

4.5 BLUE HILLS GATEWAY DISTRICT (GWD).

4.5.A Purpose.

1. Blue Hills Avenue has historically been one of Bloomfield's primary access points and will continue to function as one of the Town's major focal points well into the future. With this in mind, development along this corridor must take place in such a manner which will be reflective of the Town and greet visitors in an appropriate manner.
2. The Avenue is also unique in that it contains a business zone abutting a developed residential zone. All development in the Blue Hills Gateway District (GWD) must be designed to protect, enhance, and if possible, serve the adjoining residential neighborhoods.
3. The GWD is intended to encourage the development of lower traffic generating retail service and office activities, upgrading of existing uses to help promote the public health, safety, comfort, convenience, prosperity, amenities, and other aspects of the general welfare of the Avenue and the adjoining residential neighborhood, and whenever possible, to preserve the residential appearance of the remaining houses along the Avenue.
4. Land uses that are permitted in the corridor shall be designed to discourage discernible detrimental influences such as lights, noise, and traffic to the surrounding area and yet project a sense of community and economic soundness.

4.5.B General.

1. Any new construction, substantial enlargement, or change in use in the GWD may be permitted only as a Special Permit by the Town Plan and Zoning Commission.
2. A substantial enlargement shall be defined as any addition which increases the building footprint or total gross floor area by 15 percent or more. A change in use shall occur whenever an existing use in a building or on a tract of land is changed so that a more stringent (e.g. additional parking spaces are required) section of the Zoning Regulations becomes applicable.

4.5.C Bulk Requirements.

DISTRICT	MINIMUM					MAXIMUM		
	LOT AREA	LOT WIDTH	FRONT YARD ¹	SIDE YARD ¹	REAR YARD ¹	HEIGHT ²	STORIES	BUILDING COVERAGE
GWD	N/A	0 ft	25 ft	10 ft	20 ft	35 ft ³	N/A	25 %

TABLE LEGEND

N/A Not applicable
ft feet

NOTES

1. No parking is permitted in any required front yard and on parcels exceeding one acre the Commission may require that no parking or loading is permitted in any side or rear yard.
2. See Section 6.12 for Special Bulk Requirements.
3. Maximum Building Height 35 feet except where the development meets the affordable unit requirements for enhanced density under Section 4.5.F, in which case the Maximum Building Height may be increased to 60 feet.

4.5.D Principal Uses and Structures.

1. Authorized Without A Zoning Signoff. The following uses and structures are authorized without the issuance of a Zoning Signoff:
 - a. Open Space and passive recreation.
 - b. Public utility substations, pursuant to the Connecticut Siting Council.
2. Authorized By Zoning Signoff. The following principal uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:
 - a. None.
3. Authorized By Site Plan. The following principal uses and structures may be authorized upon the issuance of a Site Plan approval in accordance with Section 9.4:
 - a. Retail stores.
 - b. Personal service shops.
 - c. Banks (excluding drive-in windows).
 - d. Offices.
 - e. Printing and publishing establishments
 - f. Studio and sample rooms.
 - g. Coffee, soda and ice cream shops, excluding drive-in windows.
 - h. Uses similar to the above provided that the manufacture or fabrication of a product is not the principal business.
4. Authorized by Special Permit. The following uses and structures may be authorized upon the issuance of a special permit in accordance with Section 9.5:
 - a. Alcoholic liquor sales in accordance with Section 7.3.
 - b. Automotive service uses. New automotive service uses shall be discouraged because of the traffic generation, the general detrimental effect upon the adjoining residential neighborhood, and lack of need for additional outlets in the GWD. Only after a public hearing and a finding of need demonstrated to the Commission, shall new automotive service uses be permitted.
 - c. Cannabis Retailer; Dispensary facilities and Hybrid-retailer in accordance with Section 7.17 (8/3/2022)
 - d. Day care centers and nursery schools.
 - e. Funeral parlors and mortuaries.
 - f. Houses of worship, Colleges and schools including schools for special training such as music, dancing, barbering or industrial pursuits, in accordance with Section 8.4.(10/22/15)
 - g. Multi-family dwelling units in accordance with Section 7.14.
 - h. Public utility buildings, with service and storage yards.
 - i. Radio and television broadcasting studios.
 - j. Rental Halls and function rooms (4/12/21)
 - k. Restaurants, but excluding drive-in windows and fast-food restaurants.
 - l. Temporary beer permit.
 - m. Towers for radio, wireless communications, and television antennas.

4.5.E Accessory Uses and Structures.

1. Authorized Without a Zoning Signoff. The following accessory uses and structures are authorized without the issuance of a Zoning Signoff:
 - a. Fences.
 - b. Home office in accordance with Section 3.7.A.1.
 - c. Keeping of domestic animals.
 - d. Playscapes.
 - e. Uses clearly accessory to the principal use including customary service and support facilities.

2. Authorized with a Zoning Signoff. The following accessory uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:
 - a. Garages, sheds, gazebos, or similar structures.
 - b. Home Occupation in accordance with Section 3.7.A.2.
 - c. Pools and other recreational structures, such as tennis courts.
 - d. Signs pertaining to a permitted principal use on a lot.
3. Authorized By Site Plan Review .The following accessory uses and structures may be authorized by the Commission through the Site Plan review process in accordance with Section 9.4:
 - a. Parking lots and similar uses normally accessory to the conduct of business.

4.5.F Permitted Residential Densities.

The maximum number of dwelling units to be permitted is four (4) dwelling units per acre. For existing parcels, or assemblages of parcels to be consolidated, greater than eight (8) acres in area, the maximum number of dwelling units to be permitted is sixteen (16) dwelling units per acre provided that at least ten percent (10%) of said units meet the State of Connecticut definition of affordable and contain controls to assure long-range affordability. The plan for ensuring the affordability of units shall be presented at the time of application. (5/17/19)

4.5.G Design Requirements.

1. Landscaping.
 - a. The design of any proposed development plan shall keep the natural landscape intact as much as possible.
 - b. Required landscaping, trees and plants shall be planted in a growing condition according to accepted agricultural practices, and they shall be maintained in a healthy growing condition.
 - c. Required screening, fences or walls shall be maintained by the property owner in good condition throughout the period of the use of the lot.
 - d. All landscaping, trees and planting materials adjacent to parking areas, loading areas or driveways, shall be properly protected by barriers, curbs, or other means from damage by vehicles or snow removal operations.
2. To the extent possible, existing trees, vegetation and unique site features such as stone walls shall be retained and protected. Rare or specimen trees shall be protected and worked into the development plan.
3. Screening and Buffers. A buffer area shall be required along all exterior boundaries of the GWD. The buffer area shall provide privacy from noise, headlight glare and visual intrusion to surrounding uses. Such buffer area shall comply with at least the following minimum standards:
 - a. The buffer area shall be located within the boundaries of the subject property abutting any residential district.
 - b. The buffer area shall be of evergreen planting of such type, height, spacing and arrangements as, in the judgment of the Commission, shall effectively screen the activity on the lot from the neighboring residential area. At a minimum, the planting shall consist of a double row of trees six (6) feet in height planted at intervals of ten (10) feet on center. Non-evergreen planting may be included to supplement evergreen plantings but not take its place.
 - c. A landscaped earthen berm, wall or fence of location, height, design and materials approved by the Commission may be accepted for any portion of the required planting and/or buffer area.
 - d. All nonresidential development shall have a minimum six (6) feet wide landscaped (non-paved) area around the entire perimeter of the lot. This landscaped area shall be designed to the satisfaction of the Commission. The

Commission, where appropriate, should also encourage buffering of abutting nonresidential uses.

4. Outdoor Storage. No outside storage of any type is permitted.
5. Refuse. The outside storage of refuse shall be located at the side or rear of the building in a specifically designated location and shall be enclosed with an aesthetically acceptable opaque enclosure. This storage area should be large enough to handle both the trash and recyclable materials generated by the use. Materials stored within the designated area shall not protrude above the enclosure and doors/gates shall be closed at all times except when access to the enclosure is necessary.
6. Lighting. Outside lighting shall be designed and located so as to confine the illumination to the site. When conditions warrant, the Commission may require a reduction in the lighting intensity after 10:00 P.M.

4.5.H Buffers.

1. Side and rear yards which adjoin a residential zone shall contain a buffer yard meeting or exceeding the requirements of the landscaped buffer yard for all uses in the POD, in accordance with Section 6.1.
2. Where there is a conflict between the rear and/or side yards and the buffer yard requirements, the more stringent yard requirements shall apply.
3. Minimum Buffer Yard Width: 15 Feet
4. Minimum Buffer Yard Height (at time of planting, or for fences): six (6) feet.
5. The Commission may waive the Buffer requirements, except when the GWD abuts a residential zone.
6. There shall be no requirement for a buffer on a GWD parcel where the parcel abuts a business zone.