

PROPOSED AMENDMENTS TO THE SIDEWALK REGULATIONS

(Text to be deleted is shown in ~~bold~~ ~~strikeout~~; text to be added is shown in **bold underline**).

Section 3.1 Uses Permitted in Any Zone

Section 3.2 Special Permits Allowed in All Zones

Section 3.3 Uses Permitted in All Residential Zones

Section 3.4 Special Permits Allowed in All Residential Zones

Section 3.5 Uses Permitted in R-20, R-12 and R-7 Residential Zones

Section 3.6 Special Permits Allowed in R-7 Residential Zones

Section 3.7 Special Permits Allowed in R-12 and R-7 Residential Zone

The following uses are declared to possess such special characteristics that each must be considered special permits. They shall only be permitted by the Commission subject to the following conditions and standards, and the provisions of Sections 5.2 and 5.3.

3.7.1 Alternate residential building types

I. **Sidewalks**

~~Sidewalks shall be installed along the frontage of public streets according to the Town of Newington standards.~~

Section 3.8 Conversion of Rental Apartments to Condominiums or Town Houses

Section 3.9 Uses Permitted in R-D Residential Designed Zone

In R-D Zones, land and buildings may be used and buildings may be altered or erected to be used for the following purposes and no other.

3.9.5 Sidewalks will be installed along the frontage of public streets according to the Town of Newington standard.

Section 3.10 Uses Permitted in B Business Zones

Section 3.11 Special Permits Allowed in B Business Zones

Section 3.12 Uses Permitted in B-TC Business Town Center Zone

3.12.2 Sidewalks

~~Sidewalks shall be installed along the frontage of public streets according to the Town of Newington standards.~~

Section 3.12A Town Center Village Overlay District (Effective 12-4-02)

Section 3.13 Special Permits Allowed in B-TC Business Town Center Zone

Section 3.14 Uses Permitted in B-BT Business Berlin Turnpike Zone

Section 3.15 Special Permits Allowed in B-BT Business Berlin Turnpike Zone

Section 3.16 Uses Permitted in I Industrial Zones

In I Industrial Zones, land and buildings may be used and buildings altered or erected to be used for the following purposes and no other. All such uses must be within a building or structure or accessory to a permitted principal use. (Effective 12-01-01)

3.16.5 **Sidewalks**

~~Sidewalks shall be installed along the frontage of public streets when determined to be necessary by the Commission.~~

Section 3.17 Special Permits Allowed in I Industrial Zones

Section 3.18 Uses Permitted in PD Planned Development Zones

Section 3.19 Special Permits Allowed in PD Planned Development Zones

Section 3.19A Transit-Oriented Development (TOD) Overlay District

Section 3.20 Uses Permitted in CD Commercial Development Zones

In CD Commercial Development Zones, land and buildings may be used and buildings may be altered or erected to be used for the following purposes and no other. All such uses must be within a building or structure or accessory to a principal use. (Effective 12-01-01)

3.20.7 **Sidewalks**

~~Sidewalks shall be installed along the frontage of public streets according to the Town of Newington standards.~~

Section 3.21 Uses Permitted in PL Public Land Zones

In PL Public Land Zones, land and buildings may be used and buildings may be altered or erected to be used for the following purposes and no other.

3.21.5 **Sidewalks**

A. ~~Sidewalks shall be installed along the frontage of public streets according to the Town of Newington standards.~~

Section 3.23 OS (Open Space) Zone

Section 3.26 Workforce Assisted Housing District (WAHD) (effective 11-01-2019)

3.26.17 ~~Driveway Aisles and Sidewalks:—~~
~~Driveways connecting the development's frontage on Cedar Street to the area of residential units shall be at least twenty-eight (28) feet wide. Interior drive aisles shall be at least twenty-two (22) feet wide. Sidewalks shall be provided throughout a WAH District development.~~

Section 7.4 Design Standards, Site Plan Check List

The Commission shall use the following standards of the review of plans submitted to the Commission for review and action pursuant to Section 5.3 of these Regulations. The construction of any improvements shown on any such plan shall be in accordance with these standards.

7.4.9 Sidewalks and Curbs

A. Public Streets

1. All sidewalks and curbs in public streets shall be constructed to the standards of the Town of Newington.
2. All sidewalks shall be made of concrete or pervious concrete or pervious pavers or other materials acceptable to the Town, be at least 4 feet wide, and designed in accordance with the Town's construction standards and the American with Disabilities Act.
3. **Any multi-family, institutional or commercial development in a B, B-TC, B-BT, I, CD, or PD zone or multi-family or institutional development in a Residential zone that does not have sidewalks at the time of development shall show sidewalks on the proposed site plan.**
4. **A fee-in-lieu of any sidewalk that is required in accordance with Sec. 7.4.9.A.3 may be approved by TPZ under the following circumstances:**
 - a. **There are no sidewalks within 500' of either side of the property, and**
 - b. **The property is not adjacent to a High-, Medium-, or Low-Priority Future Sidewalk as shown on the "Pedestrian Plan" on Page 79 of the POCD.**
 - c. **The amount of the fee shall be 75% of the cost of the sidewalks as estimated by the Town Engineer.**