

Section 38 – NPC zone (Newfield Street Planned Retail Business)

38.01- Purpose- The purpose of this zone is to establish a district of compatible land uses along the area of the Newfield Street Corridor, which is already business industrial and retail in character. Development within this zone shall be in general conformance with the Newfield St./ Route 3 Corridor study, which has been prepared and adopted as part of the Plan of Development pursuant to Section 8-23 of the Connecticut General Statutes. The uses shall be planned and located so they do not generate large volumes of traffic and do not negatively impact surrounding residential areas. This zone will help to encourage the most appropriate uses of land in the most aesthetically pleasing manner while avoiding the negative aspects of strip commercial development, by limiting signage and other distractions to the motorist, limiting curb cuts and promoting the consolidation of individual parcels of land into a total integrated plan.

38.02- Uses- No land shall be used or occupied and no structure shall be erected constructed, reconstructed, altered or used, except for any use which is indicated in the NPZ column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column. Single family homes, multi-family homes, automotive repair, liquor stores, and gas stations in existence prior to the effective date of this section shall be considered permitted uses. Any change in use of an existing building from residential to another permitted use shall require the submission of a full site plan demonstrating that the site can satisfy all relevant Zoning Code provisions.

Lot Area	Lot Width	Height	Lot Coverage	Front Yard	Side Yard	Rear Yard
30,000 sq. ft.	150 ft.	50 ft.	30%	50 ft.	10 ft.	30 ft.

(Of which the front 50% of the front yard shall be landscaped) Lots of record qualify for both permitted and special exception uses provided they satisfy all other zoning criteria. During the special exception and site plan review process the Commission may waive or modify the yard and lot coverage requirements so as to insure proper design and placement of buildings.

38.04 Traffic Impacts- See Code

38.05 Signs- In addition to Section 48 of this Code the following **more restrictive** standards shall apply: See Code

38.07 Orderly Traffic Movement- See Code

38.08 Merchandise and Materials Storage and Display- See Code

38.09 Areas of Lodging and Unloading- See Code

38.10 Illumination- Interior and exterior lighting, including signs, shall not be of such intensity or located or directed in a way as to produce glare or discomfort on public streets or neighboring properties. All lights shall be directed away from residential zones unless specifically designed to enhance a pedestrian linkage.

38.11 Landscaping and Buffering- See Code

Permitted Uses

- Banks (61.01.05)
- Metal Working (61.01.06)
- Building Trades (61.01.07) – not within 100 feet of Residential zone
- Commercial Studios / Schools (61.01.08)
- Dry Cleaning (61.01.13)
- Hotels & Inns (61.01.17) – not including motels
- Manufacturing (61.01.19)
- Newspaper & Job Printing (61.01.21)
- Non-commercial Institutions (61.01.22A)
- Professional & Business Offices (61.01.23) not to include medical / treatment facilities
- Public Buildings (61.01.25)
- Fitness Centers (61.01.28B)
- Restaurants (61.01.30) – with or without alcohol
- Retail Business (61.01.31) – “does not detract or interfere with pedestrian shopping activity”
- Retail Sales – workshop and outlet required (61.01.33) – no more than 50% of floor area used for workshop
- Service Establishments (61.01.35)
- Wholesale & Warehousing (61.01.37A) – on premises
- Warehousing (61.01.37A) – not on premises

Special Exception

- Bus Stop Shelter (44.08.25) (60.02.18)
- Alcoholic Liquor Establishments (44.08.23) (61.02.16)
- Automotive Sales (44.08.24) (61.02.17) – new & used including trucks, trailers, farming & equipment
- Banks (44.08.12) (61.02.20) – with drive-up
- Recreation (61.02.28) – commercial / prohibit drive-in theaters
- Research Labs (61.02.29) – in existing buildings excess of 15,000 square feet
- Golf Related Activities (61.02.31)
- Landscape & Garden Center (61.02.34)
- Medical & Dental Clinics (61.02.35) – more than 5 practitioners & excluding treatment facilities

NPC