

Town of Wallingford
Economic Development Commission
45 South Main Street, Room 311
Wallingford, CT 06492

May 8, 2024

To: Planning & Zoning Commission

From: Economic Development Commission

Re: Yalesville Limited Business District (YLB)

Dear Commissioners,

The Wallingford Economic Development Commission (EDC) would like to discuss the expansion for the enhancement of the YLB – Yalesville Limited Business District.

The YLB was created in 1991 to allow for the limited use for professional offices and multi-family dwellings while maintaining the residential architectural look of the properties within the district. The YLB was created as an opportunity to revitalize sections of Main Street and Chapel Street in Yalesville.

Topics to discuss:

- Goal of POCD is to promote the development of Yalesville as a 'village center'
- Expansion of the YLB map
- Current/Future Mixed Use
- Potential of adding a Senior Housing condo development

We look forward to the workshop on May 9th to discuss the Yalesville Limited Business District.

Sincerely,

Joe Mirra, EDC Chair

LtrtoPZCreYLB050824
smh

§4.4(B) YALESVILLE LIMITED BUSINESS DISTRICT (YLB)

1/20/91

Purpose - To allow for the limited and controlled use of land for professional offices and multi-family dwelling units (11/17/07) while maintaining the residential character of the structures and properties within the district.

A. The following uses are permitted subject to approval of a Zoning Permit in accordance with §8.3.:

1. Any use permitted in §4.1.B. 10/18/01

B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII and the following conditions, except as per §4.4(B)C.5: 3/17/91

- a. The existing ~~character~~ **architectural features** of all residential structures and additions should be retained as per §4.4.E.
- b. Conversions of existing commercial structures and additions should reflect the ~~residential character~~ **architectural features** of the district as per §4.16.E.
- c. The gross floor area of any dwelling unit (11/17/07) must be a minimum of three-hundred (300) square feet.

1. Professional, business, medical and dental offices, funeral homes and multi-family dwelling units (11/17/07) located in existing structures, except as required by §C.5 below. 3/15/92

2. Bed and Breakfast Establishments subject to the following conditions:

- a. The structure shall be owner occupied and the site plan approval shall become void if the structure shall cease to be owner occupied. All applications under this section shall include a listing of all the rooms in the house and which rooms shall be used as guest bedrooms and which shall be used as the owner's bedroom(s). The maximum number of rooms shall be used as guest bedrooms shall be a total of five (5).
- b. The residential and historic character and existing architectural detail of the structure shall not be changed.
- c. Additions to the structure to accommodate the bed and breakfast activity shall be limited to not more than twenty percent (20%) of the total floor area of the dwelling. After the initial application is approved and the use is established, any subsequent physical addition to the structure or further expansion of the use within the existing structure, beyond the rooms designated as guest bedrooms in the original application, shall require a new application under this section to approve the increased use.
- d. The applicant shall present evidence that the proposed use would be in conformance with the requirements of the Wallingford Health Department as to public sewerage and public water supply.
- e. Off-street parking shall be provided in accordance with §6.11. All such off-street parking shall be substantially screened with a landscape screen at least six (6) feet wide, planted with a mixture of evergreens and deciduous trees and shrubs, which shall be maintained in property order.
- f. Signs shall be permitted in accordance with §6.9.
- g. Meals may be served only to the occupants of the dwelling and overnight guests at the bed and breakfast.
- h. Additional emergency exits required by the Fire Marshal and/or the Building Inspector shall be designed for the side and/or rear yard and shall be made to appear to be part of the original structure.

- i. Rear yard landscaping shall comprise at least twenty-five percent (25%) of the rear yard area. 10/18/01

- 3. CA uses listed in §4.5 subject to the following:
 - a. They are located in a structure or that portion of a structure which contains a legally established CA use at the time of adoption
 - b. The CA use of the structure or the portion of a structure has never been abandoned.
 - c. The GFA of the structure dedicated to a CA use may expand by twenty-five percent (25%) of that which existed at the time of adoption of these regulations.
 - d. Any substantial improvement of a structure shall require that the structure comply with the provisions of §4.4.E.
 - e. Any structure or portion of a structure containing a professional or business office on the effective date of these regulations shall not be changed to another CA use.
- 4. Building additions which do not exceed fifty percent (50%) of the existing GFA for professional, business, medical and dental office, funeral homes and apartments.

3/15/92

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

- 1. A municipal building, ~~telephone exchange~~, transformer substation, sewer or water pumping station, with no outside service yards or outside storage of supplies.
- 2. Educational or religious use by a non-profit corporation or governmental unit, excluding correctional institutions 10/2/95; 6/16/23
- 3. uses in this zoning district generating one-hundred (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:

4/16/94; 8/10/96;

10/18

- a. 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 rations, 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: 5/17/88
 - 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.
 - 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 general's twenty-five (25) peak hour vehicle trips or less. This provision shall be permitted to be used one (1) 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.

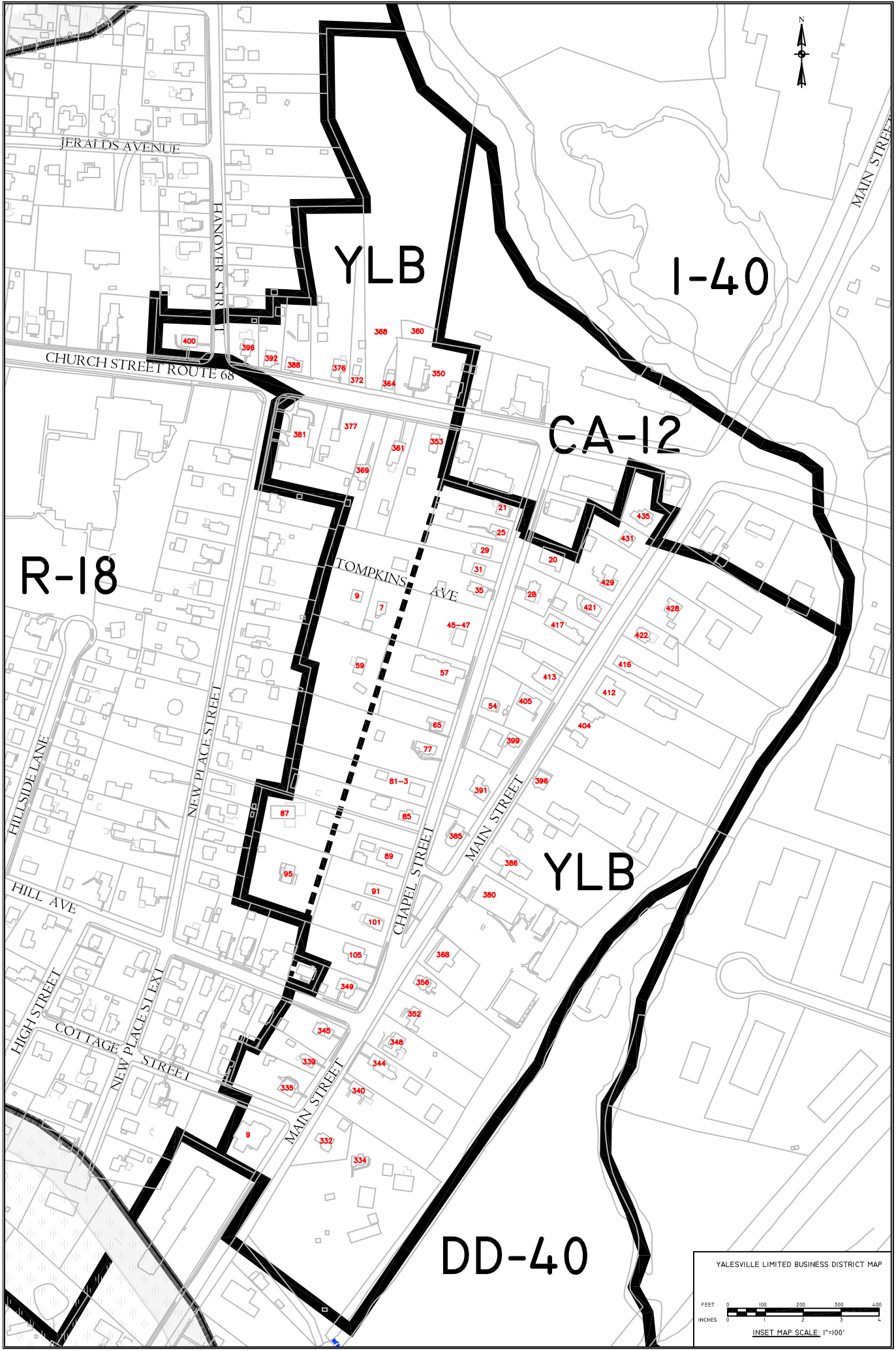
4. New office and multi-family dwelling units (11/17/07) ~~located on the east side of Main Street on properties with existing principal buildings~~ subject to: 3/17/91
 - a. Lot size must be at least twenty-two, thousand, five-hundred (22,500) sq.ft.
 - b. Building must be set back one-hundred, twenty-five (125) feet from the street line. 10/23/91
 5. Multi-family dwelling unit (11/17/07) conversions on any property where a legal non-conforming use exists at the time of application regardless of whether or not such conversion results in a reduction or elimination of the legal non-conforming uses. 3/17/91
 6. Building additions which exceed fifty percent (50%) of the existing GFA for professional, business, medical and dental offices, funeral homes and multi-family dwelling units (11/17/07). 3/15/92
 7. Adaptive Re-use to Multi-Family as per §6.16 9/19/92
 8. Excavation and filling of land as per §6.10. 9/19/92
 9. **Deleted** 11/17/07
- D. The following accessory uses are permitted:
1. Accessory uses customarily incidental to a permitted use.
 2. Signs in accordance with §6.9.0.3 ~~except that existing CA uses will be permitted wall signage as per §6.9.0.4~~
 3. Off-street parking in accordance with §6.11. 8/17/18
 4. Landscaping and buffer area in accordance with §6.14.
 5. Accessory buildings as per §6.2.B. 9/19/92
- E. Architectural design - The scale and mass of buildings and other structures, including among other elements, the exterior building material, color roof line, and building elevations shall ~~be of such character~~ **utilize existing architectural features** as to harmonize and be compatible with other buildings in the district, and to preserve and improve the appearance and beauty of the community.
- F. The following uses require a Special Exception form the Zoning Board of Appeals in accordance with §9.1:
1. Child Day Care Centers.
 2. Group Day Care Homes.
 3. Nursery Schools.
 4. Customary home occupations, including professional and service occupations subject to the following conditions 4/18/09
 - a. Such occupation shall be conducted by resident occupants of the residential building except that no more than two (2) persons not a resident of the building may be employed.
 - b. No more than five-hundred (500) square feet, or the first floor of the building, whichever is smaller, shall be used for such purposes.
 - c. The livable floor area for the residents shall remain at least as large as that required of residences.
 - d. No more than four (4) students or pupils at any one time shall be permitted in addition to the resident person and/or employee conducting the use.

- e. The residential character of the building shall not be changed.
- f. The occupation shall be conducted entirely within the residential unit.
- g. Off-street parking shall be provided in accordance with §6.11.
- h. Signs shall be permitted in accordance with §6.9.
- i. No retail sales shall be permitted.

G. The following uses are permitted and do not require any zoning approval:

- 1. Mobile Food Vendor provided all of the following conditions are met:
 - a. Will not be located/parked on property for more than ten (10) consecutive days, AND,
 - b. will not be located/parked on a property for more than twenty (20) days in any 365-day period.

6/14/14



YALESVILLE LIMITED BUSINESS DISTRICT MAP

FEET 0 100 200 300 400
INCHES 0 1 2 3 4

INSET MAP SCALE: 1"=100'

YLB Current Commercial Use

