

4.19 **Planned Business and Development Overlay Zone (PBD Overlay Zone)**

4.19.1 Purpose

The purpose of the Planned Business and Development (PBD) Overlay Zone is to allow a maximum building height of three (3) stories or forty-two and one-half (42 $\frac{3}{4}$) feet. All other land use and development requirements shall be in accordance with section 4.6 Planned Business and Development Zone in order to support the development and redevelopment of parcels in the commercial center of northern Glastonbury.

4.19.2 Applicability

The provisions of this section shall apply to all principal structures on lots that are located within the Planned Business and Development Overlay Zone as identified on the Town of Glastonbury's Official Zoning Map as amended.

4.19.3 Plan of Development

For the purpose of assuring orderly and integrated development in a Planned Business and Development (PBD) Overlay Zone Overlay, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations.

4.19.4 Use, Bulk, Density and Open Space Requirements

All requirements in the Planned Business and Development (PBD) Overlay Zone with regard to approval, use, bulk, density and open space shall be in accordance with the requirements of Section 4.6 Planned Business and Development (PBD) Zone.

4.19.5 Maximum Building Height

No building in the Planned Business and Development (PBD) Overlay Zone shall exceed a height three (3) stories or forty-two and three-fourths (42 $\frac{3}{4}$) feet. This subsection shall supersede section 4.6.10.