Article XVIII. Special Standards for Mixed-Use Developments.

In accordance with the provisions of Connecticut Public Act 25-1, mixed-use developments, meaning uses that contain both residential and commercial uses, are permitted in the BC Zone, BC Long Hill Green & Town Hall Node Zone, and MDD Zone pursuant to the requirements of this Article XVIII as follows:

1. Applications for mixed-use developments must file a site plan application to be reviewed and acted upon by the Commission.
2. Applications must comply with the site plan requirements of Article XV, Section 2.2.
3. Notwithstanding any provision to the contrary in the underlying zone, no application for a mixed-use development filed in accordance with this Article XVIII shall exceed more than ten dwelling units per lot, and there shall be no residential uses on the ground floor of any building.
4. Buildings shall otherwise conform to the height, yard, and other bulk requirements of the underlying zone.
5. All mixed-use developments shall otherwise comply with the design requirements of the underlying zone, including but not limited to, building design, landscaping design, lighting design, and similar requirements.
6. Prior to applying to the Commission, applications for mixed-use developments must first obtain (i) final approval from the Inland Wetlands & Water Courses Commission or a letter stating that no such approval is required and (ii) final approval from the Police Commission for traffic review.
7. Applicants are encouraged, but not required, to request a pre-application review from the Commission prior to filing for site plan approval.

In the event of a conflict between the provisions of this Article XVIII or any other provision of the zoning regulations, the provisions of Article XVIII shall control.

Approved June 17, 2026

Effective June 29, 2026