

Streetscape

6. Review permitted uses (including those permitted by Site Plan Approval and/or Special Permit) and development patterns to ensure that a pedestrian orientation is maintained.
7. Consider requiring active ground floor uses in more areas.
8. Consider modifying setback standards (build-to-line, etc.) to allow buildings to be located closer to the street and/or sidewalk and promote an attractive and pedestrian-friendly streetscape.
9. Prohibit or discourage parking in front of buildings (i.e. – between the building and the sidewalk) in order to maintain an active streetscape.

Housing

10. Provide for additional housing opportunities in and near the downtown area including:
 - o Multi-family housing.
 - o Multi-family senior-friendly housing.
 - o Mixed use rental housing for younger persons and families.
11. For residential units in some zones, consider allowing modification of the following *by Special Permit*:
 - o The limitation on floor area.
 - o The limitation on number of bedrooms.

Parking

12. Consider allowing decked or tiered parking structures in several zones *by Special Permit* to minimize land area utilized for surface parking.
13. Consider modifying parking standards:
 - o For office uses within walking distance of the train station.
 - o For mixed use buildings when the peak parking demands of the uses do not coincide.
 - o For multi-family uses within walking distance of the train station.

Much of what New Canaan already has and seeks to enhance is often referred to in other areas as “transit oriented development.”

Our vision is not specifically for development that supports transit or is oriented towards transit.

Rather, our vision is for development that meets the needs of our community. The fact that it is, and will be, supported by transit is an added bonus.

Cross & Vitti Streets


Following the recommendation of the POCD, suggesting a zoning review, the Commission authorized a study of the business zones of the Cross and Vitti Streets area. After a series of Commission meetings and public hearings, a conceptual Master Plan (the Plan) of that area was completed in December of 2015. Over time, the Commission will consider changes to the zoning regulations in order to potentially implement certain recommendations of the Plan. The Commission reserves the right to accept, reject, or alter any of the recommendations. In addition, the Commission may consider incorporation of the design recommendations of the Plan into the Village District Design Guidelines. With the incorporation of this amendment into the POCD, the Commission will refer to the Plan in its evaluation of applications in the Cross and Vitti Streets area. Further, the Commission will ask applicants to consider the elements of the Plan when submitting applications. (Added 4/1/16)

E. Supplement Village District Review

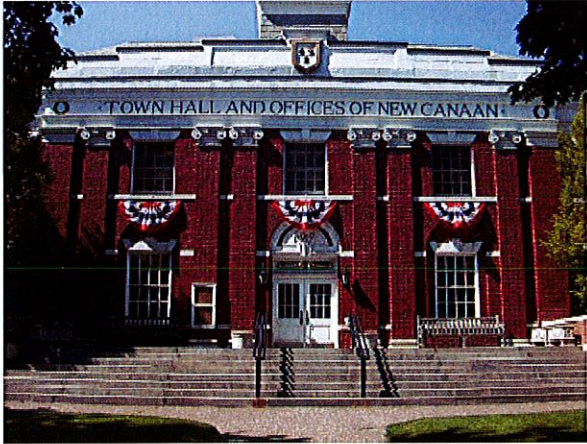
New Canaan adopted “*Village District Design Guidelines*” in 2010 to help guide activities in the downtown area. These guidelines should be reviewed and supplemented over time to ensure that the level and quality of design and construction in the downtown area is exceptional.

In accordance with the requirements of Section 8-2j of the Connecticut General Statutes, the Commission should consider retaining a “village district consultant” to supplement the design review work currently being undertaken.

Design Guidelines



Town of New Canaan
Village District Design Guidelines



EFFECTIVE JUNE 30TH 2010

Design Guidelines – Town of New Canaan
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