

Section 110-030 Application Requirements

Any application for approval of a Planned Development District shall be submitted in writing and shall be accompanied by the following:

1. **Statement:** A written statement specifying in detail the particular provisions of those Zoning Regulations, which it is proposed be modified, and setting forth any additional standards, which are proposed concerning the use of the land, buildings and other structures, and the location and size of the buildings and other structures: ten (10) copies shall be submitted.
2. **General plans.** A plan of the proposed development, including a site plan complying with Chapter 175 of the Zoning Regulations indicating thereon proposed buffer zones, architectural work ups, layouts and other items as may be relevant, in sufficient detail to show the nature of the Planned Development District. Said general plans will state the procedures, which will be taken, both on and off-site, to ensure conformance with the purpose set forth herein: ten (10) copies shall be submitted.
3. An application pertaining to the purpose set forth herein shall be located on a plot of a minimum of seventy-five (75) acres in a present residential zone and shall conform to the procedures, standards and conditions set forth herein. The maximum site coverage of all proposed structures shall not exceed twenty percent (20%) of the total land area in the proposed district. The Commission will require a minimum two-hundred-foot (200') buffer strip, front, back and sides, from existing residential development or foreseeable future residential development. However, where a natural barrier exists on the site or is immediately bordering on adjacent property, the Commission may waive any part of such landscaped buffer strips when, in its judgment, the public convenience and welfare will be substantially served, and appropriate use of such neighboring property will not be substantially or permanently altered. The maximum height of any structure in the proposed district is a standard to be recommended by the applicant, but shall be consistent with the character of the town and of the neighborhood in which the proposed district is to be located.
4. The application shall be submitted to the Commission and shall be accompanied by a fee sufficient to cover the publication cost of all required legal notices. In acting on any application, the Commission shall hold a public hearing on the application in the same form and manner as required by the General Statutes of the State of Connecticut for an amendment to these regulations. After review by the Planning Commission, and after public hearing, the Zoning Commission may approve, disapprove or approve with modifications. Any modifications by the Commission shall not amend the plan in any substantial manner. It is the intent of the Commission that the plan, as finally approved, shall be substantially the same as that presented at the public hearing. The Planned Development District, if approved by the Commission, shall modify and supplement the regulations of the

Zoning Ordinance as they apply to the property applied for and the access to same.