

The Planning and Zoning Board on November 4, 2009 approved the following seven text changes and/or additions to the Milford Zoning Regulations. These changes became effective on 11/23/09.

Section 3.17 **CORRIDOR DESIGN DEVELOPMENT DISTRICT 2**
DEVON CENTER NAUGATUCK AVENUE

3.17.4.1 **Minimum Lot Requirements:**

- (1) Lot Area: 2,000 square feet; ***4,000 square feet for two-family dwellings. (new)***
- (2) Lot Width: 20 feet
- (3) Lot Depth: 70 feet

Section 3.19 **CORRIDOR DESIGN DEVELOPMENT DISTRICT 4**
NEW HAVEN AVENUE DESIGN CORRIDOR DISTRICT

Sec. 3.19.5.4 **Prohibited Uses** (New)

No junkyard; or outside storage yards shall be permitted.

Section 4.1.7.4 GENERAL LOT, YARD, HEIGHT AND USE REGULATIONS

Sec. 4.1.7.4 Fences and Walls (New)

The following requires a permit to be issued by the Planning and Zoning Office. In the HDD, ID and LI zones, an eight (8) foot chain link or similar security fence that does not obscure visibility may be erected along the property line and behind the front set back requirement for the district. Barbed wire or similar security wire may be allowed atop the fence, provided the parcel does not abut a residential district. The maximum 8 foot height shall include the barbed or similar security wire.

Section 5.18 ROUTE ONE INTERCONNECTING DRIVEWAY ACCESS **(New Section)**

Along Route One from the Stratford border to the Orange border (Bridgeport Avenue, Boston Post Road), where practical, the Board may require of any application for a Site Plan, Special Permit or Special Exception, an interconnection to the neighboring property in order to facilitate access of properties for the purpose of removing vehicular traffic from Route One.

In instances where the Board deems this interconnecting driveway access appropriate, the Board shall waive any parking and landscape computation requirements that would have been required in the location of the easement.

7.1 SITE PLAN APPROVAL

7.1.2 Site Plan Elements: Applications submitted shall include a description of all proposed uses including all intended operations, equipment and material; and shall be accompanied by ***a current property survey to A-2 standards*** prepared by a Connecticut licensed land surveyor, drawn to scale of not less than one inch equals 100 feet in size, not to exceed 24" x 36" and ***a proposed Site Development Plan based on the current certified survey*** showing the proposal and all buildings on adjacent lots within 100 feet of the lot lines of the subject lot. In addition to the ***Survey and Site Development*** Plan, the application shall also be accompanied by floor and elevation plans for alterations of all existing structures and for proposed structures. All elevations must show location detail of street number to be utilized by the building. Such numbers shall not be located on any door nor shall any number be less than 5 inches tall ***and must be legible from the street***. Signs, specifications for building construction and materials proposed for flood-proofing, where applicable, and any such other plans as may be required to fully present the proposal, including the following information where applicable.

8.3 APPLICATION FOR ZONING PERMIT

8.3.6 Principal Building or Use If the Zoning Permit sought is for a principal building or use, all dimensions shown on the plot plan relating to the location and size of the lot to be built upon ***shall be submitted on an A-2*** property survey prepared by a Land Surveyor and/or Professional Engineer licensed in the State of Connecticut. This requirement shall be met when deemed necessary by the Zoning Enforcement Officer for any other building, structure or use. At the discretion of the Zoning Enforcement officer, the lot shall be staked out on the ground before construction is started.

ARTICLE XI DEFINITIONS

BUILDING, ACCESSORY - A building which is clearly incidental or subordinate customarily in connection and located on the same lot with the principal building or use; and the ***square*** footage (***footprint***) and floor area of such accessory building does not exceed 50% of same of the principal building (***footprint***). ***Decks, open porches or stairs shall not be included in determining the 50%.***