

## Section 119-040 Additional Requirements and Exceptions

1. **Off Street Parking:** All off street parking and loading facilities shall be constructed in accordance with the provisions of Chapter 135 and 175 with the following exceptions: At grade, above grade and below grade parking and loading facilities shall be permitted. Shared use of the same parking and loading facilities may be permitted by the Commission for uses which have different, non-competing times of operation. A detailed parking plan shall be provided to support the adequacy of the proposed parking. Consistent with stormwater quality goals, parking should be kept at the minimum level necessary to adequately service parking needs of the project. All loading spaces shall be located so as to avoid negative impact on the quality of life for residential occupants of the proposed development.
2. **Stormwater Management:** A detailed stormwater management plan shall be provided in accordance with the provisions of Chapter 175. The plan will focus on stormwater quality measures which shall be employed to allow maximum protection and enhancement of the water quality of the Housatonic River. These measures shall include, but are not limited to the following: primary treatment methods such as stormwater ponds and wetlands outside of the floodplain, infiltration trenches and basins, filtering methods and water quality swales; secondary treatment methods such as vegetated filter strips: and retrofitting of existing drainage systems.
3. **Pedestrian Pathway:** A pedestrian easement area shall be depicted on the proposed site development plan for the purpose of a future continuous pedestrian walkway along the river. The easement area shall be a minimum 10' in width and feasibility for its construction shall be demonstrated.
4. **Landscape and Buffers:** A landscape plan shall be submitted in accordance with the provisions of Chapter 175. All required yard areas shall be landscaped in accordance with the intent of Chapter 130 of the Zoning Regulations. Vegetative screening buffers shall be provided between residential uses and uses which may not be compatible with residential uses. Dumpsters shall be screened with either landscaping or fencing. Vegetative filter strips shall be encouraged along the river edge in appropriate areas.
5. **Waste Management Plan:** A waste management plan shall be provided in accordance with Section 175-030(3)c which shall also include pickup items for solid waste and recycling. All solid waste and recyclable item containers shall be screened with either fencing or landscaping.
6. **Outdoor Lighting:** Outdoor lighting shall be provided in accordance with the provisions of Chapter 131. A lighting analysis shall be provided demonstrating residential dwellings will not be negatively impacted by lighting from business uses.
7. **Building Requirements:** The Commission, in considering a special permit and site plan application under this Chapter, may require, impose or waive any building schedule requirements or exceptions to it as it deems necessary to conform to the Plan of Development, with the general intent and purpose of Section 119-010 and Chapter 180. However, in no event may the Commission

- require a more restrictive building schedule than is required for development within the B-1 Restricted Business Zone.
8. **Recreational Amenities:** Recreational amenities shall be provided in the site development plan. These amenities may include, but are not limited to the following: docks for boat parking, boat launch, gazebos, picnic areas, walking paths, bocce ball courts, etc.
  9. **Comprehensive Traffic Report:** In accordance with Chapter 175 a comprehensive traffic report shall be provided.
  10. **Emergency Evacuation Plan:** Each application for a Zone Change Request along with a special permit and site plan application shall include a detailed Emergency Evacuation Plan. This plan shall provide details as to the flood zone classification for the property as well as the anticipated level of the water during the 100 year flood as per FIRM data. The Emergency Evacuation Plan shall also include the following minimum information: proposed evacuation route, proposed evacuation escape route direction signage, and proposed method of notification to residents of pending flood conditions.