

Proposed Article V Section 58 – Planned Development District (PDD) Windham Mills
(approved October 25, 2012)

- 58.1 GENERAL: The following are regulations which are intended to permit the adaptive reuse and improvement of the existing Windham Mills Business Center property at 322 Main Street, formerly owned by the American Thread Company. The intention of these regulations is to create a mixed use community with a residential multifamily component. The residential component, not to exceed 40% of the existing floor area of the entire property, is designed for occupancy by singles, retired individuals and couples, empty nesters and others wanting apartments with easy access to Downtown, encouraging pedestrian traffic and reducing the need for automobiles and associated traffic. An opportunity will be provided for artists and other craftsman who may wish to reside in work/live units. The addition of residential units is intended to support existing business and the University. The site plans entitled, “Windham Mills Parcel 2A, 322 Main Street,” submitted to the Planning & Zoning Commission is hereby made part of this District.
- 58.2 PERMITTED USES: Land, buildings and other structures for one or more of the following purposes:
- 58.2.1 Manufacturing, processing or assembling of goods
 - 58.2.2 Warehousing and wholesale businesses
 - 58.2.3 Research Laboratories
 - 58.2.4 Town of Windham State of Connecticut and United States Government offices and uses
 - 58.2.5 Museums, recreation facilities, parks and public utility substations
 - 58.2.6 Professional office uses, medical and dental clinics
 - 58.2.7 Professional counseling services
 - 58.2.8 Financial services
 - 58.2.9 Educational uses
 - 58.2.10 Retail sales
 - 58.2.11 Personal service uses
 - 58.2.12 Exercise facilities
 - 58.2.13 Adult and child day care centers
 - 58.2.14 Artist studios
 - 58.2.15 Restaurants including establishments serving alcoholic beverages and incidental entertainment, theatre, assembly or auditorium uses with live entertainment
 - 58.2.16 Hotels and conference centers
 - 58.2.17 Contracting businesses, including but not limited to plumbing, heating, electrical mechanical, and general contracting, located consistent with the requirements for a service area.
 - 58.2.18 Parking structures
 - 58.2.19 Accessory structures and accessory uses to principal uses on the premises
 - 58.2.20 Other commercial or industrial uses of a similar nature provided they are not specifically prohibited and are in keeping with the spirit and intent of the district

- 58.2.21 Residential uses in the Windham Mills Planned Development District provided no more than 40% of the gross floor area may be devoted to residential use. Multi-family residential dwellings may include studio, one bedroom and two bedroom units. There shall be no three bedroom units.
- 58.2.22 Customary accessory uses to the residential uses including but not limited to laundry and drying facilities, refuse collection, lounges, rental offices, indoor or covered parking and on-site storage for residences.
- 58.2.23 Home occupations in accordance with Section 80 of the Zoning Regulations
- 58.2.24 Pedestrian walkways and trails
- 52.2.25 Live/work dwelling units

58.3 LOT AREA, SHAPE AND FRONTAGE: Each lot shall have a minimum area of one (1) acre and shall have a frontage of 50 feet or more on a street.

58.4 HEIGHT: No building or other structure shall exceed the existing height of the current building at 322 Main Street, of seventy (85') feet, unless approved by the Zoning Board of Appeals. Allowable height limits may be increased with approval of the Zoning Board of Appeals in accordance with Section 92.

58.5 COVERAGE AND BULK: The aggregate lot coverage of all buildings on the lot shall not exceed ninety (90%) percent of the area of the lot.

58.6 STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT: The following standards are required for multifamily development:

- 58.6.1 Multi-family residential uses shall only be permitted in Buildings 2 West, 2A, 4 & 5 within the existing Windham Mills Business Center.
- 58.6.2 Rubbish disposal: Each multi-family building shall be provided with facilities of sufficient size to accommodate all trash and waste stored on the premises.
- 58.6.3 Dwelling unit size: The minimum floor areas shall be as follows:

Unit Type	Net Floor Area
Studio	600 square feet
One Bedroom	900 square feet
Two Bedroom	1,300 square feet