

**Town of Voluntown
Planning and Zoning Commission
Proposed Amendments 7/26/17**

5.3 **Minimum Lot Size.**

5.3.1 **Single-family dwelling:** ~~40,000~~ 30,000 square feet

5.3.2 **Two-family dwelling:** ~~70,000~~ 40,000 square feet

5.3.3 **Multiple-family ~~unit~~ dwelling:** ~~35,000~~ 45,000 square feet. 15,000 per apartment unit with a maximum of four units in any one structure.

5.3.4 **Mixed Use Development:** 85,000 square feet. Where the applicant can demonstrate to the satisfaction of the Commission that there will be no adverse impact to traffic circulation and adjacent properties based on design or current site configuration, the Minimum Lot Size may be reduced by 20%.

5.3.4.5 All other uses: 40,000 square feet.

5.2 **Special Exceptions.** The following uses may be permitted by the Commission subject to the provisions of Section 9 of these regulations.

5.2.11 **Mixed Use Development** ~~(2/1/09) A lot, building or buildings on one lot containing a combination of one residential use allowed by section 5.1.1, 5.1.2 or 5.2.1 of these regulations with an eating and drinking establishment use allowed by section 5.2.7. Each use so combined shall be subject to all provisions of these regulations applicable to it, unless by a two-thirds vote of those members present and voting, the commission finds that any such provision may be waived or modified without adversely affecting the objective of the regulation.~~

8.2 **One Use Per Lot.** Except for ~~Mixed Use multi-family d~~Developments, ~~institutions, shopping centers, industrial complexes, community facilities, public utilities, and uses~~ in the Village District approved pursuant to Section ~~9.5.15 5.2.11~~, **and permitted uses under 5A.1 within the Village Commercial Overlay District** only one (1) principal building or use shall be permitted on one lot. (2/1/09)

SECTION 2: DEFINITIONS

2.33 Mixed Use Development: The development of a neighborhood, tract of land, building or structure with a variety of complementary and integrated uses, such as, but not limited to residential, office, manufacturing, retail, public, and recreation, in a compact village design.

2.34 Eating and Drinking Establishment: Retail establishment selling food or drink for consumption on the premises, including lunch counters and refreshment stands selling prepared foods for immediate on site consumption.

SECTION 9: SPECIAL EXCEPTIONS

9.5.15 Mixed Use Developments shall be designed to be compatible with the surrounding neighborhood and adhere to the following Design Standards as well as any other applicable regulations:

- A. **Maintain privacy between commercial and single-family residential uses.**
- B. **Minimize any adverse impacts on adjacent properties.**
- C. **Uses may be located in separate freestanding buildings or may be combined in multi-use buildings of single-story or multi-story design.**
- D. **Minimize conflicts between pedestrians and vehicles.**
- E. **Screen parking areas from view of existing residential properties by using landscaping, berms, fencing or elements of the building.**