

Effective Date: 12/23/2019

~~New language added~~

Section 4.19 Gateway Overlay Districts

4.19.1 Purpose and Intent

The Northern Gateway District ("NGD") and the Western Gateway District ("WGD")(collectively "Gateway Districts") are overlay zones. As such, the provisions and regulations of this Section 4.19 shall be applicable to the land within the Gateway District boundaries in addition to the regulations that are applicable to the underlying district(s). The purpose of the Gateway Districts is to encourage development and re-development of uses permitted in the underlying Districts that apply architecturally appropriate and consistent designs that will maintain and promote Prospect's historic small-town aesthetic qualities in these gateway corridors.

4.19.2 Boundaries

The boundaries of the Gateway Districts are hereby established to be those shown on the Town of Prospect, Connecticut, Zoning Map with an effective date of January 15, 2016, as may be amended.

4.19.3 Applicability

~~a. Within the Gateway Districts, mixed use, office, retail and one residential unit within the B Zone per parcel is permitted by Special Permit of the Commission.~~

b. Within the Gateway Districts, all new constructions, substantial reconstruction, and rehabilitation of property, except as provided below, shall be subject to site plan approval in accordance with the standards of this Section and the standards applying to the underlying District.

The following applications within the Gateway Districts are subject only to permitting as provided for the underlying District:

1. Single Family Dwellings, except for change of use from single family home being converted to a commercial or industrial use, where such use is permitted; and
2. Expansion, reconstruction or rehabilitation of an existing commercial or industrial building by less than 25 percent of the existing floor area.

4.19.4 Gateway Overlay District Site Development Standards

In the Gateway District, Site Plans shall comport with the following site development standards, in addition to the applicable standards of the underlying District and the provisions of Articles 11 ~~and 12~~ of these Regulations.

a. Rooflines shall be articulated and/or varied to reduce the appearance of bulk and provide architectural interest.

b. Building materials shall have good architectural character and durable quality and shall be selected for consistency and compatibility among all exterior portions of the building and with surrounding buildings.

c. Building textures and components shall be selected for consistency and compatibility among all exterior portions of the building and with surrounding buildings.

~~d. Architectural element types shall be consistent with the images in Appendix A of these Regulations~~

4.19.5 Site Plan Review

All applications shall be reviewed in accordance with Articles 11 ~~and 12~~ of these Regulations. Applications shall demonstrate conformance with the provisions of this Section, Applicable standards of the underlying District, and the provisions of Articles 11 ~~and 12~~.