uses permitted:
  - 1. Off-street parking and loading as provided in paragraph 61.8.
  - 2. Garages for the storage of company vehicles.
  - 3. Dining facilities, clinics, recreational facilities and transient guest lodges, this shall be used only by those actually employed by the concern or by business visitors on the premises.
  - 4. Outside storage areas shall not exceed 10% of the lot area, shall be enclosed, except for necessary vehicular access, by buildings and/or by fences, walls, embankments or evergreen shrubs or trees so as to screen the storage area from view from any other lot or from any street, and shall not extend into the area required for setback from a property line, street line or "OS-2" Land Use Area.
  - 5. Storage within a permanent structure.
  - 6. Vehicular access.
  - 7. Electric, telephone, gas, water sanitary sewer, pretreatment sewage facilities, other utilities and outside lighting.
  - 8. Landscape features permanently maintained.
  - 9. Outdoor recreational facilities used only by those employed on the premises or by business visitors on the premises.
  - 10. Communication facilities.
  - 11. Signs as provided in paragraph 61.7.
- G. Office buildings for executive or business use.
- H. The following uses when clearly subordinate and subsidiary to the uses permitted:
  - 1. Utility substations.

2. Maintenance shops for the upkeep and repair of building structure, equipment and landscaping on this lot.

#### 61.2.2 Public Facility #1-(PF-1)

1. Borough facilities including transportation.
2. Public utility company electric, gas and telephone substations.
3. Public utility company water storage facilities pump station and treatment facilities.
4. Undisturbed natural terrain and plant material.
5. Landscaped features permanently maintained.
6. Signs as provided in paragraph 61.7.

#### 61.2.3 Open Space #1-(OS-1)

1. Recreational and borough facilities.
2. Underground utilities and public utility company services located underground.
3. Undisturbed natural terrain and plant material.
4. Landscaped features permanently maintained.
5. Signs as provided in paragraph 61.7.

#### 61.2.4 Open Space #2-(OS-2)

1. All uses permitted in paragraph 61.2.3, and
2. Vehicular access.

### 61.3 Lot Area, Shape and Frontage

61.3.1 Industrial (I) Each lot, including any area of said lot within land use area OS-2, shall have a minimum area of 2 acres, a minimum dimension of 200 feet and a minimum street frontage of 50 feet.

61.3.2 Business A: Land use area in the B-A is deemed to have the minimum area shape and frontage required by the Regulations.

61.3.3 Public Facility #1: Land use area PF-1 is deemed to have the minimum area, shape and frontage required by these Regulations.

61.3.4 Open Space #1 and #2: Land use area OS-1 and OS-2 are deemed to have the minimum area, shape and frontage required by the Regulations.

### 61.4 Height:

61.4.1 Industrial (I) No buildings or other structure shall exceed a height of 2 stories or 30 feet, which ever is less. The Zoning Commission upon the recommendation of

the Economic Development Commission may permit an increase in the height of a building or other structure to 6 stories or 75 feet whichever is less.

61.4.2 Public Facility #1: No building or other structure shall exceed a height of 2 stories or 30 feet whichever is less. The Zoning Commission may permit an increase in the height of a water supply storage facility.

61.4.3 Open Spaces #1 and #2: No building or other structure shall exceed a height of 1 story or 13 feet, whichever is less.

61.5 Setbacks:

61.5.1 Industrial (I) No building or other structure shall extend within 50 feet of any street line or rear property line, 25 feet of any side property line and 15 feet of any OS-2 Land Use Area.

A. Additional setback requirements from residential zoning districts per Schedule B Section 24.1.5.4 shall apply if necessary.

61.5.2 Public Facility #1: No building or structure shall extend within 50 feet of any street or property line. Any portion of a water supply storage facility which exceeds 30 feet in height shall be setback from any street or property line by 1 additional foot for each foot or fraction thereof which such portion exceeds 30 feet in height.

61.5.3 Open Spaces #1 and #2: No building or structure shall extend within 30 feet of any street or property line.

61.6 Coverage and Bulk:

62.6.1 Industrial (I): The aggregate lot coverage of all buildings and other structures shall not exceed 40 % of the lot area and the total floor area of all buildings and other structures shall not exceed 60% of the lot area.

62.6.2 Open Space 1 and 2: The aggregate lot coverage of all buildings and structures shall not exceed 10% of the lot area.

61.7 Signs: Within all land use areas specified in paragraph 61.2, signs shall conform to the requirements of Section 43 of the Regulations, except that within land use areas PF-1, OS-1 and OS-2, signs shall conform to the requirements for Residence Districts.

61.8 Parking: Within land use areas of Industrial (I), off-street parking and loading spaces shall be provided in accordance with Section 42 of the Regulations, and the standards specified in Section 24.7.5 (I-2) Zoning District of the Regulations. Off-street loading, loading ramp, bay or platforms shall be located to the rear or side of all buildings or structures and permanently screened so that they are not visible from any street or abutting properties.

- 61.9 **Lighting:** Within PDD#2 all outside lighting shall be directed so that the source of illumination is not visible beyond the property line or lot, and all lighting of signs shall be indirect with source of illumination not visible from any street or property line.
- 61.10 **Performance Standards:** The use of land, buildings and other structures in PDD#2 shall conform to the performance standards specified in Section 41 of the Regulations, or applicable Local, State or Federal Regulations, whichever is the most restrictive.
- 61.11 **Accessory Buildings:** All accessory buildings or structures shall have the same architectural character as the principal or main building.
- 61.12 **Parapets:** Parapets shall be provided where necessary to screen or hide any large air conditioning, ventilation, water storage or duct work located on the roof.
- 61.13 **Other:** All provisions of the Regulations that are applicable in Industrial Zoning District #2 shall be applicable to land use areas of Industrial (I) of PDD #2; in Business Zoning District #2 shall be applicable to land use area B-A of PDD #2 and R-15 Districts shall be applicable to land use areas PF-1, OS-1 and OS-2 of PDD #2.