

Sec. 9.4. Chelsea central district (CC).

9.4.1(A).*Intent.* It is the intent of this section to ensure that development within the CC district complements and preserves the city's historic character, that it improves economic conditions, and promotes development that is consistent with the goals and objectives of the downtown plan of development and these regulations.

(1) *Permitted uses.* The following uses shall be permitted within the CC district excluding the special development areas noted in section 9.4.2:

- (a) Retail.
- (b) Office/financial.
- (c) Customer service.
- (d) Restaurant.
- (e) Museum/art gallery.
- (f) Theater, including performing arts theaters.
- (g) Parking lots and garages.
- (h) Schools--public, private, commercial.
- (i) Bars, taverns, cafes.
- (j) Outdoor vendors pursuant to the provisions of chapter 15 of the Norwich Code of Ordinances.
- (k) Parks, open space, public recreation facilities.
- (l) Docks, slips, piers.
- (m) Yacht clubs, marinas, boat rentals.
- (n) Visitor centers/information centers.
- (o) Public buildings and uses including city, state and federal.
- (p) Libraries.

(2) *Special permitted uses.* The commission on the city plan may, after public hearing and subject to appropriate safeguards in harmony with the general purpose of this ordinance, grant a special permit in accordance with sections 17.2 and 9.4.5 of these regulations for the following uses:

(a) Multifamily residential provided the following criteria are met:

1. No residential uses shall be permitted on the first floor unless the commission on the city plan determines by a two-thirds vote of the members of the commission on the city plan present and voting that the first floor or any portion thereof of any structure for which a special permit is sought is not reasonably conducive to the permitted uses listed in section 9.4.1(A)(1) and also determines that permitted residential use of all or a portion of the first floor of the structure is a more viable use of the section consistent with the intent set forth in Section 9.4.1(A). The foregoing notwithstanding, no residential use shall be permitted on the first floor or any portion thereof of any structure that immediately abuts a public street or sidewalk.

2. Each dwelling shall be a minimum of three rooms with minimum floor area as follows:

One bedroom unit: 600 square feet.

Two bedroom unit: 800 square feet.

Three bedroom unit: 1000 square feet.

3. Each dwelling unit shall contain kitchen and bath facilities.

4. The entire structure (occupied and unoccupied areas) in which the residential conversion is planned shall satisfy all applicable building, fire, health, housing and zoning requirements and/or regulations of the City of Norwich prior to occupancy of the structure and such compliance will be a condition of the granting of the special permit.

All applications for conversion of the structure shall include the submission of architectural plans prepared by a licensed architect showing the proposed area(s) to be converted to residential use. The commission shall forward plans to the building and housing inspectors, fire marshal, zoning enforcement officer and health inspector; reports shall be submitted to the commission during the public hearing.

(b) Hotel/inn, provided the length of stay shall not exceed one month.

(c) Transportation center, rail, bus, taxi station.

9.4.2. *Reserved.*

9.4.3. *Site plan approval.* Any change of use, use of any building condemned by the building or housing inspectors, or new construction shall require site plan approval from the commission on the city plan pursuant to section 17 of these regulations and compliance with all parking and other applicable zoning regulations.

The commission may waive the site plan review criteria and/or the filing of a site plan with the city clerk for any change in use and/or use of condemned buildings, provided said development entails renovations and/or conversion of an existing building and that the following criteria are met:

(a) The commission is of the opinion that the building facade improvements are consistent with and complement the historic character of the building. The commission may request review by the state historic commission, design review board, city historian, or other qualified architectural historians of the proposed improvements to the facade.

(b) The commission may require that sidewalks be replaced in accordance with sidewalk specifications approved by the commission and director of public works along the frontage on the street if the sidewalks are in poor condition.

(c) Signage shall be provided in accordance with chapter 16 of these regulations.

(d) Fencing and/or lighting shall be harmonious with the character of the surroundings as determined by the commission to be in accordance with the historic integrity of the area.

9.4.4. *Parking requirements.* The commission may waive parking requirements defined in chapter 15 of these regulations if adequate parking can be provided by public or private parking lots. The commission shall consider the following criteria in determining whether adequate parking is provided within the area to meet the needs of the project:

(1) Peak demand times for parking use and its relationship to the potential of sharing parking.

(2) Provision of parking for employees.

(3) Developing parking facilities outside of the immediate area in conjunction with public transit.

(4) Parking requirements may be waived by the commission for buildings that are rated 1 or 2 based on the historic rating system that are to be renovated to reflect the historic character of the building unless for any addition to the structure.

(5) Type of use proposed and determination of parking needs based on best available information (e.g., publications from the American Planning Association, or similar).

9.4.5. *Special permit criteria for the Chelsea central district.* It is the intent of this section to encourage creative development that promotes the CC district as an economically viable entity and pedestrian-friendly center. The types of uses developed within the district will have a lasting impact on the future of the CC district and, therefore, it is necessary to promote development that will shape the district to reflect our heritage, become inviting to patrons, and cultivate the aesthetic value of the Chelsea central district as an entity. The following criteria are provided to ensure that the intent of these regulations is met:

(a) The development will promote a pedestrian-friendly atmosphere by improving the streetscape.

(b) The use will not aggravate parking conditions and traffic circulation.

(c) The use will be consistent with the goals and objectives of the downtown plan of development.

(d) The use will not adversely impact future development opportunities within the surrounding area and the CC district.

(e) The use and improvements proposed to the building will complement the historic character of the area. Special consideration shall be given to the reuse of buildings that are rated 1 and 2 in the historic rating system.

(Ord. No. 756, § 5, 4-7-75; Ord. No. 971, 12-1-80; Ord. No. 978, 4-6-81; Ord. No. 1077, 2-10-86; Ord. No. 1279, 8-1-94; Ord. No. 1330, 5-6-96; Ord. No. 1496, 9-29-03; Ord. No. 1526, 1-3-05; Ord. No. 1559, 1-16-07)