

New London Planning Board
Site Plan Review Regulations
Proposed Amendments for a Public Hearing
Tuesday, Nov 17, 2015

Note: The current language and proposed new language is shown below. The proposed new language is underlined. The existing language to be deleted is crossed out.

Article I (D) Types of Development Requiring Site Plan Review

4. A change in Use or layout of non-residential property or Building(s) including changes to the exterior site layout and/or changes to the interior floor plan layout, except Site Plan Review will not be required if:
 - a) a change of Use and/or changes to the interior floor plan layout occur in a single-leasable space of less than 1,000 square feet; or in any existing permitted building in the Institutional or Hospital Institutional Districts used by Colby-Sawyer College or New London Hospital/William P. Clough Center respectively; and
 - b) the owner of the property obtains written approval of the Fire Chief as to the adherence of the space to all state and local fire and safety regulations; and
 - c) no additional off-street parking would be required in accordance with the standards set forth in the Site Plan Review Regulations.

APPENDIX A, Section F. Off-Site Parking- Current language to be deleted and remaining sections renumbered. This section is being deleted as legal issues and deed issues are complicated and difficult to oversee and enforce.

~~F. — Off Site Parking: Off site parking may be permitted by the Planning Board under extenuating circumstances. Such off site parking must either be owned by the applicant or the applicant must obtain a long term lease with a minimum term of twenty years. If off site parking is to be leased, the number of leased Parking Spaces shall not exceed 10% of the total number of Parking Spaces required for the Use(s). The applicant must demonstrate to the satisfaction of the Planning Board that any leased parking is extra parking for the sending site based on the parking requirements for the existing mix of land Uses on the sending site. As a guideline, off site parking shall be located within a reasonable distance to the site in question and generally be located no more than 500 feet as measured along the Street(s) from the site in question. Additional, the applicant needs to demonstrate to the satisfaction of the Planning Board that safe pedestrian access between the off site parking and the site in question there exists or will be provided as part of the site plan off site improvements.~~

APPENDIX A
 OFF-STREET PARKING REGULATIONS

A. Standards for the Minimum Number of Off Street Parking Spaces by Land Use Type: The following table outlines the minimum parking standards by land Use type.

Land Use	Unit	Minimum Standard Spaces
Auditorium, Theatre, Church	Seat	0.3
Hospital	By Review	—
Restaurant	Seat	0.3
Restaurant with Take-out	Seat	0.5
Industrial	Employee*	0.6
General Office	1,000 sq. ft. g.f.a.**	3.3
Real Estate Office	“ “ “	5
Bank	“ “ “	5.0
Retail Sales	“ “ “	4.0
Retail Service	“ “ “	4.0
Shopping Center	“ “ “	5.5
Medical/Dental/Veterinary	“ “	4.5
Sports Club/Health Spa/Private Club By Review		
Assisted Living/Extended Care Facility	By Review	—
Community Center	1,000 sq. ft. g.f.a.	4.0
Showroom Furniture Sales, Interior Decorating, Carpet Store	1,000 sq. ft. g.f.a.	1.25
Hotel/Motel	Unit	1.25
Elementary/Jr. High School	Teacher/Staff 1.2	
College/University	By Review	—
Funeral Home	Seat	0.25
Multi-Family Dwelling	Family Unit	
Efficiency Apartment	“ “	1.0
1 & 2 Bedrooms	“ “	1.5
3+ Bedrooms	“ “	2.0
Single Family Dwelling	Unit	2.0
Bed & Breakfast	Room Owner's Unit	1.0 plus 2.0
Nursing/Convalescent Home Bed	Bed	0.35

* Maximum number of employees on any two consecutive shifts.

** g.f.a. = Gross Floor Area which is measured around the exterior of the Building.

Proposed New Appendix A, Section A, Off-Street Parking Regulations

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OFF-STREET PARKING REGULATIONS

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Land Use	Unit	Minimum Standard Spaces
Assembly (Auditorium, Theatre, Place of Worship/Church, Art Galleries, Restaurant, Bar, Banquet Hall, Funeral Home)	Seat/Occupant	0.3
Business (Banks, Barbers/Hair Salon/Beauty, Tanning, Massage, Medical/Dental/Veterinary, Dry Cleaning/Laundromat and Professional services such as Accountants, Architects, CPA, Real Estate, Travel Agency, etc.)	1,000 GSF *	4.0
Factory/Industrial (Cabinet/Furniture/Wood Products, Machine Shop, Printing, Textiles/Upholstering)	Employee	0.5
Mercantile – Retail Sales (Apparel/Clothing, Convenience/Drug Store, Markets, Specialty Shops)	1,000 GSF *	4.0
Mercantile – Showroom (Interior Design/Showroom, Carpet/Tile/Furniture sales)	1,000 GSF *	1.25
Residential (Multi-Family Dwellings)	Unit	2.0
Residential – Hotel/Motel	Bed/Unit	1.25
Residential- B & B	Unit	1.0 (plus 2 for owner)

The following Land Use parking requirements are by review by the Planning Board:

Agricultural/Landscape uses with sales operation, Kennels/Stables, Automotive Repair/Sales/Rental, Shopping Center, School/College/University, Athletic Fields, Community/Senior Center, Amusement/Arcade, Sports Club/Health Spa, Private Club, Hospital and Assisted Living/Extended Care Nursing/Convalescent Facilities.

** GSF = Gross Square Foot, the Floor Area which is measured around the exterior of the Building and/or the centerline of any shared wall(s) between an adjacent use.*

Pre-existing non-conforming Commercial Zone sites are not required to meet above requirements unless new construction or a change of use is proposed that increases parking occupancy load.