

PROPOSED AMENDMENTS TO WASHINGTON ZONING REGULATIONS

July 27, 2021

Language to be deleted is ~~struck through~~.

Language to be added is **CAPITALIZED AND IN BOLD TYPE**.

3.2 **Zoning District Boundaries.** The districts hereby established are bounded and defined on a map entitled, "Town of Washington, Connecticut—Zoning District Map," and any revisions thereto, bearing the signature of the current Zoning Commission Chairman and filed in the office of the Town Clerk. Said map and all explanatory matter thereon are hereby declared to be a part of these Regulations. In case of any uncertainty, the Zoning Commission shall determine the exact location of any boundary. Unless otherwise specified in the **REGULATIONS** ~~particular zone for a commercial lot~~, where the boundary between two districts divides a lot **THAT IS EITHER PARTLY LOCATED IN A BUSINESS DISTRICT OR USED PRINCIPALLY FOR COMMERCIAL PURPOSES**, the use of the entire lot shall be governed by the more restrictive district conditions.

7.5 **Maximum Lot Coverage.** The Commission may, by Special Permit, upon review of a site plan and other information supplied by the applicant, approve an increase **OF UP TO 50 PERCENT** in the maximum permitted lot coverage if:

7.6 **Minimum Setback and Yard Dimensions.** The Commission may, by Special Permit, upon review of a site plan and other information supplied by the applicant, approve a reduction **OF UP TO 50 PERCENT** in the minimum setback and yard dimensions **UNDER SECTION 11.6 OF THESE REGULATIONS** if **THE CONDITIONS SET FORTH BELOW ARE MET. THE COMMISSION MAY NOT APPROVE ANY REDUCTION IN THE SETBACKS REQUIRED BY SECTION 7.7.**

7.8.1 ~~A waiver of Section 3.2 of these Regulations, which requires that a lot situated in two districts must be governed in its entirety by the more restrictive district conditions.~~
SPLIT LOTS. NOTWITHSTANDING THE PROVISIONS OF SECTION 3.2 OF THESE REGULATIONS, FOR ANY LOT THAT IS DIVIDED BY THE BOUNDARY BETWEEN THE B1 DISTRICT AND AN ADJOINING DISTRICT, THE COMMISSION MAY ISSUE A SPECIAL PERMIT FOR THE PORTION OF THE LOT WITHIN THE B1 DISTRICT TO ALLOW ANY USE THAT WOULD BE PERMISSIBLE ON ANY LOT THAT IS WHOLLY WITHIN THE B1 DISTRICT.

7.9 **Conditions for a Special Permit in the B-1 District.** The intention of the Commission is to encourage small scale development in the New Preston Business District that is both appropriate for Washington and consistent with the historical character of New Preston. In considering any application for a Special Permit in the B-1 District, the Commission will require ~~that the applicant demonstrate, unless the provision is not applicable or has been waived by the Commission~~ **THE APPLICANT TO DEMONSTRATE THAT REASONABLE CONSIDERATION HAS BEEN GIVEN TO THE FOLLOWING:**

7.9.9 Paved areas set back at least **FIFTY (50)** ~~twenty five (25)~~ feet from any property line adjoining a use that is not of a business or commercial nature.

8.5 **Maximum Lot Coverage.** The Commission may, by Special Permit, upon review of a site plan and other information supplied by the applicant, approve an increase **OF UP TO 50 PERCENT** in the maximum permitted lot coverage if:

8.6 **Minimum Setback and Yard Dimensions.** The Commission may, by Special Permit, upon review of a site plan and other information supplied by the applicant, approve a reduction **OF UP TO 50 PERCENT** in the minimum setback and yard dimensions **UNDER SECTION 11.6 OF THESE REGULATIONS** if **THE CONDITIONS SET FORTH BELOW ARE MET. THE COMMISSION MAY NOT APPROVE ANY REDUCTION IN THE SETBACKS REQUIRED BY SECTION 8.7.**

NOTE: ALL OF THE FOLLOWING AMENDMENTS ARE INTENDED SOLELY TO MAKE THE SECTION NUMBERING AND REGULATORY PROVISIONS MORE CONSISTENT AMONG THE FOUR BUSINESS DISTRICTS

[NEW SECTION AND SUBSECTION TO BE ADDED TO THE B2 DISTRICT REGULATIONS TO BE CONSISTENT WITH PROVISIONS IN THE B1 AND B3 DISTRICTS AS AMENDED]

8.8 DEVELOPMENT OPTIONS PERMITTED BY SPECIAL PERMIT. THE COMMISSION MAY PERMIT THE FOLLOWING SITE DEVELOPMENT OPTION UPON APPROVAL OF A SEPARATE SPECIAL PERMIT APPLICATION. TO BE CONSIDERED FAVORABLY, THE APPLICANT MUST DEMONSTRATE TO THE COMMISSION’S SATISFACTION THAT THE REQUIREMENTS AND CONDITIONS OF SECTION 8.9 AND ALL OTHER APPLICABLE SECTIONS OF THESE REGULATIONS HAVE BEEN MET.

8.8.1 SPLIT LOTS. NOTWITHSTANDING THE PROVISIONS OF SECTION 3.2 OF THESE REGULATIONS, FOR ANY LOT THAT IS DIVIDED BY THE BOUNDARY BETWEEN THE B2 DISTRICT AND AN ADJOINING DISTRICT, THE COMMISSION MAY ISSUE A SPECIAL PERMIT FOR THE PORTION OF THE LOT WITHIN THE B2 DISTRICT TO ALLOW ANY USE THAT WOULD BE PERMISSIBLE ON ANY LOT THAT IS WHOLLY WITHIN THE B2 DISTRICT.

[NEW SECTION AND SUBSECTIONS TO BE ADDED TO THE B2 DISTRICT REGULATIONS TO BE CONSISTENT WITH PROVISIONS IN THE B1 AND B3 DISTRICTS AS AMENDED]

8.9 CONDITIONS FOR A SPECIAL PERMIT IN THE B-2 DISTRICT. THE INTENTION OF THE COMMISSION IS TO ENCOURAGE SMALL SCALE DEVELOPMENT IN THE WASHINGTON DEPOT DISTRICT THAT IS BOTH APPROPRIATE FOR WASHINGTON AND CONSISTENT WITH THE HISTORICAL CHARACTER OF WASHINGTON DEPOT. IN CONSIDERING ANY APPLICATION FOR A SPECIAL PERMIT IN THE B-2 DISTRICT, THE COMMISSION WILL REQUIRE THE APPLICANT TO DEMONSTRATE THAT REASONABLE CONSIDERATION HAS BEEN GIVEN TO THE FOLLOWING:

8.9.1 THE PRESERVATION OF HISTORICALLY SIGNIFICANT STRUCTURES.

8.9.2 ARCHITECTURE THAT IS HARMONIOUS IN STYLE, SIZE, AND PROPORTION WITH TRADITIONAL ARCHITECTURE TYPICAL ELSEWHERE IN THE DISTRICT AND IN THE TOWN.

8.9.3 THE USE OF BUILDING MATERIALS THAT ARE HARMONIOUS IN APPEARANCE WITH THOSE TYPICAL ELSEWHERE IN THE DISTRICT AND IN THE TOWN.

8.9.4 APPROPRIATE CONSIDERATION OF BUILDING SIZE AND SITE DESIGN, POSSIBLY INCLUDING SUBMISSION OF ARCHITECTURAL ELEVATIONS, RENDERINGS, OR PHOTOGRAPHS TO CLARIFY ISSUES REGARDING VISUAL IMPACT AND BUILDING RELATIONSHIPS.

8.9.5 SITE PLANNING AND LANDSCAPING THAT:

- A. ENHANCE THE ATTRACTIVENESS OF THE PROPOSED DEVELOPMENT**
- B. SCREEN UNSIGHTLY ELEMENTS SUCH AS PARKING LOTS, UTILITIES, AND UNATTRACTIVE ACCESSORY STRUCTURES, FROM PUBLIC VIEW**
- C. HELP TO VISUALLY OR PHYSICALLY INTEGRATE THE PROPOSED DEVELOPMENT INTO THE DISTRICT AND THE TOWN.**

8.9.6 ESTABLISHMENT AND MAINTENANCE OF LANDSCAPE BUFFERS SATISFACTORY TO THE COMMISSION.

8.9.7 THE DESIGN OF CURB CUTS, DRIVEWAYS, AND PARKING LOTS THAT HELP TO IMPROVE TRAFFIC PATTERNS OR LIMIT ADDITIONAL CONGESTION ON ROUTES 47 AND 109.

8.9.8 BUILDINGS SET BACK AT LEAST FIFTY (50) FEET FROM ANY PROPERTY LINE ADJOINING A USE THAT IS NOT OF A BUSINESS OR COMMERCIAL NATURE.

8.9.9 PAVED AREAS SET BACK AT LEAST FIFTY (50) ~~TWENTY-FIVE (25)~~ FEET FROM ANY PROPERTY LINE ADJOINING A USE THAT IS NOT OF A BUSINESS OR COMMERCIAL NATURE.

[SECTION 9.5 TO BE RENUMBERED AS SECTION 9.8 AND THE FOLLOWING NEW SECTION 9.5 AND SUBSECTIONS TO BE ADDED TO THE B3 DISTRICT REGULATIONS TO BE CONSISTENT WITH PROVISIONS IN THE B1 AND B2 DISTRICTS AS AMENDED]

9.5 MAXIMUM LOT COVERAGE. THE COMMISSION MAY, BY SPECIAL PERMIT, UPON REVIEW OF A SITE PLAN AND OTHER INFORMATION SUPPLIED BY THE APPLICANT, APPROVE AN INCREASE ~~REDUCTION~~ OF UP TO 50 PERCENT IN THE MAXIMUM PERMITTED LOT COVERAGE ~~MINIMUM SETBACK AND YARD DIMENSIONS UNDER SECTION 11.6~~ OF THESE REGULATIONS IF THE CONDITIONS SET FORTH BELOW ARE MET. THE COMMISSION MAY NOT APPROVE ANY REDUCTION IN THE SETBACKS REQUIRED BY SECTION 9.7.

9.5.1 THE PROPOSED LOT COVERAGE WILL ENHANCE THE VILLAGE CHARACTER OF THE DISTRICT BY MAKING THE PROJECT MORE IN KEEPING WITH THE COVERAGE, BUILDING SPACING, BUILDING ALIGNMENT, PEDESTRIAN AND VEHICULAR ACCESS, AND OTHER

- CHARACTERISTICS GENERALLY ESTABLISHED BY NEIGHBORING EXISTING LOTS AND BUILDINGS IN THE DISTRICT, AND
- 9.5.2 THE PROPOSED PROJECT IS IN HARMONIOUS IN STYLE, SIZE, AND PROPORTION WITH ARCHITECTURE TYPICAL ELSEWHERE IN THE DISTRICT, AND EMPLOYS BUILDING MATERIALS THAT ARE HARMONIOUS IN APPEARANCE WITH THOSE TYPICAL ELSEWHERE IN THE DISTRICT.
- 9.5.3 THE APPLICANT SHALL PROVIDE SURVEYS, PHOTOGRAPHS, ARCHITECTURAL DRAWINGS, EXPERT OPINIONS, OR OTHER INFORMATION TO SUPPORT THE APPLICATION.
- 9.5.4 IN REVIEWING AN APPLICATION PURSUANT TO THIS SECTION 9.5, THE COMMISSION MAY TAKE INTO CONSIDERATION ANY EXISTING AND PROPOSED OUTDOOR STORAGE ON THE LOT OF MERCHANDISE, GOODS, SUPPLIES, MACHINERY, MOTOR VEHICLES, AND OTHER EQUIPMENT AND MAY CONDITION THE SPECIAL PERMIT UPON AN APPROPRIATE LIMITATION OR PROHIBITION ON SUCH OUTDOOR STORAGE IN ORDER TO PRESERVE THE VILLAGE CHARACTER OF THE DISTRICT.

[SECTION 9.6 TO BE RENUMBERED AS SECTION 9.9 AND THE FOLLOWING NEW SECTION 9.6 AND SUBSECTIONS TO BE ADDED TO THE B3 DISTRICT REGULATIONS TO BE CONSISTENT WITH PROVISIONS IN THE B1 AND B2 DISTRICTS AS AMENDED]

- 9.6 MINIMUM SETBACK AND YARD DIMENSIONS. THE COMMISSION MAY, BY SPECIAL PERMIT, UPON REVIEW OF A SITE PLAN AND OTHER INFORMATION SUPPLIED BY THE APPLICANT, APPROVE A REDUCTION OF UP TO 50 PERCENT IN THE MINIMUM SETBACK AND YARD DIMENSIONS IF UNDER SECTION 11.6 OF THESE REGULATIONS IF THE CONDITIONS SET FORTH BELOW ARE MET. THE COMMISSION MAY NOT APPROVE ANY REDUCTION IN THE SETBACKS REQUIRED BY SECTION 9.7
- 9.6.1 THE REDUCTION, AS DEMONSTRATED BY GRAPHICAL AND OTHER INFORMATION SUPPLIED BY THE APPLICANT, WILL ENHANCE THE VILLAGE CHARACTER OF THE DISTRICT BY ALIGNING THE PROPOSED STRUCTURE OR STRUCTURES GENERALLY WITH NEIGHBORING EXISTING BUILDINGS IN THE DISTRICT, AND WILL MAINTAIN BUILDING SPACING, STREETScape ELEMENTS, AND PEDESTRIAN ACCESS GENERALLY ESTABLISHED BY NEIGHBORING EXISTING BUILDINGS IN THE DISTRICT, AND
- 9.6.2 THE PROPOSED PROJECT IS HARMONIOUS IN STYLE, SIZE, AND PROPORTION WITH ARCHITECTURE TYPICAL ELSEWHERE IN THE DISTRICT, AND EMPLOYS BUILDING MATERIALS THAT ARE HARMONIOUS IN APPEARANCE WITH THOSE TYPICAL ELSEWHERE IN THE DISTRICT.
- 9.6.3 THE APPLICANT SHALL PROVIDE SURVEYS, PHOTOGRAPHS, ARCHITECTURAL DRAWINGS, EXPERT OPINIONS, OR OTHER INFORMATION TO SUPPORT THE APPLICATION.

9.6.4 **IN REVIEWING AN APPLICATION PURSUANT TO THIS SECTION 8.6, THE COMMISSION MAY TAKE INTO CONSIDERATION ANY EXISTING AND PROPOSED OUTDOOR STORAGE ON THE LOT OF MERCHANDISE, GOODS, SUPPLIES, MACHINERY, MOTOR VEHICLES, AND OTHER EQUIPMENT AND MAY CONDITION THE SPECIAL PERMIT UPON AN APPROPRIATE LIMITATION OR PROHIBITION ON SUCH OUTDOOR STORAGE IN ORDER TO PRESERVE THE VILLAGE CHARACTER OF THE DISTRICT.**

9.6.9 Paved areas set back at least **FIFTY (50)**~~twenty-five(25)~~ feet from any property line adjoining a use that is not of a business or commercial nature.

[SECTION 9.5 TO BE RENUMBERED AS SECTION 9.8 AND AMENDED AS FOLLOWS TO BE CONSISTENT WITH PROVISIONS IN THE B1 AND B2 DISTRICTS AS AMENDED:]

9.5 9.8 Development Options Permitted by Special Permit. The Commission may permit one or more of the following site development options upon approval of a separate Special Permit application. To be considered favorably, the applicant must demonstrate to the Commission's satisfaction that the requirements and conditions of Section ~~9.6~~ **9.9** and all other applicable sections of these Regulations have been met.

~~9.5.1~~**9.8.1** ~~An increase in the maximum permitted lot coverage, up to 50 percent of the lot.~~ **SPLIT LOTS. NOTWITHSTANDING THE PROVISIONS OF SECTION 3.2 OF THESE REGULATIONS, FOR ANY LOT THAT IS DIVIDED BY THE BOUNDARY BETWEEN THE B3 DISTRICT AND AN ADJOINING DISTRICT, THE COMMISSION MAY ISSUE A SPECIAL PERMIT FOR THE PORTION OF THE LOT WITHIN THE B3 DISTRICT TO ALLOW ANY USE THAT WOULD BE PERMISSIBLE ON ANY LOT THAT IS WHOLLY WITHIN THE B3 DISTRICT.**

~~9.5.2~~ A waiver of Section 3.2 of these Regulations, which requires that a lot situated in two districts must be governed in its entirety by the more restrictive district conditions.

~~9.5.3~~ Relaxation of the requirements in Section 11.6.1, which concerns minimum setbacks and yard dimensions up to a maximum of a 50 percent reduction.

~~9.5.4~~**9.8.2** Expansion of an existing nonconforming use.

~~9.5.6~~**9.8.3** Relaxation of the 5,000 square foot limitation contained in Section 9.4.1, up to a maximum of 7,500 square feet in total floor area for each building lot.

[SECTION 9.6 TO BE RENUMBERED AS SECTION 9.9 AND AMENDED AS FOLLOWS:]

9.6 **Conditions for a Special Permit in the B-3 District.** The intention of the Commission is to encourage small scale development in the Marbledale Business District that is both appropriate for Washington and consistent with the historical character of Marbledale. In considering any application for a Special Permit in the B3 District, the Commission will require ~~that the applicant demonstrate, unless the~~

provision is not applicable or has been waived by the Commission **THE APPLICANT TO DEMONSTRATE THAT REASONABLE CONSIDERATION HAS BEEN GIVEN TO THE FOLLOWING:**

[SECTION 10.5 TO BE RENUMBERED AS SECTION 10.7 AND THE FOLLOWING NEW SECTION 10.5 AND SUBSECTIONS TO BE ADDED TO THE B4 DISTRICT REGULATIONS TO BE CONSISTENT WITH PROVISIONS IN THE B1 AND B2 DISTRICTS AS AMENDED]

10.5 MAXIMUM LOT COVERAGE. THE COMMISSION MAY, BY SPECIAL PERMIT, UPON REVIEW OF A SITE PLAN AND OTHER INFORMATION SUPPLIED BY THE APPLICANT, APPROVE AN INCREASE ~~REDUCTION~~ OF UP TO 50 PERCENT IN THE MAXIMUM PERMITTED LOT COVERAGE ~~MINIMUM SETBACK AND YARD DIMENSIONS UNDER SECTION 11.6~~ OF THESE REGULATIONS IF THE CONDITIONS SET FORTH BELOW ARE MET. THE COMMISSION MAY NOT APPROVE ANY REDUCTION IN THE SETBACKS REQUIRED BY SECTION 10.7.

10.5.1 THE PROPOSED LOT COVERAGE WILL ENHANCE THE VILLAGE CHARACTER OF THE DISTRICT BY MAKING THE PROJECT MORE IN KEEPING WITH THE COVERAGE, BUILDING SPACING, BUILDING ALIGNMENT, PEDESTRIAN AND VEHICULAR ACCESS, AND OTHER CHARACTERISTICS GENERALLY ESTABLISHED BY NEIGHBORING EXISTING LOTS AND BUILDINGS IN THE DISTRICT, AND

10.5.2 THE PROPOSED PROJECT IS IN HARMONIOUS IN STYLE, SIZE, AND PROPORTION WITH ARCHITECTURE TYPICAL ELSEWHERE IN THE DISTRICT, AND EMPLOYS BUILDING MATERIALS THAT ARE HARMONIOUS IN APPEARANCE WITH THOSE TYPICAL ELSEWHERE IN THE DISTRICT.

10.5.3 THE APPLICANT SHALL PROVIDE SURVEYS, PHOTOGRAPHS, ARCHITECTURAL DRAWINGS, EXPERT OPINIONS, OR OTHER INFORMATION TO SUPPORT THE APPLICATION.

10.5.4 IN REVIEWING AN APPLICATION PURSUANT TO THIS SECTION 10.5, THE COMMISSION MAY TAKE INTO CONSIDERATION ANY EXISTING AND PROPOSED OUTDOOR STORAGE ON THE LOT OF MERCHANDISE, GOODS, SUPPLIES, MACHINERY, MOTOR VEHICLES, AND OTHER EQUIPMENT AND MAY CONDITION THE SPECIAL PERMIT UPON AN APPROPRIATE LIMITATION OR PROHIBITION ON SUCH OUTDOOR STORAGE IN ORDER TO PRESERVE THE VILLAGE CHARACTER OF THE DISTRICT.

[THE FOLLOWING NEW SECTION 10.6 AND SUBSECTIONS TO BE ADDED TO THE B4 DISTRICT REGULATIONS TO BE CONSISTENT WITH PROVISIONS IN THE B1 AND B2 DISTRICTS AS AMENDED]

10.6 MINIMUM SETBACK AND YARD DIMENSIONS. THE COMMISSION MAY, BY SPECIAL PERMIT, UPON REVIEW OF A SITE PLAN AND OTHER INFORMATION SUPPLIED BY THE APPLICANT, APPROVE A REDUCTION OF UP TO 50 PERCENT IN THE MINIMUM SETBACK AND YARD DIMENSIONS IF UNDER SECTION 11.6 OF THESE REGULATIONS IF THE CONDITIONS SET FORTH BELOW ARE MET. THE

**COMMISSION MAY NOT APPROVE ANY REDUCTION IN THE SETBACKS
REQUIRED BY SECTION 10.7**

- 10.6.1 THE REDUCTION, AS DEMONSTRATED BY GRAPHICAL AND OTHER INFORMATION SUPPLIED BY THE APPLICANT, WILL ENHANCE THE VILLAGE CHARACTER OF THE DISTRICT BY ALIGNING THE PROPOSED STRUCTURE OR STRUCTURES GENERALLY WITH NEIGHBORING EXISTING BUILDINGS IN THE DISTRICT, AND WILL MAINTAIN BUILDING SPACING, STREETScape ELEMENTS, AND PEDESTRIAN ACCESS GENERALLY ESTABLISHED BY NEIGHBORING EXISTING BUILDINGS IN THE DISTRICT, AND**
- 10.6.2 THE PROPOSED PROJECT IS HARMONIOUS IN STYLE, SIZE, AND PROPORTION WITH ARCHITECTURE TYPICAL ELSEWHERE IN THE DISTRICT, AND EMPLOYS BUILDING MATERIALS THAT ARE HARMONIOUS IN APPEARANCE WITH THOSE TYPICAL ELSEWHERE IN THE DISTRICT.**
- 10.6.3 THE APPLICANT SHALL PROVIDE SURVEYS, PHOTOGRAPHS, ARCHITECTURAL DRAWINGS, EXPERT OPINIONS, OR OTHER INFORMATION TO SUPPORT THE APPLICATION.**
- 10.6.4 IN REVIEWING AN APPLICATION PURSUANT TO THIS SECTION 10.6, THE COMMISSION MAY TAKE INTO CONSIDERATION ANY EXISTING AND PROPOSED OUTDOOR STORAGE ON THE LOT OF MERCHANDISE, GOODS, SUPPLIES, MACHINERY, MOTOR VEHICLES, AND OTHER EQUIPMENT AND MAY CONDITION THE SPECIAL PERMIT UPON AN APPROPRIATE LIMITATION OR PROHIBITION ON SUCH OUTDOOR STORAGE IN ORDER TO PRESERVE THE VILLAGE CHARACTER OF THE DISTRICT.**

[NEW SECTION AND SUBSECTION TO BE ADDED]

10.8 DEVELOPMENT OPTIONS PERMITTED BY SPECIAL PERMIT. THE COMMISSION MAY PERMIT THE FOLLOWING SITE DEVELOPMENT OPTION UPON APPROVAL OF A SEPARATE SPECIAL PERMIT APPLICATION. TO BE CONSIDERED FAVORABLY, THE APPLICANT MUST DEMONSTRATE TO THE COMMISSION'S SATISFACTION THAT THE REQUIREMENTS AND CONDITIONS OF SECTION 10.9 AND ALL OTHER APPLICABLE SECTIONS OF THESE REGULATIONS HAVE BEEN MET.

10.8.1 SPLIT LOTS. NOTWITHSTANDING THE PROVISIONS OF SECTION 3.2 OF THESE REGULATIONS, FOR ANY LOT THAT IS DIVIDED BY THE BOUNDARY BETWEEN THE B4 DISTRICT AND AN ADJOINING DISTRICT, THE COMMISSION MAY ISSUE A SPECIAL PERMIT FOR THE PORTION OF THE LOT WITHIN THE B4 DISTRICT TO ALLOW ANY USE THAT WOULD BE PERMISSIBLE ON ANY LOT THAT IS WHOLLY WITHIN THE B4 DISTRICT.

[NEW SECTION AND SUBSECTIONS TO BE ADDED TO THE B4 DISTRICT REGULATIONS TO BE CONSISTENT WITH PROVISIONS IN THE B1 AND B3 DISTRICTS]

10.9 CONDITIONS FOR A SPECIAL PERMIT IN THE B-4 DISTRICT. THE INTENTION OF THE COMMISSION IS TO ENCOURAGE SMALL SCALE DEVELOPMENT IN THE WOODVILLE NEIGHBORHOOD BUSINESS DISTRICT THAT IS BOTH APPROPRIATE FOR WASHINGTON AND CONSISTENT WITH THE HISTORICAL CHARACTER OF WOODVILLE. IN CONSIDERING ANY APPLICATION FOR A SPECIAL PERMIT IN THE B-4 DISTRICT, THE COMMISSION WILL REQUIRE THE APPLICANT TO DEMONSTRATE THAT REASONABLE CONSIDERATION HAS BEEN GIVEN TO THE FOLLOWING:

10.9.1 THE PRESERVATION OF HISTORICALLY SIGNIFICANT STRUCTURES.

10.9.2 ARCHITECTURE THAT IS HARMONIOUS IN STYLE, SIZE, AND PROPORTION WITH TRADITIONAL ARCHITECTURE TYPICAL ELSEWHERE IN THE DISTRICT AND IN THE TOWN.

10.9.3 THE USE OF BUILDING MATERIALS THAT ARE HARMONIOUS IN APPEARANCE WITH THOSE TYPICAL ELSEWHERE IN THE DISTRICT AND IN THE TOWN.

10.9.4 APPROPRIATE CONSIDERATION OF BUILDING SIZE AND SITE DESIGN, POSSIBLY INCLUDING SUBMISSION OF ARCHITECTURAL ELEVATIONS, RENDERINGS, OR PHOTOGRAPHS TO CLARIFY ISSUES REGARDING VISUAL IMPACT AND BUILDING RELATIONSHIPS.

10.9.5 SITE PLANNING AND LANDSCAPING THAT:

A. ENHANCE THE ATTRACTIVENESS OF THE PROPOSED DEVELOPMENT

B. SCREEN UNSIGHTLY ELEMENTS SUCH AS PARKING LOTS, UTILITIES, AND UNATTRACTIVE ACCESSORY STRUCTURES, FROM PUBLIC VIEW

C. HELP TO VISUALLY OR PHYSICALLY INTEGRATE THE PROPOSED DEVELOPMENT INTO THE DISTRICT AND THE TOWN.

10.9.6 ESTABLISHMENT AND MAINTENANCE OF LANDSCAPE BUFFERS SATISFACTORY TO THE COMMISSION.

10.9.7 THE DESIGN OF CURB CUTS, DRIVEWAYS, AND PARKING LOTS THAT HELP TO IMPROVE TRAFFIC PATTERNS OR LIMIT ADDITIONAL CONGESTION ON ROUTE 202.

10.9.8 BUILDINGS SET BACK AT LEAST FIFTY (50) FEET FROM ANY PROPERTY LINE ADJOINING A USE THAT IS NOT OF A BUSINESS OR COMMERCIAL NATURE.

10.9.9 PAVED AREAS SET BACK AT LEAST FIFTY (50) ~~TWENTY-FIVE(25)~~ FEET FROM ANY PROPERTY LINE ADJOINING A USE THAT IS NOT OF A BUSINESS OR COMMERCIAL NATURE.